



EAST AYRSHIRE COUNCIL

Local Development Plan 2

Piersland Park Design Guidance

Non-statutory Planning Guidance

2024

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1. Introduction and Purpose

1.1. [Status of Supplementary Guidance](#)

This Supplementary Guidance (SG) is non-statutory in nature. However, as a non-statutory document, it represents a material consideration in the determination of planning applications and forms part of the East Ayrshire Local Development Plan.

1.2. [Purpose of this SG](#)

This SG has been prepared following the Centenary of the Addison Act (1919) in order to support the protection and enhancement of interwar housing in East Ayrshire. It provides guidance on the **protection, retention and enhancement of one of East Ayrshire's most notable interwar housing sites alongside details on the important and notable features which should be safeguarded**. These properties were constructed between 1919 and 1938 by the administrative local governing body which preceded East Ayrshire Council and form an important part of the history of social reform and residential development in Scotland. Although non-statutory in nature, this document should be utilised during the determination of planning applications.

This document was produced in tandem with the Piersland Park Conservation Area Appraisal. In addition, this document is to be read in conjunction with other relevant Guidance, in particular the [Householder Development Design Guidance \(April 2018\)](#), the [Listed Buildings and Buildings within Conservation Areas Design Guidance \(April 2018\)](#) within the context of Piersland Park Conservation Area, and Historic Environment Scotland guidance such as the [Inform series](#) and the [Maintaining Your Home Short Guide](#).

1.3. [Introduction](#)

East Ayrshire's urban environment hosts areas of historic quality that contribute positively to its character. The most notable features include listed buildings, conservation areas, gardens and designed landscapes, scheduled ancient monuments and archaeological sites. However, the presence of well-maintained interwar housing sites also contributes positively to the urban environment. As outlined above, the purpose of this document is to provide design guidance on the protection, retention and enhancement of one such interwar housing estate, Piersland Park. As such, this guidance also contains details of the most important and notable features which these properties contain. These should be safeguarded from further loss. Good design enhances and protects the quality of the built environment and applicants are strongly encouraged to take this guidance into account when preparing and formulating planning applications to make external alterations. This includes planning applications for alterations such as replacement windows, doors, roofs, porches and extensions. This guidance should also be taken into consideration when completing works which can be achieved under permitted development ([Guidance on Householder Permitted Development Rights: Circular 1/2012](#)) in order to safeguard the character of these areas from further detrimental alterations.

This guidance will be used by the Council in its assessment of relevant planning applications within Piersland Park Conservation Area. All applications should also comply with the relevant policies of the East Ayrshire Local Development Plan, copies of which are available online or from Planning & Economic Development (The Opera House, Kilmarnock, KA1 1DD). This guidance will also be used by other Council departments, such as Housing, in order to inform maintenance decisions regarding properties still under Council ownership.

2. History and Development

A detailed account of the historical context, principles and development of Piersland Park is contained in the Piersland Park Conservation Area Appraisal. A brief summary of this follows below.

2.1. [“Homes Fit for Heroes”](#)

As the Great War (1914-18) was drawing to a close, the return of military personnel to civilian life brought with it concern and realisation that existing housing shortages were going to become more acute and existing homes were of a low build standard (Social Housing History, 2018). The urgent need for national policies to improve the living conditions of ordinary citizens was recognised by the then Prime Minister David Lloyd George, within a speech given on the 23rd November 1918 in which he famously stated “*What is our task? To make Britain a fit country for heroes to live in*” (Gosling, 2019), rather than homes that were simply built, ‘fit’ implies that they were built to a standard. The term ‘heroes’ was used in order to convey the sense of gratitude that was felt by the nation, as well as a sense that they were deserving.

The First World War (WW1) brought a dramatic change in perceptions, and in turn, significant change in terms of Government policy on housing (Rutherford, 1996). Most of the interwar housing stands as a testimony to the political battle cry: “*We need homes fit for heroes*”. As such, housing constructed in the interwar period (between 1918 and 1938) holds a notable place in history as it presents and incorporates ideological changes in housing and street design. These efforts were strongly influenced by the ideas and experience of the Garden City Movement, setting new standards of accommodation for working class housing.

2.2. [Principles of the “Garden City”](#)

The **Garden City Movement** is a method of urban planning in which self-contained communities are surrounded by “greenbelts”, containing balanced areas of residences, industry, and agriculture. The idea was initiated in 1898 by Ebenezer Howard in the United Kingdom and aims to capture the primary benefits of a countryside environment and a city environment while avoiding the disadvantages presented by both. Howard was knighted in 1927. During his lifetime Letchworth and Welwyn Garden City were built near London according to Howard’s concept and many other garden cities inspired by his model have since been built all over the world, including Glenrothes & Rosyth in Fife, Scotland. Contemporary town planning originated with this movement.

2.3. [Piersland Park Development](#)

In Scotland, various attempts were made to promote a full-scale garden city. Although no such developments materialised which conformed closely to Ebenezer Howard’s original vision, the promotion of garden city “ideas” did have a marked influence on the design and layout of housing in that era. This is demonstrated throughout East Ayrshire, notably in Piersland Park.

[Figure 1](#) illustrates the initial development of Piersland Park inter-war housing development. The first homes constructed in the western half were finished in 1922, along what nowadays are Melville Street and Wilson Avenue. Walker Avenue was reached in 1925. 1927 started a doubling of the site’s size, with development on the eastern side of Piersland Park forming Culzean Crescent, Dunure Drive and Greenan Road. In 1932, a further densification of the western half developed more houses along Holehouse Road. The area has changed little since in either architecture or layout, as attested by the historic mapping.

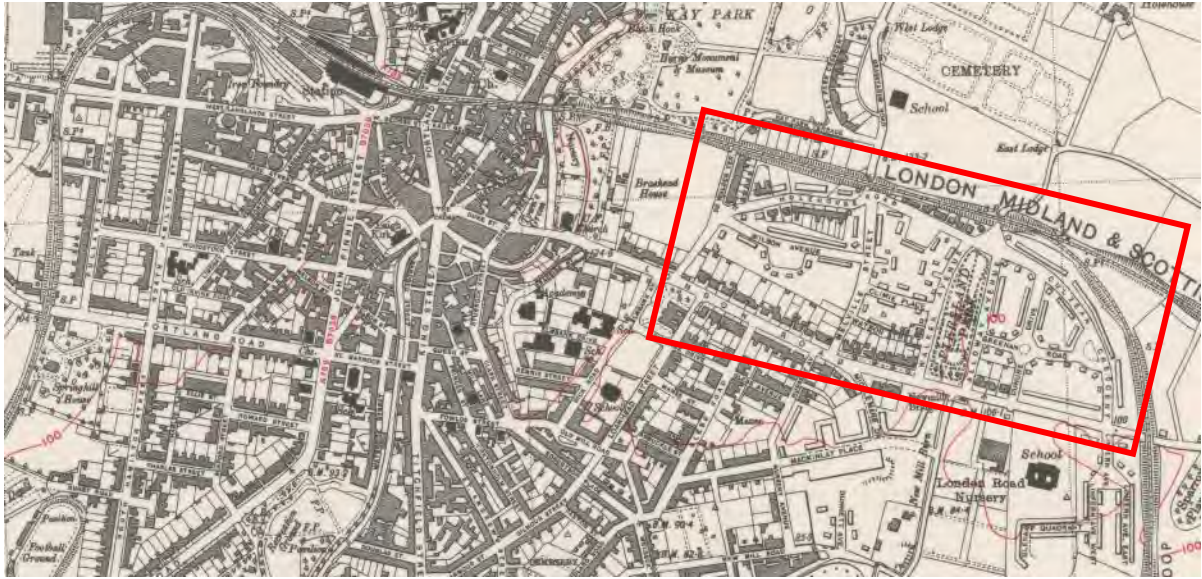


Figure 1: Ayrshire Sheet XVIII. SW (Includes: Kilmarnock, Riccarton). Probable publication date: ca. 1948. Map source: National Library of Scotland (2020) © NLS.

Figure 2 is an aerial photograph of Piersland Park housing development while under construction. The photograph clearly outlines Culzean Crescent, London Road and Piersland Park. This is an oblique aerial photograph taken facing north (07/10/1927).



Figure 2: Piersland Park during construction of the second half of the estate (07/10/1927) (Canmore, 2020).

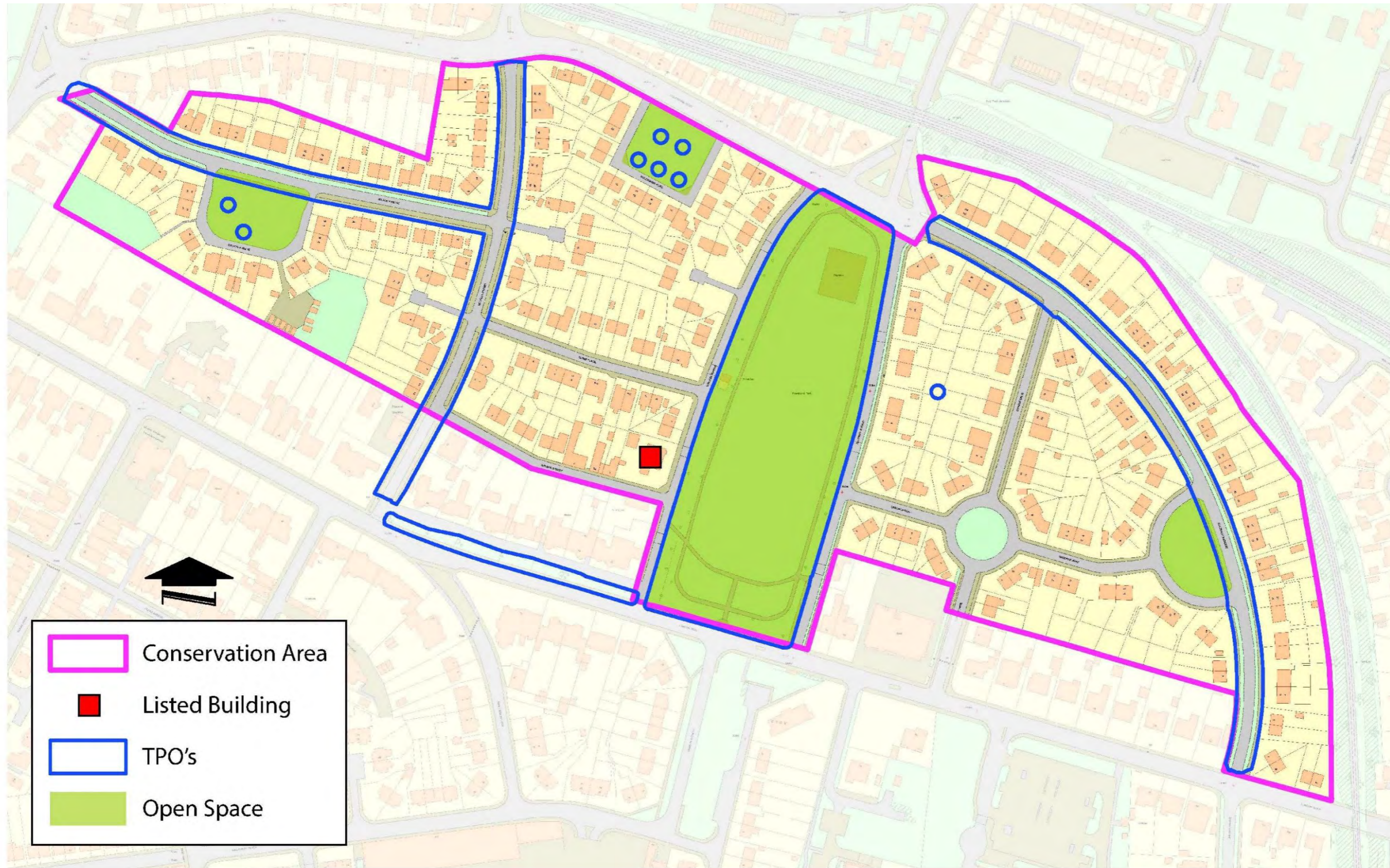
3. Piersland Park Conservation Area

This Non-Statutory Supplementary Guidance will constitute a material consideration when assessing a planning application within the Piersland Park Conservation Area. Likewise, adherence to the Maintenance Guide is recommended when undertaking maintenance work in properties within these area.

The Piersland Park Conservation Area was first designated in April 1985. The boundary incorporates Wilson Avenue, Neville Street, Watson Street, Walker Avenue, Alloway Avenue, Dunure Drive, Greenan Road, Culzean Crescent and part of Holehouse Road. The site incorporates four medium to large areas of open space which is safeguarded within the Local Development Plan 2 (2024), a single listed building and a number of group and individual listings for Tree Preservation Orders (TPOs).

A Conservation Area Appraisal has been prepared to provide a framework for the controlled and positive management of change in the conservation area. It is anticipated that this will be adopted as Non-Statutory Planning Guidance, forming a material consideration in the determination of planning applications.

A map of Piersland Park Conservation Area can be found on [Figure 3](#).



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Figure 3: Piersland Park Conservation Area map, showing the boundary of the Conservation Area, the only Listed Building within the area, the Tree Protection Orders in place, and safeguarded Open Space.

4. Design and Maintenance Guide

4.1. House Types

Housing developments constructed within the interwar period (1919-1939) host a range of house-types, each with distinctive and notable design features. These will be outlined throughout [Section 4.3](#) of this guidance document.

1 Any development or alteration should be subordinate to the original dwelling. They should not dominate the original building as a result of scale, materials or location.

4.1.1. *Four-in-a-block flatted cottages*

The most prominent typology of housing in this era are four-in-a-block cottage flats (Rutherford, 1996), accounting for approximately 57% of all Scottish interwar rental housing. Each dwelling had its own entrance, either on sides and front or only on the sides, and allocated area of garden. These blocks of flats most often take the form of a grey harled brick rectangular box, with a shallow pitch hipped roof.

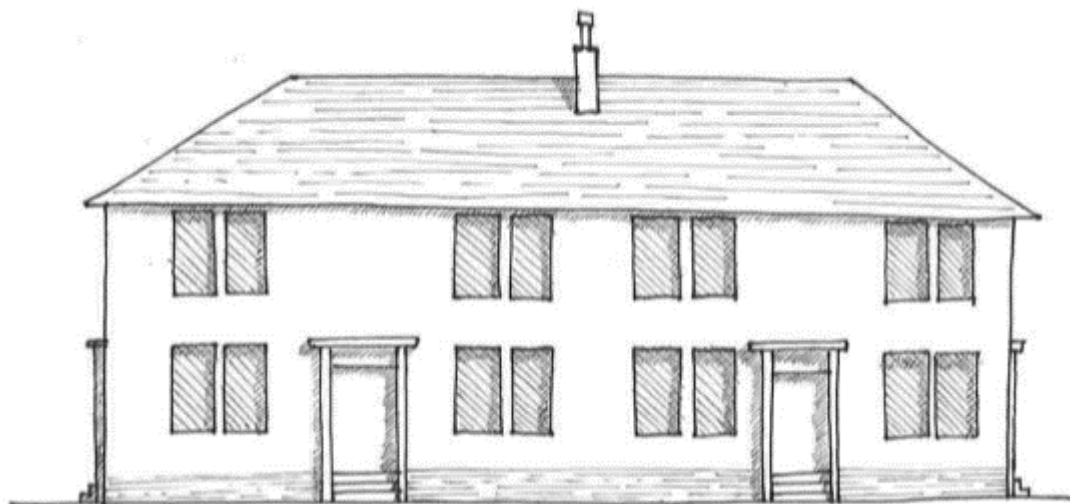


Figure 4: A typical four-in-a-block cottage, with rectangular plan and hipped roof (EAC DP&R¹).

4.1.2. *Semi-detached*

Less widespread than flatted cottages, semi-detached houses were similarly laid out in these developments. The architecture of these properties varies in design flair.



Figure 5: (left) Rectangular box with jerkinhead roof; (right) "Type B" presents 45-degree gabled roofs (EAC DP&R).

¹ East Ayrshire Council, Development Planning and Regeneration section

Most semi-detached properties are simple rectangular two-storey boxes with hipped or jerkinhead roofs, but several varieties add street-facing gables. Most notably, the recognisable 1919 competition “type B” entry by the Edinburgh firm Greig and Fairbairn (see Piersland Park Conservation Area Appraisal for more information) has been reproduced extensively throughout these estates with varying degrees of alteration. In Piersland Park, being a very early housing estate, this reproduction is very close to the original entry.

4.2. [Green Spaces](#)

Green spaces of varied scales are typically found throughout these estates. They represent one of the Garden City most valuable characteristics, constitute an asset to mitigate surface water runoff and capture carbon dioxide, and provide better quality, pedestrian-oriented public space.

2 Green spaces found in these estates should be preserved and improved. An effort should be made to preserve mature trees which can be found in a number of them.

To this end, several Tree Protection Orders have been issued in some of these sites, and new ones are being studied. Existing Tree Preservation Orders in Interwar estates can be seen in [Table 1](#). The value of these open spaces is recognised in the Local Development Plan 2 (2024) in their designation as Safeguarded Open Space, the full list of which can be seen in [Table 2](#).

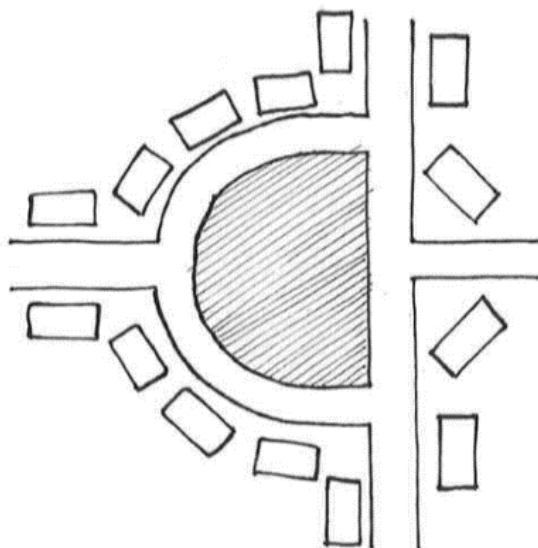


Figure 6: Central green spaces with a narrow curved road network are characteristic (EAC DP&R).

3 Green spaces often consist of grassed areas. These should be preserved and development, including hardstanding, will be resisted on them. Footway-side green verges are also valuable and they will be similarly protected.

4.2.1. [Tree-lined Streets](#)

Tree-lined streets are a characteristic feature and constitute some of the best examples of urban design that these estates have to offer. As such, trees lined along streets should be preserved as they contribute towards the distinctive character of these sites, in accordance with Scottish Government’s “Designing Streets” Policy Statement (2010). The existing and proposed Tree Preservation Orders are listed in [Table 1](#).

4 The presence of trees along streets and in front and rear gardens contribute to the green character of these locations. The removal of mature trees will not be supported and is strongly discouraged.



Figure 7: Tree-lined residential streets contribute positively to a sense of place (EAC DP&R).

The Scottish Government's "Designing Streets (2010)" guidance outlines the requirement for walkable neighbourhoods, with street layouts enabling pedestrian access and encouraging social interaction.



Figure 8: Tree-lined streets in Piersland Park Conservation Area (EAC DP&R).

Interwar Site	TPO Address	Reference Number
1 Piersland Park	Piersland Park, Kilmarnock	TPO/14/1984

Table 1: Tree Preservation Orders in Interwar sites (see full list of Interwar sites in **Error! Reference source not found.**).

Interwar Site	Open Space Address	Settlement
1 Piersland Park	Piersland Park	Kilmarnock
1 Piersland Park	Wilson Avenue	Kilmarnock
1 Piersland Park	Holehouse Road	Kilmarnock
1 Piersland Park	Culzean Crescent	Kilmarnock

Table 2: Safeguarded Open Space in Interwar sites as defined in the East Ayrshire Local Development Plan (see full list of Interwar sites in **Error! Reference source not found.**).

4.3. Maintenance of Architectural Components

Most of the interwar properties were built in a very simple fashion, consisting of a simple two storey rectangular box with shallow hipped roof. However, architectural components of these buildings such as roofs, chimneys, wall finishings, windows and doors, and boundary treatments, show traits that are characteristic of the period, add to the quality of the public space, define the character of the areas, and aid in orientation and navigation, and should therefore be preserved. These modest architectural gestures that the frugality of these estates allows are derived from Southern English style through the English Garden City influence.

5 The existing architectural features in interwar housing should be preserved and reflected in any proposed new development in these areas to preserve their character. Adequate care of the outlined architectural features would follow the guidelines stated in this section.

4.3.1. *Roofs and Gables*

Roof Types

The most common roof type is a shallow-pitched hipped roof. Several varieties of these roofs include jerkinhead types, which are used indistinctly with ordinary hipped roofs but add variety to the estates. Gabled roofs with chimneys along the gable are occasionally present in what constitutes a closer reference to the Scottish architectural tradition. High-pitch roofs of up to 60 degrees represent a characteristic English Garden City influence, as are the ample street-facing gables that are often introduced for variety and interest. Low-sweeping roofs with the eaves above the ground floor. All these traits are notably present in the 1919 “Type B” cottage, which is the most recognisable house type of the interwar era in East Ayrshire and throughout Scotland.

6 Characteristic roof types should be preserved from loss of character by unsympathetic additions such as inappropriate dormer windows. Likewise, rooftop additions should respect the character described.



Figure 9: Jerkinhead roofs present lower eaves at the sides (left). High-pitched roofs like that of the recognisable Type-B housetype are characteristic of the Garden City (EAC DP&R).

Roofing Materials

The original roof cladding material in these estates is slate, reflecting both the character of the Scottish built heritage and the most readily available materials. However, over time these properties have been subject to reroofing to a large extent, in materials not always in keeping with the original design. This trend could potentially be overcome by taking advantage of repair works to reinstate slate roofing where it has been lost.

7 In the instances where slate roofing survives, the repair of existing roofing material is strongly encouraged, and, should replacement of pieces be necessary, like for like replacement is advised.

Maintenance

The roof is the most exposed area of a building and even minor leaks can lead to severe problems if left unattended. It is therefore essential that regular maintenance is carried out to ensure the property remains wind and water tight. To avoid risk of injury and further damage to the roof itself, it is recommended that repairs and inspections be carried out by a trained professional.

COMMON DEFECTS

Given adequate maintenance, slate roofing has a long lifespan, although it is subject to damage by impact and extreme weather events such as strong winds or snow. Decay can also occur through the natural ageing process or failure within individual components. As slates on average have a lifespan in excess of 100 years it is often the fixings and supporting timbers that usually deteriorate before the slates. This can result in "nail sickness" (corrosion of the nails and subsequent slipping of slate work).

Slate slippage can also be associated within the natural deterioration of the slate around the nail hole (delamination) or timber decay to the sarking beneath. It is important therefore to fully investigate the cause of slate damage as it may be an indication of a greater defect.

Many slated roofs have since been reclad in interlocking clay tiles, detracting from and eroding the character of these areas from their historic context.

DOS

- Respect local building traditions and methods when executing roof repairs.
- Undertake repair work promptly to avoid water penetration and further damage to the building.
- Have individual slates fixed with a single nail by a skilled slater, which makes individual replacement easier without disruption of surrounding roofing and is more cost effective.
- Replace corroded nails with copper or good quality stainless steel nails.
- Salvage original slates whenever possible.
- Make sure new slates match the original material as closely as possible in type, colour, texture, size and thickness.
- When undertaking large-scale roofing repair works to non-slate roofs, consider reinstating them to the original slate system.
- Respect the original roof's pitch when adding extensions.

DON'TS

- Use modern alternatives such as concrete tiles due to durability, appearance and lifespan.
- Replace slate roofing with clay roof tiles or other dissimilar roofing systems.
- Introduce foreign slate as it varies in colour and texture and is generally of lower quality than Scottish or Welsh slate.
- Add extensions or dormer windows with flat, single-sloped or overly shallow pitched roofs.

4.3.2. Chimneys

Chimneys have a prominent role in contributing to the characteristic streetscape of interwar housing estates. Many chimneys have now become redundant, with general maintenance often being overlooked and ultimately the chimneys being removed.

Although chimneys may no longer be in use, they are still functional for ventilation to rooms and internal elements of the building, which is why flues should be maintained in good working order. Capped or blocked flues may result in build-up of condensation within the chimney walls, leading to decay and damp. This function has often been maintained by affixing the characteristic chimney stack with a modern metallic vent, detracting from the general aesthetic of the area.

Maintenance

COMMON DEFECTS

Chimneys are in very exposed locations, making them prone to damage by weather or impact. Use of cement mortars in chimney repairs may lead to cracking due to expansion of frozen water within the stack wall. Plant growth is an indication of failing mortar joints and, if unattended, can lead to masonry becoming loose.

DOS

- Keep chimneys and flues in good working order even when they are no longer needed as they provide essential ventilation to rooms and internal elements of the building.
- Carry out regular maintenance and clear obstacles
- Prevent obstruction of flues by fitting cowls
- Quickly identify problems and attend to defects
- Match mortar material to the one used in the original chimney

DON'TS

- Remove chimney stacks altogether, as even when not in use they are functional for ventilation and represent a characteristic element of Piersland Park Conservation Area.
- Replace original brick chimney stacks with modern ventilation chimneys.
- Carry out development that results in the loss of chimney stacks.
- Cap or block flues.
- Install overly heavy or obtrusive aerials and satellite dishes on chimney stacks.
- Use cement mortar in masonry reparations where lime mortar had originally been used.

4.3.3. Gutters, downpipes and flashings

These elements are essential in managing excess water from the roof and preventing water penetration. For this reason, it is vital that they remain in good working order.

Maintenance

COMMON DEFECTS

Rainwater goods are especially vulnerable to lack of regular maintenance. Leaking gutters can be identified by plant and mould growth, and damp patches in the interior. This can potentially damage the wall, weakening the structure. Defective flashings will rapidly lead to water ingress.

DOS

- Carry out annual inspections from ground level during rainfall.
- Clear debris from gutters at least once a year.
- Fit drain covers and wire coverings to downpipes to prevent blockages where trees are located near the buildings.
- Arrange condition surveys to check flashings in inaccessible areas.
- Employ a skilled roofer to carry out repairs as poorly fitted sheets can result in ill-fitting joints.

DON'TS

- Replace lead flashings with modern alternatives such as felt, zinc and bituminous treatments, as they have a shorter lifespan.

4.3.4. External walls

Wall finishing materials

Although higher quality examples in stone exist throughout Scotland, most typical inter war housing in East Ayrshire was built in brick and finished in white or grey harl, giving a uniform aesthetic to these estates.

Harl, or lime harling is a roughcast finishing, consisting in throwing a slurry of coarse pebbles and lime mortar against a solid wall. It has been traditionally applied to buildings in harsh, wet climates such as Scotland and Ireland (where this technique is known as 'wet dash') to provide a weather-protecting coating. Colour can be achieved by embedding pigment in the mix. Lime harling, as other forms of lime-based renders, are vapour-permeable which makes it less prone to trapping moisture within the masonry. Another interesting characteristic of lime mortars is their flexibility, which reduces stress and prevents cracking. In addition, it can 'self-heal' its cracks in the presence of moisture, further preventing rainwater penetration into the fabric of the wall.

Harling has in recent times often been replaced with pebbledash, which consists of throwing clean pebbles at fresh mortar and pressing them into it, preserving the colour of the pebble. However, pebbledash ages poorly as pebbles fall over time and bare mortar patches appear; additionally, it is unsympathetic to the traditional Scottish building technique and its colour clashes with that of adjacent harled properties.

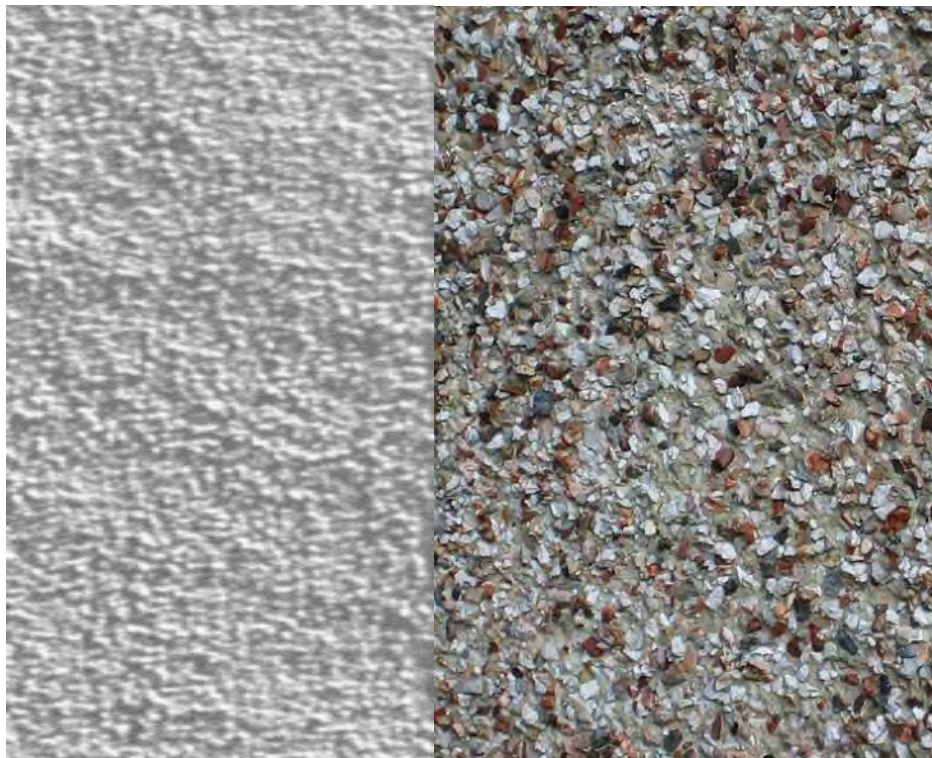


Figure 10: Left, wet dash harl (Google); right, pebbledash (Wikimedia Commons)

This is sometimes worsened by the use of Portland cement mortar instead of lime mortar for repairs. Cement mortar is much more rigid, which may put additional stress to the fabric or the coating. This leads to cracking, which facilitates the access of water to the inside of the wall. On top of this, being impervious to vapour, moisture is trapped inside the wall which can lead to damage in the masonry.

COMMON DEFECTS

Common problems observed on wall finishings within Piersland Park comprise of the substitution of traditional lime harling by either dry pebbledash or cement mortar. Pebbledash is unsympathetic to the Scottish building tradition and deteriorates more rapidly than harling, leaving discoloured patches. Cement mortars are prone to cracking and trapping moisture inside the wall, which may lead to frost damage, dampness, staining, and rot. Similarly, modern paints have been used that are not sufficiently breathable leading to similar problems. Separate painting of individual properties within the same building has often led to mismatching colours or even a checkered pattern in the case of four-in-a-blocks.

DOS

- Use traditional lime harling applied by skilled plasterers to repair degraded wall finishings.
- Replace patches of cement render with lime harling whenever possible to prevent cracking and damage.
- Take advantage of large-scale façade repairs to replace inadequate finishings such as pebbledash or cement render with softer lime mixes.
- Use traditional Ayrshire limewash to recolour façades instead of modern paint.
- Consider traditional finishing colours when repainting existing properties and in extensions and new developments within the areas.
- Take into account and match the colours of other properties within the same building.

DON'TS

- Use cement mortar in lieu of lime mortar when applying harling.
- Replace lime harling with other renders such as pebbledash or smooth render.
- Paint over the harling with modern plastic paints as they are not sufficiently breathable.
- Paint a single property within a building in a mismatching colour.



Figure 11: removed chimney stack and wall repairs made with cement mortar (EAC DP&R).

Clay brick ornaments

Housing built in interwar years extensively used bare clay brick for aesthetic purposes on ground floor plinths, entrance canopies as well as on wall, corner and jamb motifs, and gable decorations, especially later developments. Piersland Park, being a very early interwar housing site, records only two instances of such ornaments.

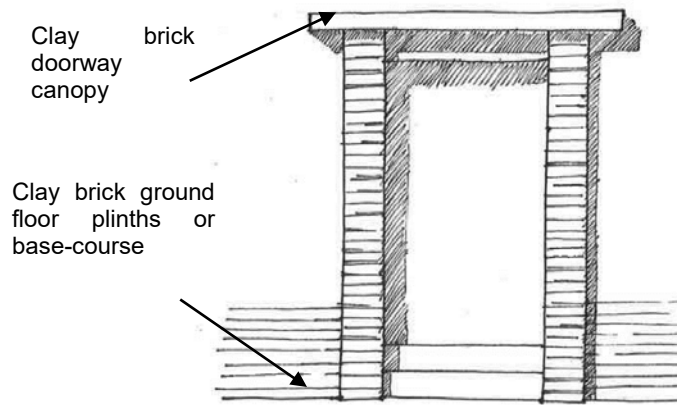


Figure 12: Ornamental detailing in clay brick (EAC DP&R).



Figure 13: Ornamental detailing in clay brick (Google).

Street-facing gables are a prominent feature of the interwar era. Many would have been adorned with ornaments and patterns, often in exposed brick flush with the render, in recognition of their architectural relevance. As Piersland Park is an early example, clay brick ornaments were not as extended as in later instances, but cases exist where gable decorations are still present.



Figure 14: year plates on the gables of a house in Piersland Park CA (EAC DP&R).

COMMON DEFECTS

Subsequent façade renders often cover brick ornaments and gable plates. Occasionally, painting the façade ends up obscuring the ornament as well coating it in the same colour as the rest of the wall, diminishing its effect.

DOS

- Appropriately maintain ornaments in a way that enhances their intended appearance, for instance with contrasting paint.
- Take advantage of façade maintenance operations to re-enact obscured brick ornaments whenever possible.

DON'TS

- Remove or cover existing brick ornaments or decorative motifs on gables, quoins, plinths, entrance canopies, or elsewhere.

4.3.5. Windows and doors

A characteristic trait of interwar housing, and indeed Piersland Park Conservation Area, are the vertically-proportioned windows by means of mullions. These have often been removed to make way for broader windows, which alters the character of these buildings. Retaining the original building's composition and appearance is vitally important to secure the historic character of interwar housing estates.

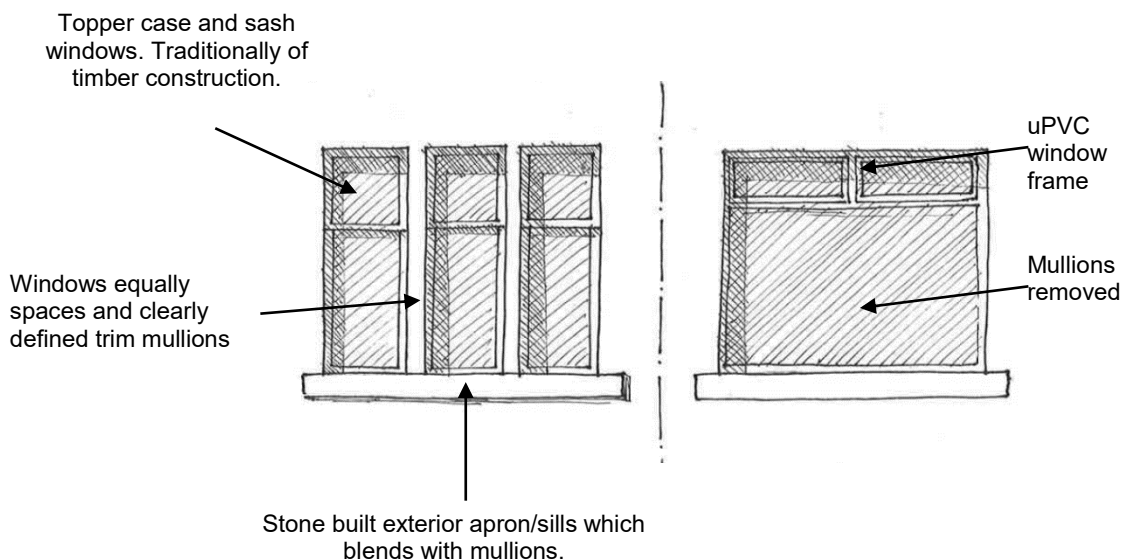


Figure 15: original (left) and inappropriate alteration (right) of a typical Interwar housing window (EAC DP&R).

In addition to the loss of character, the removal of mullions has often been with poor care, resulting in damaged lintels and sills that sometimes affect the surrounding wall and the water and airtightness of the window itself.

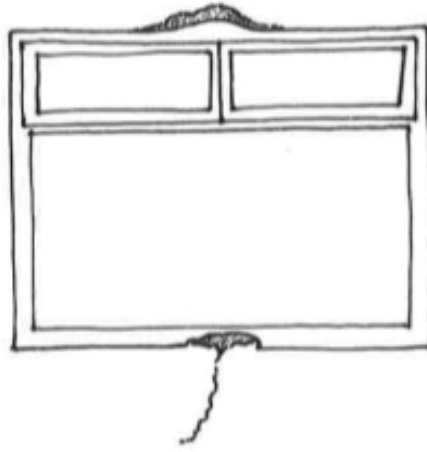


Figure 16: Damage to sill and lintel by removal of mullion (EAC DP&R).

Original windows as recorded in the original plans were likely sash windows with mullions and transoms dividing small glass panes. The windows used to provide proportional balance and unity to the façade but they have been largely replaced by modern ones. This removal and replacement of such period features may have had a detrimental effect on the appearance of the building, although it is recognised that modern replacements offer enhanced thermal and acoustic insulation, and at present they no longer represent a characteristic feature of these estates.

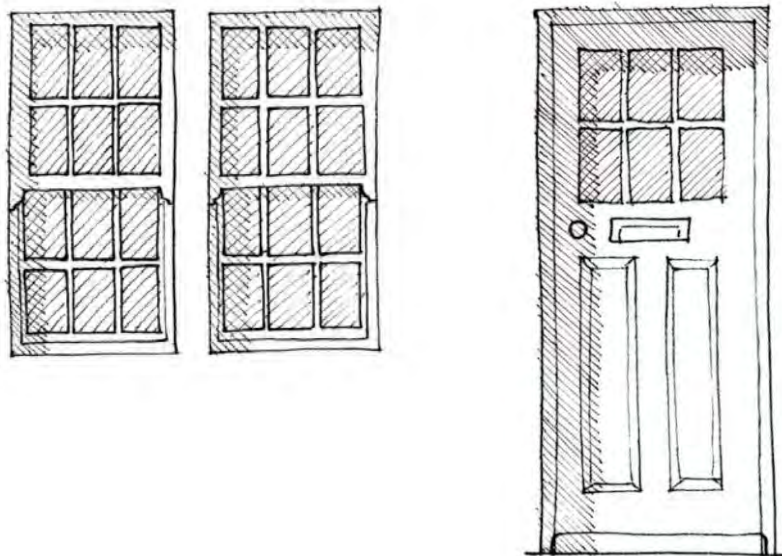


Figure 17: Original windows and door, now widely replaced (EAC DP&R).

As original windows are no longer characteristic of these estates, modern replacement windows do not represent a negative impact per se. However, mismatching windows in terms of style, design, colour and finish are a detriment to the appearance of these locations. Cottages with several window materials and patterns are a common occurrence, as shown below. In particular, replacement by a variety of styles and colour uPVC windows significantly lower the visual coherence that was evident in original design.



Figure 18: Mismatching window panes and the removal of mullions detract from the original character of these properties (EAC DP&R).

Maintenance

COMMON DEFECTS

Over the years, many windows have lost their mullions to make way for wider panes. Window frames are often mismatching within the same building, and also within the estate. This, however, impacts the rhythm, coherence and perception of the buildings and the overall interwar housing estates.

DOS

- Repair windows, especially those of timber construction, to avoid decay and need for replacement.
- Defective sections of timber can often be repaired at less expense than the replacement of a whole window.
- The full replacement of an original window should only be replaced as a last resort.
- Take advantage of repair works to reinstate mullions if possible where they have been lost.
- Consider and match window frames in the same building in colour, design and material.
- Use high quality timber windows whenever possible instead of uPVC.

DON'TS

- Remove existing mullions.
- Replace window frames with lower quality ones.
- Replace window frames with others mismatching the rest of the windows in the same building.

4.3.6. Doors

Traditional front doors featured a lite composed of several small panes divided by astragals. Remaining original doors are important and rare features. Their removal and replacement with mass-produced substitutes significantly erodes the character of the property. The retention of traditional doors is encouraged, as they contribute positively to the sense of historic character of interwar housing.

8 It is advised that new doors in extensions reflect the original design and materials.

COMMON DEFECTS

Most original doors have been lost. Replacement doors are often mismatching others within the same building and estate, detracting from their homogeneous appearance. Low quality doors and uncharacteristic designs such as large glass panes are common.

DOS

- Repair surviving original doors to avoid decay and need for replacement.
- When replacing doors, consider and match those in the same building in colour, design and material.
- Use high quality timber doors whenever possible instead of uPVC.
- Consider door designs closer to the original ones.

DON'TS

- Remove surviving original doors.
- Replace high quality timber doors with others of lower quality.
- Replace doors with others mismatching the rest of the doors in the same building.

4.3.7. External: Boundary Treatments, Gates, Railings

Well maintained hedging acts as a particular feature of these interwar locations. Currently, a variety of boundary treatments and ad hoc alterations contributes to an informal character within a number of these locations.

- 9 Natural boundary treatments such as hedges are favoured and encouraged. These provide additional shrubbery which contributes positively to the green appearance of interwar housing sites. Where existing, boundary hedges should be retained. Traditional style harled brick and stone walls to match the facades of properties are also recommended.
- 10 Metal and timber fencing are not supported, as they detract from the sense of enclosure of the streetscape, do not provide the greenery characteristic of the Garden City principles, nor they match the traditional wall finishing of Interwar properties. It is understood, however, that where traditional harled walls or shrubbery are no longer present, well-maintained and appropriately painted timber fencing can provide an acceptable solution to boundary treatment, more in keeping with the overall aesthetic of Interwar sites than metal fencing.

4.4. Extensions, Alterations and Additions

These residential properties are very popular as a result of their build quality, amenity and recreational green spaces and aesthetic appearance. A large volume of these sites were purchased through Right-To-Buy and are now owner-occupied. As such, these properties are subject to a number of development pressures.

There may be pressure for extensions to existing buildings. Whilst alterations and extensions to a dwelling house can improve the quality and prolong the life of a buildings, the effects of changes to the property, if not carefully considered, can be potentially detrimental to the amenity and appearance of the wider neighbourhood, especially considering the historic significance of these residential areas. Understanding the particular circumstances and characteristics of your home should be the starting point of planning changes to your property.

Particular advice with regards to extensions is provided within the [Householder Development Design Guidance \(April 2018\)](#). Likewise, the [Listed Buildings and Buildings within Conservation Areas Design](#)

[Guidance \(April 2018\)](#) is also of relevance in these areas. Notwithstanding, the design of any extension should focus on avoiding detrimentally impacting the character of Interwar sites.

- 11 All development, redevelopment and extensions shall reflect the overall design and appearance of the buildings concerned within its setting, in terms of size, scale, massing, fenestration, finish and materials used. It should be sympathetic to the established development pattern and style of the host property. Development should reflect, although not necessarily replicate, the design and materials of the existing house and the character of the surrounding area.
- 12 Extensions will only be considered acceptable in situations where they would not impact negatively on the character or amenity of the original house and the surrounding area.
- 13 Historic features outlined throughout this report should be retained. These include: the original hipped or gabled rooflines, decorative features, chimney stacks, wall finishings, brick ornaments, window and door design, boundary treatments. Any development, which would result in the removal or obstruction of these key architectural details will not be supported by the Council.

Rear and side extensions may be acceptable within interwar streetscapes if they propose appropriate subordinate roof forms, windows and materials which respect the character of the existing property.



Figure 19: Holehouse Road, Kilmarnock; an example of an extension roof subordinate to the existing one and sympathetic in material and pitch (EAC DP&R).

5. Conclusion

The value of this interwar housing estate has been shown throughout this guidance document and the accompanying Conservation Area Appraisal. Piersland Park presents positive spatial qualities based on generous open spaces, greenery, and characteristic architectural style and building materials. This place is representative of its time, which saw a shift in the quality of housing for the working class towards a model inspired by the Garden City. For these reasons, the quality of Piersland Park Conservation Area is worth being preserved, and as such, the Council has set out to retain its character with this Non-Statutory Supplementary Guidance.

Other Interwar Housing Sites

In addition to Piersland Park, there are many other interwar housing estates in East Ayrshire, which vary in design flair and design quality but that nonetheless deserve to be recognised and preserved. A Good Practice Guide, similar to this Supplementary Guidance in structure and content but of recommended, albeit voluntary application to all other interwar housing estates is being prepared.

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