

# Agency Conventions Regulating Plans References



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In preparing the Title Plan, Registers of Scotland staff use a variety of colour references such as edges, tints, hatching, labels, lines and text. These references are deployed on an “applications by application” basis to provide clarity and to support the accuracy of the mapping of the extent of the subjects.

The most common reference you are likely to see is the red edge, which generally denotes the extent of exclusive subjects or in the case of subjects within a tenement or a larger development it may give an indication of the location and physical limit of any associated rights.

There is a very important point to keep in mind regarding titles defined by a red edge. Occasionally, the edging will be applied “externally” to the boundary defining the subjects: for instance, where a red edge covers another colour reference or important detail near to a boundary. For this reason, it should *not* be assumed that the registered extent includes up to the outer edge of the red, but rather see the registered boundary as being the line (firm or pecked) *to which the red edge has been applied*.

The Keeper’s staff may also use tints or hatchings to provide such information, with the precise references they use dependant upon the circumstances of the application in question.

In addition to showing the position and extent of registered land, it is the function of the Title Plan, when necessary, to provide a means of reference to a particular part or parts of a registered title or to adjacent land. Where, for instance, on account of affecting Burdens or Servitudes, Leases etc., a part of land shown on a Title Plan needs to be distinguished for reference on the Title Sheet, a “plan reference” will be shown by the Keeper.

Conventions govern the use of certain plan references in given circumstances and these principles are used in general practice: -

### (a) Colour Tinting.

This is the most common method of referencing used and is used, where practical, in preference to coloured edging or hatching. In the interests of consistency the following guidelines are followed where possible (The overriding consideration is that the tints must be easily and clearly distinguishable):

- BLUE - solum of buildings;
- PINK - exclusive ground or drying green (and non-indemnified areas in a Barony Title);
- YELLOW - paths and areas burdened by Tree Preservation Orders;
- BROWN - drying green or paths;
- MAUVE - small areas such as bin stores and for garage forecourts in Scottish Homes Titles;
- GREEN - (with external red edge) for areas that fall within a red edge defining a registered Title, but do not form part of that Title but can otherwise be used as a reference for small areas when no other reference is possible;
- RED - can be used for small areas but only when no red edge has been used.

(Note that there are some exceptions to these guidelines, relating to specific styles set up for certain developments that reflect Deed of Conditions references.)

(Note: a convention exists for the use of brown and blue tints to be used to show burdened and benefitted servitude areas respectively.)



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## **(b) Coloured Edging - other than straight forward red edging**

This is mostly used as references on large or Parent Titles but can serve a useful alternative to tints. The guidelines are: -

1. Edging and numbering in green is used for referencing those parts on a Title plan where the whole right, title and interest in those parts are being transferred to another Title Sheet.
2. Edging and numbering in blue for (a) appears on older Title Plans to reference the superiority interest remaining in the Parent Title where parts of the subjects were feued; and (b) In the case of tinting method, where other means of identifying areas have been exhausted; for example, to identify a flat where the solum of the whole block has been tinted blue, or to define, say, a drying green. There are some other, rarer, instances of use, such as areas affected by Deed of Conditions on certain Glasgow District Council cases, where additional pro indiviso land is not affected by the conditions;
3. Edging and numbering in yellow is used for referencing the landlord's interest remaining in the Parent Title where parts of the subjects have been leased.
4. Edging and numbering in brown or mauve is used to reference part of the subjects in the Title affected by any deed other than a lease: for example - Standard Security of part, Discharge or Disburdenment of Part, or where multiple deeds are referred to for burdens.
5. Edging and numbering in red is used when the area being registered is made up of numerous

portions all of which require separate references and the use of other coloured edgings would be cumbersome or unclear.

6. The Keeper will on occasion use an edge in order to free up a colour tint for another use in complex title e.g. using a blue edge instead of a blue tint for the solum of a building in complex titles requiring multiple references.

## **(c) Numbering or lettering.**

Where the reference relates to a large area, a number or letter is combined with a coloured edging (see (b) above). For numbering or lettering small areas, arrows and numbers or letters in blue are used to reference points or small areas.

Occasionally individual trees within a Tree Preservation Order are arrowed and lettered T in red on the Title Plan

## **(e) Lines.**

Broken or firm lines in colour are used to indicate lines of drainage, cables, etc. Blue and brown are normally used for water and gas lines, respectively. Where a number of coloured lines are needed on a Title Plan, the lines are lettered at their extremities if they do not intersect.

## **(f) Hatching**

Hatching and cross hatching is only be used as a last resort. There are no specific guidelines as to colour to be used - the important criteria is clarity.

## **Miscellaneous point:**

The Keeper never makes specific reference to an uncoloured portion of a Title Plan for the purpose of an entry on the Title Sheet.