

BUILT HERITAGE STRATEGY

March 2006



Falkirk Council
Development Services



FOREWORD

I am pleased to commend Falkirk Council's first Built Heritage Strategy, which was approved following widespread consultation with national and local stakeholders.

The council area is fortunate to contain so many areas and buildings of special architectural and historic interest. These are a key part of our cultural heritage and as such, important symbols of our local identity. However, these important elements of the local built heritage from time to time require repair, restoration or enhancement.

To address these concerns the Built Heritage Strategy proposes that appraisals of the condition and character of these buildings and special areas be carried out, leading where possible, to the development of projects for their improvement and enhancement.

The role of national heritage bodies, property owners and local communities will be a key factor in the success of the strategy and it is hoped that the council's commitment to its built heritage will attract their widespread support.

A handwritten signature in black ink that reads "David Alexander". The signature is written in a cursive, flowing style.

Councillor David Alexander
Leader of the Council
Falkirk Council

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1. Introduction

Why Built Heritage is important

1.1 Built heritage is an irreplaceable cultural asset. It is important to:

- ❖ maintain community identity
- ❖ enhance the image of the area and local neighbourhoods
- ❖ contribute to the quality of life for residents and communities
- ❖ assist with economic development and tourism initiatives; and
- ❖ initiate conservation led regeneration

The need for a Strategy

1.2 This strategy has been prompted by commitments made in Falkirk Council's Development Plan to prepare such a strategy and also specific commitments made in the Falkirk Council Local Plan Finalised Draft 2005. A consultative draft of the strategy was produced in September 2005. The comments received have been considered by the Council in producing this final version.

1.3 Another factor which has prompted this work is the need to raise awareness of the local built heritage and the role it can play in determining the character and image of an area, through conservation led regeneration, with resultant economic improvements. There already is an appreciation of key features of our local heritage such as Callendar House, the Bo'ness Steam Railway, the Pineapple, Dunmore and more recently the Falkirk Wheel as the iconic centre piece of the Millennium canal network restoration project. These and many similar examples elsewhere in Britain have played a major role in changing the perception of areas and attracting trade and investment. In so doing, such activity can improve the overall quality of life in any area.

1.4 Much of the local built heritage is less well known however. Statutory protection of buildings and features of heritage value under conservation legislation, can often be regarded as a burden, with cost implications, restricting the options for change and development. This can lead to a reluctance to fully apply powers available to conserve the heritage and this in turn can lead to a loss or deterioration of the heritage resource.

1.5 Falkirk Council therefore wishes to take a key role, with partners, through this strategy, to engage more positively with the enhancement of the built heritage, as well as continuing the statutory protective role that is currently undertaken.

Scope of this Strategy

1.6 This document therefore covers the following subjects:

Listed Buildings, Conservation Areas, Areas of Townscape Value and sites of archaeological interest including the Antonine Wall, a proposed World Heritage Site, Scheduled Ancient Monuments and the Local Sites and Monuments Record.

1.7 The Council's Development Plan already has a robust suite of policies that aim to protect and enhance built heritage. This strategy does not aim to replace or add to these policies. The focus is rather on assessing the council's current approach in relation to approved policies and assessing how policies and commitments can be implemented given scarce resources.

Content

1.8 The strategy will therefore be used to initially identify priorities for action.

The document:

- ❖ sets out the context for built heritage conservation,
- ❖ examines the significance of built heritage, particularly at the local level,
- ❖ assesses the current council approach in relation to best practice; and,
- ❖ reviews available and potential resources for implementation.

1.9 This background and assessment work is then used to detail an action plan with initial recommendations and key priorities where appropriate.

Strategy Implementation 2006 - 2010

1.10 A programme of actions for conservation area and listed building enhancement will be implemented over the life of strategy i.e. 5 years 2006 - 2010.

2. Strategic Vision & Aims

Strategic Vision:

The area will be recognised as one where local built heritage is appreciated, conserved and enhanced for the benefit of the local community and future generations.

Aims:

The main aims of the strategy are:

- ❖ To address commitments for action on built heritage made in a wide range of national and local policy documents including Falkirk Council's Development Plan.
- ❖ To assess Falkirk Council's current approach to built heritage conservation in relation to best practice and to identify aspects for improvement.
- ❖ To prepare a priority programme of action involving the council, the community, property owners, other agencies and funding partners.
- ❖ To integrate the benefit of built heritage conservation with related council strategies for area regeneration, town centres, economic development and housing.



3. National Policy and Legislative Context

Sustainable Development

- 3.1** European and national policy has increasingly placed major emphasis on the need for integration between economic, social and environmental aspects of development to deliver the concept of "sustainable development". Sustainable development is an over-arching theme that lies at the heart of national and local government policy.
- 3.2** The historic built environment is a finite and non-renewable resource. Falkirk Council has a key role, to ensure the preservation and continued use of built heritage so that it may be enjoyed today and passed on to future generations. Avoiding neglect and loss of key built heritage and promoting the efficient use and re-use of land and buildings, are two ways in which the planning system can contribute towards sustainable development.

Legislation and National Planning Policy

- 3.3** Following consolidation of the Scottish Planning Acts in 1997, separate legislation now exists in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This sets out duties and responsibilities for planning authorities to protect and enhance built heritage features.
- 3.4** National Planning Policy Guidance note (NPPG) 18 "Planning and the Historic Environment" deals primarily with listed buildings, conservation areas, world heritage sites, historic gardens, designed landscapes and their settings. It complements both NPPG5 Archaeology and Planning, and PAN 42 Archaeology which set out the role of the planning system in protecting ancient monuments and archaeological sites and landscapes.

NPPG18 states that local authorities have responsibility to:

- ❖ Consider national policy on the historic environment when formulating and assessing development proposals;
- ❖ Recognise that the protection of the historic environment and the promotion of opportunities for change can contribute to sustainable development ;
- ❖ Identify a range of planning action designed to achieve conservation objectives, including implications for development plans and development control;
- ❖ Recognise that the historic environment comprises of more than just the physical remains of the past. Social and economic factors contribute significantly to the cultural heritage and help to define the character of the historic environment.



NPPG15 explains that local authorities have powers and responsibility relating to archaeological sites and monuments including :

- ❖ Ownership of important remains, buildings or sites;
- ❖ Powers to acquire ancient monuments and grant-aid preservation activities;
- ❖ Assisting in preservation and management of historic sites;
- ❖ Safeguarding archaeological heritage through their planning functions;
- ❖ Preparing and maintaining sites and monuments records.

3.5 The planning system provides a mechanism for the co-ordination and integration of conservation policies with other land-use, transport and environmental policies affecting the historic environment. (A full list of legislation, planning policy guidance notes and technical advice notes is given in Appendix 1). The following specific elements of legislation have relevance in the Falkirk Council area.

Listed Buildings

3.6 Historic Scotland compiles a list of buildings of special architectural or historic interest. Listed buildings are buildings that have been formally declared to be of special architectural or historical interest on behalf of Scottish Ministers. They enjoy special protected status under planning law. Listed buildings form a nationally important and irreplaceable resource in representing the best of the country's historic and architectural heritage. The purpose of this listing is to ensure that any demolition, alteration, repair or extension that would affect the buildings special architectural or historic interest is controlled.

3.7 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides local authorities with the following powers regarding listed buildings:

- ❖ Building Preservation Notice: the listing, for 6 months only, of a building threatened with demolition or unsympathetic alteration. During this period Scottish Ministers decide whether or not permanent listing is justified.
- ❖ Carrying out of Urgent Works for Preservation: i.e. temporary support/ shelter to prevent collapse or serious damage from wind/water penetration. The owner will be given 7 days notice in writing including a description of the works to be carried out which he/she and may be required to pay for.
- ❖ Repairs Notice: where the physical fabric has substantially deteriorated. This notice will include a description of the works required with the warning that procedures to effect a Compulsory Purchase Order may commence after 2 months if the repairs specified are not carried out.
- ❖ Compulsory Purchase Order: (Acquisition of Land Act 1947) served only where the requirements of a Repairs Notice have not been carried out, as above.

Conservation Areas

- 3.8** The 1997 Act states that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Unlike listed buildings, selection and designation is carried out by the planning authority, although Scottish Ministers and Historic Scotland also have reserve powers to designate conservation areas.
- 3.9** The main implication of designation is that consent will be required for specific types of development that would otherwise not require consent. This level of control can be extended further by the introduction of an Article 4 Direction which can cover a range of minor works. An Article 4 Direction can be made to supplement the automatic Conservation Area control over building demolition, tree removal and other external works i.e. painting/cladding, utility storage, telecommunication apparatus, hard-standing and extensions beyond certain limits. This additional power can, for example, cover window replacement and fence height relating to Permitted Development Classes 1-6 (Development within the Curtilage of a Dwellinghouse) and Classes 7-9 (Sundry Minor Operations).
- 3.10** Among the many factors which can determine the character or setting of a conservation area, individual or groups of trees may be important. Conservation area designation gives temporary tree protection to all trees within the area.
- 3.11** The 1997 Act also states that in the determination of any planning application for planning permission for development affecting a conservation area, the planning authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area. There is also a requirement to bring forward proposals for the preservation and enhancement of conservation areas. The positive management of these areas is vital if their character or appearance is to be protected and enhanced and the preparation of Conservation Area Character Appraisals is an important part of this process.
- 3.12** There is increasing recognition in recent national advice, that conservation and well-designed new development can be complementary. There is also a growing awareness of the potential for conservation led regeneration. This in turn has focussed attention on the need for better management of conservation areas, including preparation of appraisals, monitoring and review of these, more effort to involve communities and the need for staff with appropriate skills.

Historic Gardens and Designed Landscapes

- 3.13** An Inventory of Historic Gardens and Designed Landscapes in Scotland is compiled and maintained jointly by Historic Scotland and Scottish Natural Heritage. The effect of proposed development on an historic garden or designed landscape is a material consideration in the determination of a planning application. Planning authorities must consult with Scottish Ministers, Historic Scotland and Scottish Natural Heritage on any proposed development that may affect a site that is on the Inventory List.

Ancient Monuments and Archaeological Sites

- 3.14** There is statutory protection for elements of the local archaeology, which can range from sites with no visible remains or where there is little visible to the untrained eye, (such as parts of the Antonine Wall), to market crosses and large buildings such as Blackness Castle. Scheduled Ancient Monuments are by statute monuments of national importance. The Antonine Wall is additionally recognised to be of significance in an international context because it formed the north west frontier of the Roman Empire, but this is not formally reflected in statute. More formal recognition is currently being sought through Scottish Ministers' support for its nomination as a World Heritage Site.
- 3.15** Section 1 of the Ancient Monuments and Archaeological Act 1979 requires Scottish Ministers, through the Executive Agency Historic Scotland, to maintain and publish a schedule of monuments of national importance. Developments affecting scheduled monuments are subject to application to and approval by Historic Scotland.
- 3.16** The vast majority of archaeological sites however, are not scheduled but are of regional or local importance. Accordingly NPPG 5 Archaeology and Planning states that the local authority has powers and responsibilities related to archaeological sites and monuments within its area. It plays a crucial role in the preparation and maintenance of the Sites and Monuments Record (SMR), i.e. description of all known archaeological sites in their area. Planning authorities should ensure that they have direct access to such a record for the purposes of determining planning applications. All sites are fragile and are a material consideration in the planning process. Wherever possible the preservation in situ of archaeological remains will always be preferred. PAN 42 draws attention to the use of Article 4 Directions to ensure the protection of archaeological sites.
- 3.17** The hierarchy of protection for archaeological sites can be summarised as follows:
- ❖ World Heritage Sites (Designation administered by UNESCO)
 - ❖ Scheduled Ancient Monuments (Historic Scotland.)
 - ❖ Local Sites and Monuments (Council policy protection only)

Potential World Heritage Site - The Antonine Wall

- 3.18** The concept of world heritage sites was established by UNESCO in 1972 with the aim of identifying cultural and natural heritage sites considered to be of exceptional interest and outstanding universal value to mankind. There are now 22 world heritage sites in Britain including Hadrian's Wall, confirmed in 1988. Being a world heritage site does not confer any legal protection additional to that already provided by national statutes. However, the very definition of a monument as a world heritage site does ensure its better protection by enhancing its status.
- 3.19** In 2003 UNESCO agreed to explore the concept of a world heritage site which might in time, encompass all the frontiers of the Roman Empire. Following the nomination of the Roman frontier in Germany other European countries, including Scotland, proposed their own sections of frontier for inclusion. It was announced that the Scottish Executive intended to nominate the Antonine Wall as part of a trans-european project. Although the Antonine Wall does not have international status at present, it is envisaged that the proposal documentation will be completed by the end of January 2007. Thereafter, the proposal will be evaluated by international experts before being submitted to the world heritage committee of UNESCO for approval.

Scheduled Ancient Monuments

- 3.20** Scheduled Ancient Monuments fall into broad categories ranging from:
- ❖ Prehistoric: stone circles, cairns, standing stones, hill forts, brochs and field systems;
 - ❖ Roman: military works such as the Antonine Wall and associated Military Way;
 - ❖ Crosses: market crosses
 - ❖ Ecclesiastical: churches, chapels and burial grounds (churches in ecclesiastical use are excluded);
 - ❖ Secular: castles, mottes, roads, bridges, dovecotes, sundials and 20th Century wartime defences;
 - ❖ Industrial: canals and associated structures, monuments particularly characteristic of the Industrial Revolution e.g. coke ovens.

Local Sites and Monuments Record

- 3.21** The vast majority of archaeological sites, however, are not scheduled and have no statutory protection other than protection under the policies of the development plan. Some of these sites may become scheduled in time, but many will not meet the required criteria and will remain of regional or local importance. These sites form Falkirk Council's Sites and Monuments Record which is held by the Council's museum service.

Cultural Commission

- 3.22** Built environment, architecture and design weresome of the areas considered by the Cultural Commission whose final report (June2005) contains recommendations for future action by the Scottish Executive. The proposals of the Commission may influence the future direction of national policy and legislation. The final report is available at www.scotland.gov.uk/publications

4. Local Policy Context

Falkirk Strategic Community Plan and other Strategy Linkages

- 4.1** The general importance of our local heritage was recognised in the vision of the Strategic Community Plan (2002 - 2005). It stressed the need to protect the legacy of our past, retain our cultural diversity and noted the role that protecting and enhancing the heritage asset could play in changing the image and perception of the Falkirk area.

This principle was noted in particular within the themes:

- ❖ Create and sustain an environment in which people want to live, work and visit.
- ❖ Increasing jobs, income and enterprise for all our citizens
- ❖ Stimulating working partnerships amongst agencies, organisations, citizens and communities

- 4.2** The Built Heritage Strategy, through the protection and enhancement of our built heritage, will help Falkirk Council and its partners deliver these three key themes of the Strategic Community Plan.

- 4.3** The protection and enhancement of built heritage is also recognised at both national and local level, as contributing to the promotion of sustainable development principles. Action in this area is recognised as one of several quality of life factors in the Sustainable Falkirk Strategy.

- 4.4** The approach being developed in this Built Heritage Strategy will also complement other existing and proposed elements of council policy including the Council's Corporate Plan, the Culture and Leisure Strategy, the Community Learning Strategy and the overarching Heritage Strategy being developed by Community Services and the Housing Strategy. This reflects one of the key aims of the strategy to integrate the benefit of built heritage conservation with related council strategies for area regeneration, town centres, economic development and housing.

- 4.5** The Council's emerging Heritage Strategy supports the Built Heritage Strategy in seeking to develop understanding in the community on why protecting the physical heritage environment is important, although the former adopts a much wider definition of heritage, and covers heritage in all its aspects, tangible and intangible. The emerging Heritage Strategy seeks to direct resources towards the preservation and interpretation of heritage items according to their cultural value, their accessibility and their learning potential.



Current Development Plan Policy Context

- 4.6** The main expression of the council's policy on built heritage is the Development Plan.
- 4.7** The current Development Plan already provides a general policy context for action on built heritage conservation. This is expressed most recently in the finalised draft Falkirk Council Local Plan. Policies EQ12 to EQ17 deal with Conservation Areas, other areas of Townscape Value, Listed Buildings and the re-use of vacant buildings of architectural/ townscape merit, Sites of Archaeological Interest, and the Antonine Wall (An updated version of the Local Plan Built Heritage policies can be seen in Appendix 2).
- 4.8** These policies have evolved from a detailed review of built heritage and urban design, carried out for the Falkirk Council Structure Plan (Report of Survey: Feb 2001). Much of this work for the Structure Plan remains valid to date.
- 4.9** The Development Plan policies provide standardised statements dealing with development affecting conservation areas, demolition of buildings, alterations to buildings and the re-use of buildings. Such policies are common in many development plans throughout Scotland. The policies also include specific commitments to address particular local issues such as the need to review all conservation areas and the need to consider whether other areas of townscape value should be protected through designation as conservation areas.
- 4.10** This work identified the individual features, buildings, monuments and areas of particular significance, as well as describing the overall built heritage legacy. It gave emphasis to such features as the Antonine Wall, Roughcastle Fort, the canals, Callendar House, the Pineapple, Dunmore, Blackness Castle, the Conservation Areas of Falkirk Town Centre, Bo'ness Town Centre and Airth. It also recognised the concentrations of listed buildings in Falkirk, Bo'ness Town Centre and Airth. An area of Bo'ness has already been designated as an outstanding conservation area. Falkirk Town Centre and Dunmore Conservation Areas have been designated as outstanding for some time.
- 4.11** General townscape appraisals carried out prior to the Survey Report emphasised the significance of Bo'ness and Falkirk Town Centre and the unique character and history within the village of Airth.
- 4.12** The survey report proceeded to identify secondary, non-protected areas of townscape within other settlements throughout the Council area.

4.13 Earlier work for the Structure Plan and the subsequent Falkirk Council Local Plan has therefore already set a list of priorities for action on built heritage conservation which remains generally valid. In summary these are:

- ❖ A commitment to prepare a Built Heritage Strategy and incorporate it in the Local Plan.
- ❖ A commitment to prepare character appraisals of individual conservation areas, with the aim of reviewing boundaries, reviewing control over detailed alterations, preparing detailed design guidance and preparing enhancement schemes. Some of this work has already been carried out for recognised priority areas.
- ❖ Recognition of the potential merit of further areas of townscape outwith the conservation areas. For such areas, a commitment is made to undertake appraisals to determine whether conservation area designation is justified and to assess the need for additional control in these areas.

4.14 Resources available to deliver action in this topic area are limited. Action has however been initiated on key project priorities including:

- ❖ Bo'ness Townscape Heritage Initiative.
- ❖ Appraisal of Airth Conservation Area and the preparation of proposals for enhancement.
- ❖ Involvement in initial discussions on Antonine Wall proposed World Heritage Site which is actively supported by the Council with officials represented on the key working party.
- ❖ Contributing to the partnership funding for specific major projects, such as Dymock's Buildings Bo'ness.

4.14 Many aspects of these original commitments remain to be addressed through the implementation of this strategy.



5 Summary of the Built Heritage Asset

- 5.1** The built heritage of the Falkirk Council area is both varied and extensive, representing a range of statutory and non-statutory designations of protected sites, buildings and areas. The focus of this strategy is on protecting and enhancing the existing protected built heritage and a process of review for potential candidate sites, buildings or areas.
- 5.2** A review of the built heritage resource in the area was carried out for the Falkirk Council Structure Plan and subsequent Local Plan. Details of this resource are included in Appendix 3 and the commentary which follows is largely drawn from the same source.
- 5.3** The Council area contains a significant legacy of built heritage in terms of archaeology, listed buildings and conservation areas. Prominent examples of this are the remains of the Antonine Wall, particularly the fort and associated parts of Roughcastle and the Forth and Clyde Canal and Union Canal (archaeology); Callendar House, the Bo'ness Hippodrome, the Pineapple, Dunmore and Blackness Castle (listed buildings) and the Falkirk and Bo'ness Town Centre Conservation Areas. Falkirk was also the location for two major battles in the Scottish Wars of Independence (13th C) and the Jacobite Rebellions (18th C) and the world famous Carron Company which reflects the areas significant contribution to the Industrial Revolution in Scotland.

Listed Buildings

- 5.4** There are over 300 listed buildings in the Falkirk Council area (See Appendix 3). The largest concentration is to be found within Falkirk and Bo'ness Town Centres with a small but high profile group in Airth and in the countryside immediately adjacent. Listed buildings also characterise the hamlets of Dunmore and Muirhouses.

Conservation Areas

- 5.5** There are currently nine Conservation Areas within the Council area. These may be divided broadly into Town Centres (Falkirk and Bo'ness), Victorian 'Suburbs' (Arnohill, Falkirk and Grange, Bo'ness) and Estate / Workers Villages (Airth, Allandale, Dunmore, Letham and Muirhouses). Each grouping has its own particular issues and challenges. Article 4 Directions, which remove certain permitted development rights, are attached to all of the conservation areas.

Falkirk Town Centre, Bo'ness Town Centre and Dunmore are designated as "outstanding conservation areas".

- 5.6** The most striking examples of town centre townscape occur in Falkirk and Bo'ness Town Centre Conservation Areas, where a tight framework of streets and public spaces are enclosed by built frontages of character punctuated by single landmark buildings.

- 5.7** The important features of Falkirk Town Centre are the historic street pattern created by High Street and New Market Street, the Steeple, the Old Parish Church, Wooer Street (an intimate shopping wynd) and the two large internal shopping centres which access onto the High Street. The commercial attraction of Falkirk Town Centre has greatly aided its enhancement over recent years by way of an attractively designed pedestrian area, façade restoration and appropriate infill buildings. However, maintaining adequate control over small scale changes has in recent times become more difficult with the enhancement grants schemes of the 1980's and early 90's no longer in operation.
- 5.8** In contrast to Falkirk's commercial Victorian architecture Bo'ness has its own distinctive feel. It is architecturally more interesting but less well maintained and appears run down in parts. The current Boness Townscape Heritage Initiative aims to address such issues.
- 5.9** Arnothill, Falkirk and Grange, Bo'ness Conservation Areas are characterised by large sandstone houses set within extensive landscaped areas with dense tree cover. The main concern is with the recent pressures for developing within the large garden areas which inevitably has an adverse affect on the setting of buildings and the spatial character of the area.
- 5.10** Valuable townscape groupings are found outwith the large town settlements. In particular, the centre of Airth has important built heritage in the form of the Mercat Cross and the older buildings on Shore Road which date back to the 18th Century. Immediately surrounding the core area are Council houses specially designed with small paned windows to reinforce the original character. Here and in the case of the workers housing in the Letham and Allandale Conservation Areas, pressure exists for unsympathetic external alterations which could harm the unique character of these areas.

Historic Gardens and Designed Landscapes

- 5.11** At present, only two sites within the area are included in the Inventory of Historic Gardens and Designed Landscapes. These are Dunmore Park and the Pineapple, Dunmore. There is recognition within the Council Local Plan, that other similar sites such as Callendar Park and Larbert House Gardens may merit similar protection. Such areas are identified in the local plan and afforded policy protection.

Unprotected Building Groups and Other Character Areas

- 5.12** Groups of significant buildings can be identified within the urban area which are not statutorily protected. They are neither listed nor within conservation areas. They do nevertheless make significant contributions to the townscape or streetscape along the road corridors and approaches to the various town centres.
- 5.13** Isolated groups of Victorian and Edwardian buildings associated with the area's industrial and economic prosperity survive through the care of owners e.g. the Woodlands area of Falkirk, parts of Bonnybridge, Grangemouth, Polmont and Laurieston.
- 5.14** In contrast, run down, unimproved tenements and shop-fronts, have managed to survive despite lack of investment and still retain the essential characteristics of the area's once prosperous past e.g. the Graham's Road / Bainsford corridor in Falkirk or parts of Denny town centre.
- 5.15** These areas may benefit from additional protective legislation or policies together with straightforward visual enhancement, investment and financial assistance.
- 5.16** The Buildings at Risk Register is maintained by the Scottish Civic Trust on behalf of Historic Scotland. It includes properties of architectural or historic merit which may not be listed buildings but may benefit from protective policies and investment in the interests of the townscape or the wider built heritage.

Ancient Monuments and Archaeological Sites

- 5.17** Some 87 Scheduled Ancient Monuments have been identified within the council area and these are listed in Appendix 3. A high proportion relate to the Roman period and are associated with the Antonine Wall. Other important sites include Blackness Castle, Kinneil House and the two canals. Some 18 of these scheduled monuments are also listed buildings. These sites are of national importance and are protected through the requirement to obtain scheduled monument consent for development affecting them.
- 5.18** The international significance of the Antonine Wall has long been recognised and it is now being put forward as a potential World Heritage Site within the UNESCO concept.
- 5.19** In addition numerous sites of local importance exist which are recorded in a Sites and Monuments Record maintained by the Council's archaeologist.



6. Current Approach in the Falkirk Council Area

A Cross Service Approach

6.1 Development Services within the Council has traditionally taken the lead on built heritage conservation principally through duties and powers under the Planning Acts. Community Services provides specialist input on archaeology and operates the museum service. However, several Council services play a role in built heritage conservation, either as property owners, or in the case of Community Services through the implementation of other initiatives such as the high profile Town Centre Strategy. Heritage Conservation is now also closely linked to Community Regeneration Initiatives which have a high priority within the Council's corporate policies.

Partnership to Deliver Projects

6.2 Some of the major successes of built heritage conservation have however been achieved through services working together and often in partnership with external agencies, to implement or develop a major project. In some cases, such projects are led by external agencies, with the council in the role of funding partner or as the planning authority. A wide range of agencies, including the voluntary sector, can be involved in this process. The major agencies include: Historic Scotland, The National Lottery (Heritage Lottery Fund), Scottish Civic Trust, Scottish Enterprise Forth Valley, Falkirk Environment Trust, developers and owners of property.

6.3 In the Falkirk Council area, there are several high profile examples where heritage conservation has contributed to the economy by attracting visitors and enhancing the image of the area. The well known examples of this are:

- ❖ The Antonine Wall
- ❖ Callendar House
- ❖ The Union Canal, Forth & Clyde Canal
- ❖ The Falkirk Wheel
- ❖ Bo'ness Townscape Heritage Initiative
- ❖ Bo'ness Steam Railway
- ❖ The Pineapple
- ❖ Dymocks Building; and
- ❖ Bo'ness West Pier and Harbour restoration

6.4 Many of these projects have developed in response to ad hoc opportunities to bid for funding, or as a result of efforts to promote the regeneration of an area. There is considered to be scope to continue development of major initiatives such as those described and to secure additional external funds. The Council is committed to partnership working with other agencies and this can readily be applied to conservation led regeneration. The issues and actions in Section 8 of the strategy gives an indication of the priorities for such action.

General Approach to Policy Implementation

- 6.5** The bulk of our local built heritage is dealt with through the normal and regular application of the council's policies expressed in the development plan and other policy documents and through development control.
- 6.6** As noted, the council has a robust set of policies to protect and enhance built heritage and proposals to further review and enhance this. The application and full implementation of these policies is constrained by the financial and staff resources available. The council has only a few staff with specialist expertise and built heritage conservation as part of their remit. Other council staff and partner agencies do contribute to the process, particularly in the case of major projects described above. Built heritage policy is also routinely applied through the normal development control process.
- 6.7** The range of activity carried out by Council staff to conserve and promote built heritage includes the following:
- ❖ Policy (Development Plans), conservation areas, listed buildings, scheduled ancient monuments, Antonine Wall (candidate world heritage site).
 - ❖ Assess and comment on planning applications.
 - ❖ Use of specialist conservation advice to other council units or services.
 - ❖ Specialist conservation advice to owners (who are responsible for upkeep and maintenance of their own property).
 - ❖ Maintain public register of listed buildings.
 - ❖ Maintain a publicly accessible Sites and Monuments Record.
 - ❖ Comment on new draft listings from Historic Scotland.
 - ❖ Carry out duties associated with new listings i.e. find, notify and advise owner, tenant and occupier.
 - ❖ Doors Open Day to raise public accessibility to otherwise closed heritage buildings.
 - ❖ Design Awards.
 - ❖ Deal with planning applications affecting protected built heritage.
 - ❖ Participation in the development and implementation of major initiatives involving the built heritage (e.g. the millennium canals, Bo'ness Townscape Heritage Initiative).

Constraints on Policy Implementation

- 6.8** The focus of council activity has been on the regular and routine application of policies through the development control process. There is less emphasis on the promotion, enhancement, review and monitoring of the built heritage. These are important activities if the heritage resource is to be maintained and enhanced.
- 6.9** Grant schemes were operated in the past by Falkirk District Council, however there is now no allocated council grant to act as a financial incentive to private owners of buildings and heritage features to make up the "conservation deficit" of associated costs. Previously, these grants were focussed on smaller scale improvements to individual properties or within defined areas or streets. Although these grants were not adequate in scale to tackle large projects, they did provide the support, albeit at a smaller scale, for work such as frontage enhancements, (windows, rainwater goods etc), to enhance the built heritage.

- 6.10** Experience indicates that owners can be reluctant to comply fully with restrictive terms of conservation policy or legislation. The Council has recognised the heritage value of buildings and features through the statutory designation process and robust policies aim to protect them from inappropriate alteration, development or demolition. This can lead to extra costs for development associated with such buildings/ features and can limit options for redevelopment. This also applies to the council as a significant owner of property and land that contains built heritage.
- 6.11** Over a period of time, these factors can lead to a diminution of the heritage resource. In specific terms, this can be seen in the form of the loss of important buildings, the loss of original features of buildings, deterioration in the condition or fabric of buildings, or inappropriate development affecting the setting of buildings.

Examples of this include:

- ❖ The loss of areas of industrial heritage,
- ❖ The loss of original shop frontages in town centres,
- ❖ Deterioration of key buildings in town centres; and
- ❖ Insufficient attention to traditional building techniques and a shortage of related trade skills can also lead to a diminution of the built heritage.

- 6.12** In acknowledging the factors which can lead to the diminution of the built heritage, it is important to emphasise that any unauthorised alteration of a listed building, whether external or internal, is a criminal offence which can result in imprisonment and/or a fine.
- 6.13** Work to monitor and review the status of protected buildings, to better promote conservation action, to identify buildings at risk or to identify further buildings or areas which may merit protection has also been limited.
- 6.14** In relation to archaeology, site investigations are normally undertaken in response to standard conditions on planning consents for development. Costs are normally met by developers and often volunteers are used for such work. There is a need to improve access to information on archaeology, including non-statutory sites and heritage features. The sharing of information of this type between those with specialist knowledge of archaeology and those interested in the development planning and development control process can improve practices. This information should also be made available to those affected through ownership of property.



7. Funding Resources and Delivery Mechanisms

Sources of External Funding

7.1 The following is a list of potential funding sources, each with specific criteria and eligibility, for built heritage and wider funds for public spaces in association with these:

- ❖ Heritage Lottery Fund
- ❖ Forward Scotland
- ❖ Historic Scotland
- ❖ National Trust
- ❖ Scottish Enterprise Forth Valley
- ❖ Falkirk Environment Trust
- ❖ War Memorials Trust
- ❖ Relevant Council Services (Tourism, Planning, Housing, Roads, Town Centre)

More detailed information on these sources is included in Appendix 4.

7.2 Two of these sources, Local Authorities and Historic Scotland are discussed in more detail below.

Local Authorities and Partnership Working

7.3 In the Falkirk area, as in other parts of Scotland, some of the most successful projects have been achieved through effective partnership working which typically involves packages of funding secured from a range of sources. Such projects can be led by councils, but there are many examples led by other agencies.

7.4 Two local examples are the Boness Townscape Heritage Initiative, and Dymocks Buildings, Boness. In the former case, the need for town centre regeneration prompted action with the Council in the lead role. A funding package of some £5 million was developed, involving contributions from the Council, the Heritage Lottery Fund (HLF), SE Forth Valley, BP, EU funds, Historic Scotland and property owners.

7.5 The latter example was led by the National Trust for Scotland, with financial input from, HLF, housing associations, Historic Scotland, the Council, landfill tax and charitable trusts. This form of partnership working offers significant opportunities to deliver major projects in the future.

7.6 On a smaller scale various local authorities in Scotland run an Improvement/Repairs Grant Scheme, not all of which are focussed on protected areas. Although the grants are mainly discretionary, there are circumstances where they are mandatory, such as where an Improvement Order has been served or where the grant is solely for the provision of standard amenities and associated works.

7.7 Local Authorities in Scotland have the power to award grants or loans under the planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Appendix 5 summarises the grant schemes operating within Scottish Local Authorities in 2002.

Historic Scotland Funding

7.8 Historic Scotland is the Agency of the Scottish Executive which safeguards the nation's built heritage and promotes its understanding and enjoyment. Further details are given in Appendix 4. The Agency administers a scheme of grants for the care, repair and enhancement of the historic environment on behalf of Scottish Ministers in support of this role. A consultation was carried out by Historic Scotland in 2004 seeking to review its approach to grants. The following are relevant.

Historic Environment Grants 2005 - 2007

7.9 Scottish Ministers through Historic Scotland (HS) make over £12.5 million available annually to help offset the cost of care, repair and enhancement of historic buildings and conservation areas and to support the voluntary heritage sector. HS has been reviewing its approach to funding and recent consultations have provided information on the following agreed or possible changes in approach.

- ❖ A pilot scheme of repair grants for places of worship introduced in 2002 with HLF - £5 Million each year and targets "urgent repairs". This 3 year pilot is being reviewed 2004/05.
- ❖ City Heritage Trusts have been established in Aberdeen, Dundee, Stirling & Inverness with local authorities.
- ❖ The appointment of lead professionals with accredited professional status is a condition of grant assistance for schemes of building repair.
- ❖ HS is working with Scottish Civic Trust on updating the directory of funding sources for historic buildings.

7.10 HS propose to operate their main grant schemes under a unifying theme of Historic Environment Grants as follows:



7.11 The primary purpose of this HEG will remain the offsetting of costs for the repair and conservation of the most important elements of the historic environment. It is however recognised that the HEG attract significant additional investment, generate economic activity and play a role in community regeneration.

7.12 In recognition of this, HS have developed their grant system to include the following strategic objectives:

- ❖ Deliver Benefits for Communities
- ❖ Promoting Quality and Developing Knowledge and Skills
- ❖ Building capacity on the Voluntary Heritage Sector
- ❖ Working more responsively, openly and efficiently.



Historic Environment Regeneration Fund

- 7.13** A new fund is anticipated so that, by 2007 - 08, up to £2 million could be available each year to promote additional partnership working between Historic Scotland and other organisations. A recent communication from HS has stated that £8 million would be allocated over a 5 year period i.e. over the lifetime of the Built Heritage Strategy. This fund would be refocused by supporting a limited number of:
- ❖ Conservation Area Regeneration Schemes (CARS) or support for a proposed Heritage Lottery Funded Townscape Heritage Initiative (THI) supported by HLF.
 - ❖ Now includes any Conservation Area - not just "outstanding".
 - ❖ Smaller projects that demonstrate innovation / best practice in conservation led regeneration could be funded.
- 7.14** As the Scottish cities will have the City Heritage Trusts, it is anticipated that these funds will be targeted at other areas of Scotland.
- 7.15** Resources would be concentrated on a limited number of sites at any one time where conservation area appraisal shows evidence of decline or the need for investment. Priority would also be given to areas where there are wider packages of support for regeneration including Community Planning Partnerships and the Development Plan.
- 7.16** HS could meet 25 - 40% of the cost of a 3 - 9 year programme of repairs. Up to 25% could be made available for public realm enhancement in Conservation areas. Revenue funding may also be available to offset professional project management officer time - if matched by local authority contribution - thereby enabling grants of up to 80% being available to property owners to offset works costs.
- 7.17** HS support through advice on Townscape Heritage Initiative bids will continue.
- 7.18** A limited smaller budget may also be available from H.S. to enable conservation area regeneration schemes. This could be used for training elements (educational, interpretation, community development, skills) or long term maintenance needs.
- 7.19** Townscape Heritage Initiatives (Falkirk Council has the Bo'ness THI) also offer access to external funding from Historic Scotland under the town scheme system. Although this scheme is being discontinued by Historic Scotland it will however continue to honour existing town schemes. Bo'ness now has a town scheme which was set up in June 2005.

Other Models of Delivery

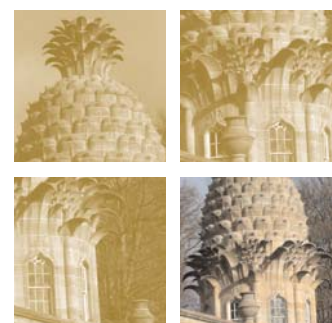
Towards a Falkirk Heritage Trust?

- 7.20** City Heritage Trusts have been established in Aberdeen, Dundee, Stirling and Inverness with local authorities taking a lead role. These Trusts administer a local grant scheme and co-ordinate a range of other activity towards promotion, conservation and enhancement of historic areas. These City Heritage Trusts have been supported by Historic Scotland. Similar trusts have been established in other areas of Scotland and may provide a possible model for the delivery of action in key areas.
- 7.21** Typically, such trusts are funded by annual grants from various sources and the local authority. These funds are supplemented by grant aid from other sources for specific projects.
- 7.22** A heritage trust could be set up to deliver a range of functions including:
- ❖ To lever in external funding,
 - ❖ To gather site or project specific funding,
 - ❖ To administer a grant function (£50,000 Historic Building Grants)
 - ❖ To administer a shop façade enhancement scheme in town centres
 - ❖ To provide an advisory service to a range of public and private (commercial) clients. This may include a Service Level Agreement with the local council.
 - ❖ Provision of Conservation Plans.
 - ❖ Integration of archaeological and built heritage data sets in to a single Falkirk Council Historic Environment Record.
 - ❖ Education and Outreach work -including Archaeology Week and co-ordinating “Doors Open Day” with many architectural buildings open to the public.

Such a trust could function well as the "carrot" (a source of advice and financial assistance) to complement the "stick" of a Council's regulatory functions. The establishment of a trust might be considered as a possible mechanism for the delivery of action in the Falkirk area.

Building Preservations Trusts

- 7.23** Building Preservation Trusts can provide a mechanism to solve problems with the historic built environment. As developers of last resort, they may be able to attract funding to overcome a conservation deficit.



8. Issues and Actions

- 8.1** The tables which follow, list issues which have arisen during the review process leading to the preparation of this strategy. The assumption is made that the outstanding commitments from the Council's Structure and Local Plans, covering conservation areas, listed buildings and other areas of townscape value, will form the key priorities for action. This is considered to be consistent with the stated aims of the strategy, the prominence given to the heritage in council corporate policy and, in particular, the recognition of built heritage conservation as an important component of community regeneration.
- 8.2** The tables include initial proposals for action to address these and other issues identified and are arranged under the following topic headings in order of priority :
- ❖ Conservation Areas.
 - ❖ Listed Buildings.
 - ❖ Areas of Townscape Value.
 - ❖ Archaeology.
 - ❖ Historic Gardens and Designed Landscapes.
 - ❖ General: profile, resources, best practice.
- 8.3** It is acknowledged that the list of proposed actions is challenging and ambitious, in the context of current resources available for delivery. Commitment to deliver many of these actions will require changes to service and work programmes and perhaps a review of budget priorities in the relevant services. It will also be necessary to consider the use of consultants to deliver elements of this work.
- 8.4** It will be essential to prioritise the action programme and to phase the work involved over a period of years. Wherever possible, an attempt is made to allocate a priority or timescale to each of the actions.



GLOSSARY

Archaeology

The study of the physical remains, both above and below ground, left by an area's past inhabitants. The term is also often used to refer to the remains being studied.

Building Preservation Trust (BPT)

A charity that restores endangered and dilapidated buildings.

Business Plan

A report which concentrates on the cost of restoring the building.

Capital Funding

This type of funding is for the purchase of fixed (usually major) objects vz: buildings, land etc.

Charity

An organisation that acts for the public benefit. No tax is paid on income. They can also offer schemes such as gift aid, payroll giving, tax relief for gifts of shares etc (see Inland Revenue Notice IR65 for further details).

Conservation

The action which aims to safeguard the long-term future of the building preferably via careful maintenance with the minimum of possible intervention.

Conservation Area

This is an area, which has been deemed to be of architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Conservation Plan

A detailed plan which aims to assess the building's significance and show how the property can be restored and have a future viable long term use.

Contractor

The person who will organise and carry out the work on the building. Specific specialist items may be delegated to a sub-contractor.

Curtilage

The surrounding land and structures related to the building such as garden walls, mews, stable buildings etc.

Development Plan

The structure plan and local plan read together constitute the development plan for the local authority.

Enabling Development

New development which is regulated (normally by a planning agreement) to channel funding into the conservation of building(s) to which the enabling development relates. The principle purpose is to rescue buildings from imminent collapse or further decay. It should be the minimum necessary to unlock development potential and enable restoration. It should be located and designed to have minimum impact on the architectural and historic interest and character and setting of the historic environment.

Feasibility Study

An initial study on a building and the associated research into the viability of its restoration.

Historic Scotland

Historic Scotland is an Executive Agency within the Scottish Executive Education Department. Its mission is to safeguard the nation's built heritage and to promote its understanding and enjoyment. It carries out on behalf of Scottish Ministers the full range of their responsibilities for the built heritage in Scotland including the listing of historic buildings and scheduling of ancient monuments and the associated consent procedures; rescue archaeology; the operation of grants schemes; the promotion of craft skills and traditional building materials, and the conservation, management and presentation of over 300 properties in the direct care of Scottish Ministers.

Listed Building

A building that has been recognised and approved by Scottish Ministers as being a building of special architectural or historical significance and is afforded statutory protection and subsequently entered into "The List". Listing covers both the interior and exterior of a building and structures within its curtilage. Historic Scotland (H.S.) allocates buildings three categories of importance in general terms: Category A International and National Importance, Category B Regional importance, or Category C (S) Local importance.

Listed Building Consent

Listed Building Consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. It is obtainable from the Planning Authority. Historic Scotland can recommend a case for call-in for determination by the Scottish Ministers.

Not-for-Profit Organisations

These bodies have no legal definition and so are treated like any other company. Therefore they are taxable on their income and cannot benefit from schemes run by the Inland Revenue such as gift aid, payroll giving etc.

NPPG

National Planning Policy Guideline

Planning Advice Notes (PANs)

Provide advice on good practice and other relevant information.

Planning Consents

These are consents that need to be gained from the Local Authority before work can be carried out on a building.

Preservation

The action taken to safeguard the future of the building maintaining both it and its curtilage as far as possible in an unchanged state.

Restoration

The action, which aims to reveal the special value of the building by returning it to a previous state in its history.

Revenue Funding

This type of funding covers running costs and salaries.

Scheduled Monument

A monument of national importance as defined by the Ancient Monuments and Archaeological Areas Act 1979. Any works to these structures need prior written consent from Scottish Ministers sought through Historic Scotland.

Town Scheme

These projects aim to tackle specific problems usually in Conservation areas to encourage the repair and restoration of the original features or removal of accumulations.

Townscape Heritage Initiative (THI)

Set up in 1998 the purpose of these initiatives is to tackle the problems of decay in historic buildings within certain Conservation Areas and help revitalise local economies.

VAT

Value added tax.

A. Conservation Areas

The strategy emphasises the opportunity for community regeneration and the need to prioritise action in the context of limited resources. This means prioritising action within areas already covered by statutory designations, such as conservation areas, which offer most potential for community regeneration. Given there are currently nine conservation areas, there is also a need to prioritise within this list.

Issues	Initial Proposals for Action	Priority/Timescale
<p>(i) Address commitments made in the Falkirk Council Structure Plan and Falkirk Council Local Plan: including undertaking character appraisals of individual conservation areas as an aid to preparation for any boundary reviews; reviewing the operation of policies and statutory controls; the preparation of specific design guidance and the preparation of enhancement plans as resources permit.</p> <p>Bo'ness Town Centre Conservation Area</p> <p>(ii) For this area a character appraisal has been completed, a townscape heritage initiative has begun, a funding package developed, a project officer appointed and a funding package has been prepared for administration of grants. A Key issue in relation to town centre and community regeneration.</p> <p>Airth Conservation Area</p> <p>(iii) A character appraisal has been completed and enhancement proposals have been prepared with the assistance of consultants. Some initial funding has been identified and there is a need to secure a full package of funding in partnership with others. Community Consultation has begun with further consultation on detail required.</p>	<p>Prepare and seek approval for a prioritised programme of action to address this issue as outlined in the list of conservation areas below.</p> <p>Implement approved Bo'ness Townscape Initiative as per agreed programme.</p> <p>a) Prepare bids for additional external funding to implement enhancement proposals.</p> <p>b) Initiate implementation of enhancement proposals in phased programme of works.</p> <p>c) Prepare specific guidance for tenants/property owners on design, use of materials for key issues (e.g. window replacement).</p>	<p>Priorities included in the list below.</p> <p>Priority 1 Conservation Area Boundary & Article 4 Review 2005 Priority Project TH1 Project Implementation 2005 - 2008</p> <p>Priority 1 Conservation Area Boundary & Article 4 Review 2006 Priority Project to Implement Enhancement Plan (as stated in Development Plan) over 2006 - 2008</p>

A. Conservation Areas....cont'd		
Issues	Initial Proposals for Action	Priority/Timescale
<p>Falkirk Town Centre Conservation Area</p> <p>(iv) Because of its large scale and complexity this area presents particular challenges when considering action on built heritage conservation. The high level of commercial activity and the wide range of ownerships are particular issues. The area can also be subject to major development pressure and rapid change ownership.</p> <p>(v) A full character appraisal is an essential prerequisite of any action in this area and further consideration of the approach to the funding and delivery mechanism for action is required.</p>	<p>a) Carry out a detailed character appraisal to provide an up to date picture of the built heritage resource, the need for boundary change and options for enhancement.</p> <p>b) Consider and report on options for funding enhancement measures in Falkirk Town Centre Conservation Area including the integration of such action with future town centre design, property development and enhancement measures.</p>	<p>Priority 1 Conservation Area Appraisal 06 Conservation Area Boundary & Article 4 Review 2007 Priority Project to Produce Enhancement Plan & Mechanism by 2006 - 2007 Implementation 2007 -2010</p>

A. Conservation Areas....cont'd		
Issues	Initial Proposals for Action	Priority/Timescale
<p>Other Conservation Areas</p> <p>Letham Allandale Planned Industrial Villages</p> <p>Arnothill, Falkirk Grange, Bo'ness Victorian Villas</p> <p>Dunmore Muirhouses Planned Estate Villages</p> <p>(vi) All of the above areas, while differing in physical appearance and characteristics are subject to similar pressures and problems which threaten their integrity to some degree. All are predominantly residential areas ranging from high value stone villas to more modest, Council owned properties.</p> <p>(vii) There are ongoing pressures for alterations or extensions to property which, unless well controlled, can threaten the quality and integrity of the area. In some cases there are issues of unsightly gap sites, poorly maintained public spaces, poor quality street furniture and inappropriate signage.</p> <p>(viii) There is also an outstanding commitment in the Development Plan to prepare character appraisals for each of these areas as a starting point for further action.</p>	<p>Undertake character appraisals of each conservation area and use these to review existing boundaries and Article 4 Directions, prepare detailed design guidance and draw up enhancement schemes as resources permit.</p>	<p>Priority 2 These rank as a lower priority than the three Conservation Areas noted before. Considering these six areas it is proposed that these be addressed in the following order reflecting their character and current status:</p> <ol style="list-style-type: none"> 1) Letham Character Appraisal 2008 Conservation Area Boundary & Article 4 Review 2009 2) Allandale Character Appraisal 2008 Conservation Area Boundary & Article 4 Review 2009 3) Muirhouses Character Appraisal 2008 Conservation Area Boundary & Article 4 Review 2009 4) Dunmore Character Appraisal 2009 Conservation Area Boundary & Article 4 Review 2010 5) The Grange Character Appraisal 2009 Conservation Area Boundary & Article 4 Review 2010 6) Arnothill Character Appraisal 2009 Conservation Area Boundary & Article 4 Review 2010

B. Listed Buildings		
Issues	Initial Proposals for Action	Priority/Timescale
<p>(i) The operation of a "Buildings at Risk Register" has also been important in highlighting listed buildings under threat.</p>	<p>Monitor Buildings at Risk Register - regular liaison with Scottish Civic Trust.</p>	Ongoing
	<p>Develop a procedure for tackling buildings at risk, setting out duties, powers, responsibilities and options for action.</p> <p>Circulate extracts from the Buildings at Risk Register to relevant Building Preservation Trusts, the Architectural Heritage Fund and the Association of Preservation Trusts.</p>	By Dec 06 ongoing
<p>(ii) Issues relating to listed buildings are well recognised in the local plan. These include damage through inappropriate development or alteration; buildings becoming disused and falling into disrepair, the threat of demolition and inappropriate works within the curtilage of buildings.</p>	<p>Actions in this topic area are essentially to ensure that established policies are consistently and rigorously applied to avoid loss or deterioration of the heritage resource.</p>	Part of overall review of approach through the Development Control system by Dec 06
	<p>Other actions within this strategy will also address this issue including:</p>	See other relevant actions
	<p>Investigating the establishment of a grant scheme for improvement.</p>	See other relevant actions
	<p>Maximising the availability of external funding for conservation work.</p>	See other relevant actions
	<p>Raising awareness in the community and within the Council of the significance of the local built heritage.</p>	See other relevant actions
	<p>Undertaking a review of Council owned heritage property.</p>	See other relevant actions

B. Listed Buildings....cont'd		
Issues	Initial Proposals for Action	Priority/Timescale
	<p>Training for Council staff involved in the development process. This will include coverage of listed building enforcement and other duties and powers of the Council.</p> <p>Promoting improved standards of building repair/maintenance and develop traditional building skills in implementing the Built Heritage Strategy.</p>	<p>See other relevant actions</p> <p>See other relevant actions</p>

C. Areas of Townscape Value		
Issues	Initial Proposals for Action	Priority/Timescale
<p>(i) This designation includes areas which although not currently designated as Conservation Areas, form coherent and historically interesting groupings of buildings which may merit such designation.</p> <p>(ii) There is a commitment in the Local Plan (finalised draft) to undertake assessments of Areas of Townscape Value to determine whether these merit Conservation Area status.</p>	<p>Prepare a supplementary planning guidance note which aims to ensure that the particular characteristics and qualities of these areas are recognised, protected and enhanced within the development process.</p>	<p>Priority 3 Initiate 2007</p>
	<p>Undertake initial character appraisals of the following areas to determine whether any merit further detailed appraisal leading to designation as conservation areas:</p> <p>The Woodlands area of Falkirk Terraced Cottages in the Grahamston area Grahams Road frontages, Falkirk Sandstone properties south of the Town Centre in Bo'ness. Parts of Bridgeness, Bo'ness Parts of Bo'ness Road, Grangemouth Westquarter Village Old Polmont Parts of Station Road, Polmont Parts of South Broomage, Larbert</p>	<p>Priority 3 Initiate 2007</p>

D. Ancient Monuments and Archaeological Sites		
Issues	Initial Proposals for Action	Priority/Timescale
<p>(i) Sound policies exist to ensure the protection or investigation of heritage resources in this category including Ancient Monuments of National or International Importance and more numerous unscheduled monuments of regional or local significance with no statutory protection. All sites are fragile and irreplaceable and are material considerations in the planning process. The main issues are associated with the consistent application of these policies, the resources available for implementing action and availability of information to influence and guide decisions.</p> <p>(ii) Specific issues include:</p> <ul style="list-style-type: none"> ❖ The need for a dedicated budget to promote action, such as site investigations. ❖ The need to review standard conditions applied to development applications involving archaeology. ❖ The need for more readily accessible data on archaeology including the Sites and Monuments record held by Community Services. <p>(iii) The need for the Council to demonstrate best practice by investigating both the status and management of protected features or property within their ownership.</p>	<p>A range of actions will be considered to address the issues described. It should be noted that all are constrained by the availability of staff and financial resources to deliver actions. It will be necessary to further investigate the feasibility of implementation in all cases.</p> <p>Actions</p> <p>a) Review Standard Conditions applied to planning consents involving archaeology to assess effectiveness and continuing relevance.</p> <p>b) Establish a budget dedicated to action on archaeological features including site investigation, promotion and publicity.</p> <p>c) Initiate internal training for staff involved in development policy and control regarding archaeology.</p> <p>d) Develop an integrated, Historic Environment Records database incorporating information on : Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Non Scheduled Sites of Local Importance. Make this accessible to all Council Services. Investigate the use of Forth Valley GIS or other consultants to produce such an integrated database.</p> <p>e) Review and report on sites and monuments within Council ownership, assessing condition and the need for action.</p>	<p>To be determined</p>

D. Ancient Monuments and Archaeological Sites....cont'd		
Issues	Initial Proposals for Action	Priority/Timescale
<p>(iv) Archaeological sites can be classified as follows:</p> <p>World Heritage Sites (WHS) The Antonine Wall is already designated in many parts as a Scheduled Ancient Monument and reference is made to it in the Council's Development Plans. Further partnership working and information will be required on the potential implications of WHS status to which the Council is fully committed.</p> <p>Whilst WHS status is non-statutory, it could impact on Planning applications proposed in the vicinity of the Wall given that it will an important material planning consideration.</p> <p>Scheduled Ancient Monuments (SAMs) Section 1 of the Ancient Monuments and Archaeological Act 1979 requires The Scottish Ministers to maintain and publish a Schedule of monuments of national importance. These monuments fall into broad categories ranging from: prehistoric, Roman, Ecclesiastical, Secular and Industrial. SAM consent is required from the Scottish Minister for any work including repairs, which affect a SAM. There are some 87 SAM in the Falkirk Council area.</p> <p>The main issues are those of records management, policy provision and survey / inspection.</p>	<p>Antonine Wall World Heritage Site WHS status can bring considerable benefits to the area along with responsibilities. Officers will be required to attend and provide input to the work of the Steering Group, consisting of Historic Scotland and other agencies, to take forward the nomination of The Antonine Wall as a proposed WHS and its future implementation. (including the consideration of possible buffer zones)</p> <p>Scheduled Ancient Monuments a) Ensure that the List of Scheduled Ancient Monuments is regularly maintained and incorporated into an integrated Historic Environment Record (HER -see above action) and the Council's GIS system.</p> <p>b) Ensure appropriate Policies are included in the Development Plan.</p>	<p>Ongoing</p> <p>Ongoing by Dec 07</p> <p>Ongoing</p>

D. Ancient Monuments and Archaeological Sites....cont'd		
Issues	Initial Proposals for Action	Priority/Timescale
<p>Other Archaeological Sites Sites which are not scheduled will still be material considerations in the planning process and should be subject to appropriate assessment and evaluation where development is proposed.</p>	<p>Other Archaeological Sites Ensure that during the development control process any site or area of known or suspected archaeological interest is identified, and the developer required to undertake and make available to the planning authority a professional archaeological assessment and if necessary, a field evaluation.</p>	Ongoing
<p>Local Sites and Monuments Record (LSMR) The vast majority of archaeological sites within the Council area are not scheduled and have no statutory protection other than protection under the policies of the Development Plan.</p>	<p>Local Sites and Monuments Record</p> <p>a) Investigate the integration of the LSMR data base with the Council's GIS;</p>	
<p>Some of these sites may become scheduled over time, but many will not meet the required criteria and will remain of regional or local importance. These sites from Falkirk Council's Local Sites and Monuments Records, held by the Council's Museums service.</p>	<p>b) Investigate the systematic survey and recording of sites or areas of known or suspected archaeological interest;</p>	During 2006
<p>Unfortunately, the register is not compatible with the Council's GIS and is not readily accessible by appropriate Development Services staff who deal with the development process.</p>	<p>c) Investigate the inclusion of the data set on the Council's web site.</p>	By 2007

E. Historic Gardens and Designed Landscapes		
Issues	Initial Proposals for Action	Priority/Timescale
<p>(i) An inventory of such areas is prepared and maintained by Historic Scotland and Scottish Natural Heritage.</p> <p>(ii) Once a site is included this affords a measure of protection by dictating that this status becomes a material consideration in decisions on planning applications. There are only two such sites with this designation in the Falkirk Council area.</p> <p>(iii) There are however a number of possible candidate sites that merit consideration, with partner organisations, when the Inventory is under review.</p>	<p>1) Liaise with partner organisations including, Historic Scotland and Scottish Natural Heritage, on future reviews of the Inventory.</p> <p>2) Investigate potential candidate sites that meet the criteria to increase the number of sites within the Council area from a possible list including:</p> <p>Callendar House and Grounds South Bantaskine Estate Larbert House (RSNH) Grounds Kinneil Estate Parkhill House Estate Millfield Estate, Polmont Airth Castle Muiravonside Estate Powfoulis Carriden House Dunmore Estate Carron House</p>	<p>Ongoing as required</p> <p>Priority 3 during 2007</p>

F. - General : Profile, Resources and Best Practice		
Issues	Initial Proposals for Action	Priority/Timescale
(i) There is a general need to raise awareness and understanding of the local built heritage within the Council and the Community and the contribution it can make to the quality of life in the area.	a) Publicise the strategy and include this and general information on local built heritage on the Council web site.	Priority 1 - Jan-March 06
	b) Produce information on the significance of local built heritage using a range of media	Priority 2 - Jan 07 ongoing
	c) Co-ordinate an annual "Doors Open Day" event focussed on the built heritage and access to it.	Ongoing Annual Event
	d) Prepare a range of Supplementary Planning Guidance on key issues relating to built heritage aimed at improving heritage quality for the public and developers.	Prepared over period 2006-2007 Priority subject list to be identified
(ii) There is a need to review the resource dedicated to built heritage conservation in the light of established commitments and actions identified in this strategy.	a) Review current work plans and reallocate staff within Development Services to action, such as Conservation Area Appraisals, Supplementary Planning Guidance and specific project management.	Priority 1 - March 06 onwards
	b) Consider the temporary appointment of project officers to implement key project actions as per the Bo'ness THI Officer.	Priority 1 - March 06
	c) The use of consultants to implement key issues such as conservation area appraisals, project specification, implementation and management.	Part of the above
	d) Explore the options for cross service project teams to implement specific projects and actions.	Part of the above

F. General : Profile, Resources and Best Practice....cont'd		
Issues	Initial Proposals for Action	Priority/Timescale
(iii) The need to review the allocation of Council funding for built heritage action.	a) Redirect a proportion of other Council budgets to deliver built heritage conservation objectives.	by March 06 onwards
	b) Investigate the re-introduction of Council grant schemes to provide an incentive to property owners in carrying out conservation work.	Report by April 07
(iv) There is a need to secure additional amounts of external funding to accelerate action to conserve and enhance the built heritage.	a) Compile and publish Built Heritage Strategy as a key prerequisite of applications for partnership funding.	Priority 1 approved by March 06
	b) Complete appropriate Conservation Area Appraisals to support applications for funding.	see Conservation Areas
	c) From a) identify sources of Council funding to act as matched funding. (see iii a & b above)	see above
	d) Liase with the Councils External Funding Unit to identify possible sources of funds for built heritage conservation projects and assistance with applications.	by March 06 onwards
	e) Consider the use of specialist consultants to develop applications for external funding.	by March 06 onwards
	f) Investigate and report on other methods of delivering action on built heritage and securing additional funding, including the establishment of a local built heritage trust.	Report by August 06

F. General : Profile, Resources and Best Practice....cont'd		
Issues	Initial Proposals for Action	Priority/Timescale
<p>(v) There is a need for the Council to continue to lead by example in the way that it manages and enhances Council owned heritage property.</p>	<p>a) Publicise examples of good practice in relation to Council action to promote heritage conservation and enhancement within its property and landholdings.</p>	<p>Part of publicity media - Jan 07 ongoing</p>
	<p>b) Review and record all property sites and features of built heritage value within Council ownership.</p>	<p>by Dec 06</p>
<p>(vi) There is a need for the Council to review existing legislation and powers to better promote built heritage conservation and avoid deterioration of the current heritage resource.</p>	<p>a) Review the current approach to built heritage issues within the development control system, including the use of conditions, access to information, enforcement of conditions and monitoring of development affecting built heritage.</p>	<p>by Dec 06</p>
	<p>b) Prepare a series of Supplementary Planning Guidance or advice notes to: inform individuals, property owners, developers and applicants of the preferred approach to built heritage conservation.</p>	<p>Prepared over period 2006 - 2007</p>

Appendix 1 : National Policy, Legislation and Publications

PRIMARY LEGISLATION

Historic Buildings and Monuments Act 1953
Ancient Monuments and Archaeological Areas Act 1979
Town and Country Planning (Scotland) Act 1997
Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

SECONDARY LEGISLATION

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/223)
The Town and Country Planning (General Development Procedure) (Scotland) Order 1992 (SI 1992/224)
Town and Country Planning (Listed Buildings and Buildings in Conservation Areas)(Scotland) Regulations 1987 (SI1987/1592)

CIRCULARS

17/1987 New Provisions and Revised Guidance related to Listed Buildings and Conservation Areas.
5/1992 The Town and Country Planning (General Permitted Development) (Scotland) Order 1992
6/1992 The Town and Country Planning (General Development Procedure) (Scotland) Order 1992
15/1995 The Town and Country Planning (Demolition which is not development) (Scotland) Direction 1994
12/1996 The Town and Country Planning (Scotland) Act 1972 Planning Agreements
30/1996 Consultation with the Royal Fine Arts Commission for Scotland
4/1997 Notification of Planning Applications
4/1998 The Use of Conditions in Planning Permissions

NATIONAL PLANNING POLICY GUIDELINES

NPPG 1 The Planning System
NPPG 3 (revised 1996) Land for Housing
NPPG 5 Archaeology and Planning
NPPG 8 (revised 1998) Town Centres and Retailing
NPPG 14 Natural Heritage
NPPG 17 Transport and Planning
NPPG 18 Planning and the Historic Environment
SPP 20 Role of Architecture and Design Scotland

OTHER GOVERNEMENT GUIDANCE

The Memorandum of Guidance on Listed Buildings and Conservation areas (Revised 1998) (Issued under cover of Historic Scotland Circular 1/1998)

PLANNING ADVICE NOTES

PAN 37 Structure Planning
PAN 40 Development Control
PAN 42 Archaeology
PAN 49 Local Planning
PAN 52 Planning and Small Towns
PAN 68 Design Statements
PAN 71 Conservation Area Management

BRITISH STANDARD

BS 7913 Guide to the principles of the conservation of historic buildings

HISTORIC SCOTLAND PUBLICATIONS

The Scottish Burgh Survey (see annex B of PAN 52)

Dictionary of Scottish Building

A future for Stone in Scotland

Stone-cleaning - guide for practitioners

The Repair of Historic Buildings in Scotland - Advice on Principles and methods

The Conservation of Timber Sash and Case Windows, Practitioner's Guide No 3
Passed to the Future

Technical Advice Notes (TANs)

TAN 1 Preparation and Use of Lime Mortars (revised 2003)

TAN 2 Conservation of Plasterwork (revised 2002)

TAN 4 Thatch and Thatching Techniques -
A Guide to Conserving Scottish Thatching Traditions

TAN 5 The Hebridean Blackhouse -
A Guide to Materials, Construction and Maintenance

TAN 6 Earth Structures and Construction in Scotland

TAN 7 Access to the Built Heritage

TAN 8 Guide to International Conservation Charters

TAN 9 Stonecleaning of Granite Buildings

TAN 10 Biological Growths on Sandstone Buildings: Controls and Treatment

TAN 11 Fire Protection Measures in Scottish Historic Buildings

TAN 12 Quarries of Scotland

TAN 13 The Archaeology of Scottish Thatch

TAN 14 The Installation of Sprinkler Systems in Historic Buildings

TAN 15 External Lime Coatings on Traditional Buildings

TAN 16 Burrowing Animals and Archaeology

TAN 17 Bracken and Archaeology

TAN 18 The Treatment of Graffiti on Historic Surfaces

TAN 19 Scottish Aggregates for Building Conservation

TAN 20 Corrosion in Masonry Clad Early Twentieth Century Steel Framed Buildings

TAN 21 Scottish Slate Quarries

TAN 22 Fire Risk Management in Heritage Buildings

TAN 23 Non-destructive Investigation of Standing Structures

TAN 24 The Environmental Control of Dry Rot

TAN 25 Maintenance and Repair of Cleaned Stone Buildings

TAN 26 Care and Conservation of 17th Century Plasterwork in Scotland

TAN 27 Development and Archaeology in Historic Towns and Cities

TAN 28 Fire Safety Management in Heritage Buildings

TAN 29 Corrugated Iron and Other Ferrous Metal Cladding

RCAHMS Publications

Stirlingshire. An Inventory of the Ancient Monuments (out of print but available to consult at the RCAHMS public search room Tel. 0131 662 1456)

Appendix 2 : Finalised Falkirk Council Local Plan Built Heritage Policies

EQ3 TOWNSCAPE DESIGN

New development will be required to contribute positively to the quality of the built environment. Proposals should accord with the following criteria:

- (1) The siting, layout and density of new development should create a coherent structure of streets, amenity space and buildings which respects and complements the site's environs and creates a sense of identity within the development;
- (2) Streets and public spaces should have buildings fronting them, and where this is not possible, a high quality architectural or landscape treatment will be required as an alternative;
- (3) The design of new buildings should reflect the surrounding urban fabric in terms of scale, height, massing and building line;
- (4) Building materials, finishes and colours should be chosen to complement those prevailing in the local area;
- (5) Existing buildings or structures which contribute to the local townscape should be retained and integrated sensitively into the layout; and
- (6) The contribution to the townscape of important landmarks, skylines and views should be respected.

EQ4 LANDSCAPE DESIGN

Development proposals should include a landscape framework which enhances the development and assists integration with its surroundings. The landscape scheme should:

- (1) Be informed by the surrounding landscape;
- (2) Retain and incorporate existing vegetation, natural and cultural features where they contribute to the amenity and biodiversity of the site, with provision for replacement planting where removal is authorised;
- (3) Integrate with strategies for the provision of open space, pedestrian access, and sustainable urban drainage systems on the site;
- (4) Promote biodiversity, including the use of native tree and plant species (see Policy EQ25)
- (5) Incorporate robust structure planting to provide structure in larger developments, and screen the edge of developments where necessary;
- (6) Incorporate street trees and informal open space planting to assist in structuring and unifying streets and spaces;
- (7) Incorporate high quality hard landscaping, including surface materials, boundary enclosures and street furniture which are robust and complement the development; and
- (8) Demonstrate that satisfactory arrangements have been made for the future maintenance and management of all landscaped areas.

EQ5 DESIGN AND COMMUNITY SAFETY

Development proposals should create a safe and secure environment for all users through the application of the following principles:

- (1) Buildings, public spaces, access routes and parking areas should benefit from a high level of natural surveillance;
- (2) Boundaries between public and private space should be clearly defined; and
- (3) Access routes should be direct, clearly defined and well lit, with recognised points of entry.

EQ9 PUBLIC ART

The Council will encourage the incorporation of public art in the design of buildings and the public realm. Developers will be required to adopt 'Percent for Art' schemes in respect of major development schemes.

EQ12 CONSERVATION AREAS

The Council will protect the historic character and visual amenity of each Conservation Area. Accordingly:

- (1) The Council will prepare Character Appraisals of individual Conservation Areas and, on the basis of these, will review existing boundaries and Article 4 Directions, prepare detailed design guidance as appropriate, and draw up enhancement schemes as resources permit;
- (2) New development in Conservation Areas, including extensions and alterations to existing buildings, will only be permitted where it preserves or enhances the character of the area, with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features;
- (3) Demolition of buildings within Conservation Areas will not be permitted unless they make no material contribution to the character and appearance of the area. Where demolition is proposed, the considerations set out in Section 4.26 of the Memorandum of Guidance should be adhered to; and
- (4) Replacement windows, doors, roofs, rainwater goods, boundary treatments and other features on unlisted buildings in Conservation Areas should preserve or enhance the character of the Conservation Area in terms of appearance, detailing and materials.

EQ13 AREAS OF TOWNSCAPE VALUE

The Council recognises the architectural and historic merit and potential of the additional areas of townscape value identified on the Proposals Map, which do not currently have Conservation Area status. Within these areas:

- (1) The Council will undertake Character Appraisals to determine whether the areas merit designation as Conservation Areas, either as new Conservation Areas, or as extensions to existing ones; and
- (2) Development proposals will be required to fit with the distinctive character of the area with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features.

EQ14 LISTED BUILDINGS

The Council will seek to preserve the character and appearance of listed buildings. Accordingly:

- (1) Demolition of a listed building will not be permitted unless it has been demonstrated beyond all reasonable doubt that the building cannot, practically, be retained and re-used. Where demolition is proposed, it will only be considered in conjunction with detailed proposals for suitable redevelopment of the site;
- (2) Extensions and alterations to listed buildings will only be permitted where the character and integrity of the building, and all features of architectural or historic interest, will be preserved;
- (3) Development which would adversely affect the setting of a listed building will not be permitted; and
- (4) The re-use of vacant listed buildings will be encouraged, provided that the proposal would have no adverse effect on the character of the building, its setting or the amenity of the area.

EQ16 SITES OF ARCHAEOLOGICAL INTEREST

The Council will seek to protect and conserve archaeological and historic features of significance and their settings. Accordingly:

- (1) There will be a presumption against development which would destroy or adversely affect Scheduled Ancient Monuments and other sites of archaeological or historic interest and their settings;
- (2) Archaeological sites where development is permitted will be excavated and recorded. The Council supports Historic Scotland's policy to seek developer funding for any necessary excavation, recording and publication works; and
- (3) The Council endorses the provisions of the British Archaeologists and Developers Liaison Group Code of Practice.

EQ17 ANTONINE WALL

Along the Antonine Wall, there will be a presumption against development proposals which would adversely affect the line, setting and amenity of the Wall. Proposals which would lead to sympathetic use of the Wall for tourism, recreation and interpretation will generally be supported.

EQ18 HISTORIC GARDENS AND DESIGNED LANDSCAPES

There will be a general presumption against development which would adversely affect the character or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland' and other historic gardens and landscapes of national, regional or local significance. The Council will seek to encourage sensitive management of historic gardens and designed landscapes.

SC6 HOUSING DENSITY AND AMENITY

- (1) Overall density in new residential developments should conform to the indicative capacity shown for allocated sites or, in the case of windfall sites, be dictated by the character of the surrounding area and the design objectives for the site. Higher densities may be allowed where it is clearly demonstrated that this will assist in achieving design excellence.
- (2) On large sites, housing density should be varied to create areas of different character, reflecting the structure of streets and spaces in the development. A mix of housing types will be required.
- (3) Adequate properly screened private amenity space should be provided for dwellinghouses. In flatted developments, communal space for clothes drying and private amenity should be provided.
- (4) Housing layouts should be designed to ensure adequate privacy and to avoid excessive overshadowing of houses or garden ground. A minimum distance between overlooking windows of 18 metres will generally be required.

SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected; and
- (5) the proposed vehicular access and other infrastructure is of an adequate standard.

SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.

Appendix 3 : List of Local Plan Built Heritage Resource Listed Buildings (correct to 21st March 2006)

REF. NO.	LOCATION	CATEGORY	GRID REF.
ABERCORN PARISH (ABE)			
ABE 1	Mannerston Farmhouse	B	NT 047 893
AIRTH PARISH (AIR)			
AIR 1	North Church	B	NS 8976 8771
AIR 2	Ruined Church near Airth Castle	A	NS 9003 8685
AIR 3	Airth Mercat Cross	A	NS 8990 8753
AIR 4	View Villa	B	NS 8990 8755
AIR 5	Elphinstone Inn	C(s)	NS 8993 8754
AIR 6	School House, Rosebank	B	NS 8981 8760
AIR 7	No 16 Shore Road	B	NS 8993 8766
AIR 8	No 18 Shore Road (Logan Lea)	B	NS 8993 8767
AIR 9	Rothesay Villa	C(s)	NS 8995 8772
AIR 10	Captain's House, 44 Paul Drive	B	NS 8998 8775
AIR 11(A)	Airth Castle	A	NS 9000 8683
AIR 11(B)	Airth Castle, Sundial (missing)	B	
AIR 11(C)	Airth Castle, Stables	B	NS 8987 8687
AIR 11(D)	Airth Castle, Old Cross	C(s)	NS 8991 8706
AIR 11(E)	Airth Castle, Gateway	B	NS 9020 8695
AIR 12	Kersie Mains	B	NS 8719 9111
AIR 13	South Kersie	C(s)	NS 8731 9049
AIR 14	Garden Wall & Pineapple, Dunmore Park	A	NS 8889 8854
AIR 15	Dunmore Stables & Dovecot	B	NS 8832 8906
AIR 16	Elphinstone Tower, Dunmore Park	C(s)	NS 8902 8892
AIR 17	The Parsonage, Dunmore	B	NS 8924 8856
AIR 18	East Lodge, Dunmore Park	B	NS 8936 8806
AIR 19	The Smithy & Bankside, Dunmore	B	NS 8941 8950
AIR 20	Ivy Cottages (2 dwellings), Dunmore	B	NS 8940 8946
AIR 21	4 Dwellings Dated 1854, Dunmore	B	NS 8939 8943
AIR 22	Rose Cottages (2 dwellings), Dunmore	B	NS 8938 8940
AIR 23	Forth View & Viewfield, Dated 1840, Dunmore	B	NS 8934 8939
AIR 24	5 Dwellings, Dunmore	B	NS 8933 8946
AIR 25	Strath-Earn (3 dwellings), Dunmore	B	NS 8935 8950
AIR26	Club's Tomb, Linkfield	C(s)	NS 8810 8744
AIR 27(A)	Powfowlis Manor Hotel	B	NS 9180 8564
AIR 27(B)	Powfowlis Stables & Dovecot	B	NS 9185 8571
AIR 28	Dunmore Park	B	NS 8848 8920
BO'NESS & CARRIDEN PARISH (B&CP)			
B&CP 6	Inveravon Tower	C(s)	NS 9537 7978
B&CP 10	Blackness House	B	NT 0491 7998
B&CP 11	Blackness Castle	A	NT 0554 8026
B&CP11(A)	Low Valley House, Blackness	C(s)	NT 0511 8001
B&CP 12	River Avon Railway Viaduct	B	NS 9675 7856
B&CP 13	Airngarth Farm	B	NS 0015 7919
BO'NESS BURGH (BNS) PART 1 FALKIRK COUNCIL			
BNS 1	Bo'ness Heritage Area, Bo'ness Station, Former Haymarket Train Shed, Former Wormit Station Building, Signal Box, Footbridge, Goods Office, Goods Yard, Water Tank and Lamp Standards	A	NT 00395 81707
BNS 2	19 Church Wynd	C(s)	NS 99720 81528
BNS 3	Church Wynd, Graveyards Including Boundary Walls	A	NS 99691 81481
BNS 4	43 - 51 (Odd Nos.) Corbiehall Including Boundary Walls	B	NS 99614 81460
BNS 5	101 and 103 Corbiehall Including Boundary Walls	C(s)	NS 99518 81416

REF. NO.	LOCATION	CATEGORY	GRID REF.
BO'NESS BURGH (BNS) PART 1 FALKIRK COUNCIL (cont'd)			
BNS 6	26 East Pier Street, Post Office Including Boundary Walls and Gatepiers	C(s)	NS 9993081772
BNS 7	2 - 6 (Even Nos.) Main Street, The Bo'ness Tavern	C(s)	NS 00013 81666
BNS 8	8 and 10 Main Street, Ye Olde Carriers Quarters	C(s)	NS 00025 81666
BNS 9	1 Market Street	C(s)	NS 99893 81677
BNS 10	Market Street, Clydesdale Bank	B	NS 99873 81699
BNS 11	Market Street, K6 Telephone Kiosk	B	NS 99875 81703
BNS 12	15 North Street and 27 Waggon Road	B	NS 99762 81663
BNS 13	25, 27 and 29 North Street	C(s)	NS 99779 81680
BNS 14	31, 33 and 35 North Street Including Boundary Walls	C(s)	NS 99787 81696
BNS 15	37-43 (Odd Nos.) North Street and 7-9 Scotland's Close	B	NS 99816 81708
BNS 16	49 North Street, Dymocks Buildings with Scotland's Close Warehouse and Service Court	A	NS 99823 81722
BNS 17	57 North Street	C(s)	NS 99852 81742
BNS 18	42 - 54 (Even Nos.) North Street, Anchor Tavern	C(s)	NS 99845 81708
BNS 19	50 and 52 North Street	C(s)	NS 99851 81708
BNS 20	74 North Street	B	NS 99898 81670
BNS 21	North Street, Clock and Lamp Standard	C(s)	NS 99870 81736
BNS 22	North Street, The Hippodrome	A	NS 99841 81687
BNS 23	North Street and Market Street, Jubilee Fountain	C(s)	NS 99885 81703
BNS 24	Providence Brae, Former St Mary's Roman Catholic Church Including Boundary Wall and Gatepier	B	NS 99819 81531
BNS 25	37 Scotland's Close	C(s)	NS 99 81
BNS 26	39 - 49 (Odd Nos.) Scotland's Close	B	NS 99796 81725
BNS 27	Scotland's Close, Bo'ness Public Library, Former Old West Pier Tavern	B	NS 99809 81734
BNS 28	1 - 11 (Odd Nos.) Seaview Place	C(s)	NS 99744 81603
BNS 29	15 Seaview Place, Former Bank and Burgh Chambers Including Boundary Wall and Gatepier	C(s)	NS 99717 81575
BNS 30	1 and 3 South Street with 12 North Street	C(s)	NS 99768 81647
BNS 31	5 and 7 South Street with 14 North Street	C(s)	NS 99780 81648
BNS 32	9 South Street	C(s)	NS 99787 81646
BNS 33	11 South Street	C(s)	NS 99799 81650
BNS 34	13 South Street, Former Tolbooth	B	NS 99808 81651
BNS 35	15 and 17 South Street	C(s)	NS 99818 81651
BNS 36	23 - 29 (Odd Nos.) South Street, Anderson Building	C(s)	NS 99851 81658
BNS 37	31 and 33 South Street	C(s)	NS 99865 81660
BNS 38	35 - 41 (Odd Nos.) South Street	C(s)	NS 99896 81662
BNS 39	43 and 45 South Street	C(s)	NS 99908 81665
BNS 40	47 and 49 South Street	C(s)	NS 99915 81668
BNS 41	24 - 32 (Even Nos.) South Street	C(s)	NS 99810 81628
BNS 42	44 South Street, Turf Tavern	C(s)	NS 99857 81636
BNS 43	50 and 52 South Street	C(s)	NS 99876 81632
BNS 44	54 - 60 (Even Nos.) South Street	B	NS 99887 81638
BNS 45	62 South Street	C(s)	NS 99915 81639
BNS 46	64, 64A and 66 South Street	C(s)	NS 99925 81642
BNS 47	68 and 70 South Street	C(s)	NS 99932 81644
BNS 48	37 Stewart Avenue, Former Liberal Hall	C(s)	NS 99823 81522
BNS 49	Stewart Avenue, War Memorial	C(s)	NS 99678 81410
BNS 50	14 - 20 (Even Nos.) Union Street and 3 - 11 (Odd Nos.) Register Street, Former Custom House	B	NS 99979 81794
BNS 51	58 - 62 (Even Nos.) Union Street, Former Foundry Offices	B	NT 00170 81740
BNS 52	Union Street, Harbour and Dock	C(s)	NT 00003 81895
BNS 53	29 - 43 (Odd Nos.) Waggon Road and 9 North Street, The Granary	B	NS 99755 81658

REF. NO.	LOCATION	CATEGORY	GRID REF.
BO'NESS BURGH (BNS) FALKIRK DISTRICT COUNCIL			
(those not on the revised list Bo'ness Burgh Part 1 above)			
BNS 1	Craigmailen UF Church	B	NS 99865 81350
BNS 2	Bridgeness Cottage	B	NT 01460 81440
BNS 3	Kinnigars Park Dovecot	C(s)	NT 01400 81290
BNS 4	Tidings Hill, Cadzow Crescent	B	NS 99000 81280
BNS 5	Carriden House	B	TO 25000 80835
BNS 6	Carriden House, Burial Enclosure	C(s)	NT 02470 80800
BNS 7	Carriden House, Stables	B	NT 02350 80770
BNS 8	Carriden House, Walled Garden	C(s)	NT 02170 80770
BNS 9	Carriden House, Gardener's House	C(s)	NT 02160 80805
BNS 10	Carriden House, Inner Lodge	C(s)	NT 02080 80725
BNS 11	Carriden House, Lodge On Main Road	C(s)	NT 01880 80750
BNS 12	Carriden Parish Church	B	NT 01900 81280
BNS 13	Carriden Old Church	B	NT 01875 81225
BNS 14	Carriden Churchyard (Old Part Only)	C(s)	NT 01890 81220
BNS 15	Viewforth Hotel, Church Wynd	C(s)	NS 99625 81335
BNS 18	The Knowe, Erngath Road	B	NT 00240 81355
BNS 19	Glebe Park Bandstand	B	NS 99825 81430
BNS 20	Caer Edin, Grahamsdyke Avenue	B	NT 00750 81250
BNS 21	St.Andrews Parish Church	B	NT 00670 81340
BNS 22	Bridgeness Tower, Harbour Road	B	NT 01315 81470
BNS 23	Kinneil House	B	NS 98200 80560
BNS 24	Kinneil House, Gatepiers	B	NS 98315 80600
BNS 25	James Watt's Cottage & Boilerhouse	C(s)	NS 98195 80520
BNS 26	Kinneil Cottages, North Of Gatepiers	C(s)	NS 98310 80660
BNS 28	Old Kinneil Kirk, St. Catherines	C(s)	NS 98090 80585
BNS 31	Grangewells, Muirhouses	B	NT 01775 80630
BNS 32	Library House, Muirhouses	B	NT 01840 80545
BNS 33	Old School House & Old School, Muirhouses	B	NT 01865 80540
BNS 34	Carriden Brae Cottages, 18 & 19, Muirhouses	B	NT 01900 80550
BNS 35	Carriden Brae Cottages, 20 & 21, Muirhouses	C(s)	NT 01910 80520
BNS 36	Carriden Brae Cottages, 7 & 8, Muirhouses	B	NT 01880 80510
BNS 37	1 & 2 Hope Cottages, Muirhouses	C(s)	NT 01810 80468
BNS 38	3 & 4 Hope Cottages, Muirhouses	C(s)	NT 01848 80460
BNS 39	5 Hope Cottages, Muirhouses	C(s)	NT 01890 80450
BNS 47	76 North Street	B	NS 99894 81678
BNS 48	Old Kirk (Ch. Of Scotland), Panbrae Road	B	NS 99370 81260
BNS 53	Warehouse, Scotland's Close	B	NS 99800 81720
BNS 61	Town Hall, Stewart Avenue	B	NS 99840 81473
BNS 62	Masonic Hall, Stewart Avenue	C(s)	NS 00040 81525
DENNY AND DUNIPACE BURGH (D&DP)			
D&DP 1	Denny Parish Church, Glasgow Road	B	NS 81165 82745
DENNY PARISH (DNP)			
DNP 1	Church & Hall & Old Graveyard, Dennyloanhead	B	NS 81000 80140
DNP 2	Haggs Church	C(s)	NS 79220 79290
DNP 3	Crown Hotel, Dennyloanhead	C(s)	NS 80930 80080
DNP 4	Old Bridge, Faughlin Burn	B	NS 74225 83340
DNP 5	New Carron Bridge, Carronbridge	B	NS 74840 83840
DNP 6	Duncarron Cottage, 76 Broad Street, Denny	C(s)	NS 81485 82665
DNP 7	Denovan House, Dunipace	B	NS 82050 83380

REF. NO.	LOCATION	CATEGORY	GRID REF.
DUNIPACE PARISH (DUN)			
DUN 1	Dunipace Old Church	B	NS 8203 8326
DUN 2	Church Site and Old Graveyard, Dunipace Park	C(s)	NS 8373 8178
DUN 3	Dovecot, Dunipace Park	B	NS 8382 8191
DUN 4	Dunipace Bridge, Larbert to Denny Road	B	NS 8347 8164
DUN 5	Denovan Mains, Denovan, Dunipace	B	NS 8171 8339
DUN 6	Quarter House, Off Stirling Road	B	NS 8102 8497
DUN 7	Torwood Castle Torwood	A	NS 8369 8437
DUN 8	The Braes incl. Bothies and Outbuildings, Northfield Road, Dunipace	B	NS 7983 8471
FALKIRK BURGH (FAL)			
FAL 1	Old Parish Church, High Street including burial ground, boundary wall & railings	A	NS 88730 80020
FAL 2	Old Parish Church, Churchyard, High Street	B	NS 88750 80000
FAL 3	Falkirk Parish Churchyard Gate	B	NS 88697 79986
FAL 4	Royal Bank Buildings, 2 High Street & 1 Newmarket Street	B	NS 88600 80030
FAL 5	Royal Hotel, High Street.	B	NS 88615 80025
FAL 6	86, 88 High Street & Kirk Wynd	B	NS 88780 79940
FAL 7	Royal Bank, High Street, 1-9 Kirk Wynd, & 25, 27, 29 Manor Street	B	NS 88800 79940
FAL 8	100, 100a High Street	B	NS 88805 79930
FAL 9	102 & 104 High Street	B	NS 88812 79930
FAL 10	106 - 112 High Street	B	NS 88820 79930
FAL 11	Crosswell, High Street	B	
FAL 12	Falkirk Town Steeple, High Street	A	NS 88822 79913
FAL 13	122 High Street	B	NS 88837 79903
FAL 14	124 - 128 High Street	B	NS 88850 79900
FAL 15	130 High Street	B	NS 88860 79900
FAL 16	132 - 136A High Street	B	NS 88867 79898
FAL 17	138 - 140 and 140A High Street	B	NS 88880 79895
FAL 18	142 - 146 High Street	B	NS 88895 79890
FAL 19	148 - 154 High Street	B	NS 88915 79885
FAL 20	105 - 111 High Street (Wilson's Buildings)	B	NS 88800 79900
FAL 21	113 - 117 High Street.	B	NS 88810 79895
FAL 22	119 - 121 High Street.	B	NS 88820 79890
FAL23	123 - 127 High Street	B	NS 88830 79885
FAL24	129 - 131 High Street	B	NS 88850 79880
FAL 25	Falkirk and Counties T.S.B., High Street & 1 Cow Wynd	B	NS 88860 79870
FAL 26	147, 149 High Street & 2 Cow Wynd	B	NS 88885 79870
FAL 27	151 - 155 High Street	B	NS 88900 79870
FAL 28	157 - 161 & 163 High Street	B	NS 88915 79865
FAL 30	Offices (Russell & Aitken), A.M. Cowan) East Side of King's Court and North Side of Bean Row at Rear of 9 Cow Wynd	B	NS 88850 79840
FAL 31	Lint Riggs West Side, (Even Nos.) 20 - 24 High Street and A. Anderson & Son, Newmarket Street	B	NS 88660 80040
FAL 32	Lint Riggs (East Side Odd Nos.), 32 - 34 High Street & Newmarket Bar	B	NS 88690 80020
FAL 33	West Church, West Bridge Street	B	NS 88520 80020
FAL 35	Sheriff Court House Buildings, Hope Street and West Bridge Street	B	NS 88565 80075
FAL 36	Public Library, Hope Street	B	NS 88555 80185
FAL 37	9 Hope Street	B	NS 88550 80290
FAL 38	South African War Memorial, Newmarket Street.	C(s)	NS 88692 80067
FAL 39	Wellington Statue, Newmarket Street	B	NS 88775 80065

REF. NO.	LOCATION	CATEGORY	GRID REF.
FAL 40	St. Andrews Church of Scotland, including halls, Newmarket Street	C(s)	NS 88770 80040
FAL 41	Royal Bank Buildings, 25 - 29 Newmarket Street & 20 Vicar Street	B	NS 88800 80050
FAL 42	Social Work Department, (Former Municipal Buildings), Newmarket Street	C(s)	NS 88700 80090
FAL 43	Christian Institute, 16, 18 Newmarket Street and 1,3 Glebe Street	C(s)	NS 88730 80090
FAL 44	24-38 Vicar Street, Corner of Newmarket Street and 2 - 12 Melville Street	C(s)	NS 88800 80100
FAL 45	9 - 11 Vicar Street	C(s)	NS 88825 80045
FAL 46	Bank of Scotland, 39 - 43 Vicar Street	B	NS 88835 80125
FAL 47	Former Post Office (Front Block Only), 45, 47 Vicar Street	B	NS 88835 80140
FAL 48	Technical Institute, Princess Street and Park Street	C(s)	NS 88890 80090
FAL 49	Orchard Hotel, Kerse Lane	B	NS 88965 80005
FAL 50	Christ Church, Episcopal Church, Kerse Lane	C(s)	NS 89220 80005
FAL 51	Tattie Kirk, Cow Wynd	B	NS 88900 79740
FAL 52	5 Booth Place	C(s)	NS 88840 79770
FAL 53	7 Booth Place	C(s)	NS 88820 79775
FAL 54	Mount House, Pleasance Gardens	C(s)	NS 88635 79790
FAL 55	St. Modans Church, Cochrane Avenue	B	NS 88705 79645
FAL 56	Hatherley Hotel, Arnothill	B	NS 88025 79935
FAL 57	Mayfield, Maggie Woods Loan and Arnothill Lane	B	NS 87965 79955
FAL 57(A)	Eriden, 17 Arnothill	B	NS 88375 79875
FAL 58	Arnotdale, Camelon Road	B	NS 88000 80240
FAL 59	Kilns House, Kilns Road	B	NS 88200 80230
FAL 62	58, 60 Graham's Road	B	NS 88820 80020
FAL 64	Cast Iron Gateway, Grahamston Iron Works, moved to Carron Phoenix	B	NS 88636 80810
FAL 65	Grahamston Church of Scotland, Bute Street	B	NS 88950 80750
FAL 66	Red Lion Inn, Bankside, at Bainsford Bridge	C(s)	NS 88775 81220
FAL 67	Union Inn, Tamfourhill Road, Port Downie	B	NS 86760 80000
FAL 68	Camelon Church of Scotland, St. John's Parish Church, Glasgow Road, Camelon	C(s)	NS 86760 80500
FAL 69	Glenbrae Lodge & Gates, Callendar Park	B	NS 88527 79088
FAL 70	Callendar House	A	NS 89870 79350
FAL 71	Callendar House, Small Bridge on South Axis of House	B	NS 89840 79280
FAL 72	Callendar House, Sundial, removed from site	B	
FAL 73	Callendar House, stable court including cobbled yard	B	NS 89865 79350
FAL 73(A)	Callendar House, Stable blocks, dovecot, cobbled yard and implement shed, boundary walls and gates	B	NS 89720 79460
FAL 73(B)	Callendar House, Former Factor's House	B	NS 89688 79527
FAL 74	Callendar House, Dry Bridge	C(s)	NS 89355 79325
FAL 75	Callendar House, Mausoleum	A	NS 90390 78990
FAL 77	Union Canal Tunnel, Slamannan Road, Prospecthill	B	NS 88140 78985 NS 88390 78400
FAL 78	Union Canal Bridge No. 62, Union Canal	B	NS 87775 79240
FAL 79	Woodend Farm, Hallglen	C(s)	NS 90135 78525
FAL 81	Cottage at Lock 9, Forth & Clyde Canal	C(s)	NS 87860 80475
FAL 83	Cottage at Lock 11, Forth & Clyde Canal	C(s)	NS 87645 80335
FAL 85	Canal Inn, Canal Street	C(s)	NS 86935 80095
FAL 86	22, 24 Canal Street	C(s)	NS 86980 80110
FAL 87	Weir, Carron Iron Works	B	NS 87900 82300
FAL 88	Former Railway Bridge, River Carron	B	NS 88100 82300
FAL 89	Lochgreen Hospital, Main Block, Slamannan Road	B	NS 87300 78500

REF. NO.	LOCATION	CATEGORY	GRID REF.
FAL 90	St. Mary's of the Angels Roman Catholic Church & Presbytery, Glasgow Road, Camelon	A	NS 86410 80560
FAL 91	St. James' Parish Church including Halls, Boundary Walls, Gates and Railings, Thornhill Road, Falkirk	B	NS 89310 80610
FAL 92	Rosebank Distillery, Camelon Road	B	NS 87639 80282
FAL 93	20-24 (Even Nos.) Newmarket Street	C(s)	NS 88744 80088
FAL 94	42 - 47 (Even Nos.) Newmarket Street	C(s)	NS 88797 80084
FAL 95	42-44 Vicar Street, 1-9 Melville Street (Odd Nos.)	C(s)	NS 88799 80159
FAL 96	46-50 (Even Nos.) Vicar Street	C(s)	NS 88808 80175
FAL 97	52-58 (Even Nos.) Vicar Street	B	NS 88808 80190
FAL 98	25 & 27 Vicar Street & 4 Princes Street	C(s)	NS 88834 80084
FAL 99	29-35 (Odd Nos.) Vicar Street/Chambers	B	NS 88833 80106

FALKIRK PARISH (FKP)

FKP 1	Castle Cary	A	NS 78670 77530
FKP2	Red burn Viaduct, Castlecary	B	NS 78800 78220
FKP 3	Obelisk, marking site of Falkirk Battlefield	B	NS 86790 78940
FKP 4	Glen Bridge, Falkirk Road	B	NS 88510 78220
FKP 5	Craigieburn Farmhouse, Lochgreen Road	B	NS 85930 78120
FKP 6	Union Canal Bridge No. 57, Callendar Colliery	Ref. Only	NS 90345 78075
FKP 7	Union Canal Bridge No. 58, Near Hallglen	Ref. Only	NS 90000 78105
FKP 8	Union Canal Bridge No. 59, Near Hallglen	Ref. Only	NS 89460 78150
FKP 9	Union Canal Bridge No. 60, Near Callendar Brickworks	Ref. Only	NS 88710 78130
FKP 10	Lochgreen Farmhouse	B	NS 811 774
FKP 11	St Helen's Church, Broomhill Road, High Bonnybridge	C(s)	NS 8380 7935
FKP 12	Laurieston House including boundary wall & Gateway, 2 Polmont Road, Laurieston	B	NS 9123 7947
FKP 13	1 Polmont Road, Laurieston	B	NS 9118 7994
FKP 14	Lathallan House	B	NS 95283 77979
FKP 15	Lathanallan House, Ivy Cottage	C(s)	NS 95321 77957
FKP 16	Lathallan House, Walled Garden	B	NS 95404 77986
FKP 17	Lathallan House, Power House	B	NS 95435 78018
FKP 18	Bonnyside House, Bonnyside Road, Bonnybridge	C(s)	NS 83442 79905
FKP19	St. Helen's Parish Church, High St., Bonnybridge	C(s)	NS 82064 80412

BURGH OF GRANGEMOUTH (GRA)

GRA 3	Avon Bridge	C(s)	NS 9542 8054
GRA 5	Dundas Church, Bo'ness Road	A	NS 9292 8199
GRA 6	Sacred Heart R.C. Church, Dalratho Road	C(s)	NS 9300 8168
GRA 7	Avon Hall & Gatepiers, Bo'ness Road	B	NS 9368 8157
GRA 8	Avondhu House Hotel & Gatepiers, Bo'ness Road	B	NS 9362 8160
GRA 10	Abbotsgrange Middle School, Carronflats Road	B	NS 9310 8170
GRA 11	Grange Church & Church Hall, Ronaldshay Crescent and Park Road	B	NS 9299 8186
GRA 13	Swing Bridge, Western Channel/Carron Dock Grangemouth Docks	B	NS 9330 8260

REF. NO.	LOCATION	CATEGORY	GRID REF.
GRANGEMOUTH PARISH (GRP)			
GRP 1	Bothkennar Parish Church	B	NS 9035 8348
GRP 2	Bothkennar Manse	B	NS 9027 8352
GRP 2A	Brightons Parish Church including boundary walls, railings, gatepiers and gates, Main Street, Brightons	C(s)	NS 92846 77818
GRP 3	Westertown Farmhouse	C(s)	NS 8993 8329
GRP 4(A)	Carron House	B	NS 8974 8294
GRP 4(B)	Dovecot, Carron House	B	NS 8976 8267
GRP 5	Dovecot, Dovecot Road, Westquarter	A	NS 9133 7872
GRP 6	Old Church, Polmont	C(s)	NS 9367 7931
GRP 6(A)	Parish Church, Polmont	B	NS 9367 7927
GRP 7	Kinneil House, Polmont (formerly the Manse)	B	NS 9356 7916
GRP 9(A)	Parkhill House	A	NS 9289 7878
GRP 9(B)	Parkhill, Dovecot	B	NS 9283 7874
GRP 9(C)	West lodge Gatepiers	B	NS 9245 7898
GRP 10(B)	Lodge, Polmont House	C(s)	NS 9320 7826
GRP 11(A)	Avondale House	B	NS 9547 7924
GRP 11(B)	Stables, Avondale House	B	NS 9534 7916
GRP 11(C)	Folly, Avondale House	B	NS 9538 7887
GRP 12	Howkerse Farm, Skinflats	B	NS 9076 8380
GRP 13	Union Canal Bridge 53, Battock	Ref. Only	NS 9410 7795
GRP 14	Union Canal Bridge 54, Brightons	Ref. Only	NS 9306 7796
GRP 15	Union Canal Bridge 56, Redding Colliery	Ref. Only	NS 9155 7812
GRP 16	Reddingmuirhead Community Centre including gatepiers and boundary walls, Shieldhill Road, Reddingmuirhead	C(s)	NO 9143 7781
LARBERT PARISH (LAR)			
LAR 1	Parish Church	B	NS 856 822
LAR 1(A)	Churchyard Monument to James Bruce Monument	A	NS 856 821
LAR 2	Old Manse	B	NS 855 822
LAR 3	Larbert Viaduct	B	NS 85890 81900
LAR 4	Old Bridge, Falkirk Road, Larbert	C(s)	NS 85950 81860
LAR 5	Larbert House, Off Stirling Road, Larbert	B	NS 850 826
LAR 6	Kersebrock Farmhouse, off Bellsdyke Road, Larbert	C(s)	NS 867 851
LAR 7(A)	Kinnaird House	B	NS 885 848
LAR 7(B)	Walled Gardens, Kinnaird House	B	NS 844 848
LAR 7(C)	Stable Group, Kinnaird House	C(s)	NS 885 849
LAR 9	Dobbie Hall, Main Street	B	NS 864 828
LAR 10	Parish Church of Stenhouse and Carron	A	NS 876 831
LAR 11	Carron Company Office Block, Stenhouse Road	B	NS 882 825
LAR 12	Carronvale (Boys Brigade) Carronvale Road	A	NS 867 820
LAR 13	Larbert East Church and Hall	B	NS 870 820
LAR 14	R.S.N.H., (Private House) with Boundary Walls and Gatepiers	A	NS 858 836
LAR 14(A)	R.S.N.H., Lodge	C(s)	NS 859 835
LAR 14(B)	R.S.N.H., Skye Building	B	NS 859 837
LAR 15	Weir, Carron Iron Works.	B	NS 879 823
LAR 16	Former Railway Bridge across River Carron, Carron Iron Works	B	NS 881 823
LAR 17	Carrongrange House, off Main Street, Stenhousemuir	B	NS 874 823
LAR 18	Woodcroft, Carronvale Road, Larbert	B	NS 864 821

REF. NO.	LOCATION	CATEGORY	GRID REF.
MUIRAVONSIDE PARISH (MVP)			
MVP 1	Parish Church, Muiravonside	B	NS 9558 7696
MVP 2	Almond Castle	B	NS 9566 7728
MVP 3	The Haining (Formerly Parkhall)	B	NS 9476 7720
MVP 4	Canal Bridge, near Causeswayend	C(s)	NS 9627 7604
MVP 5	House, Manuel Mill	B	NS 9707 7622
MVP 6	Manuel Nunnery	B	NS 9719 7640
MVP 7	Avon Aqueduct	A	NS 9670 7582
MVP 8	Dovecot, Muiravonside House	B	NS 9654 7536
MVP 9	Candie House	B	NS 9352 7421
MVP 10	Torpichen Bridge	B	NS 9546 7358
MVP 11	Cottages & Pub, Linlithgow Bridge	B	NS 9830 7719
MVP 12	Avon Viaduct	A	NS 9820 7694
MVP 13	Compston	B	NS 9576 7592
MVP 14	Westfield Railway Viaduct	B	NS 9337 7267
MVP 15	Railway Viaduct, Avonbank	B	NS 9675 7856
MVP 16	Union Canal Bridge No 50, Almond	C(s)	NS 9617 7641
MVP 17	Union Canal Bridge No 52 (Kirk Bridge), near Muiravonside Cemetery	C(s)	NS 9549 7710
MVP 18	Vellore House	B	NS 9500 7670
MVP 19	Manuel Mill	B	NS 971 762
MVP 20	Manuel House	B	NS 969 762
SLAMANNAN PARISH (SLA)			
SLA 1	Parish Church	B	NS 8561 7340
SLA 2	Pirnie Lodge	B	NS 8706 7280

Conservation Areas (correct to 21st March 2006)

Airth Conservation Area
Allandale Conservation Area
Arnohill, Falkirk Conservation Area
Bo'ness Town Centre Conservation Area
Dunmore Conservation Area
Falkirk Town Centre Conservation Area
Grange, Bo'ness Conservation Area
Letham Conservation Area
Muirhouses Conservation Area

Historic Gardens and Designed Landscapes (correct to 21st March 2006)

Dunmore Park
The Pineapple, Dunmore

Scheduled Ancient Monuments (correct to 18th October 2005)

PREHISTORIC DOMESTIC AND FUNERARY

Carriden House, mound 300m SSW of NT 024805

PREHISTORIC DOMESTIC AND DEFENSIVE

Antonine Wall, Carriden, Roman & native settlement NT 028807
 Avondale House, palisaded enclosure 630m S of NS 954786
 Blackness House, enclosure 50m SSE of NT 049799
 Bonhard House, enclosure 500m SSW of NT 011793
 Bonhard House, palisaded homestead 350m SSW of NT 013794
 Bowhouse, circular enclosure, Polmont NS 927798
 Braes, fort 130m WNW of NS 797847
 Burnshot, settlement & field system 443m NW of NT 044799
 Calderfield, enclosure 150m SW of NS 816807
 Carr's Hill, fort, Torwood NS 822854
 Castlecary House, souterrain 150m ESE of NS 792783
 Doghillock, dun 700m N of NS 821846
 Easter Auchincloch, fort 180m NNE of NS 770791
 Easter Manuel, cultivation terraces NNW of NS 975774
 Househill, enclosure and part of Roman camp 250m SSW of NS 842821
 Kinneil House, shell midden 350m W of NS 978806
 Lathallan, palisaded enclosure 150m N of NS 953781
 Mumrills, enclosure 250m E of NS 921796
 Myot Hill, fort NS781825 Myrehead, enclosure 750m NE of NS 971780
 Nether Kinneil, shell middens 400m ENE of Inveravon NS 958800
 Stacks, enclosure 250m ESE of NT 037801
 Stacks, enclosure 250m WSW of NT 032801
 Stacks, enclosure 300m N of NT 035806
 Torwood or Tappoch, broch NS 833849
 Walton, enclosure 650m NE of NT 032798
 Wester Carmuir, enclosures 50m E of NS 849810
 Wester Carmuir, ring ditch 500m NW of Carmuir West Junction NS 851809
 Wester Carmuir, ring ditch settlement 450m SSW of NS 844804

ROMAN

Antonine Wall and fort, Castlecary NS 788781 - NS 792783
 Antonine Wall and Mumrills fort, Sandy Loan to A905, Falkirk NS 918794 - NS 924795
 Antonine Wall, 200m SW of Dundas Cottages to Underwood Cottage NS 791784 - NS 807790
 Antonine Wall, Blinkbonny Road to Frobisher Avenue, Falkirk NS 872799 - NS 875799
 Antonine Wall, Bo'ness Road to Millhall Burn NS 937792 - NS 939792
 Antonine Wall, Callendar Park, Falkirk NS 891795 - NS 906795
 Antonine Wall, Dalnair to Seabegs Wood, including fortlet and camp NS 810788 - NS 811792
 Antonine Wall, E of Roman Road to Broomhill Road, and Seabegs Motte NS 821796 - NS 827797
 Antonine Wall, Lime Road to Tamfourhill NS 857798 - NS 861798
 Antonine Wall, Millhall Burn to River Avon NS 939792 - NS 950795
 Antonine Wall, N of Park Street to 800m W of Rough Castle NS 829797 - NS 835798
 Antonine Wall, Rough Castle fort, annexe and Military Way NS 835798 - NS 845799
 Antonine Wall, Rough Castle to Lime Road, and field system NS 843797 - NS 857798
 Antonine Wall, Seabegs Pend to Seabegs Place NS 816794 - NS 818795
 Antonine Wall, Seabegs Wood, rampart, ditch and Military Way NS 811792 - NS 818792
 Antonine Wall, W and E of Watling Lodge, Tamfourhill NS 861798 - NS 866798
 Antonine Wall, Watling Lodge fortlet, Tamfourhill, Falkirk NS 861798 - NS 862797
 Antonine Wall, 350m SSE of Inchyra Grange Hotel NS 936793
 Antonine Wall, Carriden House, Roman fort NT 025807
 Antonine Wall, Dean Burn-Upper Kinneil, Nether Kinneil Road Junction NS 986806 - NS 972801
 Antonine Wall, Inveravon, Roman camps 420m & 730m SE of NS 961793 - NS 958796
 Antonine Wall, Inveravon-River Avon, rampart, ditch & Roman fortlet NS 952797 - NS 950796
 Antonine Wall, Kinglass, Roman camp NT 003810
 Antonine Wall, Little Kerse, Roman camp & annexe NS 943788

ROMAN (cont'd)

Antonine Wall, Milnquarter, Roman camp 240m SE of	NS 825793
Antonine Wall, Muirhouses, Roman camp 270m NW of	NT 016806
Antonine Wall, Nether Kinneil-Inveravon, rampart & ditch	NS 972801 - NS 952797
Antonine Wall, Polmonthill, Roman camp 550m SSW of	NS 947789
Camelon, Roman forts	NS 863809 - NS 861812
Lochlands Roman camps	NS 854814-
	NS 859817 - NS 857810
Tamfourhill, Roman temporary camp 450m W of West Lodge	NS 858793 - NS 860795
Tor Wood, Roman road	NS 838842 - NS 828854
Wester Carmuir, Roman camp 640m SE of	NS 851805

CROSSES & CARVED STONES

Airth, market cross	NS 899875
Kinneil House, cross from Kinneil Church	NS 982805

ECCLESIASTICAL

Airth Old Church, church, Airth Castle	NS 900868
Carriden House, church and burial ground 20m SW of	NT 024807
Hill of Dunipace, motte & burial ground	NS 837817
Kinneil, church and graveyard	NS 981805
Manuel Nunnery	NS 971764
Polmont North Church	NS 936793

SECULAR

Almond Castle NS956773 Blackness Castle	NT 055800
Carron House, dovecot 290m S of	NS 897826
Hills of Dunipace, dovecote and remains of house 200m NE of	NS 838819
James Bruce Monument, 30m SSW of Larbert Old Church	NS 856822
Kinneil House, house and surrounding grounds	NS 982805
Slamannan, motte	NS 856734
Thieves Hill, deserted settlement 400m E of	NS 822730
Torphichen Bridge, mill, lade & trackway 200m NE of	NS 957737
Westquarter, dovecot	NS 913787

INDUSTRIAL

Blackbraes, coke ovens, Muiravonside	NS 915754
Forth and Clyde Canal: Auchinstarry Farm - Castlecary	NS 719769 - NS 785784
Forth and Clyde Canal: Castlecary - M9 Motorway	NS 785784 - NS 909817
Myrehead, windmill	NS 965775
Newparks, lime kilns 120m NNE of	NS 963758
Union Canal, River Avon to Greenbank	NS 864794 - NS965758

Appendix 4 : Funding Opportunities

Heritage Lottery Fund (HLF)

Helping groups and organisations of all sizes to carry out projects which :

- ❖ encourage more people to be involved in and make decisions about their heritage
- ❖ conserve and enhance the UK's diverse heritage
- ❖ ensure that everyone can learn about, have access to and enjoy their heritage.

Three main grants programmes:

Awards for All (Grants of £500 - £5,000)

For small groups. Applicants can ask for 100% of project costs if they have no other resources to draw on.

Your Heritage (Grants of £5,000 - £50,000)

Supports community-based heritage projects. Partnership funding is flexible - applicants provide what they can - and grant instalments are paid in advance.

Heritage Grants (Grants over £50,000)

Priority for heritage buildings (and other sites) of regional or national significance. Projects under £1M are asked to provide at least 10% match funding, and over £1M require at least 25% match funding.

Project Planning Grants (Grants of £5,000 - £50,000 to plan projects costing over £50,000)

To help in the early planning of projects that will usually lead to an application to the Heritage Grants programme. Grants are available to carry out specialist surveys and planning work, including: an access plan; research into audience development; a conservation management plan; or to employ a project officer to help plan the project (for non-public sector organisations). 10% partnership funding is needed.

The following specific grants programmes are targeted at a particular type of heritage or particular audience :

Townscape Heritage Initiative (Grants between £250,000 and £2 million)

To encourage partnerships to carry out repairs and other works to a number of historic properties in Conservation Areas. To bring derelict and under-used historic buildings back into practical and sustainable use. Projects should involve and benefit wider community, as well as those directly concerned with properties funded through the scheme. Priority for areas of social and economic deprivation. Two stage application process and 75% partnership funding needed.

Places of Worship Scheme (Grants between £10,000 and £200,000)

Urgent repairs for listed places of worship. High level structural repairs or repairs to parts of the building at risk of being damaged beyond repair which are essential within the next 2 years.

Young Roots (Grants of £5,000 - £25,000)

To involve young people aged 13 to 20 in their heritage. Aimed at youth and community organisations, working in partnership with a heritage organisation. Projects should be devised and led by the young people. Pre-application advice forms are available on the HLF website or from HLF

Contact :

Heritage Lottery Fund
28 Thistle Street
Edinburgh
EH2 1EN

Tel: 0131 225 9450

Email: Scotland@hlf.org.uk

Website: www.hlf.org.uk

Forward Scotland

Manages numerous grant schemes such as:

Small Grant Scheme

Up to £1000 for preparation of proposals

Community Environmental Renewal Scheme (Aggregates Levy)

Up to £100,000 for communities affected by quarrying

Contact:

Forward Scotland,
6th Floor
Portcullis House
21 India Street
Glasgow
G2 4PH

Tel: 0141 222 5600

Fax: 0141 222 5601

Email: enquiries@forward-scotland.org.uk

Website: www.forward-scotland.org.uk

Historic Scotland

In addition to the Historic Environment Grants, Historic Scotland also manages the Ancient Monuments Grant Scheme and can enter into Management Agreements under the Ancient Monuments & Archaeological Areas Act 1979. These schemes are not restricted to sites which are protected by scheduling but are focussed on preservation of a site and improving its management rather than on development. Further information can be found on the Historic Scotland web-site.

Contact:

Head Office
Longmore House
Salisbury
Edinburgh

Tel: 0131 668 8600

Email: hs.grants@scotland.gsi.gov.uk

Website: www.historic-scotland.gov.uk

National Trust for Scotland

Charity which purchases and maintains historic properties including buildings, estates and gardens. Culross is an example of an NTS village scheme with the Dymocks Building in Bo'ness an example of an individual building interest in Falkirk Council area.

Contact:

The National Trust for Scotland
Wemyss House
Charlotte Square
Edinburgh
EH2 4ET

Tel: 0131 243 9300

Fax: 0131 243 9301

Email: information@nts.org.uk

Website: www.nts.org.uk

Scottish Enterprise Forth Valley

Individuals or Falkirk Council may be able to apply to this body, which specialises in economic development, for grants to improve the building fabric of commercial premises and the local environment around them.

Contact:

Scottish Enterprise Forth Valley
Laurel House
Laurelhill Business Park
Stirling
FK7 9JQ

Tel: 01786 451919

Fax: 01786 478123

Falkirk Environment Trust

Operates two grant schemes - the main grant and community grant - which provide funding of either £2 - 50,000 or under £2000 for improvement of the local environment.

Contact:

Arthur Berg
FET Development Manager
Falkirk Environment Trust
Abbotsford House
David's Loan
falkirk council FK2 7YZ

Tel: 01324 5048 16

Fax: 01324 504709

Email: info@falkirkenvironmenttrust.co.uk

Website: www.falkirkenvironmenttrust.co.uk

War Memorials Trust

Provides grants that assist with the preservation of all types of war memorials.

Contact :

War Memorials Trust
4 Lower Belgrave Street
London SW1W 0LA

Tel. 020 7881 0862

E-mail: info@warmemorials.org

Web site: www.warmeremorials.org

Architectural Heritage Fund (AHF)

Charity promoting permanent preservation of historic buildings in the UK. Provides advice, information and financial assistance, principally in the form of working capital loans for projects by building preservation trusts and other charitable organisations. Schemes include those listed below.

Feasibility Study Grants

Up to 75% of the cost of an initial options appraisal, normally limited to £5,000, but in exceptional circumstances can go up to £7,500.

Refundable Project Development Grants

The AHF offers professional help (eg measured drawings, specifications, costings, and conservation or business plans) to develop a project and meet funder requirements. In exceptionally large or complex cases a further £10,000 may be available although grants are repayable with interest.

Low-interest loans

Providing working capital for projects undertaken by BPTs and other charities. Normally subject to a ceiling of £500,000. Security is required for every loan and the normal loan period is two years, or until the building is sold, whichever is the earlier. For an exceptionally large-scale or complex project it can be three years.

The grants below are available only to building preservation trusts.

Project Administration Grants

Grant of £4,000 towards the non-professional costs in developing the scheme.

Project Organiser Grants

Enabling BPTs to pay for the time of a suitable person to develop and co-ordinate the project and take it towards completion, once acceptable viability has been demonstrated. Will not normally exceed 75% of the project organiser's total cost, or be more than £15,000 in all. It is usually spread over more than one year.

Other possible sources of funding, available depending on what is proposed and what the project management model is, are:

Communities Scotland - executive agency to create or improve housing

Scottish Arts Council - arts related projects only

HM Customs - zero VAT on some repairs

Europe - through UK / Scottish government

Coalfields Regeneration Trust - Fife / Central Scotland

In addition, many charities could provide funding, providing that their unique criteria are met. Sites that have specific interest, e.g. are connected with particular individuals or events, may more easily meet these requirements.

Local Authority Schemes in Operation

Local Authority	Grant Scheme	Town Scheme (s)	THI (s)
Aberdeenshire	Bidding for scheme		
Aberdeen City	Yes	4	
Angus		Montrose	Arbroath
Argyll & Bute			
City of Edinburgh	Yes	2 (Portobello & South Side)	World Heritage Area funded separately
City of Glasgow	Yes		Merchant City
Clackmannanshire			
Comhairle nan Eilean Siar	Thatched buildings	Stornoway	Investigating
Dumfries and Galloway	Yes	Annan & Moffat	Wigtown
Dundee City	A façade enhancement	Grant for commercial properties	Is available
East Ayrshire			Newmilns
East Dunbartonshire	Yes	Westerton Garden Suburb	
East Lothian		Dunbar	Investigating
East Renfrewshire			
Falkirk Council		Bo'ness	Bo'ness
Fife Council	Yes	5	Kirkcaldy Riggs & investigating 2 others
Highland	Yes		Wick
Inverclyde			
Midlothian	£2,500 for District		
Moray Council			
North Ayrshire			Beath
North Lanarkshire			
Orkney Islands	Yes	Stromness & Kirkwall	
Perth & Kinross	Funds are given to	P & K Heritage Trust	
Renfrewshire	Yes		
Scottish Borders	Yes		Hawick
Shetland Isles	Yes	Lerwick Lanes	
South Ayrshire			
South Lanarkshire			Douglas 2003
Stirling Council		Stirling	Stirling
West Dunbartonshire	Ad hoc general building repair & façade scheme not exclusive to heritage		
West Lothian	Ad hoc		



Falkirk Council

**Development Services,
Abbotsford House, David's Loan, Bainsford, Falkirk FK2 7YZ
Telephone 01324 504950 Fax 01324 504709**