

**East Lothian
Council**

**Environment Department
Planning**

**A Conservation Area Management Plan
for Dunbar**

2010-2015



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INTRODUCTION

What is a Conservation Area?

- 1.1 A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The local planning authority (East Lothian Council) must pay special attention to development proposals within a conservation area and formulate and publish proposals for their preservation and enhancement.

Dunbar Conservation Area

- 1.2 Dunbar Conservation Area was first designated in 1969 and covers a large area of the town, centred on High Street. Parts of the Dunbar Conservation Area have been targeted under long standing conservation and regeneration programmes aimed at enhancing its overall townscape.

The Management Plan

- 1.3 Initially required as a consequence of funding from the Heritage Lottery Fund, the purpose of this Management Plan is to ensure that the improvements to Dunbar Conservation Area implemented through successive initiatives and in particular the Dunbar Townscape Heritage Initiative are properly managed in the future.

The Management Plan complies with the following national and local planning policy:

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
 - Town and Country Planning (Scotland) Act 1997
 - Planning etc (Scotland) Act 2006
 - Historic Buildings and Ancient Monuments Act 1979
 - Town and Country Planning (General Permitted Development) (Scotland) Order 1992
 - Scottish Historic Environment Policy (SHEP) July 2009
 - SPP23 Planning and the Historic Environment – 2008
 - Planning Advice Note 71 Conservation Area Management
 - Edinburgh and Lothians Structure Plan 2015
 - East Lothian Local Plan 2008 and supplementary planning guidance
 - Dunbar Conservation Area Character Statement
- 1.4 Management of Dunbar Conservation Area is principally a function of East Lothian Council as planning authority but other parts of East Lothian Council including Transportation, Community Housing and Property Maintenance and Landscape and Countryside also have a role to play in day-to-day operations in the Conservation Area.
- 1.5 It will also be useful for other public bodies, voluntary groups, private interests and individuals.

BACKGROUND

Character of the Dunbar Conservation Area

- 2.1 Dunbar is a well-preserved example of a historic Scottish burgh which still contains many typical features.
- 2.2 A key characteristic of the conservation area is Dunbar's wide High Street laid out in the 18th century with a distinctive herring-bone pattern of long narrow riggs at right angles to the tenements on the High Street. The townscape of the centre is a high density tight knit group of buildings that contrast with the wide, grand space of the High Street. The tallest buildings are generally found on High Street at the front of each rigg with lower buildings extending along the rigg away from High Street. Some buildings in riggs predate the High Street buildings and there are several surviving buildings that remain little altered giving a unique insight into the medieval burgh. Lauderdale House and the Abbey Church close the vista at each end of High Street which is lined by adjoining buildings mostly dating from the 18th and 19th centuries. Other important characteristics of the conservation area include the 17th century Tolbooth (the Town House) in High Street; the Parish Church and Lauderdale House and the town's harbours and fishing community with former maltings, granaries, warehouses and cottages around the harbours.
- 2.3 Much of the central medieval part of Dunbar contains buildings and boundaries constructed in local red sandstone, a richly coloured red stone that adds much to the character of the town. However, it is a relatively soft sandstone easily eroded by wind, rain and salt, all features of Dunbar's climate. As early as 1925 Dunbar High Street had an 'Improvement Scheme' which clad a number of stone fronted High Street buildings with a cement bullnose render as a modern imitation of the soft red sandstone.

Designation of the Conservation Area

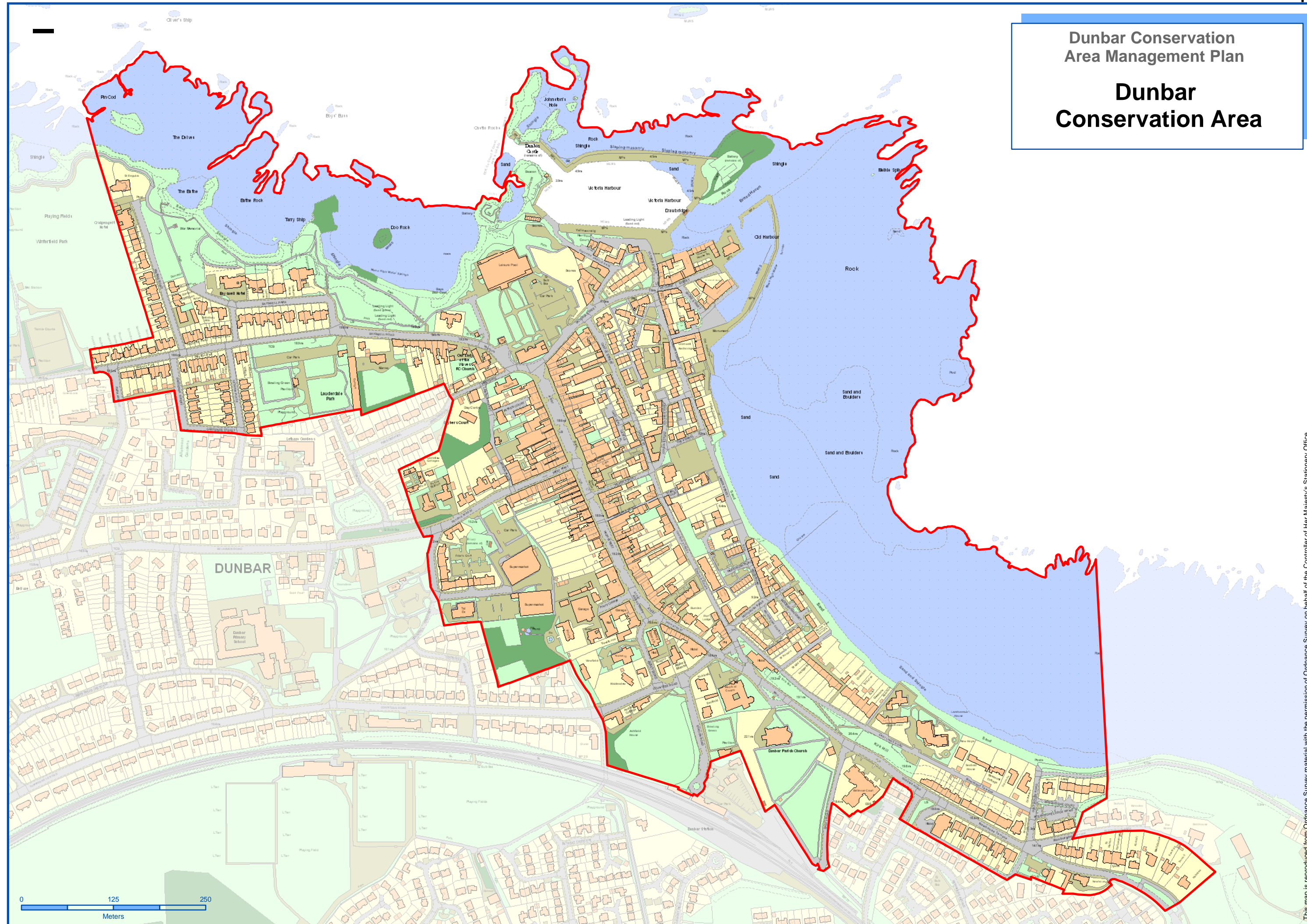
- 2.4 Dunbar Conservation Area was first designed in 1969, and was extended in 1979 and in 2001. The original conservation area, classified as outstanding, covered the area of the medieval town with its recognisable urban form of a traditional Scottish Burgh. The extended conservation area includes some of the 19th and early 20th development areas which represent Victorian expansion following the arrival of the railway and the town's development as a holiday resort. In 2001 this expansion of the town was included in the conservation area and a small area at Parsonspool deleted as its buildings did not contribute to the main architectural or historic quality of the conservation area. The boundaries of the conservation area are shown in Map 1.

Listed Buildings in the Conservation Area

- 2.5 Listed Buildings are defined in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as buildings of special architectural or historic interest. 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. Listing covers the interior as well as the exterior of the buildings and the protection afforded by listing extends to historic fixtures and fittings.
- 2.6 The historical and architectural importance of Dunbar Conservation Area is reflected its concentration of Listed Buildings. There are approximately 115 individually Listed Buildings. It should be noted that tenements are treated as a single building despite multiple addresses. Category A listed buildings are generally those of national importance; B listed buildings are of regional or more than local importance and C(S) listed buildings of local importance. The table below shows that most listed buildings

Dunbar Conservation
Area Management Plan

**Dunbar
Conservation Area**



in Dunbar Conservation Area are category B listed. The spatial distribution of these is shown on Map 2.

Category	Number
A	7
B	78
C	30

Table 1: Breakdown of Listed Buildings within Dunbar Conservation Area by Category

- 2.7 The seven category A listed buildings within the Dunbar Conservation Area are the Town House at 79-85 High Street; St Andrews House at 34 High Street; tenement at 56-60 High Street; 71-75 High Street; Lauderdale House on High Street; Dunbar Parish Church on Queen's Road and Friar's Croft Dovecot off Delisle Street. Buildings which relate well together in townscape terms can have their value as a group recognised by including them in A or B groups. The group category does not alter the individual category but emphasis that the merit of each building is enhanced by association with others in the group. The A or B rating reflects the overall value of the group. In Dunbar Conservation Area there are six groups of listed buildings. All are B groups. These groups are illustrated on Map 2.

Scheduled Monuments and Archaeology

- 2.8 A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Historic Scotland recommends monuments for scheduling, actively encourages positive management of scheduled monuments and controls work to them through the legal consent process.
- 2.9 Three Scheduled Monuments lie within Dunbar Conservation Area. Dunbar Castle and Fort and Dunbar Castle Park, Settlements, Burials and Defences are situated in the north west of the Conservation Area. Red Friars Monastery Dovecot is accessed off Delisle Street in the west of the Conservation Area. These scheduled monuments are shown on Map 2.
- 2.10 As part of the Scottish Burgh Survey series, Historic Scotland published Historic Dunbar, Archaeology and Development in 2006 that provides information to protect and manage the archaeological and historic environment of Dunbar.

Natural Heritage Designations within the Conservation Area

- 2.12 Parts of the Dunbar coastline lie within the Conservation Area. The Firth of Forth is a designed Ramsar Site, Special Protection Area, Site of Special Scientific Interest and Area of Great Landscape Value. The extent of the site of special scientific interest is identified on Map 2. The Dunbar coastline contains an extensive mosaic of inter tidal and coastal habitats and is notable for its complex rocky coastal landforms. The coastal margins demonstrate an exceptional variety of rocks and fossils. The sedimentary rock sequence has worldwide significance for fossil remains.
- 2.13 Trees are not a principal feature in Dunbar Conservation Area but where groups of mature trees exist they make an important visual impact. Mature treed gardens exist at the manse on Bayswell Road, the rectory at Lawson Place, the Priory at Abbeylands and the field to the west of Station Road. The group of trees at the Priory are protected by a Tree Preservation Order (TPO 078). The location of those trees protected by the TPO is shown on Map 2.

Improvement Programmes

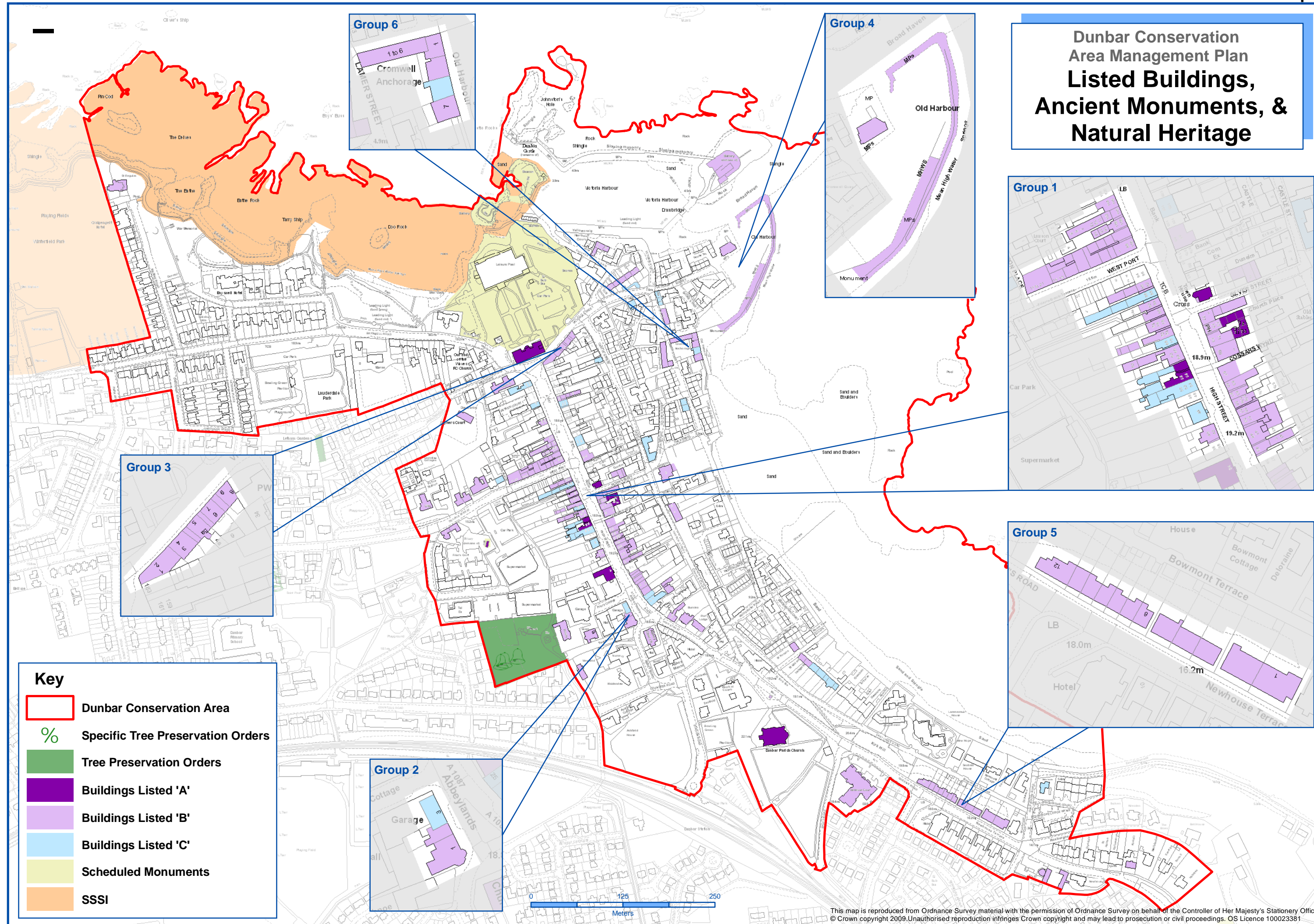
- 2.14 The following series of improvement programmes have been undertaken in the Dunbar Conservation Area in recent years. As buildings will continue to decay, regular investment in external repair and maintenance is always going to be required for the town's historic buildings.

The Dunbar Initiative (1984-1999)

- 2.15 Following a period of economic decline, the Dunbar Initiative was established to encourage economic growth, maintain and increase local employment opportunities and to upgrade the town's environment to create a positive image for Dunbar as an attractive place in which to live, work, visit and invest. Significant levels of public investment were made to projects including Dunbar Leisure Pool; restoration of Lauderdale House; redevelopment of derelict sites; relandscaping of High Street and repair grants to secure the upgrading of over 250 properties and comprehensive redesign of the High Street. This initiative won a British Urban Regeneration Award and a Scottish Planning Award for Quality Development on the Ground in 1999.

Townscape Heritage Initiative (2003-2009)

- 2.16 The Dunbar Townscape Heritage Initiative (THI) was established with an award of up to £900,000 from the Heritage Lottery Fund for repairing buildings, enhancing public realm and bringing vacant floorspace back into positive use. This initiative ended in January 2010. Almost £4m has been invested in the fabric of the town under the Townscape Heritage Initiative which ended in 2009.
- 2.17 The Townscape Heritage Initiative achieved the following in the town:
- Restoration of the exterior of the 17th century Dunbar Town House, the landmark building in Dunbar High Street
 - Repair and restoration of McArthurs Stores, one of the oldest fishing harbour buildings in Scotland and still in use as fishermens stores and workshops.
 - Comprehensive repairs to 6 tenement properties
 - 8 shopfront improvements
 - 15 small building repair grants
- 2.18 The A-listed Town House benefitted from major repairs to the roof, stonework was repaired and replaced, repointing in lime mortar, and finally re-harled and limewashed. This work was completed in spring 2009. Outwith the THI East Lothian Council are preparing plans to develop the interior of the building. This redevelopment is intended to provide visitors with improved and expanded museum facilities, including an education room. A lift will be installed to make the building more accessible, and new offices created for museum staff and the local History Society.
- 2.19 The B-listed McArthurs Stores, adjacent to Cromwell Harbour, has long been used by local fishermen as a place to store and repair nets and creels. It was in a seriously dilapidated condition and its restration has secured this landmark feature of the harbour area for the long term continued use by the fishermen, and the provision of a new office base for the Dunbar Harbour Trust, along with a room available for use by community groups.
- 2.20 Other grants assisted tenement restoration on the High Street, West Port, Lawson Place and Castle Street and other buildings throughout the Conservation Area including shop fronts in the town centre. To raise awareness of the heritage of Dunbar education projects with local schools, talks, tours, exhibitions were undertaken and building maintenance leaflets and information distributed throughout the area.



Sustaining Dunbar (2007-)

- 2.21 Sustaining Dunbar was established in 2007 and in 2009 received £250,000 grant aid from the Scottish Government's Climate Change Fund. Its purpose is to inspire, nurture and facilitate Dunbar's transition to being a creative, low carbon, locally resilient community. Sustaining Dunbar currently has five active working groups – food, transport, energy, resources and enterprise and operates a drop in advice shop 'Be Green' in West Port that provides advice and information to people living in the Dunbar and East Linton wards aimed at reducing energy consumption, renewable energy technologies and information and giving assistance for applying for grants to reduce energy consumption. It also has funds provided by the operators of Aikengall Windfarm, a development of 16 turbines located south of Dunbar.

Town Centre Regeneration Fund (2009/10)

- 2.23 The Scottish Government Town Centre Regeneration Fund awarded East Lothian Council £416,850 in August 2009 to improve Dunbar town centre. This grant, along with matching funds from the Council will bring forward the following projects:
- purchase of two sites for affordable housing at Abbeylands and 38-44 High Street;
 - demolition of the former haulage contractor's garage at Abbeylands;
 - external repairs to the listed 19th century tenement at 82-84 High Street; and
 - installation of an eight-camera CCTV system in the town centre.

3 MANAGEMENT OF DUNBAR CONSERVATION AREA

Development Management

- 3.1 As the local Planning Authority, East Lothian Council manages land use change in the Dunbar Conservation Area as the local planning authority through its Planning and Building Standards Division of the Environment Department. This provides a Development Management and Policy Planning service. The Council and Historic Scotland signed a joint working agreement in relation to statutory casework and consultation in 2009.
- 3.2 The development management process includes pre-application advice; determining planning applications, listed building, conservation area and advertisement consents; monitoring planning permissions and planning enforcement and appeals.
- 3.3 Decisions are taken against a framework of development plans and supplementary planning guidance. Scottish Planning Policy and advice stresses the importance of integrated thinking on design, and the need to move away from standardised solutions and products. Consequently, the East Lothian Local Plan contains a chapter dedicated to Design Policies. In addition, the Council has: produced supplementary planning guidance (SPG) entitled *Design Standards for New Housing Areas*; prepares development frameworks/briefs for significant development sites, and requires design statements to accompany planning applications for new build proposals in a Conservation Area.
- 3.4 The Council has a duty to investigate breaches of planning control and has power to remedy such breaches by statutory and other means. The Council exercises these powers to ensure that development takes place in accordance with the appropriate legislation or conditions of any planning permission imposed by the Council. Listed building enforcement notices may also be served in connection with unauthorised works to a Listed Building.
- 3.5 Enforcement action is initiated following enquiries and complaints from various sources. It is common for community councils and interested members of the public, many of whom are well versed in planning policies, to raise matters of possible breaches in planning control. All enquiries are investigated and many result in the submission of retrospective applications or enforcement procedures to remedy breaches of planning control.
- 3.6 Analysis of enforcement issues in Dunbar Conservation Area has shown that the most common breaches of control are:
 - unauthorised signage and advertisements
 - unauthorised external painting of buildings
 - unauthorised erection of satellite dishes
- 3.7 Many of these affect commercial premises in the High Street and West Port. These premises can change hands frequently and new owners or lessees are not always aware of planning requirements. This is an issue that can be addressed through raising awareness of planning requirements to avoid later breaches of planning control. See action 15 of Action Plan.
- 3.8 Other less frequent complaints include the installation of unauthorised uPVC windows, flues, vents, blinds and awnings.
- 3.9 The Council also provides an archaeology service and maintains the Historic Environment Record (HER) recording archaeological and historical sites from the

Palaeolithic period (500,000 BC) onwards. This covers a range of types of sites, historic buildings, landscapes and finds, from prehistoric standing stones to World War II airfields. The Council holds details of Scheduled Ancient Monuments, Listed Buildings, and Historic Parks and Gardens, as well as records of recent archaeological fieldwork. This information is used to advise on all planning matters, forestry applications, utility developments, roads and agricultural/environment proposals.

Planning Policy Context

Development Plan Policy

- 3.10 Any Conservation Area is part of Scotland's historic environment which in turn is acknowledged in the National Plan as part of the national cultural heritage that enhances national, regional and local distinctiveness, and contributes to sustainable economic growth and regeneration.
- 3.11 The Edinburgh and Lothians Structure Plan 2015 and the East Lothian Local Plan 2008 set the land use planning framework for promoting sustainable economic development and maintaining the quality of the built environment.

Edinburgh and Lothians Structure Plan 2015

- 3.12 The Edinburgh and Lothians Structure Plan objectives include protecting the built and historic environment from over-development and promoting high standards of design in new development. It encourages brownfield development and the re-use and conversion of buildings. It notes that the qualities of the natural and built environment are key components in Lothian's overall character and appearance. It requires local plans to include policies to protect and enhance listed buildings and conservation areas.

East Lothian Local Plan 2008

- 3.13 The East Lothian Local Plan, adopted in October 2008, contains the main land use planning policy framework for Dunbar and has a range of historic environment policies designed to protect and enhance the built and historic environment whilst at the same time permitting beneficial development.
- 3.14 The main policy background that guides new development within the Conservation Area is the Built and Historic Environment and Development policies though other land use planning policies (biodiversity and natural heritage, tourism, housing, education and community services and transportation) affect all areas.
- 3.15 It is the application of this policy framework that will secure, for the long term, the overall improvements made through the various regeneration initiatives in Dunbar including the Dunbar Townscape Heritage Initiative. It ensures that no development will take place within the Conservation Area unless it preserves or enhances its special architectural or historic character. The local plan includes the Dunbar Conservation Area Character Statement that is a material consideration in the assessment of development within the Conservation Area and supplements Policy ENV4 of the plan. The policy framework comprises the following relevant policies summarised below (refer to the East Lothian Local Plan 2008 for the full text):

Policy ENV2: Town and Village Centres, other Retail or Mixed Use Areas

This policy recognises that the special character of town centres derives from the mix of uses within it which contributes to its vitality and viability, natural surveillance and human scale. To retain these characteristics the policy does not permit the change of use of ground floor retail units to residential use in these areas. New build proposals should ensure commercial use on the ground floor.

Policy ENV3: Listed Buildings

This policy ensures that development proposals for listed buildings do not harm their architectural or historic character or their setting.

Policy ENV4: Development within Conservation Areas

This policy requires that all new development must be located and designed to preserve or enhance the Conservation Area's special architectural or historic character. New development should accord with the size, proportions, orientation, positioning, density, materials, and boundary treatment of nearby buildings and public and private spaces. Outline planning applications in Conservation Areas must be accompanied by sketch plans and elevations showing the proposed development in relation to its surroundings.

Car parking requirements for development in the Conservation Area must be met in full unless it can be demonstrated that a reduced level of parking (which, in exceptional circumstances could be no parking provision), will achieve positive townscape benefits without compromising road safety. Buildings may only be demolished if they are incapable of reasonably beneficial use; if their removal would not harm the Conservation Area; they would facilitate positive townscape benefits or in an emergency and then only in the context of appropriate proposals for redevelopment or intermediate treatment of the site.

External walls may only be stonecleaned in particular circumstance; recladding only permitted if traditional finishes common to Dunbar are used and the character of the building is retained and painting of external walls is only supported where it is an established local practice accepted by the Council. This is an accepted practice in Dunbar and the policy specifies that painting schemes respect architectural features and harmonise colours on the building itself and neighbouring buildings.

The policy aims to retain the character of traditional shopfronts.

Policy ENV5 – Conservation Areas – Proposed Restriction of Permitted Development Rights

This policy explains which classes of permitted development are to be removed from the Conservation Area and notes localised exceptions within the Conservation Area.

Policy ENV7: Scheduled Ancient Monuments and Archaeological Sites

This policy requires developers to undertake professional archaeological assessment where a proposed development might affect any site or area of known or suspected archaeological interest.

Development Policies

- 3.16 The development policies of the local plan brings together general matters such as design, landscaping and biodiversity impact that apply to all developments. Relevant Policies are: DP1 Landscape and Streetscape Character, DP2 Design, DP3 Housing Density, DP4 Design Statements, DP6 Extensions and Alterations to Buildings, DP7 Infill, Backland and Garden Ground Development, DP8 Replacement Windows, DP9 External Security, DP10 Advertisements, DP12 Biodiversity Assessment, DP13 Biodiversity and Development Sites, DP14 Trees on or Adjacent to Development Sites, DP15 SUDS, DP16 Flooding, DP19 Transport Infrastructure Standards – Development Roads, Pedestrian, Cycle and Public Transport Facilities DP20 Pedestrians and Cyclists, DP21 Public Transport, DP22 Private Parking, DP23 Waste Minimisation, Separation, Collection and Recycling, DP24 Home Zones

The Article 4 Direction

- 3.17 The objectives of conservation area management can for the most part be met through an effective policy framework and the positive use of existing development management and enforcement powers. In the Local Plan, *Policy ENV4 Development Within Conservation Areas* and the *Conservation Area Character Statement for Dunbar* are vital tools that contribute to meeting the objectives of conservation area management where permission is required. However, the Council has long recognised that further regulation is required to ensure that the character and appearance of the area is not eroded through incremental change.
- 3.18 To ensure this, permitted development rights in Dunbar Conservation Area have been removed since 1978 meaning that, in the Conservation Area, planning permission is required for works that would otherwise not require it.
- 3.19 The Article 4 Direction for Dunbar Conservation Area was approved by the Secretary of State for Scotland in 1981. The following classes of development of Article 4 of the Town and Country Planning (General Development) (Scotland) Order 1975 are withdrawn within the original Dunbar Conservation Area: I, II, III, IV, V, VI, VII, VIII, XI, XII, XIII, XIV, XV, XVI, XVII, XX, XXI, XXII (see Appendix X). Of these the removal of *Class I Development within the curtilage of a dwelling house* and *Class II Sundry minor operations*, generate the most applications for planning permission within the Conservation Area. The Article 4 Direction does not currently apply to the areas altered in 2001.
- 3.20 The 1981 order was replaced by the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). This required a review of the Article 4 Directions which was completed during the preparation of the Local Plan. It proposes that the permitted development rights of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 be withdrawn from the following classes of development within Dunbar Conservation Area: 1, 6, 7, 16, 17, 27, 30, 33, 35, 38(b), 38(d), 39(b), 39(f), 40(a), 40(f), 41, 42, 67(a) and 67(d).
- 3.21 Land that includes certain properties within Dunbar Conservation Area, is not subject to this proposed Direction. Those properties are 11-29 Castle Street (odd nos.), 1-17 Writers Court (odd nos.), 12 Colvin Street, 26 Lamer Street. These buildings, as a group do not contribute to the conservation area's main architectural or historic qualities. Minor alterations to property in this area will not affect the overall character of the conservation area.
- 3.22 Completion of the statutory procedure for applying this revised Article 4 Direction in Dunbar is underway. It will be implemented upon publication of the full Conservation Area Character Appraisal and subsequent approval by Scottish Ministers. The current Article 4 Direction remains in force until it is replaced. The extent of the proposed Article 4 Direction is shown on Map 5. Following the planned introduction of new secondary legislation in 2010 on householder permitted development rights further amendment to the Article 4 Direction will be required.

Tree Management in the Conservation Area

- 3.23 The owner of any tree in a Conservation Area requires the written consent of East Lothian Council before undertaking any work on the tree. East Lothian Local Plan 2008 Policy NH5: Protected Trees specifies the only circumstances in which the uprooting, pruning or felling of a tree in a Conservation Area will be permitted. These are if it is dangerous, seriously diseased, dead or dying; it has no amenity value to the Conservation Area; its removal is in the interests of good tree management, or would permit development which would contribute more to the good planning of the area than would retaining the tree or trees. Replanting is normally required.

Buildings at Risk

- 3.24 The national Buildings at Risk Register¹ highlights properties of architectural or historic merit throughout the country whose future is at risk or under threat. Commonly these are vacant or derelict listed buildings and often blight their surrounding area. Inclusion on the national register raises awareness and can attract persons interested in their restoration. Four buildings at risk within Dunbar Conservation Area are currently included in the Buildings at Risk Register. Details of these buildings are provided in the table below, their locations and photographs are provided on Map 3.

Building Name/Address	Category of Listing	Previous Use	Current Use	Category of Risk
86 High Street (upper floors)	C(s)	Residential	Vacant	High
Abbey Church, High Street/Abbey Road	B	Religion	Vacant	High
Assembly Rooms, 9-13 Church Street (upper floors)	B	Storage	Vacant (Basement residential)	Medium
Buildings to rear of 72 & 74 High Street	B	Residential	Ruinous	High

Buildings at risk are regularly inspected by East Lothian Council Building Standards to ensure they do not represent a danger to the public.

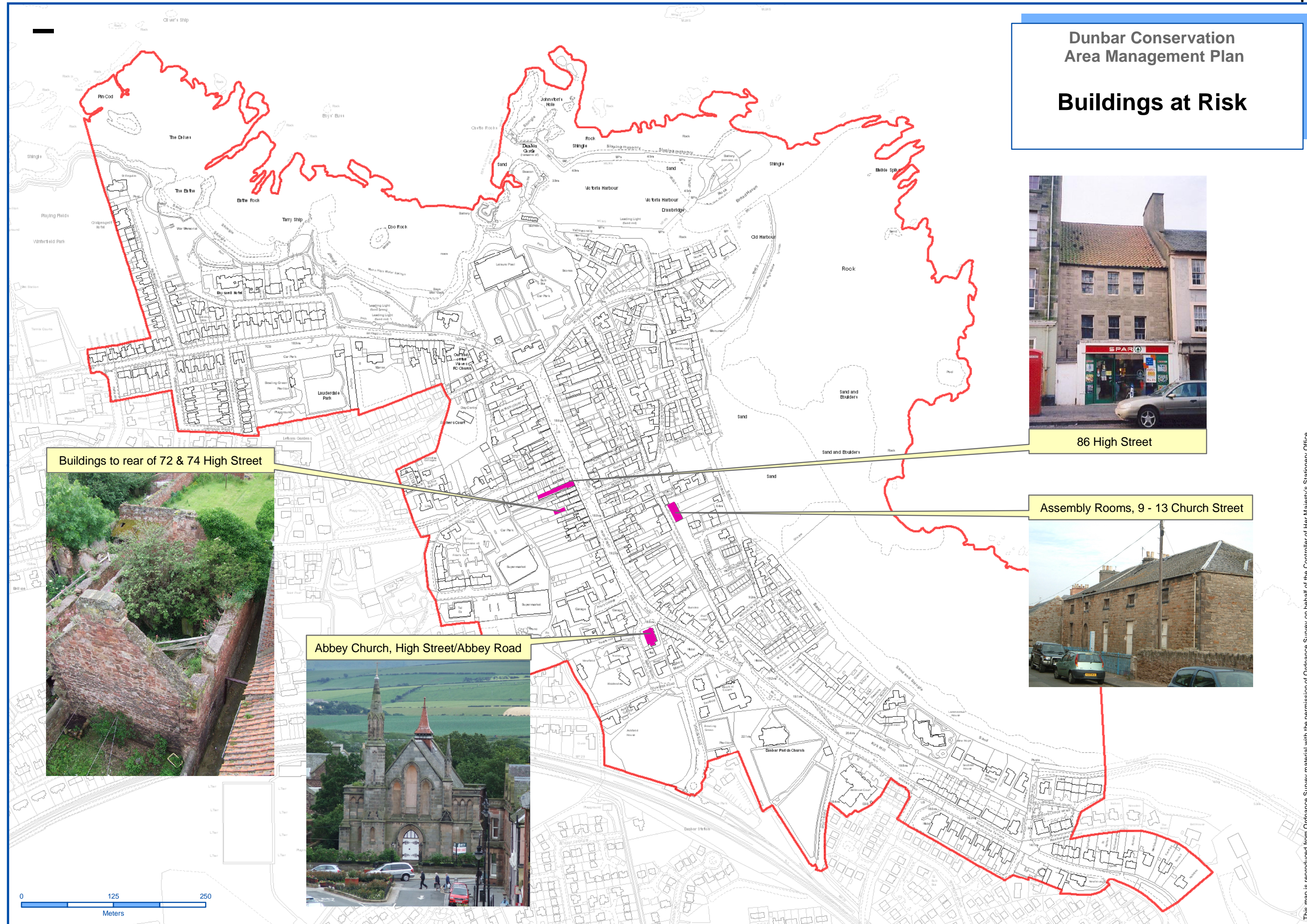
Statutory Powers to Protect Historic Buildings

- 3.25 A range of statutory powers is available to the Council and in some cases, Historic Scotland, to support action to arrest the decline of listed buildings, buildings that are in poor condition, land that is harming the amenity of the area and for dangerous buildings all within the Conservation Area. For example the Silver Street site referred to on Map 4 was the subject of an Amenity Notice under s179 of the Town and Country Planning (Scotland) Act 1997 in 2009 to bring it up to an acceptable standard of appearance.

¹ The national Buildings at Risk Register is maintained by the Scottish Civic Trust on behalf of Historic Scotland and available at www.buildingstrisk.org.uk/BAR/

Dunbar Conservation Area Management Plan

Buildings at Risk



Buildings to rear of 72 & 74 High Street



86 High Street



Assembly Rooms, 9 - 13 Church Street



Abbey Church, High Street/Abbey Road



4 PUTTING THE MANAGEMENT PLAN INTO PRACTICE

Aim of Management Plan:

To manage change appropriately whilst protecting, enhancing and promoting Dunbar's built and natural heritage for the benefit of all.

- 4.1 The lead role in the management of the Conservation Area will come from East Lothian Council Environment Department through its Planning and Building Standards Division which has a duty under the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act to preserve and enhance the architectural and historic character of Dunbar Conservation Area and from time to time bring forward proposals for its enhancement.
- 4.2 Other service departments of East Lothian Council manage services that have an effect on the character and appearance of the Conservation Area. These include the Transportation Division responsible for street lighting, public road and footway maintenance; the Landscape and Countryside Division who manage the coastline, Lauderdale Park, public open space, street cleaning and litter collection; the Community Housing and Property Maintenance Division who manage all Council owned property; and Community Services who manage and promote cultural heritage, museums and library and archaeological services.
- 4.3 The Council facilitates a range of partner organisations and community groups through its Local Area, Heritage and Access Forums.
- 4.4 Through the Dunbar Townscape Heritage Initiative and previous regeneration schemes high levels of investment have been made in Dunbar Conservation Area to secure a long lasting sustainable upgrade to its character and appearance. With the completion of major public funding schemes for improvement in the Conservation Area the challenge now is to secure this legacy for the future. Key areas of investment within the Conservation Area include:
- The harbours, in particular the promontory on which Macarthurs Store is located
 - Dunbar's most distinctive landmark building - the Town House in the centre of High Street
 - High Street and West Port tenements – approximately 50% of these have undergone major common repairs in the last twenty years
 - High quality public realm work using long lasting sustainable materials in High Street, West Port, Victoria Street and Lamer Street
 - Modest scale repairs and architectural reinstatement through the Dunbar Town Scheme to older buildings in the town centre
 - New social housing in listed building conversions and gap site redevelopment particularly in backland areas
 - Education and understanding of the qualities of the area through exhibitions, public meetings, public talks, leaflet distribution and dedicated projects with school children
- 4.5 Risks to failing to adequately maintain the standards now set in Dunbar Conservation Area are assessed in the following table. None are thought to present a severe risk.

Risks to the future of Dunbar Conservation Area

Risk	Likelihood (L) of risk (1-5 where 1 is least likely)	Severity (S) of risk (1-5 where 1 is least severe)	Rating (LxS) (max 25)
Legislative change	It is thought unlikely that the Scottish Government will introduce planning measures to reduce the local planning authority's legislative requirements to preserve and enhance a Conservation Area. Rating -1	If the controls currently available to a local planning authority were reduced then the likely impact of this on the Conservation Area would be markedly visible, worsening over time. Rating - 5	5
Failure to adequately enforce compliance with planning law	This would occur if East Lothian Council either reduced in number or redirected personnel currently operating within Development Management Enforcement to other duties. Rating - 2	The effect of reducing the level of enforcement of Planning Law throughout East Lothian would be felt quickly with a backlog of cases unable to be dealt with building up rapidly to a point where people are likely to become more willing to flout planning regulations if there were no little realistic prospect of being caught. Rating - 3	6
Failure to maintain public buildings and spaces properly	The likelihood of East Lothian Council failing to maintain its buildings and public spaces properly is dependent on the resources allocated annually to maintenance. Asset management is designed to properly plan future maintenance and investment but that has to be balanced against increasing pressure on the overall Council budget. Rating - 3	The impact of such a risk would be felt in time rather than be immediate. Long term under investment in maintenance and repair causes accelerated decay in buildings and can affect confidence in an area. Rating – 3	9
Prolonged downturn in the economy affecting private market investment in property	Property investment in Dunbar is volatile to the effects of the wider economy as was seen in the 1990's. Whilst Dunbar is undoubtedly in a far better position now than it was then there is no doubt that a prolonged downturn would affect the ability of the private sector to invest in the town. In the shorter term to address the shortage of affordable housing East Lothian Council is investing in new social housing in the town,	Recessions have affected the town in the past. The difference today is that Dunbar has a larger population to be encouraged to use its town centre and is set to grow further. The recession that began in 2008 has not affected the overall occupancy rate of commercial units within the town centre which can be seen as a sign of greater resilience within the Conservation Area. However, it will not be immune to the effects of the	9

Risk	Likelihood (L) of risk (1-5 where 1 is least likely)	Severity (S) of risk (1-5 where 1 is least severe)	Rating (LxS) (max 25)
	including within the Conservation Area. Rating - 3	wider economy and if the downturn is prolonged the Conservation Area will be affected. Rating - 3	
Failure to implement adequate planning policies for the protection and enhancement of the Dunbar Conservation Area	East Lothian Council has consistently applied detailed planning policies to all its Conservation Areas and required applicants to ensure that all planning applications and applications for listed building consent are of a sufficiently high standard. This is unlikely to change. Rating - 1	Where quality outcomes are not provided through the development management process the overall standards in a Conservation Area slip with a corresponding deterioration in its character and appearance. Rating - 4	4
Failure of private property owners in multiple ownership buildings to adequately maintain their buildings	While many owners do adequately maintain their property, others do not. This can result in a spiral of decline in a building with increased repair costs, lower property value and an inability to fund repairs. In extreme cases this would lead to property closure and harm the Conservation Area. Rating - 3	Deteriorating townscape or vacant property harms the appearance of the Conservation Area and can adversely affect investment in the area. Rating - 3	9

KEY ISSUES FOR DUNBAR CONSERVATION AREA

Introduction

- 5.1 The key issues that will influence the Conservation Area's management over the period of this plan are:

1. An effective planning policy background
2. Townscape
3. Public Realm
4. Activities and Uses in the Town Centre
5. Redevelopment of sites
6. Exercising statutory planning powers effectively
7. Community Involvement and Understanding

Objectives and actions are identified below for each of the key issues. Actions are proposed for each key issue over the period of the management plan.

Issue 1: An Effective Planning Policy Background

Objective:

To ensure up to date and effective planning control applying to the whole of Dunbar Conservation Area

- 5.2 All planning applications must be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The development plan currently comprises the Edinburgh and Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008. Over the course of this plan period the structure plan will be replaced by the South East Scotland Strategic Development Plan (by 2013) and the local plan by the East Lothian Local Development Plan (2014). All planning policies for the historic built environment will be reviewed in those plans and must remain effective to manage change in the Conservation Area appropriately.

As an integral part of the local plan process the Dunbar Conservation Area boundary, Conservation Area Character Statement and conservation policies applicable to Dunbar Conservation Area were reviewed. The local plan contains detailed policies for the assessment of applications for planning permission in a Conservation Area, listed building consent and advertisement consent. A Conservation Area Character Statement is provided for Dunbar Conservation Area which highlights the special character of the Conservation Area and is used to assess planning applications in the Dunbar Conservation Area. This will be replaced by a more comprehensive Dunbar Conservation Area Character Appraisal.

The Article 4 Direction will be amended following the completion of the Conservation Area character appraisal and on approval from the Scottish Government Built Environment Directorate.

Actions:

1. Publish the full Conservation Area Character Appraisal in 2010
2. Amend the Article 4 Direction following the implementation of secondary legislation on new householder permitted development rights 2010

3. On approval by Scottish Ministers apply the new Article 4 direction to the whole of the Conservation Area
4. Review strategic and local planning policy that affects the Conservation Area through the preparation of the Strategic Development Plan and Local Development Plan

Issue 2: Townscape

Objective:

To preserve and enhance the existing townscape character.

- 5.3 The quality of the townscape is a critical factor in the enhancement of Dunbar Conservation Area. There are no prominent gap sites, therefore the challenge is to ensure that the existing buildings contribute positively to the townscape. There remain a significant number of properties in the town centre, particularly in High Street whose external appearance continues to harm the overall townscape of the town centre. Most are in multiple ownership with many partially or wholly privately rented.
- 5.4 The Housing (Scotland) Act 2006 places a new requirement on local authorities to assist owners to carry out repair and improvement works to their properties, via the provision of a range of information, advice and assistance, through the Scheme of Assistance. The Act also requires that Councils set out in their Local Housing Strategies how housing that does not meet the tolerable standard will be improved and what action will be taken to deal with areas of poor housing quality. Private owners who are responsible for their properties will be required and may be assisted to address maintenance issues when they arise and undertake necessary repairs to ensure that the townscape of Dunbar is maintained to a satisfactory standard.
- 5.4 To establish the general condition of private sector properties and inform the development of a strategy for dealing with dwellings that are below tolerable standard and a policy for identifying housing renewal areas, the Council anticipates commissioning a private sector stock condition survey. This will enable the Council to consider what action may be taken to improve private sector stock. As the legislation allows for the designation of Housing Renewal Areas, this may be an option considered for parts of the Conservation Area.
- 5.5 Leading by example, the Council is in the process of directly repairing the B listed tenement repair at 82-84 High Street. This privately owned tenement was in urgent need of major repair with a chimney that was dangerous. Projected repair bills were outwith the means of the building owners. To ensure the retention of the building in the heart of the Conservation Area the Council acquired all but one of the properties in the tenement which is now being repaired and converted to provide affordable housing and retaining the ground floor retail unit. This work is being supported by the Town Centre Regeneration Fund.
- 5.6 There are other buildings within Dunbar Conservation Area which do not contribute positively to the character of the Conservation Area. Some, such as the former Hughes haulage contractor's garage building on Abbeylands are awaiting redevelopment in line with an approved planning application.
- 5.7 A long standing feature of Dunbar is its colourful High Street with externally painted buildings. Changing the colour of any part of a building in the High Street requires planning permission. The Council has a Dunbar Town Centre Paint Scheme against which all planning applications for repainting are considered, along with the terms of local plan Policy ENV4 Development within Conservation Areas: External Wall Treatment. This ensures that a coordinated colour scheme for the town centre is implemented on an individual building by building basis.

Actions:

1. East Lothian Council to have a *Section 72 Statement* in place by April 2010, setting out the full range of options available through the Scheme of Assistance, to assist private owners to identify and carry out work to improve the condition of their homes.
2. Through the development management process, ensure that new development strengthens the context of the existing Conservation Area and that the quality of its townscape is preserved or enhanced where development is proposed.
3. Information and advice on property maintenance and repair circulated to residents in the Townscape Heritage Initiative area as part of a wider Scheme of Assistance to be in place by April 2010
4. To undertake a private sector stock condition survey and to subsequently develop a strategy for dealing with dwellings that are below the tolerable standard and a policy for identifying and designating Housing Renewal Areas with associated programmes targeting housing stock improvement.
5. East Lothian Council to complete the repair of the tenement at 82-84 High Street

Issue 3: Public Realm**Objective:**

Ensure that where work is proposed for areas of public realm within Dunbar Conservation Area, the importance of the public realm as part of the architectural and historic character of the town is understood and taken into consideration.

- 5.8 The public realm is the streets, footways and open space between buildings that can be used by the public and that acts as a setting for the historic buildings and makes an important contribution to the architectural character of the area. Much high quality work has been undertaken in Dunbar Conservation Area including the detailed design using high quality paving materials that was implemented in High Street in the 1990s and has since been extended to include West Port, Abbeylands and parts of Victoria Street. A new civic space, containing the John Muir statue was created outside the town house, the carriageway narrowed and the pavements widened. Street furniture is coordinated, black painted and signage is limited to the minimum necessary to inform pedestrians and road users.
- 5.9 The Council Policy and Projects team within Environment has surveyed the Dunbar Conservation Area and will be identifying and seeking funding for a series of environmental improvement projects designed to enhance the quality of its public realm.
- 5.10 The location and a description of significant areas of public realm within the Conservation Area is provided below. Where appropriate opportunities for future enhancement are identified.

Location	Description and any Opportunity for Future Enhancement
Lauderdale House – land between Lauderdale house and Dunbar Leisure Pool	This is a well-landscaped area of grass and trees providing a setting for both buildings. Enhanced by the statue Girl and a Swan by David Annand erected in 1997

Harbour quaysides and shoreline	Dunbar's three harbours contain extensive areas of working quayside open to the public and the ruins of Dunbar castle and of the Lamer island battery. These are either functional or contain historic ruins. Some repair and enhancement work is required to areas of quayside cobbling, particularly around Cromwell Harbour by the recently restored Fishermen's monument. Additional interpretation should be provided.
Bayswell Road foreshore and garden	The foreshore was returned to nature on the removal of the old outdoor swimming pool. The gardens are well maintained areas of open space through which runs the John Muir Way coastal path.
Marine Road garden area	Land to the east of Marine Road is a publicly accessible garden past which the John Muir Way coastal path runs. Some repair works to the railings would be beneficial
Lauderdale Park	Dunbar's town park is hidden behind a high stone wall that protects it from sea breezes. The park is well maintained.
East Beach, The Vennel	There is a significant area of poor quality open space in the centre of the Conservation Area that requires upgrading. Plans have been prepared and funding identified for a landscaped area incorporating play facilities. The path and steps on the south side were upgraded as a Townscape Heritage Initiative project using high quality materials to set a standard for future work.
Queen's Road – Kirk Hill and small landscaped areas in front of the Hillside Hotel and Parish Church	Kirk Hill is a steeply sloping bank that contains a path linking east Links Road with Queen's Road. The area is naturally landscaped and does not harm the appearance of the Conservation Area. The small landscaped area in front of the Hillside Hotel is well maintained as are the areas in front of the Parish Church.

- 5.11 Roads and footways are important parts of the public realm. The schedule in Appendix 1 lists each street within Dunbar Conservation Area and provides recommended streetscape materials that respect the historical character and location of each street within the Conservation Area. These specifications should be followed where the local authority or public utilities are planning streetscape works. Where appropriate, street furniture details are also included. Under the New Roads and Streetworks Act 1991 and the Transport (Scotland) Act 2005 streets that are designated as being of special engineering difficulty, including those within the Conservation Area, must comply with the approved technical specification.

Actions:

1. The Council will prepare proposals designed to enhance the quality of the public realm within Dunbar Conservation Area and identify funding opportunities
2. On completion of a landscape improvement project details of the materials used, method and specification of fixing are recorded and provided to the relevant maintenance authority.
3. The Council will support the East Beach Regeneration Group, the community group behind proposals to comprehensively landscape the public open space at the Vennel and East Beach
4. The Council will maintain high quality public realm where it has been installed to the same initial standards and ensure that where public realm works are proposed the aesthetic standards required for that location within Dunbar Conservation Area outlined in Appendix 1 are taken into account.

Issue 4: Activities and Uses in the Town Centre**Objective:**

To retain the vitality and viability of the town centre by retaining retail and commercial units and other uses that generate activity to ensure that it remains an attractive location in which to live, work and do business

- 5.12 The High Street is the heart of the town and is where most of the town's commercial activity takes place. This vitality is essential to the viability of the High Street as a business location. The town centre offers a unique setting in which to undertake economic business activity and requires to be well maintained to ensure people continue to visit. The town centre contains a range of retail, business, leisure and recreational facilities and it is important to its vitality that uses that continue to give people a reason to visit are encouraged. The recession and competition with an out of town supermarket has resulted in some changes to the retail offering on the High Street but the rate of retail unit vacancy remains far lower than was common in the town in the last two decades. The retail uses form the basis for the vitality in the town centre and it is important to maintain ground floor retail units in retail use. To reduce the number of breaches of planning control highlighted in para 3.6, planning guidance for existing and prospective traders will be prepared and distributed through the Dunbar Trades Association and the Economic Development Division.
- 5.13 Major investment in the High Street including the conversion and reuse of vacant floorspace (Lauderdale House and St Andrews House) to residential use, the external repair of the Town House and the revamp of the John Muir Birthplace into a modern visitor attraction, have given people new reasons to be in Dunbar town centre and an associated boost to its economy. This work will continue with the revamp of the Town House museum due to open in 2011.

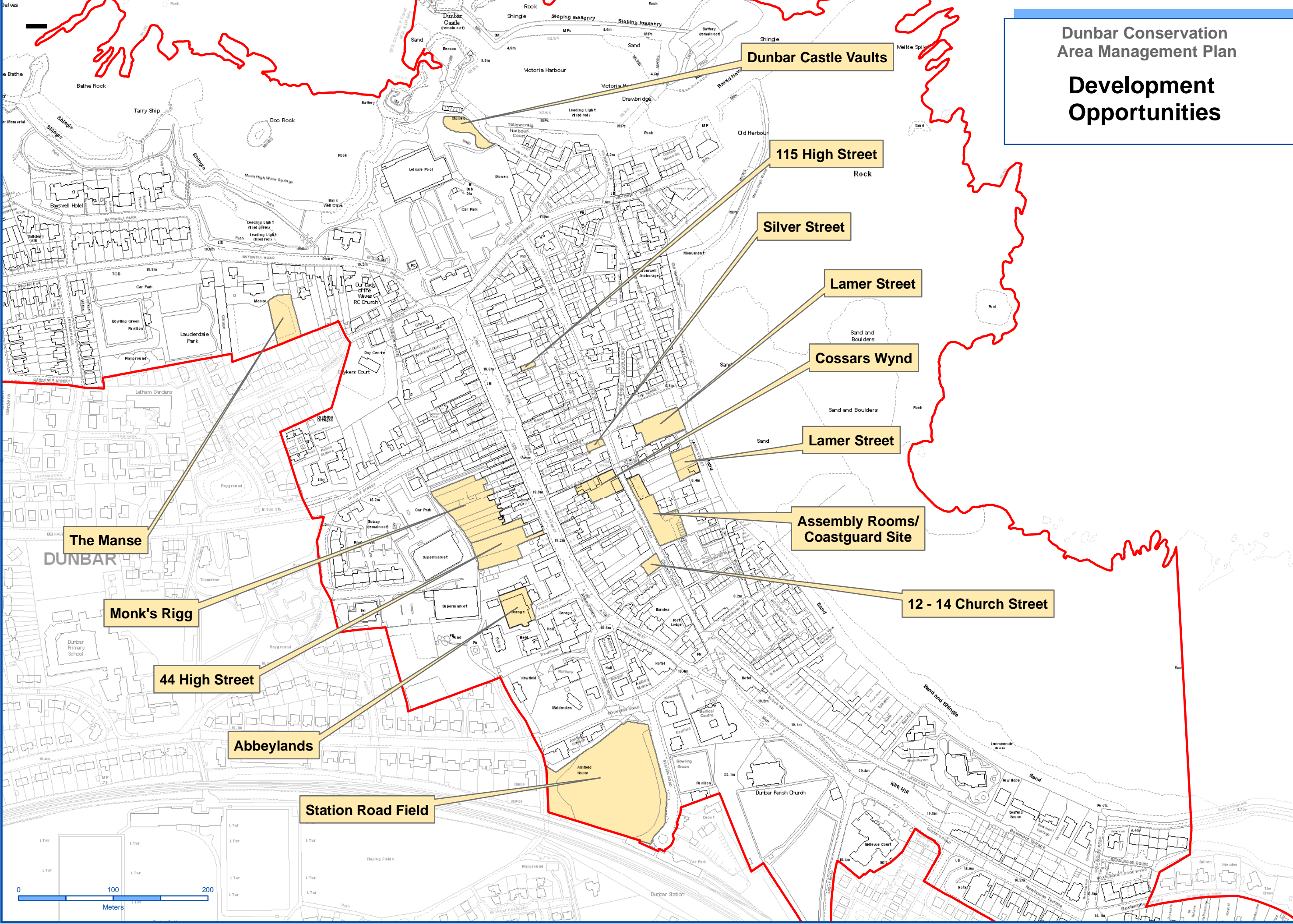
Some properties in the High Street have vacant upper floors though this is not a significant issue for the town centre.

Actions:

1. To create a modern visitor attraction in Dunbar with the expansion and modernisation of the Dunbar Town House and adjacent building to museum and exhibition use. Work commences April 2010.
2. The Council will provide new detailed guidance for local traders on planning requirements including signage and colour schemes

Dunbar Conservation
Area Management Plan

Development
Opportunities



3. The Council will continue to prioritise the retention of retail units in the town centre through the application of Policy ENV2 of the East Lothian Local Plan 2008
4. The Council will monitor town centre economic activity and will prepare and implement a Town Centre Strategy for Dunbar

Issue 5: Redevelopment and Infill development on vacant sites

Objective:

To ensure the successful redevelopment of vacant and derelict sites within the Dunbar Conservation Area identified in Table 1 in line with the development plan.

- 5.14 Vacant and gap sites and buildings blight their local area and harm its vitality and viability. Since 1990 many vacant and derelict sites within Dunbar Conservation Area have been successfully redeveloped adding new housing and population to the town centre and supporting its economy. However, there remain some vacant or underused sites that would benefit the area if redeveloped. These are identified in Table 1.
- 5.15 The larger of these sites are identified as proposals in the East Lothian Local Plan 2008. Smaller sites can come forward in line with local plan policy. Where sites are in poor condition remedial action is sometimes required to improve the appearance of the Conservation Area. Where required the Council prepares Design Guidelines for some sites. Several sites have a valid planning permission but work has not started for reasons outwith the control of the Council.

Actions:

1. Through the determination of planning applications in accordance with the development plan and taking into account supplementary planning guidance, the Conservation Area character statement and other material considerations
2. The Council will acquire, using statutory powers if required, land that can be suitably redeveloped in line with development guidelines to create new living space within the High Street backlands between Abbeylands and West Port.

Sites within Dunbar Conservation Area suitable for redevelopment
Refer to Map 4

Ref	Address	Present Condition (2009)	How the site could enhance Dunbar Conservation Area	Development Prospects
1	Former Hughes Garage Site, Abbeylands off High Street	Derelict garage building and immediate environs	Allocated in East Lothian Local Plan 2008 for housing use – Proposal H29. Development Brief available. Conservation Area consent for demolition and planning permission for redevelopment for social housing. Redeveloped buildings should follow the building line on the north side of Abbeylands re-opening the view of the B listed house, The Priory	Site to be acquired and cleared by East Lothian Council for social housing development 2010
2	Land to rear of 44 High Street	Vacant land with rigg walls	Allocated in East Lothian Local Plan 2008 for housing use – Proposal H29. Development Brief available. Planning permission granted for social housing. Site of a former cinema, this is a cleared site suited to buildings that are subservient to High Street tenements and fitted within retained rigg walls.	Site to be acquired by East Lothian Council for social housing development 2010
3	Monk's Rigg - High Street backlands – rigg land between High Street and the former Monk's Walk. Adjacent to site 2 above.	Underused vacant or private garden land	This area of rigg land is underused and contains some derelict and vacant buildings and land. Land locked. Suitable in principle for mixed use development. Any building proposals must respect the very clear character of the area as rigg land associated with the plot widths of high street properties. Rigg boundary walls that cross the area should be retained. Derelict listed buildings should be adapted to new use and not demolished. Mixed ownership including East Lothian Council. Development Brief to be prepared.	Part private part publicly owned land
4	Station Road field	Undeveloped field. Approx 1.1ha	Allocated in East Lothian Local Plan 2008 for mixed town centre and station car park and housing Proposal H10. Redevelopment should retain the high stone boundary walls and trees.	Privately owned site. Owner interested in development
5	Cossar's Wynd between High Street and Church Street	Vacant land and buildings	Allocated in East Lothian Local Plan 2008 – Proposal H29. Planning permission was granted in 2006 for the alteration and change use of use of the attractive rubble built corner building within this site to form two houses and for the erection of three new houses and associated works.	Privately owned site.
6	Lamer Street	Vacant land	Allocated in East Lothian Local Plan 2008 – Proposal H29. Planning permission granted for the erection of six houses. Revised application pending. Development guidelines available. This site must produce a	Privately owned site.

Ref	Address	Present Condition (2009)	How the site could enhance Dunbar Conservation Area	Development Prospects
			frontage development to both the open space to the north and Lamer Street to the east. A stone wall is required on the north boundary with the public path. Buildings will be set back from Lamer Street to allow views out from the public space to the sea.	
7	Lamer Street	Vacant land	Allocated in East Lothian Local Plan 2008 for environmental improvement as public open space. Good quality materials should be used to create an attractive landscaped area with some integrated play facilities for children. New Lamer Street path and steps on south boundary set a standard for quality materials. Opportunity for a public area that attracts visitors and local people and takes advantage of the seaward views.	Planning application pending submitted by community group for landscaped space. Land owned by the Dunbar Common Good
8	Assembly Rooms 9-13 Church Street and Coastguard site. Approx 0.13ha.	Part vacant listed building and vacant land adjacent.	Allocated in East Lothian Local Plan 2008 for residential development Proposal H13. Proposals that address both the vacant land and conversion of upper floors of the B listed building required. Development of the vacant site should allow a frontage on to Church Street, whilst accessed from Lamer Street. A good example of such a development adjoins the site to the south. Parking on the site should be for the Assembly Rooms as well as new build residential to allow successful conversion of the Assembly Rooms. The Assembly Rooms must be sensitively converted to retain its external character.	Planning application pending ref 06/00349/lbc
9	Victoria harbour Dunbar Castle vaults	Vacant land	Policy TOUR3 of East Lothian Local Plan 2008 applies to the site. Supports commercial or tourist related development if underground vaults opened up to public view. Currently acts as informal car park.	Publicly owned land
10	Land to rear of 14 Bayswell Road	Undeveloped garden ground	Planning permission granted for 14 flats in 2005.	Privately owned land
11	Building to rear of 115 High Street	Derelict shell	Planning permission granted in 2009 for conversion to a house.	Privately owned land
12	Land at 12-14 Church Street	Vacant land	Suitable for residential development but no development proposals. Site is an overgrown garden behind walls so does not blight area. Rigg walls will require to be repaired and retained. Frontage to Church Street.	Privately owned land
13	Land at the east end of Silver Street Dunbar	Vacant land	Suitable in principle for mixed uses. Small prominent site was formerly occupied by a chamfered corner building, a feature that	Privately owned land

Ref	Address	Present Condition (2009)	How the site could enhance Dunbar Conservation Area	Development Prospects
			should be replicated in any new development proposal.	
14	Lamer Street – frontage to rear of Assembly Rooms on Church Street	Vacant land and buildings behind a high stone wall	Suitable in principle for residential development. This should provide a complete designed street frontage overlooking the East Beach, a prominent part of Dunbar Conservation Area. Partial development of the site for single houses will not be suitable. The stone boundary wall is a feature that should be either incorporated into a new development or salvaged for reuse as a lower boundary wall to the development.	Privately owned land

Issue 6: Exercising statutory powers effectively

Objective:

To take statutory action where action is justified in terms of serious blight or harm caused to the conservation objectives of the Dunbar Conservation Area

- 5.16 Under Housing, Planning, Building and Environmental legislation local authorities and central government and its agencies have legal powers to secure environmental improvement, including to privately owned land and buildings. Some powers such as those under the Building (Scotland) Act are commonly used when a building or part of a building or structure deteriorates and requires urgent action to remove the danger. Other powers, particularly where the local authority has to undertake the works or acquire buildings if the owner fails to comply with the statutory notice, are less frequently used. The Council has previously served notices under the Planning and Building Acts and will use these powers, or encourage others to use their powers, where necessary and cost effective to do so. The Council is also prepared to use its powers for Compulsory Purchase Orders within the Conservation Area where it is considered necessary to achieve beneficial development.
- 5.17 Where breaches of planning control take place in the Conservation Area it is important that swift action is taken to rectify the breach, formalise the action and to discourage others from undertaking works without the necessary planning permission, listed building, advertisement or Conservation Area consent.

Actions:

1. The Council is enforcing compliance with an Amenity Notice served on derelict land in a prominent location on Silver Street to improve its appearance
2. The Council will ensure that effective planning enforcement action is undertaken quickly to discourage others
3. To consider the range of statutory powers available to the planning authority and to apply these where justified

Issue 7: Community Involvement and Understanding of the Conservation Area

Objective:

To ensure the public is well informed about the Conservation Area and the need for its conservation and enhancement.

- 5.18 The Council has approved a Heritage Strategy 2007-2010 that focuses on the themes of identity, community involvement and infrastructure and aims to develop a greater understanding of all aspects of heritage in East Lothian. Its Heritage Forum meets bi-annually with local and national heritage groups and bodies.
- 5.19 Owners or lessees of a property in Dunbar Conservation Area must be aware of the different set of planning regulations and responsibilities that exists in the Conservation Area. Any change to the external appearance of the building in a Conservation Area is likely to require planning permission and should always be checked with East Lothian Council before any work is undertaken.
- 5.20 Public information on Conservation Areas is available on the Council web site at www.eastlothian.gov.uk Leaflets are also available at the Community Housing Office in High Street Dunbar. Conservation Area Character Statements on all Conservation

Areas including Dunbar are published in an Appendix to the East Lothian Local Plan 2008 and to this Management Plan.

- 5.21 During Doors Open Day weekend and Archaeological Week in September there are often free public tours available of some of East Lothian's conservation areas which can raise awareness. Occasionally, the Council will also provide a speaker at a talk on Conservation Areas. The twice-yearly Heritage Forum is an event where the Council and national and local organisations active in heritage meet and discussions, updates and presentations are featured.

Actions:

1. Raise awareness of Dunbar Conservation Area when opportunity arises, including during the annual Doors Open Day weekend and Archaeology Week
2. All properties within the Townscape Heritage Initiative area, the central core of the Conservation Area, will receive a letter, advice on the need for planning permission and leaflets on maintaining their property.
3. Provide and maintain up to date information on the Council web page for Dunbar Conservation Area

CONCLUSION

- 6.1 This Management Plan and associated Action Plan will guide the management of the Dunbar Conservation Area over the next five years. However, to be effective the plan should be reviewed annually to update on progress with the implementation of the key issues and actions. The next update to the plan will therefore be in January 2011 and full review in 2015.

Policy and Projects
Environment
East Lothian Council
John Muir House
Haddington
January 2010

Dunbar Conservation Area Management Plan

SUMMARY ACTION and IMPLEMENTATION PLAN

	Action	Delivery	When	Update 2011
Issue 1	Effective Planning Policy			
1	Publish the full Conservation Area Character Appraisal	ELC (Environment)	Autumn 2010	The full Conservation Area Character Appraisal has not yet been published. This is now expected to be undertaken in 2012.
2	Amend the Article 4 Direction following the implementation of secondary legislation on new householder permitted development rights	ELC (Environment)	Autumn 2010	The secondary legislation on new householder permitted development rights has not yet come into force therefore the amendment to the Article 4 Direction has not been able to be implemented. The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 is now expected to come into force in February 2012.
3	On approval by Scottish Ministers apply the revised Article 4 direction to the whole of the Conservation Area	ELC (Environment)	Autumn 2010	See above
4	Review strategic and local planning policy that affects the Conservation Area through the preparation of the Strategic Development Plan and Local Development Plan	ELC (Environment)	2011-2013	SESPlan, the South East Scotland strategic development plan is due to be published in November 2011. The Main Issues Report for the East Lothian Local Development Plan, to be referred to as ELLDPone, is due to be published in June 2012.

	Action	Delivery	When	Update 2011
Issue 2	Townscape			
5	East Lothian Council to have a <i>Section 72 Statement</i> in place by April 2010, setting out the full range of options available through the Scheme of Assistance, to assist private owners to identify and carry out work to improve the condition of their homes.	ELC (Community Services)	April 2010	The East Lothian Council Scheme of Assistance for private house owners has been implemented.
6	Through the development management process, ensure that new development strengthens the context of the existing Conservation Area and that the quality of its townscape is preserved or enhanced where development is proposed.	East Lothian Council (Environment)	2010-2015	This is ongoing work for the East Lothian Council Development Management team, part of Planning and Building Standards.
7	Information and advice on property maintenance and repair circulated to residents in the Townscape Heritage Initiative area as part of a wider Scheme of Assistance to be in place by April 2010	ELC (Community Services)	April 2010	Information on property maintenance and repair was circulated to all residents in the Townscape Heritage Initiative area in April 2010.
8	To undertake a private sector stock condition survey and to subsequently develop a strategy for dealing with dwellings that are below the tolerable standard and a policy for identifying and designating Housing Renewal Areas with associated programmes targeting housing stock improvement.	ELC (Community Services)	2011/12	The private sector stock condition survey was carried out in 2011. Actions following on from the survey will be considered in 2012.
9	East Lothian Council to complete the repair of the tenement at 82-84 High Street	ELC (Community Services)	2010	The comprehensive repair of the tenement at 82-84 High Street and its conversion to 3 affordable houses and a refurbished retail unit was completed in 2011.

	Action	Delivery	When	Update 2011
Issue 3	Public Realm			
10	The Council will prepare proposals designed to enhance the quality of the public realm within Dunbar Conservation Area and seek the identification of funding	ELC (Environment)	2010/2011	A repairs scheme is proposed for footways in Castle Street and Church Street in 2012 but no enhancement projects to the public realm are currently programmed.
11	On completion of a landscape improvement project details of the materials used, method and specification of fixing are recorded and provided to the relevant maintenance authority.	ELC (Environment)	2010-2015	This is ongoing work for the relevant service departments of East Lothian Council.
12	The Council will support the East Beach Regeneration Group, the community group behind proposals to comprehensively landscape the public open space at the Vennel and East Beach	ELC (Community Services)	2010/2011	The East Beach Regeneration Group and East Lothian Council has successfully redeveloped and landscaped the public open space at the Vennel and East Beach to provide a refurbished car parking area and a high quality new landscaped play space for children, completed in 2010.
13	The Council will maintain high quality public realm where it has been installed to the same initial standards and ensure that where public realm works are proposed the aesthetic standards required for that location within Dunbar Conservation Area outlined in Appendix 1 are taken into account.	ELC (Environment)	2010-2015	This maintenance work is ongoing.

	Action	Delivery	When	Update 2011
Issue 4	Activities and Uses in the Town Centre			
14	To create a modern visitor attraction in Dunbar with the expansion and modernisation of the Dunbar Town House and adjacent building to museum and exhibition use. Work commences April 2010.	ELC (Community Services)	2010/2011	Work completed 2011.
15	The Council will provide new detailed guidance for local traders on planning requirements including signage and colour schemes	ELC (Environment)	February 2010	Not completed – this will be now be published in 2012.
16	The Council will continue to prioritise the retention of retail units in the town centre through the application of Policy ENV2 of the East Lothian Local Plan 2008	ELC (Environment)	2010-2015	Ongoing but subject to review in the East Lothian Local Development Plan
17	The Council will monitor town centre economic activity and will prepare and implement a Town Centre Strategy for Dunbar	ELC (Environment)	2010-2015	Monitoring through an annual retail survey and pedestrian counts is undertaken annually along with regular business surveys.

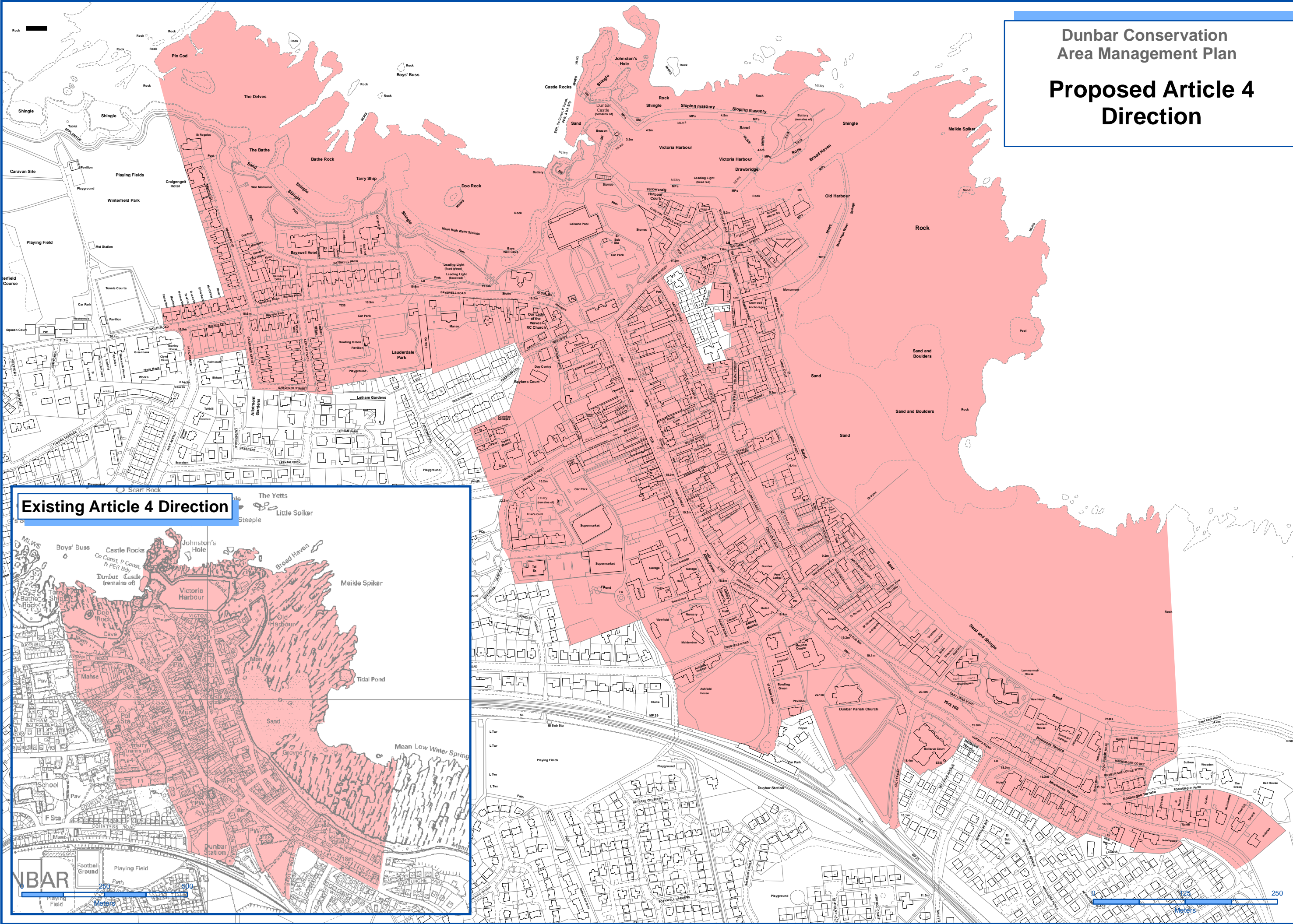
	Action	Delivery	When	Update 2011
Issue 5	Redevelopment and Infill development on vacant sites			
18	Through the determination of planning applications in accordance with the development plan and taking into account supplementary planning guidance, the Conservation Area character statement and other material considerations.	ELC (Environment)	2010-2015	Ongoing
19	The Council will acquire, using statutory powers if required, land that can be suitably redeveloped in line with development guidelines to create new living space within the High Street backlands between Abbeylands and West Port.	ELC (Community Services)	2010/2012	East Lothian Council owns some land in this area and work is programmed to commence on the construction of the first affordable housing developments in 2012/13

	Action	Delivery	When	Update 2011
Issue 6	Exercising statutory powers effectively			
20	The Council is enforcing compliance with an Amenity Notice served on derelict land in a prominent location on Silver Street to improve its appearance	ELC (Environment)	2010	This was successfully concluded in 2011
21	The Council will ensure that effective planning enforcement action is undertaken quickly to discourage others	ELC (Environment)	2010-2015	Ongoing
22	To consider the range of statutory powers available to the planning authority and to apply these where justified	ELC (Environment)	2010-2015	Ongoing

	Action	Delivery	When	Update 2011
Issue 7	Community Involvement and Understanding of the Conservation Area			
24	Raise awareness of Dunbar Conservation Area when opportunity arises, including during the annual Doors Open Day weekend and Archaeology Week.	ELC (Environment)	Annually	Ongoing
25	All properties within the Townscape Heritage Initiative area, the central core of the Conservation Area, will receive a letter, advice on the need for planning permission and leaflets on maintaining their property.	ELC (Environment)	2010	Completed April 2010
26	Provide and maintain up to date information on the Council web page for Dunbar Conservation Area	ELC (Environment)	2010-2015	Ongoing

Dunbar Conservation
Area Management Plan

**Proposed Article 4
Direction**



Dunbar Conservation Area Management Plan

Schedule of Street Finishes

The following schedule lists each street within Dunbar Conservation Area and provides recommended streetscape materials that respect the historical character and location of each street within the Conservation Area. The intention is that these specifications should be followed where East Lothian Council or public utilities are planning streetscape works. Where appropriate, street furniture details are also included.

Where a street within a Conservation Area is identified in the Transportation Road Asset Management Plan as having reached the end of its lifecycle and requires significant renewal of its infrastructure the amenity value of the street will be taken into account. The non-technical description of finishes below provides the basis for developing the engineering specification.

The schedule refers to the following six streetscape finishes described detail below:

Finish 1 - Footways should be surfaced in asphalt with coloured white or grey chip for visual texture. Existing kerbs can be retained. Footpath should be continued over driveway openings to avoid kerbs on the pavement at a point where vehicles cross to access a driveway. Pedestrian property accesses should access the footway only rather than be provided with a drop on to road level, provided that a drop to road level exists a reasonable distance away. Lighting columns should be replaced with modern stainless steel columns.

Finish 2 - Footways should be surfaced in asphalt with coloured white or grey chip for visual texture. Kerbs should be natural stone kerbs. This finish is generally appropriate for narrow footways. Existing natural stone kerbs in Dunbar are either grey whin or brown sandstone. Unified finishes are better for the same streets which may mean salvaging some for reuse in other streets.

Finish 3 – Footways should be paved with Caithness natural stone paving. Kerbs should be natural whin stone kerbs. Edging of slabs should be kept to a uniform line aligned where possible with the kerb. Mortar joints should contain small aggregate and be kept narrow. Edgings on inside of footway should be made up with small element grey granite cubes. Street furniture to be mounted on black poles.

Finish 4 – Footways should be small element square paving slabs adjacent to either natural stone or Cairnstone artificial stone effect kerbs. These are best suited to wider areas of paving.

Finish 5 – Cairnstone paving slabs with stone sett margins.

Finish 6 – Footways in asphalt and concrete kerbs.

Note - All painted yellow and white lining for each finish to be the minimum width permitted by the Traffic Signs Regulation General Directions 2002.

Schedule of Street Finishes in Dunbar Conservation Area

Finish 1	Bayswell Park
	Bayswell Road
	Gardener Street
	Letham Place
	Marine Road
	Mayville Park
	North Road
	Rosebery Place
Finish 2	Abbey Road
	Bowmont Terrace
	Castlegate
	Colvin Street but retain horonised paving outside no.1
	Delisle Street
	East Links Road
	Golf House road
	Lamer Street – Lamer Court beach cobbles
	Newhouse Terrace
	Queens Road
	Roxburghe Court
	Roxburghe Terrace
	Shore Street
	Silver Street
	Station Road
	Victoria Place
	Woodbush
	Woodbush Place
	Yellowcraig
Finish 3	Abbeylands
	Friarsbank Terrace
	High Street
	West Port
	Lamer Street Steps
Finish 4	Castle Place
	The Vennel
Finish 5	High Street Closes between High Street and Castle Street/Church Street
Finish 6	Aitken Court
	Countess Crescent
	Friarscroft
	Roxburghe Lodge Wynd
	Stable Court
	Woodbush Court
	Writers Court

Streets that have a combination of finishes along their length	Castle Street - Finish 2 but Finish 4 outside Castle Place
	Church Street - but retain old beach cobbles outside nos 1-3 and between nos 12 and 18. Outside Hillside Hotel at south end the footway should be Finish 2 but where a blister has been added the blister should be paved in Finish 3, Caithness stone slab with a whin kerb.
	Victoria Street – south side should be Finish 3 throughout. North side should be Finish 3 from Victoria place to Custom House Square.
	Victoria Harbour – Quayside basalt stone blocks. Roadway running surface asphalt.
	Shore Street – East side Finish 2. West side Finish 4. Quayside beach cobbles
	Westgate – from High Street to church door Finish 3. Remainder, including return into Lawson Place Finish 2.

Policy and Projects
Environment
East Lothian Council

East Lothian Local Plan 2008 Planning Policies

Section 3 Planning Policy of the report summarises the planning policies of the East Lothian Local Plan 2008 that are most relevant to assessing new development in the Dunbar Conservation Area. The full text of these policies is reproduced below:

Policy ENV1: Residential Character and Amenity

The predominantly residential character and amenity of existing or proposed housing areas will be safeguarded from the adverse impacts of uses other than housing. Development incompatible with the residential character and amenity of an area will not be permitted. Proposals for new development will be assessed against appropriate local plan policies. In the case of infill, backland and garden ground development, this will include assessment against Policy DP7 in section 13.

Policy ENV2: Town and Village Centres, other Retail or Mixed Use Areas

Within town and village centres and other established retail or mixed use areas, uses appropriate to such areas, including retailing, business and office use, restaurants, leisure and entertainment, will be acceptable in principle. Housing may also be acceptable, subject to the policy provisions detailed below. Proposals that would have a significant environmental impact, particularly on existing housing, will not be permitted.

Within defined town centres, the change of use to housing of ground floor retail units will not be permitted. Changes of use of retail units to other town centre uses will only be acceptable where the Council is satisfied that a retail use is no longer viable or the benefits of the proposed use to the viability and vitality of the area outweigh the loss of the shop. Changes of use to residential, other than from retail, will only be allowed where the Council is satisfied that the premises have been suitably marketed for all other uses acceptable in principle within such an area and that no reasonable offers have been received.

Outwith defined town centres, the change of use of supermarkets or retail warehouses will be resisted unless the Council is satisfied that the premises have been suitably marketed for retail use and no reasonable offers received. Business or commercial use will then be the Council's preferred alternative.

New build must reinforce the vertical mix of land uses typical of East Lothian's town and village centres. Where development of two or more storeys is appropriate, the Council will expect retail or commercial use on the ground floor and residential or other town centre use above.

Policy ENV3: Listed Buildings

- (1) The external or internal alteration of a Listed Building will only be permitted where it does not harm the architectural or historic character of the building;
- (2) The demolition of a Listed Building will not be permitted unless there are overriding environmental or practical reasons. It must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use;
- (3) New development that harms the setting of a Listed Building will not be permitted.

Policy ENV4: Development within Conservation Areas

All new development in Conservation Areas must be located and designed to preserve or enhance their special architectural or historic character. New development

should accord with the size, proportions, orientation, positioning, density, materials, and boundary treatment of nearby buildings and public and private spaces. In addition, the following requirements must be met:

Outline Planning Applications

Outline planning applications in Conservation Areas must be accompanied by sketch plans and elevations showing the proposed development in relation to its surroundings.

Car Parking In Conservation Areas

The car parking requirement of new developments must accord with Local Plan Policy DP22 unless it can be demonstrated that a reduced level of parking (which, in exceptional circumstances could be no parking provision), will achieve positive townscape benefits without compromising road safety.

Demolition

Conservation Area Consent for the demolition of a building will only be considered in the context of appropriate proposals for redevelopment or intermediate treatment and will only be permitted where:

- (i) the building is incapable of reasonably beneficial use by virtue of its location, physical form or state of disrepair; or
- (ii) its removal or replacement would not adversely affect the character of the Conservation Area; or
- (iii) it facilitates proposals which will produce positive townscape benefits: or
- (iv) in the case of an emergency.

External Wall Treatment

- (a) Stonecleaning will only be permitted where it involves the whole building or all its public elevations and it preserves or enhances the appearance of an individual building or a group with a uniform facade. Applicants must demonstrate that the proposed method will not harm the appearance and structure of the stonework;
- (b) Recladding walls will only be permitted where the existing finishes are either inappropriate or beyond repair. Traditional finishes common to the area must be used and the architectural character of the building preserved or enhanced;
- (c) Painting external walls will only be supported where it is an established local practice accepted by the Council. Where appropriate, painting must respect architectural features such as string courses, base courses, door and window bands and stair towers. Colours must harmonise on both the building itself and with nearby buildings.

Shop Fronts

It must be demonstrated to the satisfaction of the Planning Authority that the refurbishment of an existing traditional shopfront is not practicable before consideration is given to its replacement or alteration. Any such development must respect both the building of which it is part and the special architectural character of the Conservation Area. Any proposal that harms that character, for example, by introducing inappropriate standardised corporate styles or modern materials on to such a frontage, or which link two or more existing buildings with a common fascia, will not be permitted.

Policy ENV5 – Conservation Areas – Proposed Restriction of Permitted Development Rights

Within the following Conservation Areas permitted development rights will be removed for the following classes of development as defined in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended.

Cockenzie and Port Seton, Dunbar and North Berwick:

Classes 1, 6, 7, 16, 17, 27, 30, 33, 35, 38(b), 38(d), 39(b), 39(f), 40(a), 40(f), 41, 42, 67(a) and 67(d).

Note: In Dunbar, land which includes the following properties, defined on the Proposals Map, will not be subject to this Direction: 11-29 Castle Street (odd nos.), 1-17 Writers Court (odd nos.), 12 Colvin Street, 26 Lamer Street.

Policy ENV7: Scheduled Ancient Monuments and Archaeological Sites

- (1) Where a proposed development might affect any site or area included in the East Lothian Sites and Monuments Record (of known or suspected archaeological interest), the developer must first undertake and make available to the Planning Authority a professional archaeological assessment and, if necessary, a field evaluation.
- (2) Development that would harm a site of archaeological interest or its setting, particularly a Scheduled Monument, will not be permitted. The only exception to this will be situations where archaeological advice concludes that the significance of the remains is not sufficient to justify their physical preservation in situ when weighed against other material considerations, including the benefits of the proposed development. In such situations, the developer must make proper provision for the excavation, recording, and analysis of the archaeological remains in advance of the commencement of development, any subsequent post-excavation work and the publication of the results. Appropriate conditions may be applied to any planning permission to achieve this.
- (3) Where it is feasible within a proposed development to accommodate, preserve and enhance archaeological features or their setting, public access to and interpretation of these features will be expected.

Policy TOUR3 Dunbar Castle Vaults

The Council will support proposals for a commercial or tourist related development on the south side of Victoria Quay if it enables the underground vaults to be opened up to public view.

Policy DP4: Design Statements

Design statements must accompany planning applications for all strategic and local housing sites, and for strategic employment sites.

The submission of a design statement is also required in the following circumstances:

1. Where this local plan or the Council indicate a Design Statement is required;
2. For new build proposals in a conservation area.

The Council may also request a design statement to be submitted in the following circumstances:

3. For sensitive sites, such as those that are visually prominent from a public place or are of a scale or nature that would have a significant impact on the locality;
4. For development that would extend or significantly alter or affect the setting of a listed building.

Any Design Statement submitted in support of proposals must be consistent with the principles and purpose laid out in PAN 68: Design Statements (Scottish Executive Development Department).

Policy DP7: Infill, Backland and Garden Ground Development

Outwith greenbelt and the countryside and undeveloped coast, the principle of development within infill and backland locations, including the subdivision of garden ground, will be supported where:

1. the site can accommodate the entire development, including an appropriate amount of open space, satisfactory vehicle and pedestrian access, car parking, and where necessary vehicle turning space; and
2. the occupants of existing neighbouring development experience no significant loss of privacy and amenity and occupants of any new development must also enjoy privacy and amenity; and
3. the scale, design and density of the proposed development will be sympathetic to its surroundings, overdevelopment of the site will be unacceptable and landscape and boundary features important to the character of the area must be retained where possible; and
4. there will be no material loss of greenfield land or open space important to the character or recreation and amenity requirements of the area, and no loss of important physical or natural features;

Policy DP8: Replacement Windows

Permission to replace windows will only be granted where the design and construction of the windows does not harm the character and appearance of the building or its surroundings. The following detailed policy applies to the different situations where window replacement is required:

Listed Buildings: Original windows should be retained and, where necessary, repaired. Only where repair is shown to be impossible should replacement be accepted. Replacement windows will normally be required to exactly match the original window in all respects, including proportions of the window opening, opening methods, materials, colour, astragal profile if appropriate, and glazing. Permission will not be granted for a replacement window that is visibly different to an existing original window.

Buildings in a Conservation Area: the replacement window must preserve or enhance the area's special architectural or historic character. This will normally mean that the proportions of the window opening, the opening method, colour, construction material of frames and glazing pattern should be retained. The only exceptions to this will be:

1. Multiple glazing where there is no visible difference between that proposed and the original style of window
2. If the building itself does not contribute positively to the character of the Conservation Area and where a change in window design would have no impact on the character of the Conservation Area;

3. if the window cannot be seen from a public place.

Buildings which are not Listed and not within a Conservation Area: in flatted properties and non domestic buildings where permission is required for the replacement of windows, the proportions of the window openings should be retained and, where they exist, mullions should be retained. Where the existing windows are of a sash and case style and a change to that is proposed the replacement window should replicate the position and size of the meeting rails or transoms.

Policy DP9: External Security

The means of external security should not harm the appearance of a building and its setting. Thus:

1. Non Listed buildings and buildings located outwith a Conservation Area:

- a. external security measures should be designed to allow the frontage and display area to remain visible. In this respect, measures such as removable metal grilles, lattice type roller shutters, collapsible gates, sliding grilles or back lit perforated shutters will generally be acceptable. Any guides should be either removable or a discreet integral part of the frontage. Projecting box shutters will not normally be acceptable on public elevations.
- b. in exceptional cases, where it can be demonstrated that alternative security measures are not practical, solid roller shutters may be acceptable. The colour of such shutters should be sympathetic to the frontage.

2. Buildings within a Conservation Area:

- a. the provisions of (1)(i) above are applicable, provided that the proposed method of security does not harm the character or appearance of the Conservation Area. Solid roller shutters will not be permitted.

3. Listed Buildings:

- a. the use of security glass alone is recommended, although internal open latticed security grilles or removable external grilles may be acceptable. Applicants will require to demonstrate a particular security problem or need which cannot be satisfied by these measures, before any alternative security means would be considered. In such circumstances any approval will be subject to the views of Historic Scotland and assessed against the following requirements:
 - that no unnecessary damage is caused to historic structures; and
 - that any alterations are in keeping with other parts of the building, and that the measures harmonise with the building and its surroundings.
- b. Alarm boxes should be located and designed to minimise their visual impact on the external appearance of the building.

4. In all cases

- a. it will be a condition of planning permission that shutters and grilles will be open or removed whilst trading; and
- b. planning applications for commercial development should indicate the security measures to be taken, in accordance with this policy.

Policy DP10: Advertisements

1. Within Conservation Areas advertisements will only be approved where their design, materials, positioning and detail are sympathetic to the character and appearance of the building on which they are placed and the surrounding area. The following criteria will be applied:
 - (i) Internally illuminated advertisements will not be permitted except for emergency services. External illumination will only be permitted in the following circumstances:
 - a. if the design, type and number of light fittings for the proposed illumination does not adversely affect the character of the building to which the light fittings are attached; and
 - b. if the location of the proposed advertisement is not considered to be sufficiently illuminated by existing street lighting.
 - (ii) Fascia boards will only be permitted if they are an integral part of the design of the shopfront or building. Where acceptable they should be constructed of painted timber or similar. Metal or plastic will not normally be acceptable.
 - (iii) Projecting signs hung from well designed metal brackets may be permitted. New signs should be flat boards, normally timber or metal and no thicker than 30mm, or traditional symbolic signs for example a pestle and mortar for a chemists. No type of signboard other than approved symbolic or projecting signs will be permitted. Box type signs will not be permitted.
 - (iv) Where there is no existing fascia board or area on the building designed specifically for advertisements, signs in the form of individual letters or symbols will be attached directly onto buildings only by way of concealed fittings. Only if it is demonstrated that a wall surface is unsuited to receive individual letters because of its rough texture, or that it would be unacceptably damaged by multiple fixings and the alternative of a hanging sign is not acceptable, will a fascia board be permitted, provided it is purposely designed to suit the individual building. Signs may only be painted directly on to buildings where the building itself is painted. Lettering and colours used must be sympathetic to the building and should avoid the use of reflective plastic or metal surfaces.
 - (v) On the ground floor only one advertisement per property may be permitted in addition to a projecting sign, except where justified in the case of corner sites or double frontages. No advertisement other than a projecting sign will be permitted above ground floor level except where it would be appropriate to the scale and function of the building. Commercial properties on upper floors will be permitted brass or bronze plates at ground level.
2. Outside Conservation Areas advertisements will be approved only where they do not harm the visual amenity of the area and are not a danger to road safety.