

**CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN FOR ROTHESAY  
TOWN CENTRE**

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**1. SUMMARY**

- 1.1 The Conservation Area Appraisal and Management Plan for Rothesay town centre conservation area (appendix 1 and 2 respectively) has been produced locally with the direct involvement of Elected Members and the full support of the Council's officers. The document has also been the subject of a significant level of local consultation. It is now ready for adoption by the Council as non-statutory supplementary planning guidance.

**2. RECOMMENDATIONS**

- 2.1 That the Area Committee approves the Rothesay Town Centre Conservation Area Appraisal and Management Plan.

**3. BACKGROUND**

- 3.1 The Conservation Area Appraisal and Management Plan for Rothesay Town Centre seek to preserve and enhance the conservation area by providing analysis of the area's character and attributes with emphasis on the historic built environment. Areas that would benefit from enhancement are noted and potential actions to remedy these and to improve the area are provided.
- 3.2 The documents were prepared by the Council's former conservation officer in 2008 and formed part of a bid to Historic Scotland which aimed to secure funding towards improvements to the town centre of Rothesay. Since then the documents have been used to support a bid to the Heritage Lottery Fund as part of the CHORD Rothesay THI project. The documents have now been revised to take account of the THI proposals whereby, although not expected to fully commence until 2011, it is envisaged that the documents would continue to inform such regeneration of Rothesay's historic town centre and to preserve and enhance the conservation area. In addition, the Heritage Lottery Fund stipulates that the documents to be formally acknowledged as guidance by the Council before fully determining the application for grant funding.
- 3.3 Both documents were subject to public consultation for a 4-week period from 11th January to 8th February 2010. Following further review of the documents in light of comments received, these were revised to their current form and are attached alongside this report as appendix 1 and 2.

- 3.4 Consultation involved local residents and community groups, Council officers as well as specialist groups and agencies with an interest in the historic built environment such as the Scottish Civic Trust and the Royal Commission on the Ancient and Historical Monuments of Scotland. The groups were invited to comment by letter and the Council's website was used as a mechanism whereby the documents could be read and commented upon online. A public exhibition took place on 27th January as part of a Take Time event held in Rothesay Pavilion and hard copies were also available within Rothesay Library, Rothesay Museum and Eaglesham House for the duration of the consultation period. In addition, site notices were erected in Guildford Square to draw people's attention to the consultation process and an advert was placed in the local paper.
- 3.5 The only response received came from Historic Scotland. They asked that the illustrations be renewed to better illustrate the text, that the history section be substantially reduced, that the statement of significance and streetscape sections be re-written and that the maps be made clearer. All such comments have since been incorporated into the documents.
- 3.6 It is hoped that the documents can eventually supplement policy to become a statutory part of the forthcoming Local Development Plan as Supplementary Planning Guidance. Until such time however the documents would be classed as non-statutory Supplementary Planning Guidance (new Act SPP, Regulation – 27 and Circular 1/2009 – revoked PAN37 and 49). Even as a material consideration however the documents will still prove an extremely useful resource to guide householders, developers and planning officers alike.

## 4 CONCLUSION

- 4.1 The Conservation Area Appraisal and Management Plan for Rothesay Town Centre would serve to assist in the delivery of the Rothesay THI and to ensure only positive and sympathetic change to Rothesay town centre.

## 5. IMPLICATIONS

*Policy :* None at present. The documents will serve as material consideration until such time that they can be put forward to supplement policy within the forthcoming Local Development Plan.

*Financial:* None at present.

*Legal:* None at present.

*Equal Opportunities:* None at present.

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