

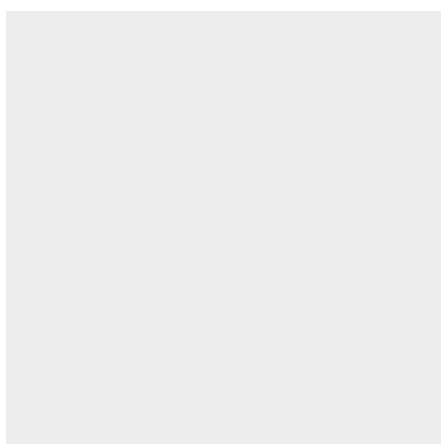
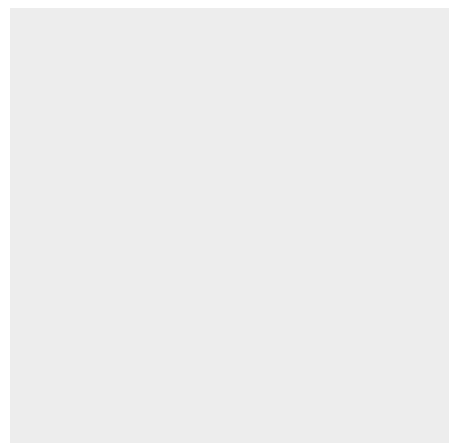
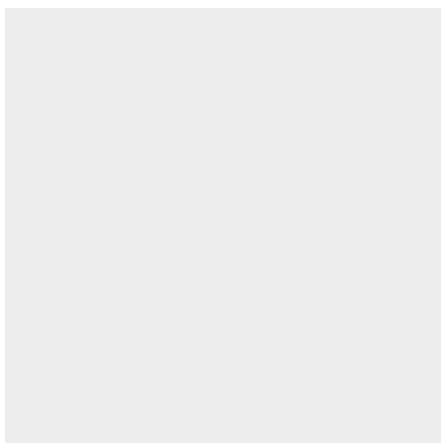
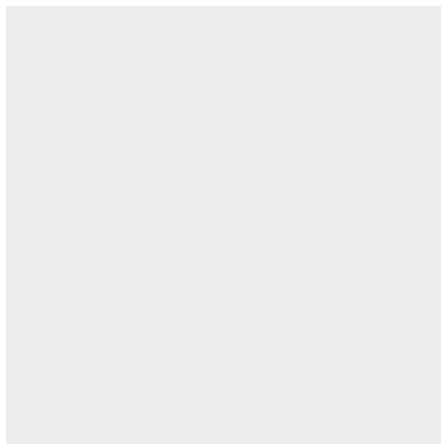
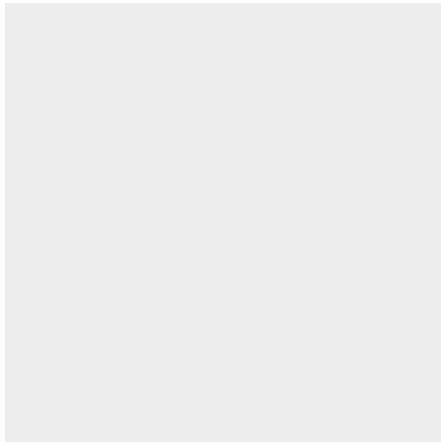
Paisley Town Centre Conservation Area Management Plan



March 2018



Renfrewshire
Council



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Prepared by The Heritage Place.
 Based on earlier drafts by Renfrewshire Council. Survey work undertaken Autumn 2015. Updated by Renfrewshire Council, Summer 2017.

Renfrewshire Council is currently taking forward a set of ambitious and exciting plans designed to transform the area's future by using Paisley's internationally-significant heritage and cultural assets.

The town has a unique story to tell as the home of the Paisley Pattern and the one-time centre of the world's textile industry. In retelling that story to the world we hope to inspire major regeneration projects, attract tourism, create jobs, tackle negative perceptions of the town and build pride in Paisley and all it has to offer.

The background detail to this vision for Paisley is contained within the Paisley Heritage Regeneration Strategy, launched in June 2014, *Paisley: the Untold Story*.

Paisley Town Centre Conservation Area Management Plan is a vital component of this heritage-led regeneration. The implementation of its objectives is critical to the success of the renaissance, stimulating investment and improving sense of place. The purpose of the Plan is to set out statutory policy and operational best practice that provides a methodology for positive and creative nurturing of the character and positive aspects of the Conservation Area. It is also to enable negative or erosive factors to be minimised or transformed.

The Management Plan, with the Conservation Area Appraisal, are essential components of the Townscape Heritage and Conservation Area Regeneration Scheme bids. They help sustain and manage the TH.CARS2 outcomes and guide the *TH.CARS2 Heritage Education, Training and Events Activity Plan*.

It is proposed by the Council that the detail provided in the Conservation Area Appraisal and Management Plan and in further, more detailed development work that may be carried out in the future, should supplement and augment the existing Local Development Plan policies and support the objectives of the Heritage Regeneration Strategy.

The Council will aspire to achieve the following Conservation Area management proposals, within ten years:

Objective 1

Adherence to the Management Plan

(a) utilise the Conservation Area Management Plan and any other approved guidance in the form of development briefs and masterplans, along with the provisions of the LDP and its Supplementary Guidance, as the principal advice for the assessment and determination of all statutory consent applications within the Conservation Area;

(b) keep the provisions of the Management Plan under review and to monitor the Plan on a regular basis. The guidance contained in the document will be amended and updated as considered necessary and appropriate in order to reflect any changing circumstances that may be identified through the monitoring process.

The Council's preference is to work with owners to prevent the need for enforcement through education and dialogue.

Objective 2

Use of Available Tools

The Council will aim to inform owners of appropriate actions and prevent breaches through education and discussion. However, if this fails it may make use of powers available to prevent further deterioration, decay and inappropriate repair of properties within the Conservation Area, including:

(a) the implementation of a regular monitoring/assessment programme of all properties within the Conservation Area in order to identify any areas of deterioration or concern;

(b) the serving of Repair Notices setting out such works as are reasonably required to maintain or return properties to a structurally secure, wind and watertight condition in accordance with sections 42-45 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997;

(c) the carrying out of emergency repair works as required for preservation where an owner refuses to do so, including service of an Urgent Works Notice, recovering such sums as are expended, all in accordance with sections 49, 54, and 55 of the 1997 Act;

(d) providing information on the absence of Permitted Development Rights in the Conservation Area and advising property owners of the requirements.

Paisley Town Centre Conservation Area offers tangible and substantive evidence of the development and importance of Paisley over the past 800 years or so, in a way that is both accessible and understandable. The history of the town centre and its important buildings has, in the past been interpreted and understood by many but an enhancement of the existing walking trails and interpretation leaflets is required to provide more detailed information about the historic environment of the Conservation Area. One of the underlying problems in conserving the historic townscape is a poor understanding of the traditional craft skills, exacerbated by a limited number of contractors familiar in this field.

Objective 3

Conservation Education

The Council will, subject to the necessary finance being available, continue to publicly promote conservation knowledge and to develop the conservation skills base through the TH.CARS2 Heritage, Education, Training and Events Activity Plan. This will include:

(a) work with partners locally and nationally to facilitate wider public engagement in conservation through a diverse programme of heritage education, training and events projects;

(b) make reference materials pertaining to conservation publicly available as an open source in print and online as a learning resource;

Where possible, the Council will promote opportunities for on-site learning through its procurement process.

(c) include provision of leaflets on building maintenance, on the implications of the Conservation Area and on improving energy performance in historic buildings;

(d) work with partners locally and nationally to facilitate wider construction industry engagement in conservation through a diverse programme of heritage education, training and events projects, with a particular focus on traditional building skills, apprenticeships and CPD;

(e) a renewal of the existing interpretative signage and other material within the town centre;

(f) a series of displays, meetings and educational events to disseminate this growing amount of information to the local community and interested parties.

Maintaining the character of the conservation area requires that any new design in the historic setting is sympathetic to key parameters of massing, profile, traditional materials, scale and harmony. New work arising includes the re-use of vacant spaces and retrofitting of sustainable solutions.

Objective 4

Design Standards

Subject to the necessary resources being made available, the Council will seek to ensure that all new development accords with appropriate design standards to maintain or enhance the character and appearance of the conservation area. To this end the Council will draft, adopt or refresh guidance on shop front design, retrofitting of sustainable solutions and management of the public realm.

Emerging projects will give rise to other opportunities the Council may be able to exploit in safeguarding of the Conservation Area.

Objective 5

Managing Vacant Property

The Council will continue to investigate fully the ownership position with vacant buildings and discuss with owners the willingness to find new sustainable uses for these historic buildings.

Objective 6

Managing Gap Sites

The Council will continue to record appropriate gap sites which are surplus to requirements, to develop and promote marketing strategies and development briefs for these sites.

Education is not always sufficient to ensure that property owners follow an appropriate course of action in the management and maintenance of their assets. A Building Repair Initiative could provide the necessary incentive, and assist with the drive to prevent breaches of planning occurring.

Objective 7

Assisting with Repair and Re-Use

The Council will establish, subject to staff resourcing and funding, a Building Repair Initiative to ease and facilitate effective fabric repair and marketing of unoccupied buildings at risk in active support of the heritage-led regeneration. The Initiative would:

- (a) raise awareness, educate and promote the built environment, contributing to the TH2 Heritage Education, Training and Events Activity Plan and preparation of suitable literature;
- (b) promote heritage-led regeneration opportunities for properties identified on the Buildings at Risk Register to the benefit of the local economy and bringing social returns;

(c) support management and maintenance through the provision of small scale grants. And move towards a culture of looking after the built heritage, stimulating the economy through the resulting investment and employment.

Objective 8

Provision of Advice

The Council will review and update the existing non-technical maintenance guide for all owners and occupiers and continue to provide and promote conservation advice on such issues and seek to prevent inappropriate work.

Objective 9

Public Realm

The Council will, as resources become available, continue the programme of upgrading streets in the Conservation Area using traditional materials, including re-emphasising key pedestrian friendly routes, ensuring that:

- (a) key vistas are protected and enhanced, framing and reinforcing views and streetscapes together with restoration of the townscape where damaged through, for example, inappropriate modern redevelopment;
- (b) working with utility providers, Strathclyde Partnership for Transport and other transport providers, signage is minimised and posts and clutter are restricted;
- (c) yellow lines to areas of parking restrictions are in narrow conservation area form.

This Conservation Area Management Plan sets out the manner in which conservation-related planning policy is delivered in Paisley Town Centre. This is to secure heritage-led regeneration and bring social, environmental and economic benefit to the town and the Renfrewshire area. The Management Plan supports the ambitions of the Paisley Town Centre Asset Strategy and Action Plan, Paisley—The Untold Story (2014), Paisley Town Centre Action Plan 2016–2026 (November 2016), Renfrewshire Strategic Economic Framework 2016–2018 (November 2016) and the Council Plan, Thriving People, Connected Communities 2017–2022. It provides proposals for reviewing the protection afforded to the built heritage and architectural fabric of the Conservation Area.

Paisley Town Centre Conservation Area

Renfrewshire has a very rich built and archaeological heritage ranging from buildings associated with past industrial uses to fine country houses and churches of architectural and historical importance. Renfrewshire as a whole has eight Conservation Areas. The others are Castlehead, Paisley; Greenlaw, Paisley; Thornly Park, Paisley; Houston; Kilbarchan; Lochwinnoch; and Ranfurly, Bridge of Weir. Each is distinct, reflecting in their own particular ways the history and development of individual towns and defining their individual character.

The Renfrewshire Local Development Plan 2014 (LDP 2014) seeks to preserve and enhance the special character of the Conservation Areas through policies and supplementary guidance.

After 1971, the first buildings in Paisley were listed as being of architectural interest. Subsequent to this, in 1975, Paisley Burgh Council designated The Cross and Oakshaw as two separate

Conservation Areas, both of which were extended and amalgamated in 1980 with this resulting in 'The Cross/Oakshaw Conservation Area' designated as Outstanding in 1981.

The Conservation Area is now named the Paisley Town Centre Conservation Area following further extension in 2008. This has great historical value and demonstrates the development of Paisley. The Conservation Area now extends over 41 hectares. It contains 122 Listed Buildings of which 14 are Category A, 79 are Category B and 29 are Category C. There is one Scheduled Monument.



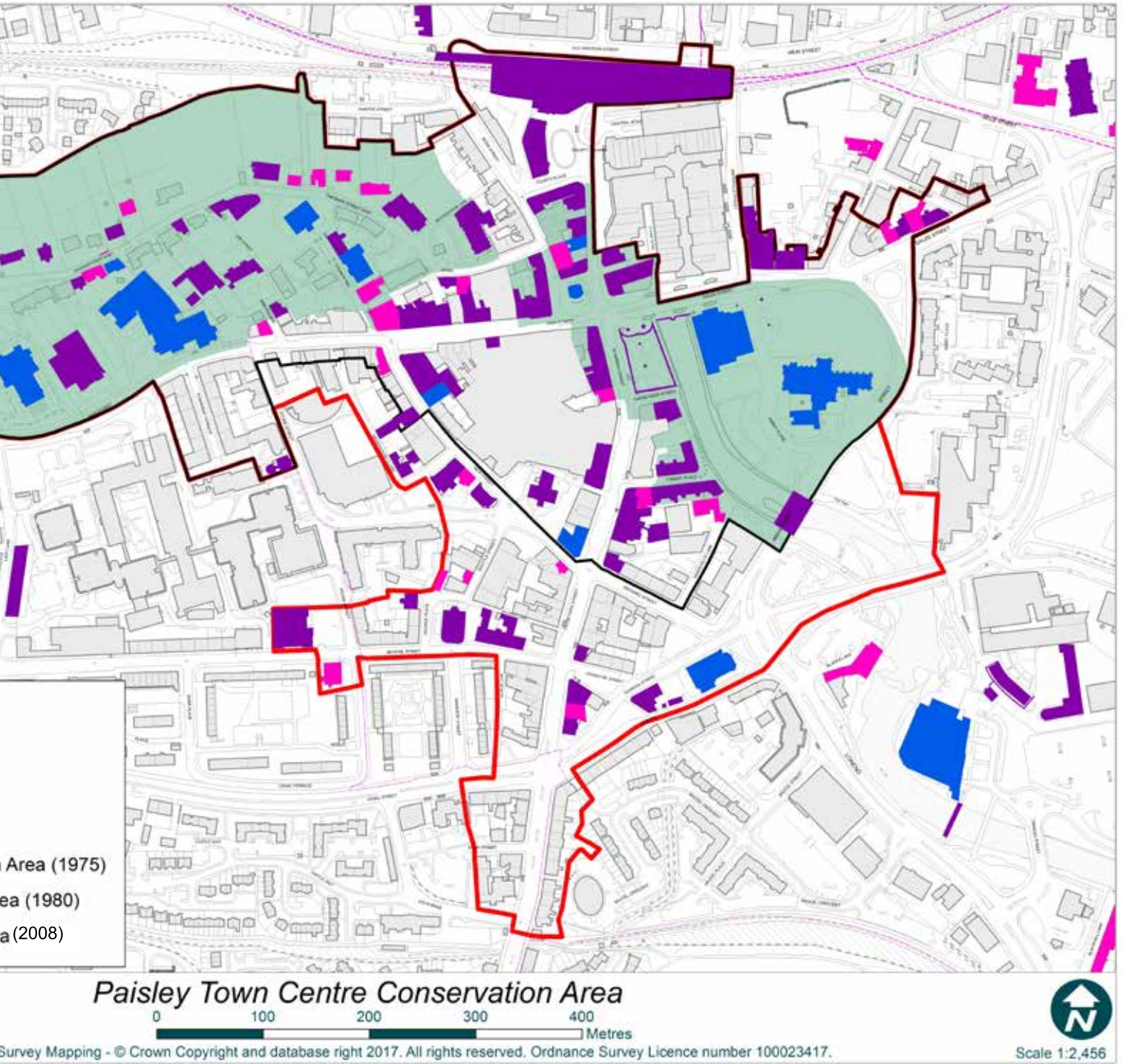


Figure 1: Paisley Town Centre Conservation Area

Definition of a Conservation Area

Conservation Areas were introduced by the Civic Amenities Act 1967. Chapter 69, Section 1 defines them as, 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, places a duty on local planning authorities (Section 63) 'to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas.'

Geographical Scope of the Management Plan

The Conservation Area covers the extent of the historic town. It spans from Wellmeadow Street to the west, down to Canal Street Station to the south, out to Paisley Abbey and Gauze Street at the east and to Gilmour Street Station and the boundary of Oakshaw to the north (**Figure 1**). It includes the town's priority assets, the Paisley Museum and Art Gallery, the Thomas Coats Memorial Church, the Coats Observatory, Paisley Town Hall, Paisley Abbey and the Russell Institute, together with a rich and varied streetscape and fabric that tell the exceptional story of the historic town. The Conservation Area overlaps with the core retail area identified in the Local Development Plan (LDP) 2014 and incorporates the three strategic areas given priority in the Heritage Regeneration Strategy, the West End Cultural Quarter, the High Street Area and the Abbey Quarter. The scale of the town centre regeneration will impact immediately on the surrounding town.

Paisley Town Centre Action Plan will drive a number of initiatives forward. The Management Plan and the Action Plan will be used in tandem to support the conservation and regeneration of Paisley Town Centre.

Implementation of the Plan

The goal of the Management Plan is to manage change, conservation and regeneration appropriately whilst protecting, enhancing and promoting Paisley Town Centre's built heritage for the benefit of all. This will be achieved by coordinating the work and investment of a range of partners that have an interest in the rich quality of the town's architectural and cultural heritage. Partners include property owners, businesses, educational and cultural establishments, historical societies, Historic Environment Scotland, Heritage Lottery Fund and the Scottish Government.

The Management Plan sets a framework for improvement within the area. However, the Management Plan is not an end in itself. Effective implementation is necessary if it is to achieve its aim, objectives and actions. It will depend on the availability of resources and effective partnership between the Council, the private sector and the local community. The Plan's success will, therefore, be dependent upon co-ordination of partner organisations to ensure collective effort, that resources are used most effectively and that there is maximum co-ordination of policy and action. It is intended that the Management Plan will be relevant over a ten year period.

This Conservation Area Management Plan forms a key stage in the development of a series of potential initiatives to safeguard and enhance

this important part of Paisley's historic townscape. As projects develop and with physical work on site, the process of understanding will continue and will influence and shape the Conservation Area Management Plan into the future.

It is acknowledged that staff within the Development and Housing Services within Renfrewshire Council will lead in implementing and reviewing the Management Plan.

Within this service there are a number of suitably qualified staff in the following sections:

- Development Standards – development management functions
- Regeneration and Economic Development – conservation, environmental enhancement functions
- Strategy and Place – planning policy and placemaking

The staff resource for conservation will meet the objectives of the Plan and the Heritage Regeneration Strategy. Further CPD training will be provided for officers to implement the plan effectively.

Reviewing and Monitoring

The objectives specified in the Plan must be flexible and will be kept under review. The programme of delivery for the Renfrewshire Local Development Plan (Action Programme) is under regular review and the Management Plan is one of the supporting vehicles for delivery of its policies.

Consultation Process

An ongoing consultation process will continue to ensure that the views of the community and other stakeholders inform the implementation, monitoring and review of the Plan. This will help identify priorities and secure support for particular proposals and projects. The Council will undertake to maintain this community involvement in the delivery of the Management Plan using suitable vehicles as appropriate, including public meetings, research initiatives, social media and the website, aiming to raise awareness and encourage positive community input.

Training

Further CPD on the use of planning tools available to deliver the objectives of the Plan will be provided for development and conservation managers to ensure consistent and effective delivery. The *TH.CARS2 Heritage Education, Training and Events Activity Plan (Figure 2)* includes provision of educational initiatives for the community. This is available to all officers managing

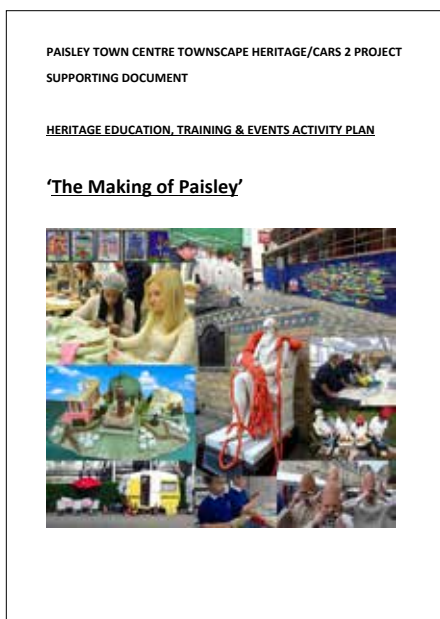


Figure 2: Cover of *TH.CARS2 Heritage Education, Training and Events Activity Plan*

and informing development and conservation in the town.

What Conservation Area Status means

Designation requires Renfrewshire Council to formulate and publish proposals for the preservation and enhancement of conservation areas in order to protect their special character.

Where a development would, in the opinion of the planning authority, affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment.

The designation of a conservation area also provides control. These controls are outlined within the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As amended). New Permitted Development rights for householder developments came into force in 2012.

Conservation Area designation automatically brings the following works under planning control:

- Demolition of buildings
- Development involving house extensions, roof alterations, windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and walls, and;
- Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms.

Under Article 4 of the **Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As Amended)**, the planning authority was able to seek approval of the

Scottish Ministers for Directions that restrict permitted development rights further. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effects of proposals.

However, in February 2012 the **Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011** came into force, removing householder Permitted Development Rights within conservation areas. Properties in Conservation Areas have no Permitted Development Rights.

Trees within conservation areas are covered by the **Town and Country Planning (Scotland) Act 1997**. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO)(**Figure 3**).



Figure 3: Trees in Oakshaw, subject of TPO.



Figure 4: Cover of PAN 71: *Conservation Area Management*.

Conservation Area Appraisal and Management Planning

The essential first step in good management of the historic environment is to understand your asset. The Paisley Town Centre Conservation Area Appraisal accordingly defines the key elements that contribute to the special historic and architectural character of the area, and highlights opportunities for preservation and enhancement. By explaining the area’s historical development and analysing the townscape, it provides an understanding of the significance and unique qualities of the heritage asset which is essential for good management of the resource (**Figures 5 and 6**). It is a useful tool that can identify and promote development opportunities and priorities for enhancement. It serves as a benchmark for assessing the impact of development and conservation on the character and appearance of the Conservation Area. It also gives guidance for urban design. The process is set out by the Government. **Figure 4: Planning Advice Note 71: Conservation Area Management (2004)**.

Whilst a Conservation Area Appraisal will help supplement the Local Development Plan for the area, it is

also a material consideration when considering planning applications for new development. Applications for planning permission will be advertised for public comment and any views expressed must be taken into account when making a decision on the application. Accordingly, it is advisable for planning applications to be accompanied by a supporting statement that demonstrates how the proposal has taken account of the character of the area.

It is essential therefore for planning authorities, residents and property owners to be aware of the key features which together create the area’s special character and appearance.

It is recognised that the successful management of conservation areas and the delivery of heritage-led regeneration which this promotes, can only be achieved with the support and input from stakeholders, and in particular, local residents and property owners.

A brief account of the historical development of Paisley, its key character areas and issues affecting the Conservation Area, is contained in the *Paisley Town Centre Conservation Area Appraisal* which should be read in conjunction with this Management Plan.



Figure 5: Then and now – former Co-operative building Causeyside Street.

The Key Issues that will influence the Conservation Area's management are identified below. These comprise mainly physical environmental challenges. However, important social and economic factors are also considered. All of the Key Issues are interconnected and will impact on other parts of the Management Plan and delivery of the Paisley Town Centre Asset Strategy and Action Plan, Paisley—The Untold Story. It is also recognised that it is essential to integrate the Management Plan with community planning initiatives and partnerships to carry out research, collate statistical information, and deliver the *TH.CARS2 Heritage Education, Training and Events Activity Plan*.



Figure 6: Before and After – Arnotts then, and current refurbishment.

However, issues continue to face the Conservation Area and there are still risks that may seriously affect the special character that helps to define the Conservation Area. These include:

- A combination of diverse factors have reduced retail performance in the Conservation Area, leading to empty units and neglected frontages.
- Inappropriate fascia signs and unsuitable roller shutters have been installed.
- Many of the less important listed and unlisted properties are in need of substantial and appropriate repairs.
- Owner ignorance as to the protected status of the area or their property and the value of appropriate maintenance to the value of their asset.
- Maintenance on many properties has been lacking and where it is undertaken often involves inappropriate materials or forms of repair.
- Besides the decline in retail activity, there is an increase in vacant floor space on upper floor levels.
- The Conservation Area contains a number of gap sites. These can have a major impact on the public's perception of the town centre with a potentially adverse impact on surrounding premises, and can act as a barrier to wider regeneration.



Objectives have been identified to address the Key Issues. These are intended to act as a basis on which future management can be based. They are specific targets that collectively pursue the Plan's vision. A number of Actions are also proposed as a practical means of supporting and enhancing the adoption of the Objectives.

A considerable number of major achievements have been successfully delivered by the Council within the Conservation Area over the last 35 years. These include a Townscape Heritage Initiative and Conservation Area Regeneration Scheme-funded project which invested £3.5m into improving buildings, shopfronts and public spaces in the area around Causeyside Street (Figure 7 and 8). The Russell Institute and the former Arnott's Department Store have benefitted from priority investment giving a clear message in their realised potential. Improvements to the Public Realm, including the area of County Place, The Cross and Causeyside Street, add to the positive presentation of the town and the readability of its historic environment. Improved parking in Causeyside Street has improved the retail potential for local shops. Development management and conservation work has also secured the retention of almost all of the

listed buildings in the Conservation Area and the retention and restoration of 18 listed Buildings at Risk, including the John Neilson Institute and Orr Square Church (Figure 9) both converted into residential use. A flagship project to expand and restore the Museum and Art Gallery is underway as part of the Heritage Regeneration Strategy.

An award of £4m has been granted from the Heritage Lottery Fund and Historic Environment Scotland for a further Townscape Heritage and Conservation Area Regeneration Scheme in the area around the High Street, due to run until 2021. This is intended to include extensive restoration of historic buildings which have fallen into disrepair, public realm improvement as well as a programme of events and engagement.

Figure 7: Before and After shopfront, 62 Causeyside Street

Figure 8: Public realm improvements

Figure 9: Orr Square Church



Delivering Conservation Policy

The management, conservation, alteration, maintenance, and re-use of historic properties and sites within conservation areas requires a careful, sympathetic approach to achieve the positive impact intended. A balance has to be sought between the conservation value of the townscape, historic property or site and the need for redevelopment or adaptation of use. The objective, with existing historic fabric, should be to find a viable economic use which is sustainable with minimal impact on the special character of the Conservation Area and so to the wider benefit of the town. The key to the survival and upkeep of historic buildings is to keep them in active use.

Statutory and Advisory Context

The Scottish Government **National Performance Framework** outlines the Government's purpose of increasing sustainable economic growth. Through a range of strategic objectives, national outcomes and national indicators it measures progress and determines priorities for action. The management of conservation areas contributes to this purpose. One of the Strategic Objectives is for a Greener Scotland, which acknowledges the need to:

- Improve Scotland's natural and built environment and the sustainable use and enjoyment of it.

Among the National Outcomes is the statement that:

- We value and enjoy our built and natural environment and protect it and enhance it for future generations.

The National Indicators, to which effective management of conservation areas contribute, are:

- Improve Scotland's reputation
- Improve people's perception of their neighbourhood
- Increase Cultural engagement
- Improve the state of Scotland's historic sites.

The current national legislation for conservation areas is the **Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997** which provides the framework for the designation of conservation areas. See Definition of a Conservation Area on page 8.

The Act has been amended by the **Historic Environment (Amendment) (Scotland) Act 2011** which updated Regulations and introduced further changes to the management of the historic environment, notably the introduction of stop and temporary stop notices halting breaches in planning control.

The national policy for the management of the historic environment is the **Historic Environment Scotland Policy Statement, June 2016**. It provides a framework that informs the day-to-day work of Planning Authorities. The emphasis of this policy is echoed in **Our Place in Time: the Historic Environment Strategy for Scotland**, (March 2014).

Historic Environment Circular 1 sets out the detail of fresh historic environment regulations following the **Historic Environment Scotland Act 2014**. It also sets out new operating requirements for Historic Environment Scotland's (HES)

regulatory functions (statutory advice, designations and consents) which have applied from 1 October 2015 with the establishment of Historic Environment Scotland.

The Historic Environment Scotland - Managing Change Guidance

Notes (MCGN) translate national policy into every day context and language and cover an ever – increasing range of topics relevant to Paisley's Town Centre management. They serve as an interface between management on the ground and meeting expectations for good conservation. Setting, Boundaries, Demolition, Roofs and Shopfronts are just examples of the valuable guidance provided in the MCGN.

Additional guidance is included in Scottish Government's Planning Advice Note PAN71 - **Conservation Area Management** which complements national policy supplying further advice on the management of conservation areas. Further advice is supplied in:

- **Scottish Planning Policy (SPP)** June 2014
- Planning Advice Note 2/2011: **Planning and Archaeology**
- **Paisley Town Centre Action Plan, 2016–2026**
- Scottish Executive, **Designing Places** – A Policy Statement for Scotland 2001
- Scottish Government, **Designing Streets** – A Policy Statement for Scotland 2010
- **Historic Environment Scotland - New Design in Historic Settings, 2016**

Historic Environment Scotland's **INFORM Guides** are available from their website (see Online Resources

section on page 20). These are short leaflets which give owners of traditional buildings information on repair and maintenance.

A **Toolkit** is available on the **Buildings at Risk** website. The kit contains effective guidance, information and knowledge of good practice relevant across related areas in the management and conservation of the historic environment. The sections are available as pdf documents. They include advice on duties and responsibilities, legislative context and powers and surveys and monitoring. The toolkit is available through the Buildings at Risk Register website (see Online Resources section on page 20).

The British Standard **Guide to the conservation of historic buildings** BS 7913:2013 helps guide practitioners as they integrate understanding, management and change in a unified process of effective conservation. It serves as an accessible standard of good practice for works to older, traditional or valued buildings, settings and, as appropriate, places, all regardless of levels of formal designation, controls or regulation.

Local Policy Framework

The quality and character of the Paisley Town Centre Conservation Area will be maintained through the implementation of policies contained within the *Renfrewshire Local Development Plan* (2014) and its second part, the *New Development Supplementary Guidance* (2014). Both documents are available on the Council website.

The Management Plan should be aligned with the LDP in terms of its relevance and support. For example the LDP includes a policy on the Built

Heritage to ensure the protection, conservation and enhancement of the historic environment and its setting.

LDP Objectives include achieving an enhancement in the natural and built environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery.

The LDP Programme of Delivery for the spatial strategy includes goals for building restoration and the enhancement of public realm as well as leveraging in additional resources for investment.

LDP Policies will ensure the preservation of the special character that defines Paisley Town Centre Conservation Area. Key policies are as follows:

- POLICY ENV3 – Built Heritage
- POLICY E1 – Renfrewshire Economic Investment Locations
- POLICY E4 – Tourism
- POLICY P1 – Renfrewshire's Places
- POLICY C1 – Renfrewshire's Network of Centres
- POLICY P8 – Open Spaces.

The LDP New Development Supplementary Guidance contains more detailed guidance on management and conservation, including information on Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Archaeological Sites and advice on development within conservation areas and adjacent thereto.

Article 4 Directions

Article 4 Directions apply in the pre-2008 extent of the Paisley Town Centre Conservation Area. These

Directions withdraw the 'permitted development' rights that would otherwise apply for certain physical changes to the built fabric. Directions do not prevent the development to which it applies, but require that planning permission is first obtained from the planning authority. This process allows for the consideration of the impact of the proposed development on the character and appearance of the conservation area.

However, a subsequent Amendment Order 2011 has removed all householder Permitted Development Rights within a conservation area. Properties within conservation areas now have no permitted development rights and therefore all changes to the external appearance of a building in the area, particularly changes to windows, roof materials and painting external walls require formal planning approval. There are a few minor exceptions, such as small sheds and decking.

The need to review the position and implications for the Paisley Town Centre Conservation Area is recognised, not least to ensure property owners are aware of the requirements.

Heritage Regeneration Strategy and Heritage Education, Training and Events Activity Plan

In addition, Renfrewshire Council has produced the Paisley Heritage Regeneration Strategy (**Figure 10**) and TH.CARS2 Heritage Education, Training and Events Activity Plan which focuses on the architectural and cultural quality of the conservation area and seeks to unlock the town's potential for regeneration through its heritage. They set out strategic objectives for the delivery of the strategy, to tell the story and define the visitor product

for Paisley and to subsequently display, curate and align the town's heritage assets around this offer.'

Guiding Principle: The potential of Paisley's cultural and heritage assets will be fully utilised and will form the basis for its future regeneration.

In order to reinforce the high level ambitions presented in the Heritage Regeneration Strategy, the LDP and its Supplementary Guidance, the Council also provides advice which directly influences development management actions. This information takes a variety of different forms and includes such items as:

- informing developers through specific localised guidance of the implications of the historic environment for new development;
- encouraging prospective developers to seek early dialogue with planning officers where development proposals affect the historic environment;

- highlighting the benefits from proposals formulated and presented in association with a professional advisor such as an accredited architect working in conservation;
- ensuring that Planning Applications and Listed Building Consent Applications are developed to an extent together with supplementary information which sets out the historical architectural environment and archaeological significance of the site
- responding to the advice contained within the Historic Environment Scotland Policy Statement, 2016;
- seeking support and advice from Historic Environment Scotland's Heritage Managers and other appropriate agencies when dealing with particularly complex applications;
- engaging with the local business and cultural communities in shaping policy and delivering grant schemes.

Renfrewshire Council provides additional guidance with advice and assistance available from officers upskilled through CPD training. Additional supplementary policy guidance is used by the Council when dealing with issues arising within the Conservation Area. These include:

- Renfrewshire's Places: Residential Design Guide, March 2015.
- Paisley Town Centre Conservation Area Appraisal, 2018.
- Paisley Town Centre Conservation Area Maintenance Guide, 2016.

Archaeological Potential

People have been living within the historic core of Paisley for more than 800 years, and have left evidence of how and where they lived their lives in the soils and structures within the Conservation Area. Despite the damage done to the evidence of earlier occupation by the construction of successive phases of redevelopment through the centuries, past archaeological interventions in the town have shown that important and fragile remains from the town's distant past still survive within the modern townscape. The Abbey's significance, as the central feature of the town around which it developed from the late 1160s, is paramount.

New development and alterations to existing structures may threaten such fragile and important remains, so careful planning and implementation is required to minimise damage to, or the unrecorded destruction of significant features.

Relatively modest developments may have an impact on 'islands' of surviving archaeology in any part of the historic core of the town, but the possibility of the archaeological survival of significant deposits and features from past centuries is greater on sloping sites in a built-up area, and near watercourses. Modern ground levels next to the River Cart and near the line of the smaller burns which formerly fed into it have been raised in recent centuries, sealing earlier deposits deeper underground. Although modern development is likely to have been very damaging to earlier remains, total archaeological destruction has been rare. Even on sites which previously have been heavily developed, some deeply-cut early features such as wall foundations, wells, and pits can still

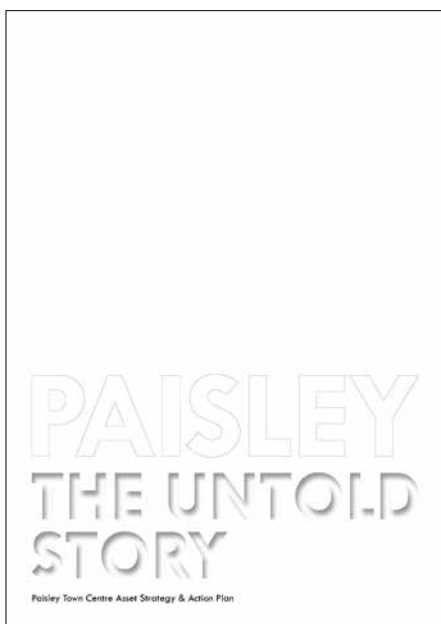


Figure 10: Paisley Heritage Regeneration Strategy

be identified and excavated to reveal their purpose and origins.

Paisley is one of Scotland's most important historic towns and below its modern streets it retains great potential to add to our understanding of how and why people came to live in towns and how those towns changed over time. **(Figure 11)**

Sustainable Development

Climate change and diminishing resources pose new challenges and opportunities for our historic buildings and their settings. The Scottish Government is committed to delivering a Greener Scotland and to reducing fuel poverty. Both goals require responsible management of the heritage and respect for diminishing resources. The Government published **Choosing our Future – Scotland's Sustainable Development Strategy** in December 2005, highlighting as key priorities the need to protect natural and built heritage and other resources for the long term, and the need to change the way Scotland generates and uses energy. The strategy outlines a programme of tasks to take these objectives forward and highlights other policy statements on a range of contributory issues and case studies. The targets set subsequently by the **Climate Change (Scotland) Act 2009** develop the ambition. These are to reduce carbon emissions by at least 42% by 2020 and at least 80% by 2050.

Passed to the Future, Historic Scotland's policy for the sustainable management of the historic environment, sets out what is involved in managing the historic environment in a sustainable way, managing the impact of both natural processes and human activity in such a way that our environment retains

its historic character. It stresses the value of retaining and, where it is possible and right to do so, re-using existing structures and materials, as well as explaining the continued relevance of traditional building materials and local craft skills.

Renfrewshire Council is keen to avoid the worst impacts of a changing climate and is committed to reducing emissions and setting an example for others, including community partners. **Renfrewshire LDP** states its aim 'to promote sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and facilitate adaptation to the likely effects of climate change in line with the Climate Change (Scotland) Act 2009.' Working in partnership with Resource Efficient Scotland, the Council has developed the **Renfrewshire Council Carbon Management Plan 2014/15–2019/20**, which will guide the council in reducing emissions. The Plan details how Renfrewshire Council will achieve savings of up to 36% by 2019/20 based on the 2012/13 baseline. It sets RC's Low Carbon Vision.

Renfrewshire Council runs an **Energy Awareness Campaign** each year. The Council Plan 2017-22 has 'creating a sustainable Renfrewshire for all to enjoy' as one of its five key themes.

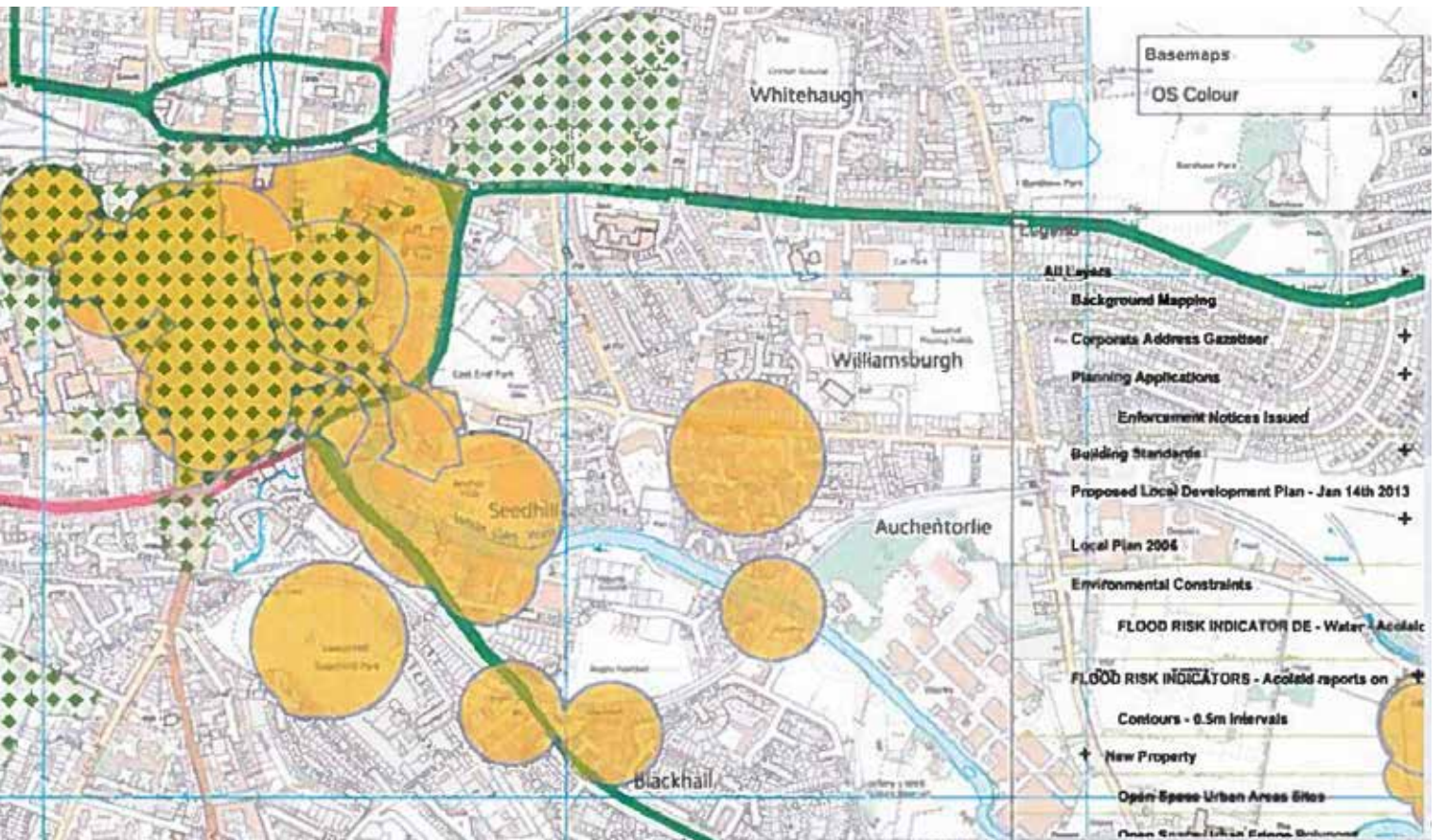
The Council is committed to eradicating fuel poverty and is working with its partners on energy and fuel poverty issues. To tackle fuel poverty energy efficient housing is critical and the **Local Housing Strategy** makes provision for energy efficiency improvements to council houses each year.



Figure 11: HER map showing early settlement polygon indicating area in which referral should be made to the council's archaeological services.



Figure 12: Renfrewshire Council Carbon Management Plan 2014/15–2019/20



The LDP sets an Objective for the 'regeneration and renewal of existing urban areas as energy efficient, healthy and safe places.'

Increased rainfall brought by climate change impacts adversely on historic buildings. The changes include greater water penetration into masonry, increased risk of dampness, condensation, accelerated mould growth, corrosion of metals and, at worst, structural collapse. Narrow gutters may no longer cope with the increasing volume and new solutions and compromises may be required to protect the buildings and the public.

Providing the appropriate insulation and optimising the energy performance of historic buildings requires an understanding of their traditional construction or problems may ricochet. Historic buildings need to breathe. Useful guidance is available for owners at the Historic

Environment Scotland's Engine Shed.

Similarly, '**Historic Environment Scotland's Short Guide 1: Fabric Improvements for Energy Efficiency in Traditional Buildings**' gives practical advice and the INFORM guide on **Improving Energy Efficiency in Traditional Buildings** provides succinct advice (see Online Resources section on page 20).

The re-use and retrofitting of historic buildings supports sustainable development, reduced carbon emissions and economic alternatives to new build. The Scottish Government provides guidance online through Retrofit Scotland. The website provides information on refurbishment projects, best practice, modelling and assessment tools, and finance mechanisms.

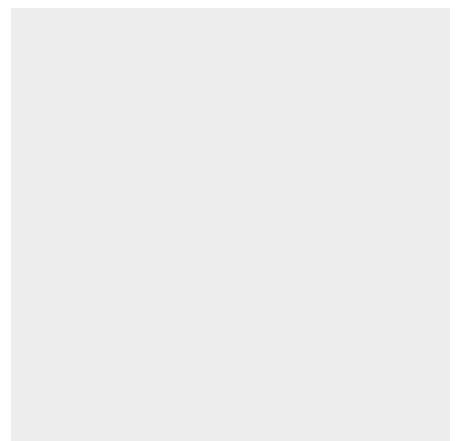
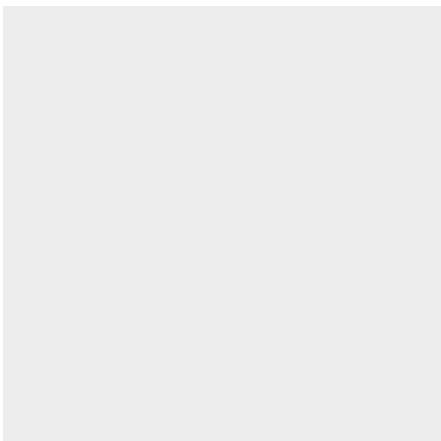
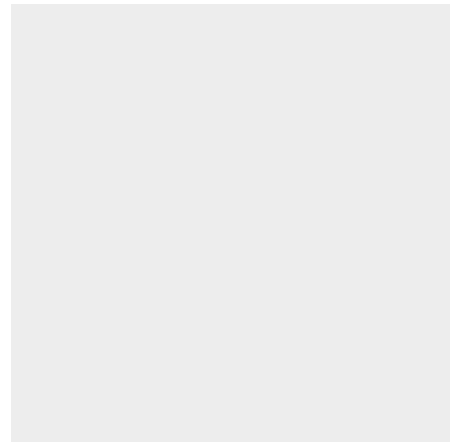
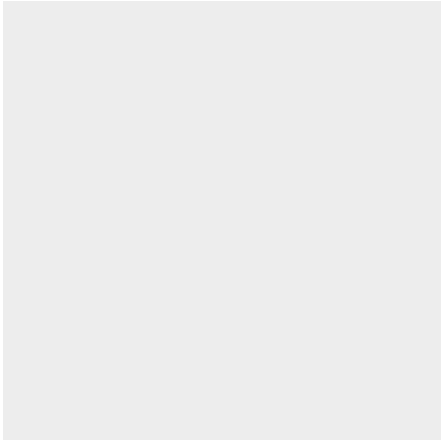
Renfrewshire Council's commitment to raising standards in the Conservation Area

The management of the Conservation Area is informed by a thorough understanding of the town's important heritage and townscape assets and the narrative provided through its history, architecture and streetscape. In this respect Renfrewshire Council aspires to:

- Provide the resources required for the work of conservation and development management to achieve heritage-led regeneration.
- Continue to support existing and encourage new uses whilst ensuring that these contribute positively to the economic and cultural life of the town in ways which do not conflict with and make best use of its historic fabric, historic associations and townscape.
- Continue to preserve and enhance the special townscape of the area by using existing policies and guidance so that important townscape features contribute to the quality of the urban scene both in the interests of public amenity and to support Paisley's economy.
- Continue to protect and preserve those material assets which are of historic, scientific and cultural significance for existing and future generations to enjoy whilst ensuring that the value of these assets is not diminished by unsympathetic alterations or new development.
- Continue to provide a range of resources to support the effective conservation of these assets including, financial assistance in the form of grants together with technical support and guidance for property owners.
- Continue to learn from the historical development of the area and gain further knowledge of those periods and culture about which it contains surviving evidence.
- Continue to present historic assets of the area in an integrated manner so that they can be enjoyed, appreciated and understood within the context of both Paisley and the wider Renfrewshire area.
- Continue to support the understanding, interpretation and conservation of the area through the sustainable and efficient use of the financial resources generated from external stakeholders, developers of property in the area, grant aid and any contributions generated through planning agreements.
- Continue to maintain Council's Historic Environment Record (HER), and entrench early consultation with the Council's archaeological advisers prior to development in the early settlement polygon.
- Protect the investment and efforts made to unlock the potential of the town's historic assets.



Figure 13: St Mirren Street



Further Sources of Information

Select Bibliography

Renfrewshire Local Development Plan, November 2014 and the associated:

New Development Supplementary Guidance, November 2014

Action Programme, November 2014

Paisley: the Untold Story, Heritage Regeneration Strategy, June 2014

Paisley Town Centre Conservation Area Appraisal, 2017

TH.CARS2 Heritage Education, Training and Events Activity Plan, 2015

Paisley Town Centre Action Plan 2016-2026, November 2016

Renfrewshire Strategic Economic Framework 2016-2018, November 2016

Online Resources

HESPS 2016

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/>

Managing Change

www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes

Designing Streets

www.gov.scot/Resource/Doc/307126/0096540.pdf

Buildings at Risk Register Toolkit

www.buildingsatrisk.org.uk/toolkit

Energy Efficiency in Traditional Buildings

www.engineshed.org/building-advice/common-problems/how-to-improve-energy-efficiency/

INFORM

www.engineshed.org/publications

Retrofit Scotland

www.retrofitscotland.org

PASTMAP

www.pastmap.org.uk

Useful Contacts

Development Standards
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley PA1 1LL
Email: dc@renfrewshire.gov.uk
Tel: 0300 300 0144

Historic Environment Scotland
Heritage Directorate
Longmore House
Salisbury Place
Edinburgh
EH9 1SH
Email: hmenquiries@hes.scot
Tel: 0131 668 8600

Heritage Centre
Paisley Central Library
68 High Street
Paisley PA1 2BB
Email: heritage@renfrewshire.gov.uk
Tel: 0300 300 1188

Abbreviations

| | |
|--------|--|
| CA | Conservation Area |
| CARS | Conservation Area Regeneration Scheme |
| CPD | Continuing Professional Development |
| HER | Historic Environment Record |
| HES | Historic Environment Scotland |
| HLF | Heritage Lottery Fund |
| LDP | Local Development Plan |
| NLS | National Library of Scotland |
| RC | Renfrewshire Council |
| RCAHMS | Royal Commission on the Ancient & Historical Monuments of Scotland |
| SCRAN | Scottish Cultural Resources Network |
| TA | Territorial Army |
| TH | Townscape Heritage |
| THI | Townscape Heritage Initiative |

Paisley Town Centre

**Conservation Area
Management Plan**

March 2018