



Planning Information Note Six

Stanley Conservation Area: A Guide to Development



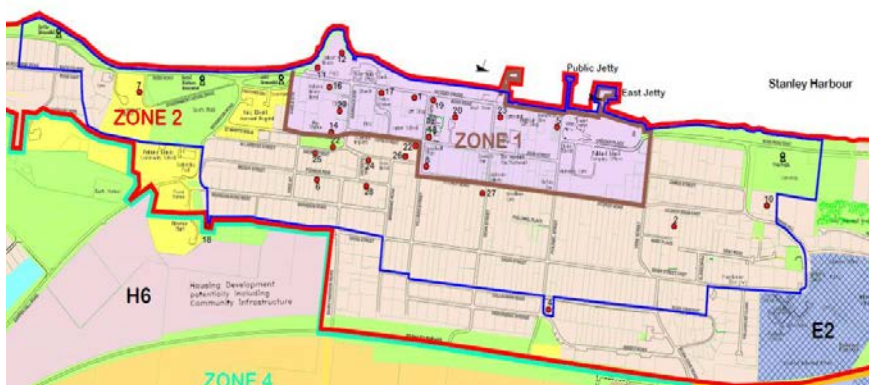
**Planning and Building Services
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What is a Conservation Area?

A Conservation Area is an area which is defined and designated as having a special character which is important to the environment of the Falkland Islands. Buildings and structures of historic and/or architectural value as well as the spaces in between them can all contribute to the special character of an area. The purpose of a Conservation Area is to protect and enhance the special character of that area.

Stanley Conservation Area

At present this is the only Conservation Area in the Falkland Islands. It covers a large area, as shown by the blue line on this extract from the Town Plan (part of the Falkland Islands Development Plan 2015).



The Designated Conservation Area

What does a Conservation Area mean for new development?

A Conservation Area **does not** mean that development cannot take place. It **does** mean that extra consideration should be given to the impact of any development on the special character of that area, to ensure that it is protected and, preferably, enhanced. Indeed, there are sites where new or complete redevelopment would be encouraged as they currently detract from the special character of the Conservation Area. Most small-scale developments such as extensions will be acceptable if they are designed to be in keeping with their surroundings although detailing is important as collectively small scale changes can gradually erode the special character of an area over time.

How are planning applications in Conservation Areas decided?

As with all planning applications the starting point is the policies in the Development Plan. Policy TP9 of the Falkland Islands Development Plan 2015 refers to Stanley's Heritage, including the Conservation Area:

Proposals will protect and, where possible, enhance and interpret Stanley's rich heritage in accordance with the principles set out below.

A. Development proposals for sites within the conservation area (including listed buildings) in the historic centre of Stanley will only be supported where they do not adversely affect the historic character of the area, and comply with any detailed guidance produced for the area.

Stanley Conservation Area: A Guide to Development

B. Where key views, vistas and landmarks are identified through a Conservation Area Appraisal, proposals will normally only be supported where they are retained and, where possible, enhanced.

C. Where trees (either individual specimens or groups) are identified through a Conservation Area Appraisal, proposals will normally only be supported where the trees are retained or, if this is not possible, suitable replacement planting is provided.

D. We will support proposals to maintain, enhance and interpret the historic wrecks and memorials of Stanley.

In the Conservation Area it is especially important to consider the wider setting of any development – how it would fit in with or affect the historic and architectural features and quality of the area. Key views of landmarks and other important features are also important, as are open spaces. It is not just the buildings in a Conservation Area which give it special character, it is also gaps between them as well as any wider open spaces which make important contributions to the quality of an area.

Any planning application for significant development in the Conservation Area should include a **Heritage Statement**, a written explanation of how the development would impact on the key features of the Area.

The **Stanley Conservation Area Character Appraisal** provides background information and analysis of the Conservation Area and its features in support of Policy TP9. It confirms that the detailing of any proposal is an important

consideration in deciding whether or not that development is acceptable in (or affecting) the Conservation Area.

Detail is key

Orientation: The traditional orientation of buildings in Stanley is north/south within a grid system although there is some variation such as due to site limitations. The orientation of any new buildings should preferably be north/south, built into the ground when on a slope rather than highly elevated.

Building styles: The majority of buildings are a maximum of two-storeys and roofs tend to be dual pitch or sou'westers. Usually the height and style of existing development adjacent to a site provides a good guide as to what is likely to be acceptable. It may be that a single storey dwelling with rooms in the roof would sit well on a site where a full two storey house would appear over-dominant.

Building materials: Traditional building materials in the Conservation Area are wood and, to a lesser extent, local quartzite stone, all with corrugated iron roofs. Older buildings tend to be clad in wooden shiplap cladding, flat iron or corrugated iron. Some modern buildings are clad with cement fibreboard to give the appearance of wooden shiplap cladding, as are many re-clad older buildings. The use of traditional materials or modern equivalents is encouraged in extensions, repairs and alterations as well as in the erection of new buildings.

Windows - Traditionally single glazed wooden sash windows with glazing bars were used. It is recognised that double

glazing is desirable for warmth and low maintenance. Ideally these would still be wooden however bearing in mind the climate the use of uPVC may be considered acceptable if they are of the same basic design (including glazing bar layout) as traditional windows.

Building decoration & colours: The retention and use of decorated wooden finials and bargeboards is encouraged. Traditional building colours are light walls and a bright, darker roof, sometimes with the roof colour continuing round windows and doors. The use of light walls and a bright, darker coloured roof is usually expected for any new development in the Conservation Area.

Demolition: Any application for the demolition of a building which makes a positive contribution to the Conservation Area must include a reasoned justification as to why the building cannot be retained. Reference should be made to any relevant information held in the National Archives, to any marketing of the building for sale and to any relevant structural report.

Outbuildings: If possible traditional outbuildings such as peat sheds and meat safes should be retained as part of any development.

Modern versus contemporary development

It is important to recognise that development within the Conservation Area does not always have to follow what has been done before. If designed well with respect to its setting a modern or out of the ordinary design can also make a positive contribution to the Conservation Area.

Pre-application advice

In view of the need to take extra care in designing any proposals in the Conservation Area it is recommended that you seek advice from Planning and Building Services at an early stage, before you have firmed up your ideas. In this way we can work together to help reach a mutually agreeable development proposal.



Looking South to Philomel Street Across the Conservation Area

Stanley Conservation Area: A Guide to Development

Falkland Islands Government Planning and Building Services Information Notes

Note 1: Applying for Planning Permission and Building Permits provides information on how and what happens when you do.

Note 2: How Planning Applications are Decided provides information on what will be taken in to account when a decision is made on a planning application.

Note 3: Permitted Development: Residential provides information on permitted development rights (development which does not require a planning application) for residential properties in Stanley and in Camp.

Note 4: Listed Buildings and Structures: Camp and Stanley provides a list of designated (listed) buildings with associated advice.

Note 5: Listed Buildings and Structures: An Owner's Guide provides more detailed advice for owners of designated (listed) buildings.

Note 6: Stanley Conservation Area: A Guide to Development provides advice on what is taken in to account and is likely to be acceptable in the Conservation Area.

Note 7: Application Fees sets out the fees for different application types.

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Forms and guidance are also available on the Falkland Islands Government Planning and Building Services [Facebook](#) page