

Supplementary Guidance on the Interpretation of Policies ENV 1A, Criteria (b) of the North Ayrshire Local Plan (excluding Isle of Arran) and the Isle of Arran Local Plan – Conversion, Rehabilitation or Replacement of Existing Buildings in the Countryside

Introduction

Supplementary guidance has been prepared to provide clarification of substantial residual fabric as referred to in policy ENV 1A criteria (b) of the adopted North Ayrshire Local Plan (excluding Isle of Arran) and the adopted Isle of Arran Local Plan, in order to assist developers who are considering proposals for conversion, rehabilitation or replacement of existing buildings in the countryside.

Policies ENV 1A of the Adopted Local Plans

Policies ENV 1A of the adopted Local Plans are concerned with conversion, rehabilitation or replacement of existing buildings in the countryside. Although wording varies slightly between the Local Plans, the policies have similar objectives. The Local Plans presume in favour of proposals for conversion, rehabilitation or replacement of existing buildings in the countryside subject to meeting certain criteria.

Criteria (b) of both policies require that the existing building has substantial residual fabric and is capable of re-use. The principles behind the policies are to provide opportunities for residential development and to utilise rural buildings for the architectural and historic interest and the contribution they make on visual impact in the landscape. Applications are judged on how far this aim is achieved. It is not intended that there should be substantial rebuilding, radical alteration or excessive extension which would obliterate the character of the existing building.

Definition of Substantial Residual Fabric

To have substantial residual fabric suitable for conversion, rehabilitation or replacement an existing building must:

- Have its front elevation intact to wallhead height with all other external walls largely intact to a similar level, and
- Have the capacity for the new use while maintaining the form scale and character of the original building.

These principles are shown in the diagrams on the following page illustrating the types of residual fabric which will and will not be acceptable under ENV1A of the adopted Local Plans. All other criteria of the Policies must be satisfied.

It is not the objective to be totally prescriptive and the policies are open to an element of interpretation within the principle of ensuring that the form, scale and character of the existing building is maintained.

