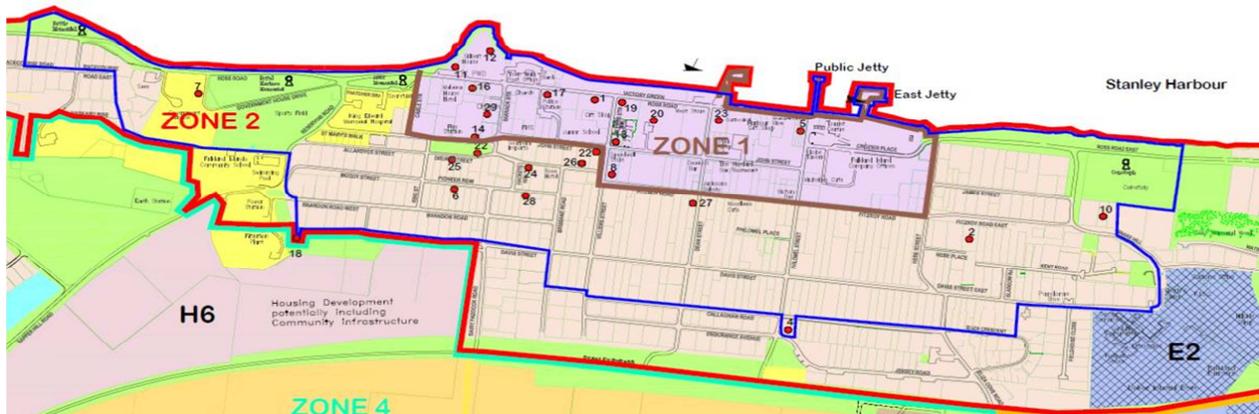




## Planning Guidance Note 4 (PGN4): Guide to New Development within the Conservation Area

Environmental Planning Department  
Falkland Islands Government



Area within blue line is the Conservation Area

### CONSERVATION AREA

#### Introduction

The 2015 Falkland Islands Structure Plan states that,

*New development in areas with built heritage value can have a significant impact and if undertaken insensitively can reduce the cultural amenity of such areas. The objective of Conservation Areas is to ensure that new development is undertaken sympathetically in areas of built heritage. The introduction of Conservation Areas is a Local Plan function to be addressed by the Stanley Town Plan in Stanley.*

#### What is a 'Conservation Area'?

In a conservation area it is both the buildings and the spaces between them that are of architectural or historic interest. The intention is to maintain the integrity of the entire area and facilitate development which enhances its special character.

Conservation area designation should be regarded as the first positive step towards an area's protection and enhancement. It is a tool by which the planning authority, residents and property owners can be made aware of the key features which together create the area's special character and appearance.

#### Does this mean development is prohibited?

Conservation area designation does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area. Indeed, there may be buildings and sites which do not positively contribute to the character of the area, and so their redevelopment would be actively encouraged.

Such designation places greater emphasis on ensuring that developments are appropriate for the area and can play an important role in protecting features (e.g. bargeboards, building-fronts, windows) and in preventing the incremental erosion of character and appearance of small-scale alterations that in themselves may not be significant but collectively and over time might have a negative impact.

The following sections provide a guide to how developments should be designed in order to maintain the fabric of the Conservation Area, whilst ensuring that they meet relevant planning policy.

## **BOUNDARY OF CONSERVATION AREA**

The designated Conservation Area is set out in the 2015 Stanley Town Plan and runs from Snake Hill and the eastern boundary of the cemetery, westwards to the road west of 9 Ross Road West (Jhelum House) and from Ross Road to Davis Street West and the south side of Callaghan Road, Ross Road East to Davis Street East and Ross Road West to Racecourse Road and south of Government House (blue line on attached map).

## **ASSESSMENT OF PLANNING APPLICATIONS**

In line with TP9 (see below), the Planning & Building Committee will pay particular attention to the following in regard to proposals for new development:

- should be in accordance with the prevailing form of historic development, including scale and massing of buildings;
- should not impinge on the setting of existing buildings;
- should use materials that are appropriate to the proposed Conservation Area and of high quality;
- should protect trees, hedges and other established boundaries but where their removal is necessary a replanting scheme must be submitted;
- new boundary treatments should use traditional materials and be of appropriate design to suit the locality.

Additionally, the Committee will require applications for new development in the proposed Conservation Area to be accompanied by a Design Statement explaining and illustrating the principles and concept behind the design and layout of the proposed development demonstrating how the proposal relates both to the site and its wider context.

### **Policy TP9: Stanley's Heritage**

**will protect and, where possible, enhance and interpret Stanley's rich heritage in accordance with the principles set out below.**

- A. Development proposals for sites within the conservation area (including listed buildings) in the historic centre of Stanley will only be supported where they do not adversely affect the historic character of the area, and comply with any detailed guidance produced for the area.**
- B. Where key views, vistas and landmarks are identified through a Conservation Area Appraisal, proposals will normally only be supported where they are retained and, where possible, enhanced.**
- C. Where trees (either individual specimens or groups) are identified through a Conservation Area Appraisal, proposals will normally only be supported where**

the trees are retained or, if this is not possible, suitable replacement planting is provided.

- D. We will support proposals to maintain, enhance and interpret the historic wrecks and memorials of Stanley.

## ULTIMATELY

**The augmented Planning & Building Committee (with advice from the Historic Buildings Committee) will consider applications for change within the Conservation Area extremely carefully and may refuse any that adversely affect character, architectural or historic interest.**

## NEW DEVELOPMENT WITHIN THE CONSERVATION AREA

### Orientation

The traditional orientation of buildings in Stanley is with gable ends on an east/west orientation and the front of the house facing north. Recent developments that have been permitted in the Conservation Area have recognised that personal preference, site limitations or current favoured designs mean that buildings have been erected on a north-south orientation and it has been agreed that this is acceptable. As such, **orientation of new buildings within the Conservation Area is limited to either an east-west or north-south direction and, where built on a slope, built into the ground**

### Building Styles

Within the Conservation Area there are no buildings over two-storeys in height which are, most commonly, detached though there are terraces such as Jubilee Villas on Ross Road. Roofs tend to be dual pitch or sou'westers. **Proposals for developments within the Conservation Area above the height of those buildings in the immediate vicinity may not be supported.**

### Building Materials

Traditional building materials in the Conservation Area are wood and, to a lesser extent, local quartzite stone. Buildings tend to be clad in wooden shiplap cladding, flat iron or corrugated iron. Modern buildings within the area have been clad with cement fibreboard which has the appearance of wooden shiplap cladding. **The use of traditional materials or modern equivalents is encouraged in both repairs/extensions/improvements to existing buildings and in the erection of new buildings.**

In terms of windows, traditionally these are wooden sash windows with glazing bars and are single glazed. It is recognised that single-glazed windows are inefficient at retaining heat within a building and changing windows for double glazed is supported where the materials remain the same i.e. wood. **The replacement of windows for uPVC equivalents is recognised as necessary and will be permitted within the Conservation Area on unlisted buildings provided they are identical in design to those being removed. In relation to listed buildings, the use of uPVC windows will be considered on a case-by-case basis. It is encouraged that the design of new windows should mirror those traditional styles in the area.**

### Building decoration & colours

Traditional decoration on buildings are wooden finials and decorative bargeboards. It is accepted that such decoration are not necessarily suitable for all buildings but **the continuation of such decoration is encouraged within the Conservation Area.**

In terms of colour, the traditional scheme is that of light coloured walls and a bright (or darker) coloured roof. Colours such as blue, green and red are the most prevalent on roofs within the Conservation Area. There is also a trend of continuing the roof colour (or bargeboard colour) in the frames around windows and doors. Again, it is recognised that the latter may not be suitable for modern buildings but **at the very least, new development in the Conservation Area must continue the scheme of light coloured walls and a brighter/darker roof.**

### **Positive buildings**

'Positive buildings' are unlisted buildings which have been brought back into use, in such a way as to be sympathetic to the historical value they possess. Commonly, such buildings are good examples of unaltered historic buildings where their style, detailing and building materials provides the street with interest and variety. **The practice of bringing such buildings back into use in a historically sympathetic manner is encouraged within the Conservation Area.**

### **Demolition of buildings**

It is accepted that not all buildings within the Conservation Area are listed but some are unique in certain aspects despite this. It is also recognised that a number of buildings have fallen into a state of disrepair and, by virtue of this, make no positive contribution to the Conservation Area and may be demolished in favour of development (for which planning permission may be required). In such cases, **it would be appreciated if developers could contact the Historic Buildings Committee prior to demolition to allow a member to visit the site and take photographs of the building and characteristics for our records.**

If a planning application is submitted for the demolition of a building within the Conservation Area which is deemed to make a positive contribution to the character of the area, the applicant must provide reasoned justification as to why the building cannot be retained. It should be demonstrated by inclusion of evidence that the building:

- Has been actively marketed at a reasonable price and for a suitable period depending on its location, condition and possible viable use without finding a purchaser;
- Is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report; or
- The demolition of the building is essential for delivering significant benefits to economic growth or the wider community.

### **Outbuildings**

It is recognised that there is a reduced demand for buildings such as peat sheds and hen houses nor for structures such as meat safes, and that their removal can facilitate in tidying up plots within the Conservation Area, or make them available for development. It is preferred that such structures be retained if they are in good condition and be used but this is obviously an owner's decision. Where good examples of such buildings/structures are to be removed **it would be appreciated if photographs could be taken and submitted to the Historic Buildings Committee for recording.**

### **Visual impact**

It is noted that there are no buildings over two-storeys in height within the Conservation Area, which means that there is visual permeability throughout the area and varied, picturesque views. As such, in order to protect this feature, **development for structures with a height higher than other structures in the immediate vicinity will be considered on their merits and potential visual impact.**

### **Landmarks & Significant Buildings**

The following are landmark buildings/structures within the Conservation Area and proposals which detract from them will not be supported:

- Jubilee Villas;
- German Camp;
- 21 Fitzroy Road;
- Cartmell Cottage;
- Central Stores (now the Dockyard Museum);
- Gilbert House;
- Government House;
- Christ Church Cathedral;
- Whalebone Arch;
- Town Hall;
- The Liberation (1982) Memorial; and
- Houses along Drury Street and Pioneer Row
- St Mary's Church
- Police Cottages
- Cable Cottage
- All other listed buildings in Stanley

### **Views**

The greenspace to the north of Ross Road, Ross Road West and Ross Road East is within the Conservation Area. Policy TP10 of the Town Plan zones this area for public recreation and prohibits development (beyond that which exists) of the area. This is supported within the Conservation Area designation.

### **Greenspace**

The St Mary's playpark, Victory Green, the coastal walk and Pump Green are recognised as valuable and historic greenspace within Stanley and are all included within the Conservation Area. **Their use as public greenspace is encouraged and supported whereas proposals for the reduction in greenspace area are not (See TP10).**

### **Solar Panels**

**The use of solar panels within the Conservation Area is permitted but where it involves a listed building, this will be considered on a case-by-case basis.**

### **Trees**

It is recognised that there are no native trees in the Falkland Islands but there are some noteworthy trees within Stanley, and within the Conservation Area itself. These include:

- Monkey Puzzle tree at Stanley Cottage
- New Zealand cabbage trees on Fitzroy Road
- the 'forests' west of the Community School

Within the Development Plan, there is a policy for the protection of trees and this is supported within the Conservation Area. **Where removal of trees, in order to facilitate development, is unavoidable within the Conservation Area, developers will be encouraged to replant within the same property (See TP9 of the Stanley Town Plan) but not necessarily in the same spot.**