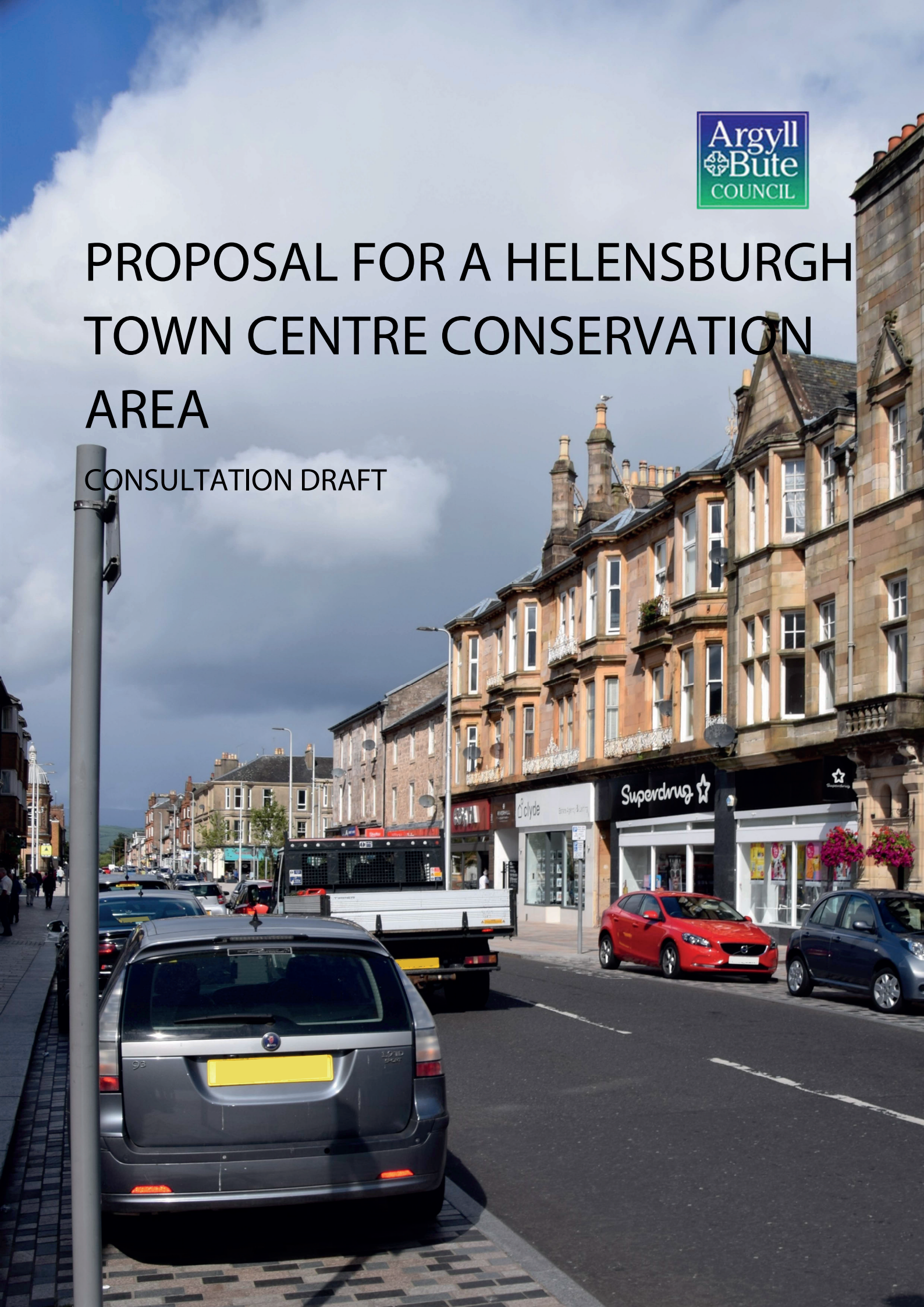




PROPOSAL FOR A HELENSBURGH TOWN CENTRE CONSERVATION AREA

CONSULTATION DRAFT



1. INTRODUCTION

Helensburgh currently has two designated conservation areas – The Hill House conservation area and Upper Helensburgh conservation area. The southern boundary of the Upper Helensburgh conservation area ends at East and West Argyll Street and currently does not encompass any part of the town centre.

The town centre is however distinctive in terms of character. The quality of townscape, waterfrontage, street pattern, buildings and its town centre activity merit further consideration.

In response, Argyll and Bute Council have commissioned an initial scoping exercise to consider the merits of a Helensburgh Town Centre conservation area and to establish where the logical boundary would be located.

The initial phase of the scoping study, a combination of field work, site walk rounds and liaison with the local authority was carried out September and October 2018 and is in prelude to consultation with the community on the principle of such a designation.

Conservation areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. **1.**

The designation of a conservation area is a means to ensure that the character and appearance of a valued historic place is safeguarded for the enjoyment and benefit of future generations.

The initial scoping exercise has established that there are indeed areas of the town centre that meet the criteria for special architectural and historic significance that would be desirable to preserve and enhance.

A summary of the key justifications are as follows:

- Historical development of Helensburgh with the cross roads at Sinclair Street and Princes Street representing the commercial heart of the town. Density of urban form unmatched elsewhere.
- Townscape based on tenement and terrace in contrast to the garden wall and hedge row of Upper Helensburgh.
- Townscape further shaped by a diverse range of historic buildings and architectural styles, in particular 20 Listed Buildings, and many un-listed buildings that make a significant contribution to townscape.
- Commercial trading at ground floor. While a number of traditional shopfronts have been lost there are still various remaining Victorian frontages and period detailing.
- Town centre linkage to waterfront and expansive panoramas of Greenock and Port Glasgow.
- Opportunities to enhance through conservation area control by addressing specific negative impacts and considering development opportunities. (The scoping study would be a preamble to a detailed Conservation Area Appraisal).

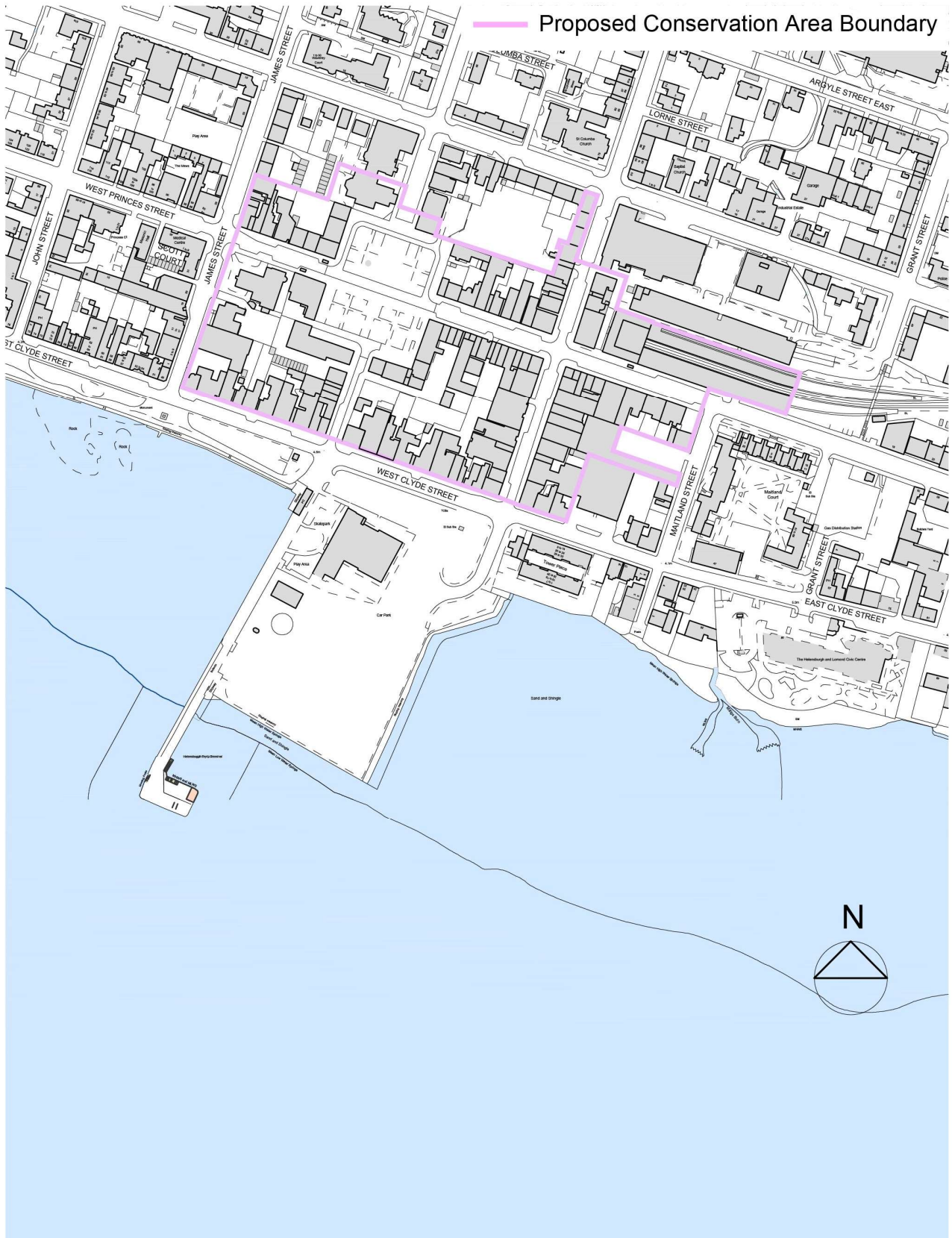
2. THE PROPOSED BOUNDARY

The town centre conservation area would be focus on the commercial core and logically occupy in whole and in part six urban blocks with Princes Street and Colquhoun Square at the centre. To the east the boundary would encompass Helensburgh Central Station and end to the West at James Street. The two urban blocks that form the southern edge of Colquhoun Square, connecting to the waterfront at West Clyde Street, are fully enclosed, with the remaining blocks partially located for the main frontages to West and East Princess Street, Sinclair Street and Colquhoun Square.

1. Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

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Helensburgh Town Centre – Proposed Conservation Area Boundary



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Helensburgh Town Centre – Listed Building location.

