

Gowanbank Conservation Area

Appraisal

West Lothian Council

Draft report

Prepared by LUC

August 2026

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Chapter 1

Executive summary

Summary of special architectural and historic interest

1.1 The context and historical development of Gowanbank are unique and it is from this that it draws its individual character. This strong sense of place comes from many facets, but the following characteristics are of particular importance to the special interest of Gowanbank:

- James Gowan's architectural style: whimsical, fairy-tale character based on a strict two-foot modular grid.
- Distinctive polychromatic masonry, variegated rubble panels, banded dressings and corbelled eaves.
- Features include detailed dormers, clustered chimney stacks, wall-head dormers, chamfered corner windows and corbelled chimney breasts.
- Materials: whin rubble, sandstone and slate.
- Buildings arranged as a secluded cluster within historic woodland, reinforcing estate character.

Summary of management recommendations

1.2 The appraisal has identified the following issues to effectively manage the preservation or enhancement of the conservation area:

- The current boundary is considered to reflect the conservation area's special character. No boundary changes are recommended.
- No Article 4 Direction is in place and is not currently considered necessary.
- The conservation area is found to have a balance of strengths, weaknesses, opportunities and threats, of which the greatest risk is potentially:
 - Highly sensitive layout - even small changes risk harming the planned 19th-century composition.
 - Challenges in integrating modern services (power, fuel, parking) without visual impact.

Figure 1.1: Boundary map



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Chapter 2

Introduction

What are conservation areas?

2.1 In 1967, the Civic Amenities Act introduced the concept of recognising buildings and areas of historic interest and making provisions for their protection. Today, the spirit of that Act is embodied in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which places a duty on local authorities to designate,

“Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”

2.2 The legislation applies nationally, although conservation areas are identified and designated by local authorities based on what is considered ‘special interest’ in their area. The Council is responsible for administering conservation areas and managing the impacts of change to their special interest.

2.3 The designation of an area introduces some restrictions on what can and cannot be done without planning

permission. It increases local planning authority controls, such as over the design of new buildings, and planning applications are judged by their impact on the character and appearance of the area.

Special architectural or historic interest

2.4 Deciding what is special for each place includes consideration of:

- The **architectural quality** of buildings and structures. 'Quality' does not just mean the number of listed buildings in an area or buildings designed by a notable architect: it could be a building that is representative of an era or type of use; one that retains many historic features; is a good or rare example of local or regional architectural style; is distinct in appearance, a local landmark, or one part of a whole street or townscape that collectively imparts a strong sense of place.

Introduction

- **Associations** with notable people, literature or art, industries, artistic, political or cultural movements or events that have left their mark on how a place appears today.
- The **spatial qualities** of a place. This is not just about the height, orientation, density and layout of buildings, but of streets, public spaces, private spaces, urban spaces, green spaces, trees, and how all these features relate and are used and valued by their communities.
- Relationship with the **surrounding topography and landscape**. As well as adding to the visual appeal or drama of a place, it can also tell us why a settlement is where it is, why it prospered or failed, what industries it relied on, why it developed in one direction and not another. In this way, the setting of a conservation area can contribute greatly to our understanding of the story of a place, or its beauty, or both.

The benefits of conservation area status

2.5 There are several environmental, social and economic benefits of conservation area status.

Economic

2.6 Retaining and enhancing the buildings, features and spaces which make a place special ensure that residents, workers and visitors continue to enjoy its unique character and invest in its success.

2.7 Re-using and enhancing the buildings, features and spaces will also help retain and attract businesses, making a major contribution to their long-term survival as a vibrant place and an attractive destination.

2.8 The protection of the special character of a place generally means higher market values for buildings, and their appreciation in value. Research by the London School of Economics in 2012 [\[See reference 1\]](#) demonstrated that conservation area restrictions have benefits – beyond the conservation of character and appearance - as they help sustain or enhance the value of properties in designated areas.

2.9 Potential for grant funding to conserve or enhance conservation areas. This can be to repair, re-use or restore buildings, sites or the public realm.

2.10 All the above combined give greater economic confidence and can lead to investment in built fabric and regeneration.

Introduction

Community

2.11 Conservation area designation reflects the value placed by the community on its place and its role in the regeneration of the local area. People are more likely to come together in community groups in protected areas to care for and enhance the significance of their homes, business and their sense of place.

2.12 This can also provide greater certainty to residents, businesses, and stakeholders that harmful change will be avoided, minimised or mitigated through the requirement to preserve or enhance the special character of the conservation area.

Environmental

2.13 Green and open spaces and trees, which make an important contribution to the local environment, are protected where they contribute to the area's special interest.

2.14 Locally valued buildings will be protected. Traditional buildings were built with lower embodied energy than modern construction. They have the potential to perform over centuries, with sensible and sustainable maintenance and repair, and reduce their operational energy use through low embodied, sustainable and healthy energy repairs.

2.15 Conservation area controls can provide opportunities to improve the appearance and maintenance of the streetscape with appropriate materials which are environmentally conscious (natural, compatible, repairable, re-usable, recyclable) and work in balance with traditional building materials.

Purpose of a conservation area appraisal

2.16 Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on the local authority "to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are conservation areas."

2.17 Section 64 of the Act requires that, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

2.18 Conservation area appraisals are a tool to help people understand what is important about a place and manage change within it. Change is managed using the information about the conservation area and its character in the appraisal, and by carrying out the actions identified in the management plan.

Gowanbank Conservation Area background

2.19 2021: Gowanbank Conservation Area officially designated, covering key protected structures including Gowanbank House, Turner House, Bell House, The Barn, Gingerbread House, The Bath House, and The Byre.

Chapter 3

Assessing the special interest

3.1 The character of an area starts to form long before the human interventions of buildings, streets, fields and towns are established: it starts with the geology and topography of a place. This section considers what it is about the location and context of Gowanbank that made it suitable for successful occupation.

Location

3.2 Gowanbank Conservation Area is centred on Gowan Bank House (LB14557) and its associated estate located near the political boundary with Falkirk, c.750m south of Avonbridge within an agricultural landscape.

Geology, topography and landscape setting

3.3 The underlying geology of the conservation area is characterised by a quartz-microgabbro with traces of basalt which formed during the Carboniferous period. This is overlain by poorly sorted glacial till which was created during the retreat of the glaciers. [\[See reference 2\]](#) Glacial

deposits often result in poor agricultural capability. As such, the land of Gowanbank is best suited to the production of a narrow range of crops. [\[See reference 3\]](#)

3.4 The landscape around Gowanbank is, generally flat with Gowan Bank House located near the summit of a very gentle hill. Given the subtle nature of topographic features around the conservation area, the extensive woodland planting severely limits lines of sight. The most dramatic landscape feature in close proximity to the conservation area include Craigengall Hills to the east of Gowanbank.

Figure 3.1: Context



Chapter 4

History and development

4.1 This section considers how Gowanbank developed from its earliest origins into the place we see today.

Prehistory and the early medieval period

4.2 The earliest example of human activity in the vicinity of Gowanbank comprises the possible inscribed stone recovered from Craigengall Hill c.570m north-east of the conservation area. Inscribed stones are typically early medieval in date. This period followed the Roman retreat and is characterised by the formation of early kingdoms. Initially, the region was likely part of the Brythonic Kingdom of Gododdin but by the 7th century, the Lothians would be split between the Kingdoms of Strathclyde/Cumbria [\[See reference 4\]](#) and that of Bernicia. [\[See reference 5\]](#) [\[See reference 6\]](#) It was not until the 10th to 11th centuries that the Lothians would be annexed by the Kingdom of Alba/Scotland.

The post-medieval period – the Gowans

4.3 The placename Gowanbank is derived from the surname of its owner, Walter Gowans, which in turn stems from the Scots ‘gown’ meaning daisy combined with ‘bank’. [\[See reference 7\]](#) Based on 16th to 17th century mapping it appears that the Gowanbank Estate, which was known to exist by 1820, represents either an entirely new 19th century settlement or the expansion of a minor farmstead.

4.4 The category A listed farmhouse (LB14557) was constructed by the stone-mason and quarry-master Walter Gowans and dates to around 1820. [\[See reference 8\]](#) Its current appearance, with its irregular U-plan range, is said to date to 1862 and be the product of Walter’s son, the notable architect Sir James Gowans (1821 – 1890). However, this U-plan range can already be seen in first edition Ordnance Survey mapping which is dated 1855. [\[See reference 9\]](#)

4.5 At this time the estate was characterised by dense woodland planting surrounding Gowan Bank House with rectilinear gardens to its south and south-west. Further

History and development

south of the house, a steading and cottage, also category A listed (LB14557) was built by Sir James Gowans between 1842 and 1862. In the 19th century, this range of buildings were subjected to extensions to its south-east, east and north-east and three new buildings were added. [\[See reference 10\]](#)

4.6 It appears that the construction of the westernmost addition necessitated a rerouting of what is now the unnamed public road between Avonbridge and Armadale, removing a chicane-like route past Gowanbank with the straight road which currently exists. At this time, the woodland plantation to the north of the house was also extended.

The recent past – 20th century to present day

4.7 By the 1910s, the westernmost additional building had been removed but little other change appears to have occurred [\[See reference 11\]](#) until the 1960s when a long rectangular building takes its place. [\[See reference 12\]](#) Other changes to the estate during the 20th and 21st centuries are relatively minor, comprising garage buildings and parking spaces for private vehicles. A large, but low, L shaped building also appears at some point in a wooded area to the south of Gowan House.

4.8 Outside of the conservation area, within the wider environs of the Gowan Bank Estate, little change is recorded in historic Ordnance Survey mapping. The commissioning of the Avonbridge Compressor Station in 1979 to the south-west of the conservation area was a product of the need for gas, both for domestic and industrial consumption, throughout the late 20th century, while the large modern agricultural building to the immediate north-east of the conservation area illustrates the continued importance of the agricultural economy in the region.

4.9 Gowanbank was noted as being in poor condition towards the end of the 20th century and was eventually purchased by property developers who converted the buildings into five dwellings. This conversion won the 1997 Henry Ford European Conservation Engineering Awards. [\[See reference 13\]](#)

Historical mapping

Figure 4.1: Gowanbank in 1854-5 (Linlithgowshire sheets VIII.4 and IV.16 (Torphichen), Surved 1854-55, Published: 1856. Reproduced with the permission of the National Library of Scotland)



Figure 4.2: Gowanbank in 1895-6 (Linlithgowshire sheets VIII.4 and IV.16 (Torphichen), Survayed 1895-6, Published: 1897. Reproduced with the permission of the National Library of Scotland)



Chapter 5

Heritage assets

Designated assets

5.1 One category A listed building designation, which includes Gowan Bank Farmhouse, Steading and Cottage (LB14557).

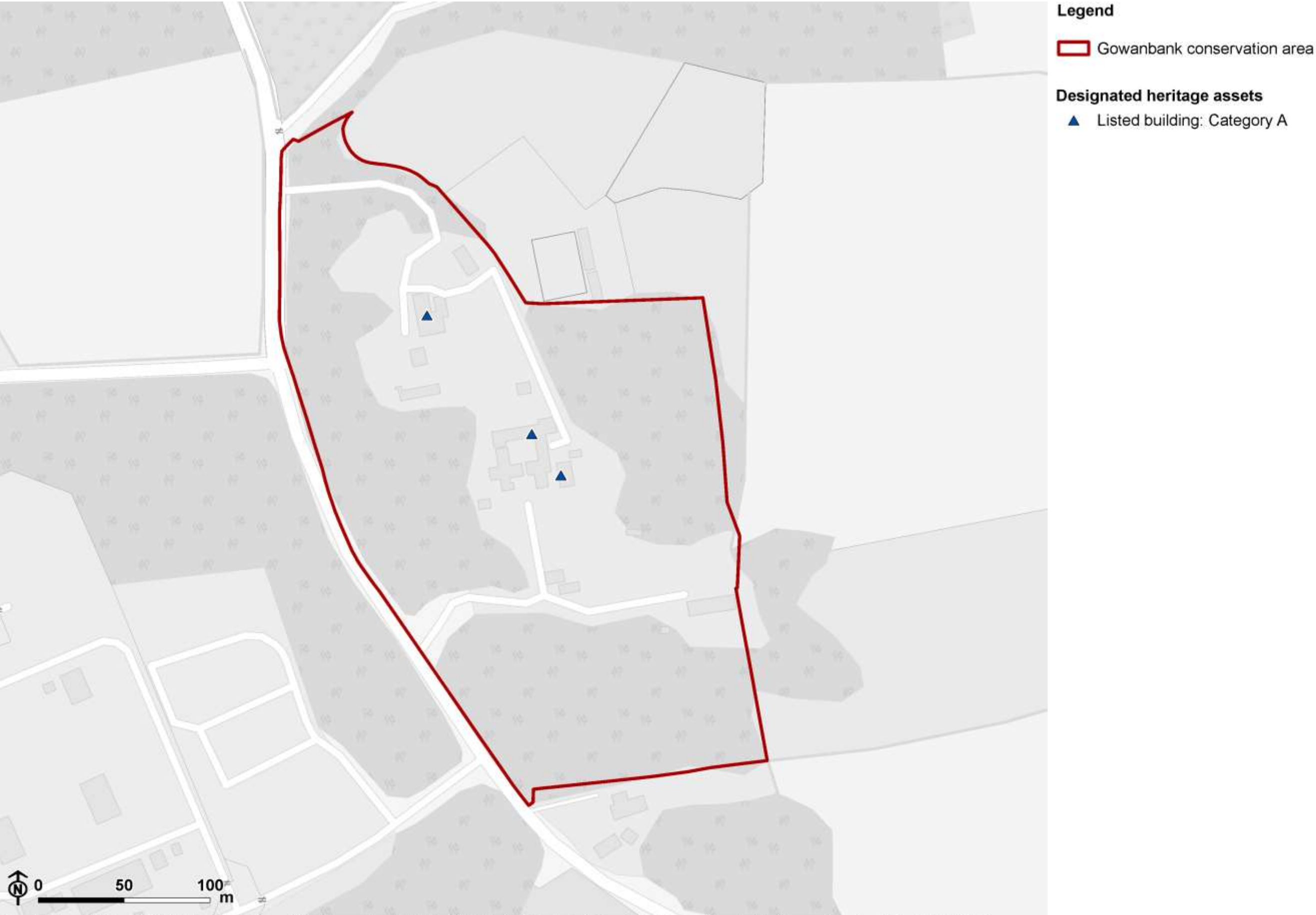
5.2 There are no other designated heritage assets within the conservation area.

Archaeological potential

5.3 Gowanbank Conservation Area may hold archaeological interest in addition to the historic layout of the farmstead and its individual historic buildings. The archaeological potential of Gowanbank, is considered to be low owing to the known distribution of archaeological sites in the vicinity of the conservation area. However, there are likely to be previously unrecorded, buried, archaeological remains which relate to the early development of the estate. Any such remains are likely to be best preserved in areas which have not been subject to 18th to 20th century

development and will further our understanding of Gowanbank's development. Future planning and development of the settlement should consider this potential.

Figure 5.1: Heritage Assets



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Chapter 6

Character analysis

Overall Character

6.1 Gowanbank is largely post-medieval in date and consists of converted former or extant farmsteads with a very low density of development. The form is that of a cluster of development centred around Gowan Bank House, shaped by functional requirements of an agricultural estate and refined by Gowan's architectural vision.

6.2 The cluster is only served by a private track that has remained so since the 19th century, reinforcing its secluded enclosed character within a managed woodland setting.

Green spaces, trees and landscaping

6.3 The historic woodland which surrounds the settlement defines the approach, frames the buildings, screens the area from its broader agricultural context and constitute a designed landscape in their own right.

6.4 Within the conservation green space is private. This includes a separate walled garden for Turner House.

Figure 6.1: Example of private track



Character analysis

Figure 6.2: Gowan Bank House sitting prominently within the conservation area



Landmarks

6.5 The main landmark within the conservation area is Gowan Bank House (LB14557). This is due to its unique elevation and spatial separation from other buildings in the settlement.

Views

Due to its wooded surrounds, the availability of distanced views/outward facing views from within the conservation is limited. The resulting inward emphasis on views means that views towards buildings along driveways, as well as from one building to another, are defining qualities of this conservation area.

Architecture

6.6 The conservation area features a mixture of nineteenth century rural buildings of domestic, agricultural and commercial use displaying the typical Gowan architectural style.

6.7 The foundation of Gowan's architectural system is the two foot modular grid. It has a rigorous dimensional framework that underlines the planning, section and elevation of the buildings. Nevertheless, the overall grouping and detailed composition combine to create a fairy-tale character.

Character analysis

Figure 6.3: Gowan Bank House within its green grounds surrounded by trees



Figure 6.4: View from the steading towards the cottage



6.8 Whin rubble, sandstone and slate are used in various forms and styles. The most distinctive masonry is polychromatic in nature. This is used in a series of panelled façades of variegated rubble, within a lattice grid of banded dressings, and corbelled eaves, making a strong contribution to the fairy-tale character of the settlement.

6.9 Other common architectural details include detailed dormer windows, tall and clustered ashlar chimney stacks, wall-head dormers, chamfered corner windows and corbelled chimney breasts, all of which contribute to a whimsical roofline and distinctive silhouette..

6.10 These architectural styles are spread across both the farmhouse and the scattered steading complex to its south. The inscription panel on the east side of the main steading building bears a Biblical quote from Ecclesiastes, dated 1 August 1862. Within the interior courtyard of the steading, stone is used for stringcourses, and the ashlar left crudely, unpolished and unrefined.

Character analysis

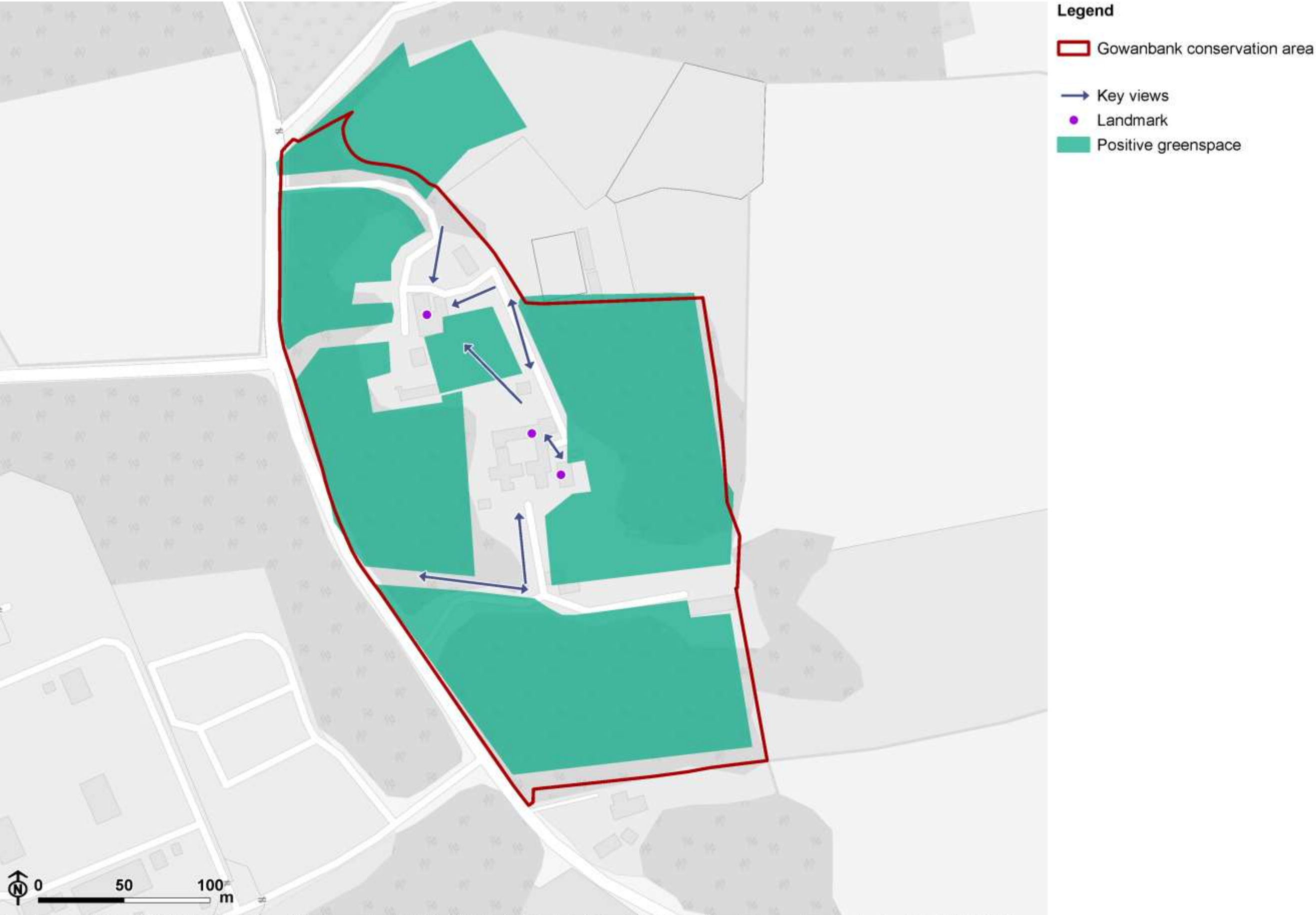
Figure 6.5: Gable end of building showing rubble masonry



Figure 6.6: The steading complex with characteristic chimneys, dormers, and masonry



Figure 6.7: Gowanbank Character Analysis



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Chapter 7

Strengths, Weaknesses, Opportunities and Threats

Strengths

- The exceptional architectural richness and rarity have no equivalent in West Lothian and very few in Scotland.
- Surviving historical features and details to buildings and the use of traditional materials.
- Retains much of its original layout and character.
- The quality of the architecture and the story it tells us, particularly about the Victorian period in West Lothian, its architectural tastes and fashions
- The historic core of the conservation area has experienced little change.
- Buildings within the conservation area are largely well maintained after restoration.
- None of the buildings within the conservation area are vacant.

Weaknesses

- Minimal change can be introduced to the area without causing damage to the planned layout.
- Incorporation of modern services, power, fuel storage, car parking etc.

Strengths, Weaknesses, Opportunities and Threats

Figure 7.1: Boundary woodland plantation creates a secluded feeling within the conservation area



Opportunities

- Protection/ enhancement of the designed landscape between and around the steading elements - walls, woodland etc.

Threats

- Seclusion and separation – peace and tranquillity are part of the area's character but could also make it vulnerable to change through development or, for example, opportunistic crime.
- New development in the conservation area or its vicinity that harms its significance, character or appearance should be carefully approached.

Chapter 8

Management recommendations

Boundary

8.1 The current boundary is considered to satisfactorily encompass all elements contributing to Gowanbank's special architectural and historic character. No amendments are recommended.

Article 4 Direction

8.2 No Article 4 direction is currently in place in Gowanbank.

8.1 Incremental change to the appearance of dwellinghouses and flats is one of the main potential threats to the special character and appearance of Gowanbank Conservation Area. Gradual, small-scale change such as replacement of traditional roofing materials, sash and case windows, wall finishes, installation of rooflights or removal of traditional garden boundaries, which would not normally require planning permission, can have a significant cumulative effect over time.

8.2 Such changes can, in certain circumstances, be controlled using Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (GPDO). Under Article 4, the planning authority can apply to the Scottish Ministers for Directions that restrict or remove permitted development rights.

8.3 An Article 4 direction was first introduced in 1978 for a series of conservation areas in West Lothian. However, Gowanbank was not included in the areas covered.

8.4 The Article 4 Direction generally applies to works within the curtilage of dwellinghouses and a range of other types of activity. Major updates were made to the GPDO in 2009-2011, which brought most external changes to dwellinghouses and flats under the control of the GPDO, largely removing the need for local authorities to put in place a separate Article 4 direction to suspend those PD rights.

Management recommendations

8.5 A further update to the GPDO in 2024 reversed the removal of PD rights for altering or replacing windows in a conservation area, and instead created a prior approval process for some changes to windows (Class 7A). West Lothian Council non-statutory guidance was updated to cover this change and advise on appropriate replacements.

8.6 The current condition of the conservation area suggests that, in general, traditional materials and built character are being maintained. Inappropriate alterations have taken place, such as some replacement of traditional windows and doors with uPVC or aluminium, but these instances may be of substantial age, or the result of multiple phases of replacement, and outwith the scope of enforcement action.

8.7 Overall, the requirements of the current GPDO appear sufficient and proportionate to avoid harm to dwellinghouses from incremental change. It is as yet unclear what the long-term effect of Class 7A (windows) will be in relation to preservation of character. At the moment, its potential to alter character does not appear to be applied, in practice, and therefore has no material effect requiring to be addressed through an Article 4 Direction.

Recommendation

1. Monitor the condition of the conservation area at appropriate intervals (approximately 5 years) to review whether additional management measures are required.

Appendix A

Gazetteer of designated heritage assets and positive non-designated features

Table A.1: Gazetteer of heritage assets

Name / asset type and reference / address	Photograph (where available)
Gowan Bank Farmhouse, Steading And Cottage Category A Listed Building - LB14557 Landmark	

Gazetteer of designated heritage assets and positive non-designated features

Name / asset type and reference / address	Photograph (where available)
	

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Report produced by LUC

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Bristol

12th Floor, Beacon Tower, Colston Street, Bristol BS1 4XE
0117 389 0700
bristol@landuse.co.uk

Cardiff

Room 1.12, 1st Floor, Brunel House, 2 Fitzalan Rd, Cardiff CF24 0EB
0292 254 0920
cardiff@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 326 0900
edinburgh@landuse.co.uk

Glasgow

5th Floor, The Garment Factory, 10 Montrose Street, G1 1RE
0141 403 0900
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7199 5801
london@landuse.co.uk

Manchester

4th Floor, 57 Hilton Street, Manchester M1 2EJ

Report produced by LUC

0161 802 2800
manchester@landuse.co.uk

Sheffield

32 Eyre Street, Sheffield, S1 4QZ
0114 392 2366
sheffield@landuse.co.uk

landuse.co.uk

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