

# Coupar Angus Conservation Area Appraisal



July 2007

The Environment  
Service



## CONTENTS

Chapter 1 INTRODUCTION	1
Conservation areas	1
Reason for conservation area designation	1
Purpose of the conservation area appraisal	1
Chapter 2 CONTEXT and SURVEY	2
Regional and local context	2
Setting and context	2
Reasons for location and settlement development	2
Chapter 3 TOWNSCAPE ANALYSIS	5
Street pattern and topography	5
Activity and movement	7
Buildings and townscape	7
Abbey precinct	7
Georgian era	9
Victorian expansion	10
Spaces	12
Trees and Landscaping	14
Negative factors:	16
Building condition and vacancy	16
Open space	16
Signage and utilities	16
Building by building analysis	17
Buildings at Risk	17
Public realm audit	17
Surveys of specific issues	17
Shopfronts	18
Roofscapes	19
Doors and windows	20
Materials and details	22
Sensitivity analysis:	24
Archaeological potential	24
Development pressures	24
Assessment of significance	24
Chapter 4 CONSERVATION STRATEGY	26
Using the conservation area appraisal	26
Monitoring and review	27
Chapter 5 PROPOSALS	28
Opportunities for development	28
Opportunities for planning action:	28
Conservation area boundary	28
Effects of permitted development	28
Advertisements	29
Opportunities for enhancement	29

APPENDICES		32
1	List of Critical Projects	32
2	Advertisements - Areas of special control	32
3	Trees in conservation areas	33
4	Article 4 Direction	34

## MAPS

Map 1	Location of Coupar Angus within Perth and Kinross	2
Map 2	Coupar Angus c.1893	4
Map 3	Coupar Angus c.1902	4
Map 4	Coupar Angus c 1959	4
Map 5	Three character areas of Coupar Angus	5
Map 6	Townscape analysis	11
Map 7	Green areas in Coupar Angus	13
Map 8	Areas in need of attention	15
Map 9	Coupar Angus Conservation Area boundary	25
Map 10	Townscape Heritage Initiative projects	31

## EXTRACT MAPS (*sourced from the Scottish Burgh survey*)

	Archaeological plan of the area around the Abbey and church	3
	Map of archaeologically sensitive areas	24

# **CONSERVATION AREA: COUPAR ANGUS**

## **INTRODUCTION**

### **Conservation Areas**

1.1 Conservation areas are crucial to the conservation of our built environment. There are over 600 conservation areas in Scotland. They contain groups of buildings extending over areas of a village or town and can also include public parks, woods and historic land. To safeguard them for the enjoyment and benefit of future generations any new development should preserve or enhance their varied character. The local planning authority is required to determine which parts of its area are of special architectural and/or historic interest. It may propose and designate these as conservation areas. The public will be consulted on any proposal to designate conservation areas or change their boundaries.

1.2 Conservation areas must be safeguarded and enhanced. This is defined through:  
Defining the character that merits protection, including the space between buildings;  
Use of appropriate controls over development, demolition and advertising;  
Financial assistance, where appropriate, for works of repair and restoration;  
Protection of trees;  
Interpretation schemes, through leaflets or exhibitions;  
The implementation of enhancement schemes based upon a conservation area appraisal.

1.3 Designation as a conservation area does not place a ban upon all new development within its boundaries. However new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or visual quality of the area. New development should also positively enhance the area through good design rather than just create a neutral effect.

### **Reason for conservation area designation**

1.4 The original Coupar Angus Conservation Area was designated in 1989. An extension is proposed in the development plan to include the abbey area which is the most historic area of the town and includes the remnants of the Cistercian abbey settlement, the parish church and the town steeple.

### **Purpose of the conservation area appraisal**

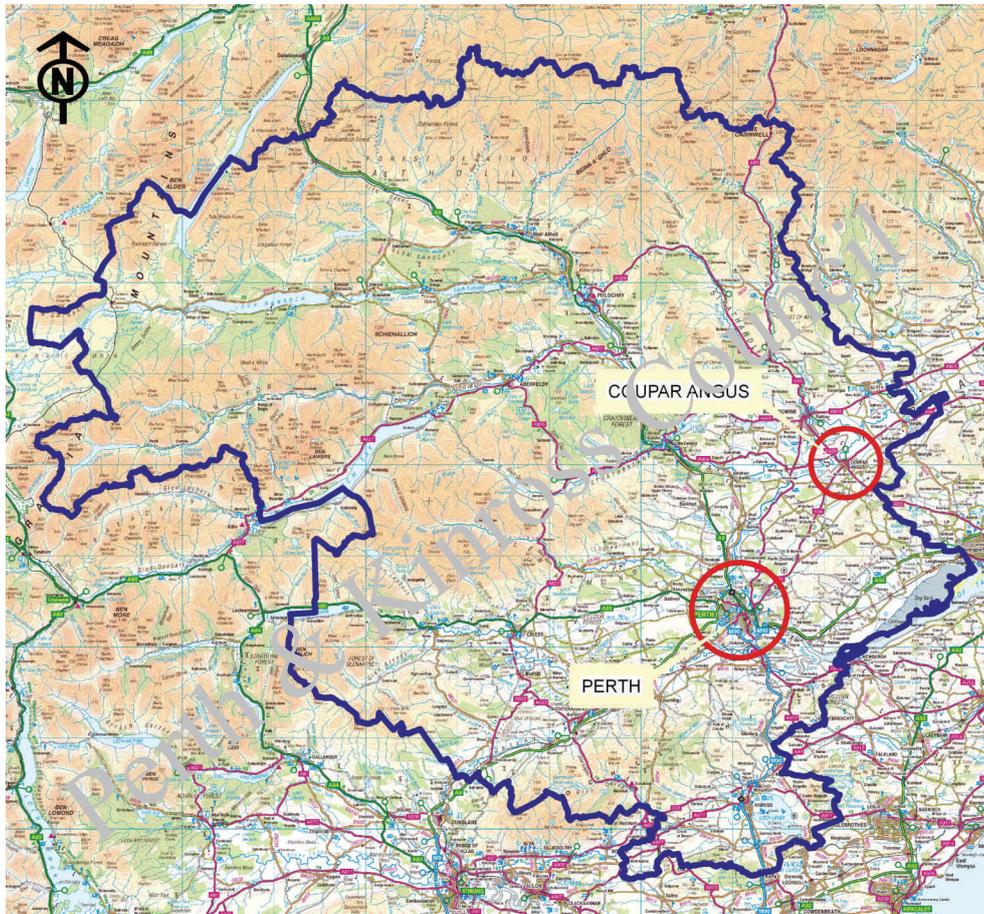
1.5 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Local Plan. The appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can enable the local authority to fulfil its statutory duties to protect and enhance that particular area.

1.6 Appraisals also assist development control and management. They provide the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. If a conservation area's special interest has been clearly defined and published in an appraisal then this definition may help those thinking to invest in the area and can be used to guide the form and content of new development.

## CONTEXT AND SURVEY

### Regional and local context

Map 1: Location of Coupar Angus within Perth and Kinross



© Crown copyright. All rights reserved. 100016971. 2007

### Setting and context

2.1 Coupar Angus lies in the agriculturally rich heartland of Strathmore, situated on the southern side of the River Isla. The Grampian mountains lie to the north and west of Strathmore, while to the south and east lie the Sidlaw Hills. The geology of the broad, open valley of Strathmore is predominantly Devonian Old Red sandstone.

2.2 Coupar Angus sits on a raised beach which drops down to the River Isla to the north where it was originally crossed by a ford with the Riding and Wading Stones marking the line for travellers. There is a pronounced U-shaped bend in the river immediately to the north of the town. The Bridge of Couttie was built in 1776 and was a busy crossing owing to the rich granges of the Abbey lying to the north.

### Reasons for location and settlement development

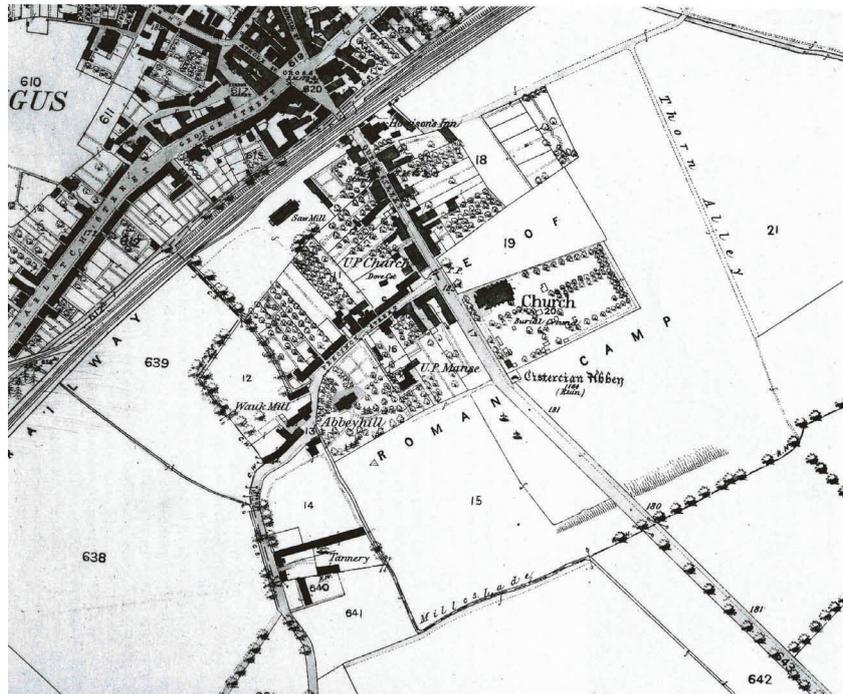
2.3 The earliest evidence of human settlement in Coupar Angus is cist burials from the Bronze Age period. The excavation of a burial mound took place at Beech Hill House in 1989. Recent archaeological fieldwork has indicated that the Strathmore area supported a sizeable Iron Age population, but knowledge of activities during the Roman occupation of Strathmore is limited. There are recordings of a Roman temporary camp at Lintrose, south of Coupar Angus. There is also the tradition of a camp in Coupar Angus itself, within which the abbey precinct was later laid out.

2.4 While no firm evidence is available in relation to settlement in the Coupar Angus area in the

early twelfth century, there was a royal manor by at least the reign of David I (1124-53) suggesting some form of settlement, the area already being known around that time as Coupar ('a confluence'). The Cistercians often moved to rich agricultural land and it is likely that agricultural activity in the area extends back to at least that period.

2.5 A Cistercian Abbey was built in 1233 following the transfer of Cistercian monks from Melrose Abbey around 1160, King Malcolm IV being instrumental in that transfer. There is little remaining on site other than a small wall fragment and gateway arch, the stone having been used in the construction of many other buildings in the town including the present church immediately to the north of the former Abbey site.

2.6 The Abbey became an extensive and well-endowed establishment and the location developed with settlements of workers and craftsmen. A weekly market served a wider hinterland. In 1607 Coupar Angus became a Burgh of Barony and continued to prosper over the centuries with its market. In due course the extensive linen industry became key to the town's prosperity and expansion.



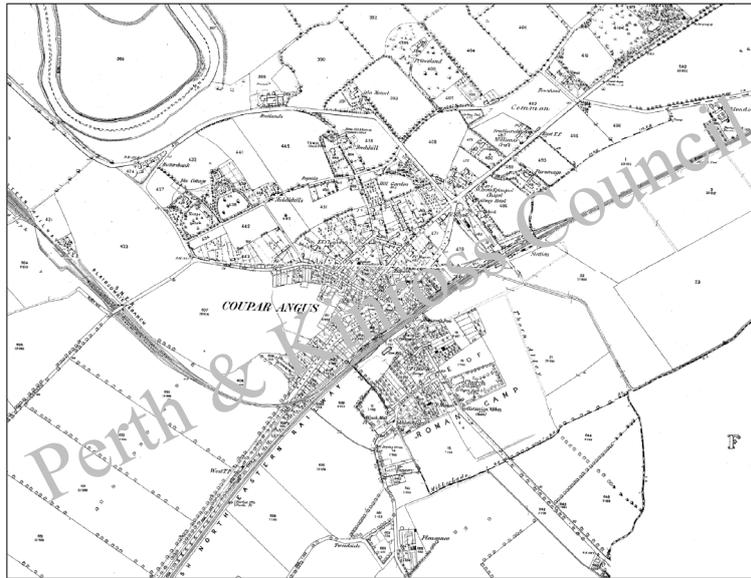
**Right: Archaeological plan of the area around the Abbey and Church dated 1860, sourced from the Scottish Burgh survey**

2.7 The focus of Coupar Angus as a market town is emphasised by the fact that in 1352 the market fair was proving detrimental to Dundee's trade. Measures were taken to prohibit a number of towns, including Coupar Angus, from holding markets, although apparently to little effect.

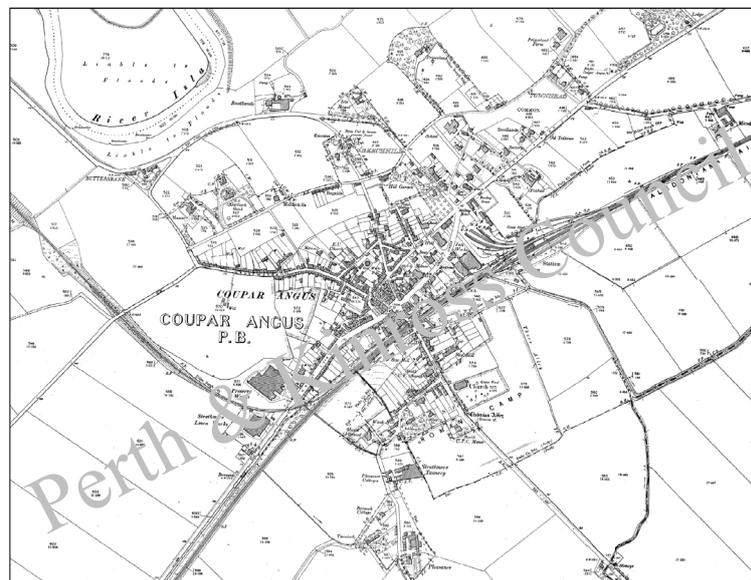
2.8 The seventeenth century saw an ongoing evolution of the town with records relating to the construction of churches and the growth of trades. Significant elements from the eighteenth century include the Cumberland Barracks or Lodging House building which, while its date of construction is unclear, was in use by the time of the 1745 campaign, Coupar Angus being an important stopping-off point on the route north or south. The Town Steeple was built in the 1760s by public subscription and stands on the site of the old prison dating from when Coupar Angus was a Burgh of Regality.

2.9 The eighteenth century restored church was replaced in 1859 by the present parish church, a municipal water supply arrived in 1874 and a new school was built in 1876-77. The Town Hall followed in 1887 and by the late nineteenth century there were three linen works, a tannery, farina works, a brewery and steam sawmills. Grain markets continued on Thursdays and cattle fairs were held in September and October. There was also an annual horse fair until the 1920s, held in March.

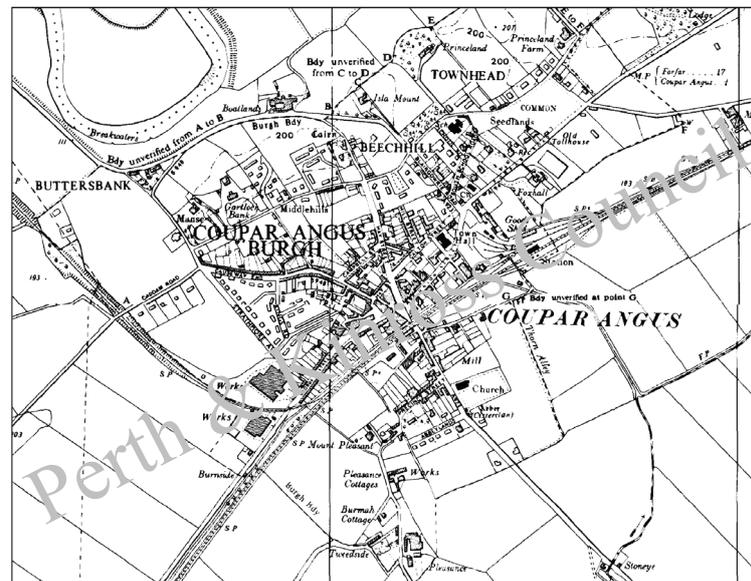
## Settlement development



Map 2: c.1893



Map 3: c.1902



Map 4: c.1959

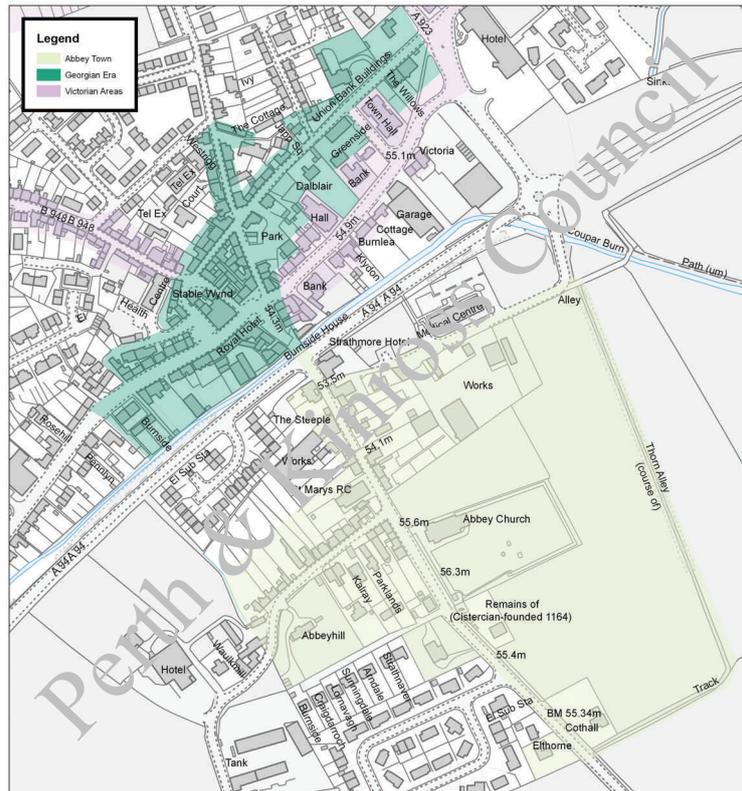
© Crown copyright & Landmark Information Group.  
All rights reserved. 100016971. 2007.

## TOWNSCAPE ANALYSIS

### Street pattern and topography

3.1 Coupar Angus has been identified as falling into three distinct historic areas: the area of the Abbey precinct to the south of the Coupar Burn; the Georgian era covering George Street, The Cross, Commercial Street and Calton Street and the Victorian expansion relating to Union Street, Athole Street and other more peripheral areas. This is a simplified way of illustrating the evolution of the town, its distinctiveness in each period and its architectural and townscape diversity which create its current character and appearance. These three areas can be seen as distinct, but interrelated, character areas and will therefore be used to structure this analysis.

### Map 5: Three character areas of Coupar Angus



© Crown copyright. All rights reserved. 100016971. 2007.

3.2 From the mediaeval period the market cross was a focus marking the centre of the Burgh of Barony. The market cross was at the intersection of important routes from Perth, Dundee and from the north via ferry or ford on the River Isla. The majority of Scottish mediaeval towns and early modern towns have an axial main street with back lanes running parallel and plots set in a herring-bone pattern from the main street. The radial pattern of Coupar Angus streets from the market cross was therefore unusual, although not unique.

3.3 By the latter half of the seventeenth century a number of streets led to or stood near the market cross, these being referred to as 'causeys' – causeways or cobbled streets. Calton Street was the main thoroughfare and its confluence with what is now Queen Street marked the centre of activity in the settlement. Important functions clustered at nodes and open spaces along the main streets, such as the Cross and George Square.

3.4 The railway came to Coupar Angus in 1837 with the line cutting across the top of the High Street being a significant episode in the development of the townscape pattern. New access roads were added, George Street to the west leading to Perth and Union Street to the east of The Cross, relieving pressure on the old through route of Calton Street. The High Street is claimed as the shortest in the country.

**Old photographic record**

**The Cross looking south  
late 19th Century**



**The Cross looking north c.1900**

**Causewayend c.1900**



**Cumberland Barracks or Lodg-  
ing House c.1900**

3.5 The townscape division introduced by the railway was exacerbated in the 1990s by the construction of the A94 relief road along the course of the railway.



**View from Queen Street across A94**



**View from High Street across to A94**

3.6 Coupar Angus has continued to evolve and expand with the introduction of housing development on the periphery in recent decades.

### **Activity and movement**

3.7 Coupar Angus remains an important local centre although it has experienced some depopulation in recent decades and the area generally is economically fragile. Local policies emphasise the need for a flexible approach to employment uses in order to encourage employment-generating activities. Local partnerships seek to support and enhance town centre functions and retailing vitality.

3.8 Although agriculture continues to be important in the town's hinterland increasing mechanisation through the twentieth century has reduced the amount of employment in this sector and consequently the amount of related activity on which Coupar Angus could trade. In recent years however the large-scale processing of chickens for the supermarket trade has developed as a major industry based at the western edge of Coupar Angus.

3.9 A revival of the horse fair was held in 2006, organised by the Coupar Angus Regeneration Trust, and local markets are now held regularly in George Square.

3.10 Aside from local routes into the town centre - George Street, Union Street, Blairgowrie Road and Dundee Road - the A94 connects the area with the wider region. The A94 relief road provides a by-pass route for heavy commercial traffic away from the town centre. Pedestrian crossing points have been provided to facilitate the movement of pedestrians from the north to south and vice versa. A second phase of this relief road is projected in the long term, in conjunction with expanded housing development, to cater for the town's regeneration. There are no longer any operational rail routes in the area.

### **Buildings and townscape**

#### **Abbey precinct**

3.11 The current Abbey precinct area is centred on Queen Street, the developed part of the road to Dundee and the route between the historic environs of the Cistercian Abbey and the settlement that developed as a result of its success. Aside from the abbey gateway and archaeological remains, the current townscape is formed from a mixture of traditional, simple eighteenth and nineteenth century dwellings, with a scattering of acontextual twentieth century housing and more prominent historic public and ecclesiastical buildings ranged along the simple spine of the street.

3.12 Dwellings on Queen Street are mainly two storey, built up to the footway or set behind a shallow front garden. Off the main street, one storey is the predominant scale, many with dormers. Many buildings are built of the characteristic local soft pink/red rubble masonry (seemingly obtained from the Abbey buildings) with dressed window margins, some with surviving traditional pick-and-pointing or modern render coatings. Most roofs retain slates and stone or brick stacks, many with surviving cans. Some feature nineteenth century canted bay dormers. Façade detailing is simple and generally unornamented. Significant lengths of rubble boundary walls also survive including those to the churchyard, which are listed.



**Terraces in Queen Street**



**Precinct Street**

3.13 Approaching from the south, the ruins of one of the gateways of the abbey complex form the first historic landmark. This red sandstone, barrel vaulted pend arch and surviving upper storey fragment is the sole hint of the splendour of the mediaeval Cistercian house. The gateway and the field behind have scheduled status.

3.14 This is the rural edge of the town, allowing an appreciation of the historic relationship of Coupar Angus with its agricultural hinterland. Mature tree groups on both sides of the road provide an attractive entrance feature into the area and a setting for the abbey gateway and the open area of the parish church and its graveyard. The open setting highlights the parish church's verticality and makes this a distinctive landmark building.



**The Abbey Gateway**



**The Steeple, Queen Street**

3.15 Moving northward, the landmark of the Steeple and the narrowing of Queen Street draw the eye into the town centre. The six-storey, red rubble Steeple tower of 1762 forms a significant landmark throughout the town and beyond. The eighteenth century Strathmore Hotel is a key listed building, formerly known as the White House Inn. It marks the northern limit of Queen Street and introduces the historic abbey area when viewed from the north across the A94.

## Georgian era

3.16 Economic growth during the eighteenth and early nineteenth centuries led to the mediaeval street pattern at the core of Coupar Angus becoming overlaid and expanded with buildings expressing that era's tastes and aspirations. The Cross is enclosed with some of the town's larger and more ornate commercial buildings providing a sense of status and enclosure of appropriate scale for a public space at the commercial centre of the town.

3.17 The complexity of the space, with multiple radiating arms, has generated an interesting architecture of expressed corners unique to Coupar Angus. The four corners onto The Cross are completed by the variety of tower features of the Royal Hotel, the former Co-op Building, The Corner Shop and Davidson's Chemist. The buildings between these landmarks, although more modest in scale, add to the status of the space with a variety of expressive, classically-derived architectural treatments including some finely-detailed shopfronts.



**Slides taken from The Cross in 1977, from left to right: The Corner Shop and The Royal Hotel.**

3.18 Adjacent to the Cross, George Square forms part of the wider area upon which historic routes converged. George Square is defined by a range of two-and-a-half storey buildings of varying architectural quality but with highlights including the sandstone building with external stair at the northern exit into Causewayend.

3.19 Additional open spaces formed at crossroads, secondary to the Cross but important in marking principal routes through the town, are evident at each end of Gray Street, and its junctions with Commercial Street and Athole Street. Here again the scale steps up with the important functions of public houses, banks and the Cumberland Barracks opening onto the spaces. The buildings are marked architecturally by elegant classical detailing and prominent wall-head features such as the nepus gable of the barracks.



**Above: 20 Commercial Street**



**Right: Cumberland Barracks,  
Calton Street**

3.20 Calton Street, approaching the town centre from the north-east, was a principal route into Coupar Angus prior to the creation of Union Street. Calton Street, Gray Street and Commercial Street are distinctive of the Georgian era, narrower and more enclosed than the wide, deliberate routes of Union Street and George Street.

3.21 Their narrow approaches, generally increasing in scale before opening out into the space of the Cross and marked by the landmark corners, add to the sense of movement and invitation towards the central open area. Views are afforded southwards along the vista of Queen Street and towards the landmark of the Steeple.

**Right: Narrow approach to The Cross from Commercial Street**



3.22 The eastern end of Calton Street has a more suburban character with larger two-storey detached villas set back from the street behind gardens and rubble boundary walls. This area represents a more tranquil residential area developed with higher-status houses slightly apart from the busy core of the town.

**Right: Villas set back behind garden and boundary walls**



3.23 Aside from the key buildings mentioned above, the townscape in this area is generally formed of simple, good-quality sandstone rubble, two-storey buildings with pitched, slated roofs. These generally rise directly from the back of the footway and, varying gently from plot to plot in precise height, detail and finish, create a picturesque terraced effect with a sense of uniformity. Façades usually demonstrate a degree of classical symmetry with some restrained classical detail. Openings have rendered margins or ashlar rybatts with many surviving timber sliding sash and case windows in a variety of glazing patterns. Some have harl or modern render coatings.



**Above: 1-11 Calton Street**

3.24 Hill Street and Causewayend preserve the character of the more modest dwellings of this period, generally one or low two storeys with very plain façades. Many of these buildings would originally have been thatched.

**Right: 2-14 Hill Street**



### **Victorian expansion**

3.25 The original, tight core of Coupar Angus began to expand outwards during the nineteenth and twentieth centuries. Union Street and George Street were developed, the former becoming the route between the railway station and the town centre. Union Street became lined with important civic and commercial functions such as the town hall, churches, hotels and banks along with prominent private dwellings.



**Left: Looking from The Cross into Union Street**

**Right: Town Hall, Union Street**





3.26 This civic character remains significantly intact, with large, well-spaced buildings set back from the street in generous grounds with low, coped boundary walls. The street itself is wide and gently curving providing a contrast with the narrow, intimate character of the Georgian streets. The architecture is highly detailed with typical Victorian features such as bay windows, porches, picturesque roof forms, bargeboards, finials, balustrading and decorative variations on timber sliding sash and case windows. Details such as these are also evident at the Cross where earlier buildings were updated or replaced to express Victorian tastes.

3.27 Further out, the main roads to Forfar and Blairgowrie became lined with similar important residences and the town filled out with new areas of more modest Victorian development catering for the expanding population. Later in this period a number of fine examples of Arts and Crafts architecture were built in and around Coupar Angus creating interesting new vistas such as the view along Hill Street towards Redcroft.

**Right: Aerial view of the abbey precinct, railway line and the Coupar Burn, 1983.**



3.28 The Coupar Burn and railway line formed the focus for industrial activity with malt barns, saw mills and jute works colonising the backlands to the formal Victorian street frontages. The area between Union Street and the burn retains this backland character which has become more exposed owing to the creation of the A94 relief road. The Grampian Country Foods factory site at the western end of George Street continues the large-scale industrial presence established during the Victorian period by the preserve works and linen works.

### Spaces

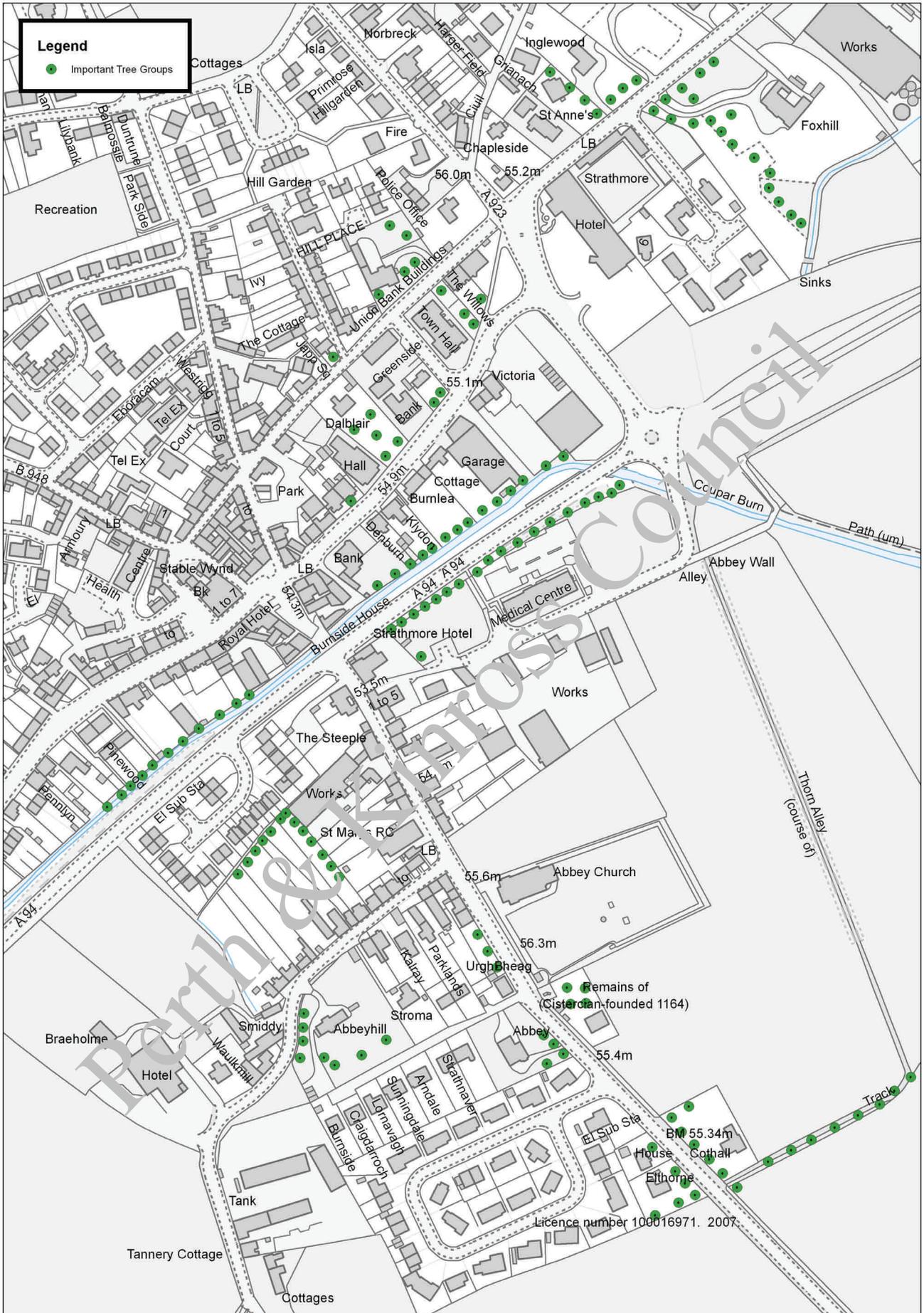
3.29 All spaces, regardless of ownership and accessibility (ie. public and private spaces) contribute to the amenity and character of the area, as indicated in the Scottish Executive Planning Advice Note 65, 'Planning and Open Space'. The term 'open space' covers green space consisting of vegetated land or geological feature in a town and civic space including squares, market places and other paved or hard landscaped areas.

3.30 The area around The Cross and the High Street is the principal public open space in the heart of the old town. George Square is also a significant open space. Both of these spaces are dominated by car parking and tarmac surfacing, although some traditional materials have been reinstated at the Cross during the 1990s. Both have importance as focuses of pedestrian activity and the Cross was given emphasis with the reintroduced cross sculpture in 2001.



**From top to bottom:  
The Cross; George Square; green open space around the abbey precinct**

**Map 7: Green areas in Coupar Angus**



3.31 The abbey precinct is the predominant green open space, consisting of the church graveyard and outlying fields. This enables various views both outward, of the Parish Church and the countryside beyond, and inward from the Thorn Alley towards the skyline of the town. The space is well defined on its border with the street, mainly by a sandstone rubble wall and also a short length of iron railings in front of the pend arch.

3.32 There are a few pockets of private gardens visible from the public realm, particularly at the eastern end of Calton Street and to the west of Queen Street, which contribute positively to the character of the central area of Coupar Angus through boundary treatments, stands of mature trees and landscaping.



**Above: Private garden west of Queen Street**

3.33 The A94 relief road corridor creates a prominent linear space through the town. At present this is defined by the traffic on the road, traffic lights and barriers and the rear views of properties in Union Street. Consequently it has a rather deserted, anti-pedestrian character.

### Trees and landscaping

3.34 Important tree groups and landscaped spaces are indicated on map 7. There are a few significant tree groups within the town centre located within some attractive, mature gardens at the eastern end of Calton Street, in the grounds of the Town Hall and around the ruins of the abbey gateway.



3.35 Substantial tree groups exist around the edges of town, along the Forfar and Blairgowrie roads and around the primary school area, including several mature limes in Bogside Road. These tree groups are important framing and are a significant contribution to views out of the conservation area, looking north and east. At the south-western end of Coupar Angus there are three mature oak trees located at the entry into town off the by-pass road onto George Street.



3.36 Existing Tree Preservation Orders are in place at Isla Mount on the Blairgowrie Road and The Beeches, Forfar Road.

3.37 Any proposal to fell or lop trees within the conservation area will be subject to controls under the Town and Country Planning (Scotland) Act 1997, explained further in Appendix 3. Further Tree Preservation Orders will be considered for trees and tree groups important to the setting of the conservation area.

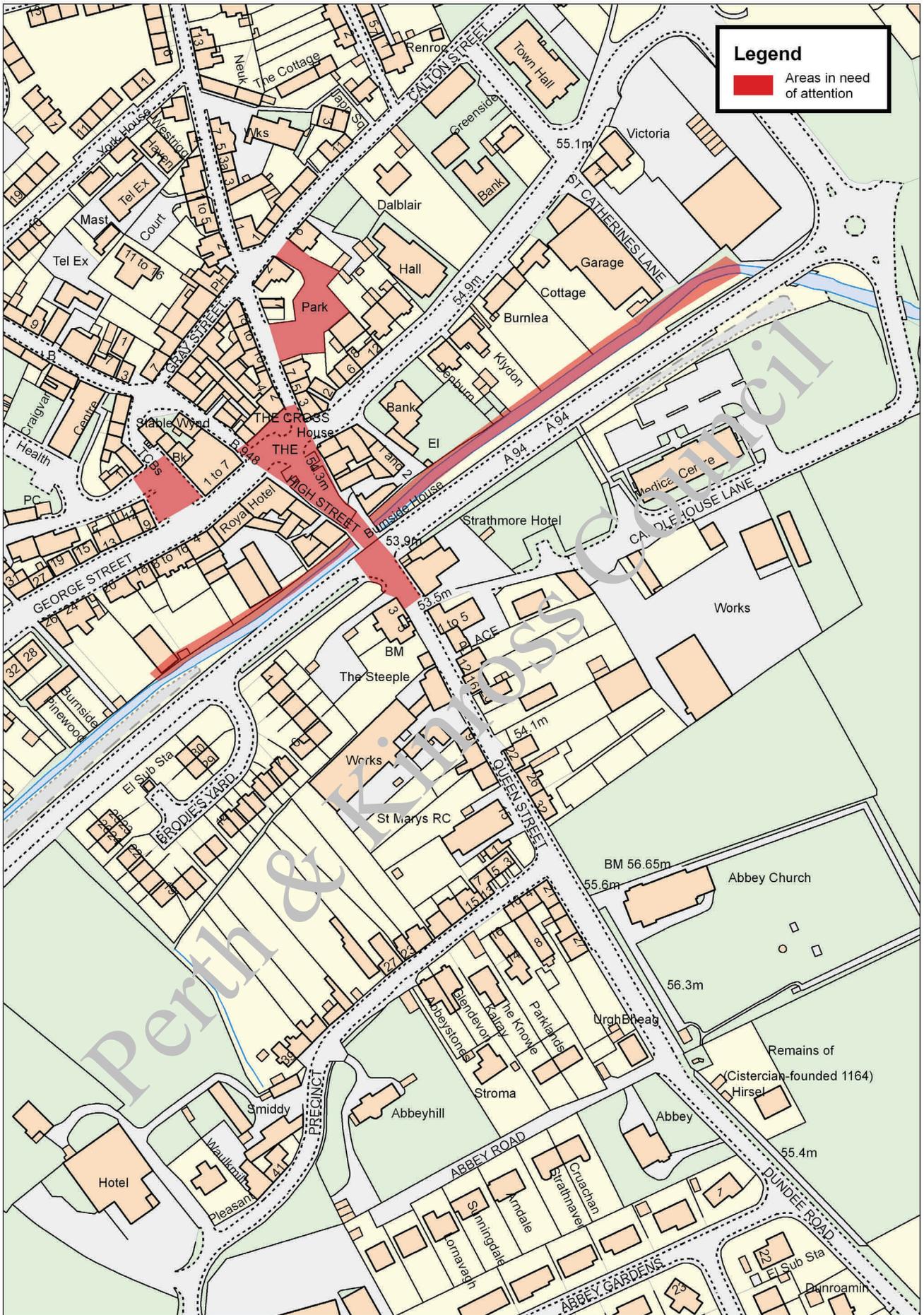


**Right, from top to bottom: Forfar Road; area of trees NE of the Town Hall; mature oak tree on southern edge of the conservation area boundary**

**Left: Queen Street**



**Map 8: Areas in need of attention**



© Crown copyright. All rights reserved. 100016971. 2007

## Negative factors

### Building condition and vacancy

3.38 Economic decline of the town centre and resultant vacant buildings, some in a poor state of repair, pose a real threat to the long term integrity of the physical character of the heart of the town. A number of key properties have been identified on which to target action as a catalyst to wider physical and economic regeneration and as the basis for renewed confidence in a town which for centuries has been a hub of prosperous activity. Key spaces would also benefit from targeted action to improve the pedestrian experience and permeability and enhance the settings of adjacent buildings.

3.39 The Royal Hotel and the Cumberland Barracks are considered the most important landmark historic buildings and those most in need of attention to stem their physical deterioration. Although unlisted, the Co-op is also included as a priority as, owing to its prominent location and underlying architectural quality, has a major visual impact on the town centre. Aside from these a number of important townscape buildings would also provide a major enhancement to the character and appearance of the area if targeted for rehabilitation. These are listed in more detail at appendix 1.



Co-op Building, The Cross



Car park rear of the Cumberland Barracks

### Open space

3.40 The public spaces around The Cross and at George Square are ill-defined for pedestrians and dominated by tarmac parking areas. The public car park area to the side and rear of the Cumberland Barracks is also poor in visual terms, which is particularly unfortunate as this is the first impression many visitors will have of the town as it provides the principal area of centrally located off-street parking.

3.41 The A94 relief road disrupts the continuity between the town centre and the abbey area. This is accentuated by the various safety barriers installed on both sides of the road associated with the light controlled crossing and signage. The road has also accentuated the visibility of the backland areas to the north of the Coupar Burn. Some hard landscaping and street furniture has been installed adjacent to the High Street, but more work is needed to try and reduce the physical and visual severity of this wide stretch of road.



### Signage and utilities

3.42 Some examples of commercial and roads signage are standardised, overly intrusive in the traditional streetscape or relate poorly to their location. Petrol station signage is a particularly dominant feature in Union Street. Views around the Parish Church are marred by the cluttered visual intrusions of electricity and telecom poles and wires.



*From top right: Petrol Station; cluttered poles at Parish Church*

### **Building by building analysis**

3.43 A comprehensive photographic record of all buildings in the conservation area will be undertaken and added as an appendix to the appraisal.

### **Buildings at Risk**

3.44 There are no buildings currently listed in the Scottish Civic Trust's Buildings at Risk register. However, as identified above, there are a number of buildings whose condition or lack of use leaves them vulnerable to further deterioration.

### **Public realm audit**

3.45 No historic street furniture appears to survive in the town centre apart from two cast iron gun posts in George Square. Street furniture and surfaces in public realm areas of the town centre received attention in the 1990s, including the reinstatement of the Cross and the introduction of purpose-designed hard landscaping along the High Street. However some areas still demonstrate a lack of attention to detail or are rather over-engineered, such as the traffic barriers along the A94 and areas of car parking such as around the Cumberland Barracks.

3.46 In terms of road signage, some signplates are positioned awkwardly on the face of buildings (such as the 'free car park' sign on the Corner Shop).

**Right: Corner Shop with poorly placed signage.**



### **Surveys of specific issues**

3.47 All conservation areas contain streetscapes, building types, architectural details, materials or other features which are unique to that area and a result of their historical development. These features contribute to an area's local distinctiveness, the characteristics that lend it a unique sense of place. Some of these characteristics are general or intangible, but others can be quite closely defined. The following is not an exhaustive list and may be augmented in the future. It identifies the most typical or important features and elements of the townscape which help to shape its identity, but which may be most at risk of incremental erosion. Example images are provided which may be referred to when new development, alterations and extensions are proposed in the area.

## Shopfronts



Clearly some of these examples have suffered insensitive alterations or are in need of repair. However their underlying architectural quality, proportions and detailing remain and make a positive contribution to the area.

# Roofscapes



# Doors and windows





## Materials and details





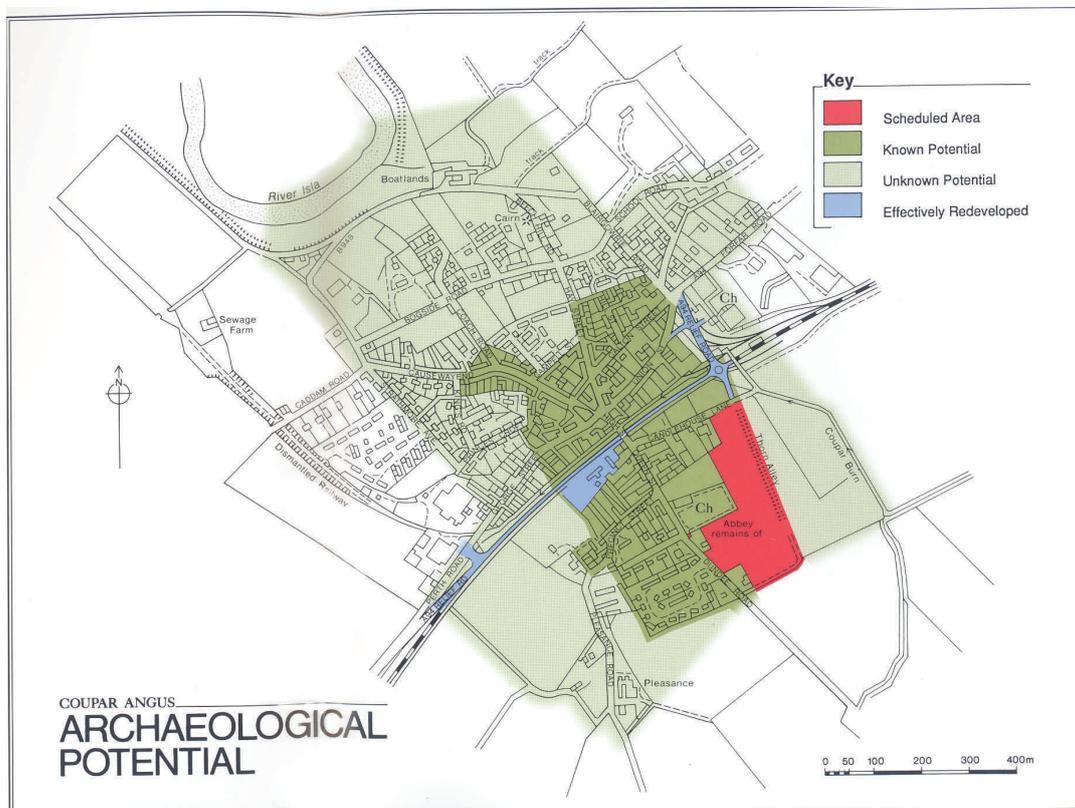
## Sensitivity analysis

### Archaeological potential

3.53 The whole of Coupar Angus old town is archaeologically sensitive, particularly the Abbey precinct area. According to the Scottish Burgh Survey carried out in 1997 the overall potential for surviving evidence of the precincts of the Cistercian monastery is high. The survival of archaeological deposits within the mediaeval core of the town is also possible.

3.54 The scheduled monument area covers the abbey remains and the L-shaped field to the south and east of the Parish Church. It does not however cover the glebe field to the north of the Church, which is the site of a mediaeval graveyard. Any future development proposals for this field will need a full archaeological field evaluation.

3.55 The plots in George Street, Union Street and around the Cross are mediaeval in origin. The site of any proposed ground disturbance or development along the main street frontages in this historic section of the town must be accorded a high archaeological priority, and arrangements made for the site to be assessed, monitored and, if necessary, excavated in advance of any development scheme.



Map of sensitive areas, sourced from the Scottish Burgh survey

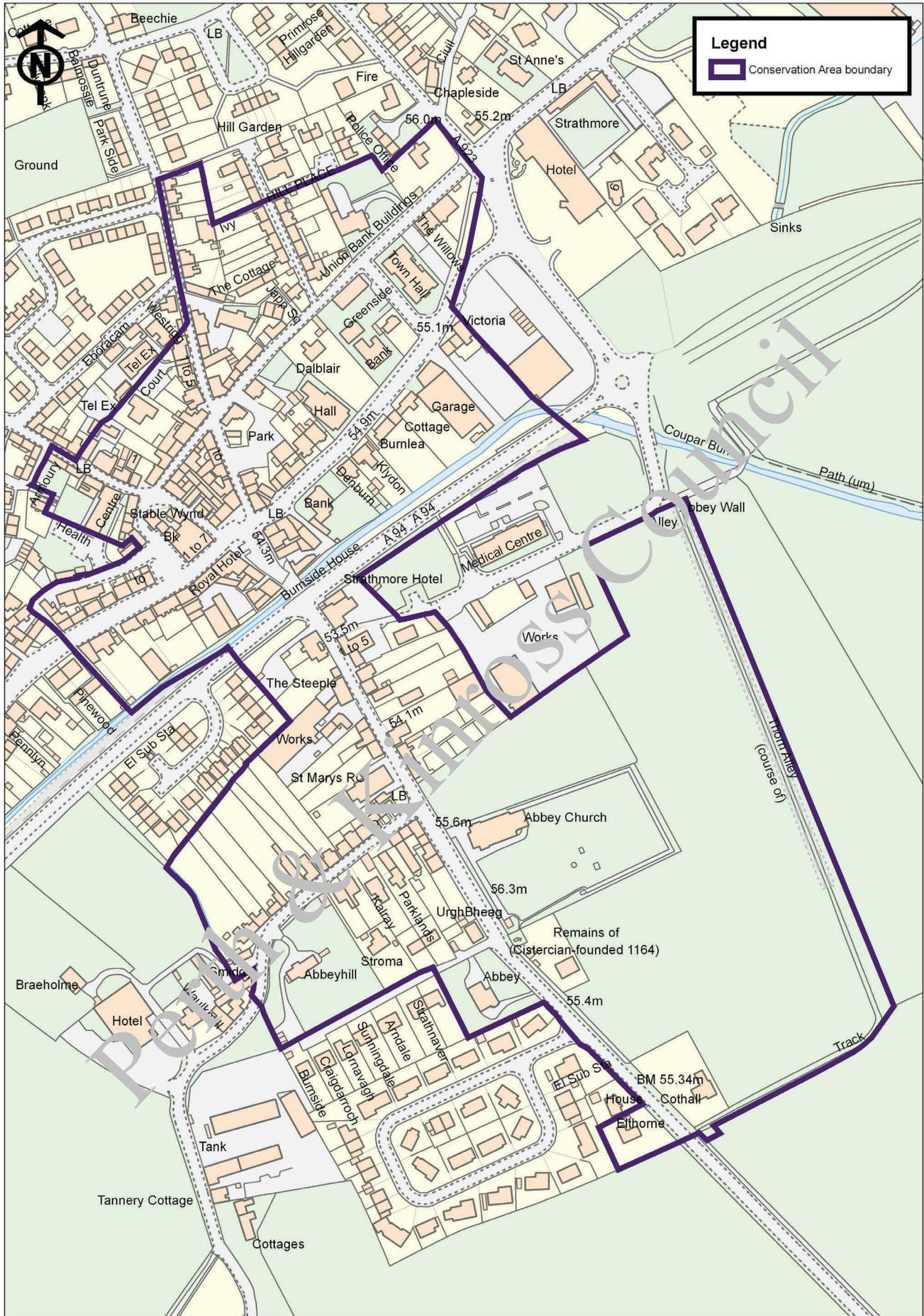
### Development pressures

3.56 There are unlikely to be major redevelopment proposals for the town centre, but peripheral residential expansion planned for in local policies could have a major impact on the setting of the town and on archaeological resources.

### Assessment of significance

3.57 The built form of Coupar Angus has preserved evidence of various stages of town development ranging from the Cistercian abbey settlement through to the Georgian and Victorian periods and their successive impacts on street pattern and character. The value of the conservation area lies in its historical and archaeological significance and in its architectural diversity.

# Map 9: Coupar Angus Conservation Area Boundary



## CONSERVATION STRATEGY

### Using the Conservation Area Appraisal

4.1 The Conservation Area Appraisal (CAA) provides a sound basis for development management and for initiatives to promote environmental and economic improvements. Key issues and features that contribute to the character of Coupar Angus are addressed and proposals will be put forward for enhancing the character of the area. This will be done through local consultation with amenity groups, businesses and other community organisations. Public meetings and exhibitions will also be arranged.

4.2 Based on the findings of the appraisal, the conservation area boundary has been drawn to include those areas of the town centre which are a focus of architectural and historic character and quality, reflecting the various important phases of the town's evolution. Areas have been excluded which, in the Council's opinion, fall short of the necessary standard owing to the dispersed nature of any buildings of architectural merit or their irreversible erosion through unsympathetic alteration. However the boundary will be kept under review as policies change or as research highlights previously undervalued areas.

4.3 The CAA provides a framework for on-going management of the conservation area in the medium term as well as the near future. The key objectives are:

- To ensure maintenance of the integrity of the conservation area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.

4.4 Implementing these objectives will depend on a number of factors:

- Development proposals must be in accordance with current development plan policies relating to conservation area status and special character of the historic buildings, open spaces and tree groups. Design, materials and detailing will require to be in accordance with design guidelines prepared by the local planning authority;
- Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use;
- Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring property and uses;
- The potential for economic regeneration will be considered as a positive factor, subject to compatibility with neighbours.

4.5 Whilst current planning policies provide a framework for protection of the conservation area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:

- Conservation area guidance: design advice will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill;

- Grant aid: the local planning authority will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works;
- Enforcement action: the planning authority has produced an enforcement charter which will identify any unauthorised works within and adjacent to conservation areas as priorities for action;
- Article 4 Directions: the planning authority is committed to establishing this additional planning tool within the conservation area in order to bring certain classes of permitted development under planning control (as described in para. 5.3-5.5 and Appendix 4);
- Repairs Notices: the planning authority will seek to work with owners of listed buildings but will take action in terms of undertaking urgent works or requiring repairs where owners allow buildings to fall into disrepair;
- Compulsory Purchase orders: the planning authority will exercise its rights to acquire buildings in disrepair to assist their repair and conversion in partnership with other agencies;
- Education and training: the planning authority is in the process of establishing links with Historic Scotland and Scottish Enterprise to facilitate conservation training programmes for building contractors and other interested parties or private individuals. PKHT has recently secured resources from the Heritage Lottery fund to develop an interpretive and outreach education programme in conjunction with other agencies to promote understanding and enjoyment of conservation areas.

4.6 There is a firm commitment from the planning authority to ensure the protection and enhancement of Coupar Angus Conservation Area and to use statutory planning powers when these are required. The importance of public consultation with local civic amenity and community groups and local businesses is fully understood and this will continue after the conservation area has been designated and established.

### **Monitoring and review**

4.7 The conservation area will be monitored through:

- Photographic surveys: a detailed survey of all buildings and open spaces within the conservation area has been undertaken as part of the appraisal and will form a basis for monitoring further change;
- Observation: officers from the planning authority will visit the conservation area at regular intervals and check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;
- Liaison: officers will liaise with local amenity groups, the public and other interested parties as necessary;
- Review: the conservation area appraisal and boundary will be monitored and reviewed from time to time depending upon budget constraints and other priorities.

## PROPOSALS

### Opportunities for development

5.1 Development opportunities potentially leading to the long term expansion of the town to the north and east of the abbey precinct area have been identified through the development plan. It is essential that development at these sites is not domineering in mass and scale and does not adversely affect the semi-rural atmosphere and views into and out of the conservation area. Development proposals here will require full archaeological investigation including field evaluation. Proposals must demonstrate a sympathetic approach to the landscape and urban setting and include detailed landscaping plans.

### Opportunities for planning action

#### Conservation area boundary

5.2 The conservation area has been extended to encompass the Abbey area in recognition of its importance to the development of the town and to provide opportunities for integration between the northern and southern urban areas.

#### Effects of permitted development

5.3 There are examples in the town of development which would not have required planning permission (under the General Permitted Development Order 1992), called 'permitted development', but which in some cases, are not appropriate to the traditional character of the townscape. Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings, of which there are several in Coupar Angus, are not covered by this legislation. Small scale developments or alterations to unlisted buildings or open spaces may not be significant individually but cumulatively can erode the visual fabric of the townscape and there is the potential, without development management, for more of such developments to appear.

5.4 Classes of development which are usually 'permitted' include small extensions or some types of alterations to the exterior of houses, including replacement windows; small buildings or alterations within the curtilage of houses; some satellite dishes; construction or alteration of walls, fences or gates; repairs to private streets; caravan sites; some forms of telecommunications development; some types of development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and, certain types of development by local authorities, including lamp standards and street furniture. In Coupar Angus the townscape is particularly vulnerable to some if not all of these classes of permitted development. For example, alterations to houses; the alteration of boundary walls and railings; visual clutter of telecommunications and electricity apparatus on or near buildings; alterations to roads, parking areas or hard landscaped areas, and visual proliferation of road signage.



**Left: Visual clutter of satellite dishes in Queen Street**



**Right: Poor window replacement**

5.5 Under Article 4 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, the local planning authority can seek the approval of the Scottish Ministers for Directions that restrict permitted development rights. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. In order to maximise the benefit of a conservation area designation it is considered that an `Article 4 Direction` should be drafted for Scottish Ministers approval, attached at Appendix 4.

### **Advertisements**

5.6 There are also certain types of advertisements (shop signage) which do not require advertisement consent under the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984. It is possible for a local planning authority to propose an Area of Special Advertisement Control and seek the approval of the Scottish Ministers. (Information on Areas of Special Advert Control contained in Appendix 2).

5.7 The competition for business signs in Coupar Angus will probably increase in the short to medium term, which may have the potential to produce more standardised shop signage and negative visual clutter, if not suitably managed. Special Advertisement Control status would be a useful development management tool and it is proposed to draft control measures for Scottish Ministers' approval.

### **Opportunities for enhancement**

5.8 Three major buildings, 14 townscape buildings and key public realm areas within the town centre are identified as the focus for repairs and the reinstatement of architectural detail under the Townscape Heritage Initiative. Buildings and public realm areas targeted for enhancement in the THI scheme are listed at Appendix 1.



**Barriers at relief road junction**



**Rear elevation of properties along the A94**

5.9 The pedestrian crossing environs between High Street and Queen Street would benefit from a re-modelling to define and frame the historic route north-south, minimising the barrier effect of the relief road and improving the pedestrian experience.

5.10 Attention should be given to landscaping of the exposed rear elevations of properties along the Coupar Burn/A94 corridor, improving their setting and the experience of pedestrians along this route.

5.11 Improvement of hard landscaping at George Street/George Square.

5.12 Introduction of a sensitive lighting scheme to the abbey ruins to highlight their significance and mark the southern entry point into town.

5.13 The parish churchyard and adjacent glebe field could support enhanced public access and enjoyment through landscaping including interpretation of the Abbey site and archaeological context.

5.13 Rationalisation and/or re-routing of overhead electricity and telecom wires in the Abbey area.

5.14 Outwith the boundaries of the Conservation Area, encouragement will be given through the Development Plan to secure appropriate design and landscape improvements to improve the setting.

# Map 10: Townscape Heritage Initiative Projects



© Crown copyright. All rights reserved. 100016971. 2007

## APPENDICES

### 1) List of Critical Projects

Critical Projects		Listed Building	Cat.
No 1	Cumberland Barracks, 1-5 Calton St	Yes	B
No 2	The Royal hotel incl. Fred Stewarts Fruit Shop, The Cross	Yes	B
No 3	Former Co-op building, George Street / George Square	No	-
<b>Restoration of Architectural Detail</b>			
No 1	2 George St (electrical shop)	Yes	B
No 2	4 George St, Furniture Place	No	-
No 3	Elegant Windows, Norries Hairdresser & flats above, High Street	No	-
No 4	Abbey Tablet Building & flat above, High Street	No	-
No 5	2 High Street, Formerly Meg's & Burnside House	No	-
No 6	3-5 High Street (flats)	No	-
No 7	7-9 High Street / Union Street (flats)	Yes	C(S)
No 8	2 Union Street (shop & flat)	No	-
No 9	3-5 Commercial Street (corner shop, house & flat)	Yes	C(S)
No 10	Cheers & two flats above, The Cross	No	-
No 11	Athole Bakery & flat, The Cross	No	-
No 12	Business Centre & flat, The Cross	No	-
No 13	Brodies & flat above, George Square	No	-
No 14	Upper flat 1, Lower Flat 1 & Shop, George Square	Yes	C(S)
<b>Public Realm Works</b>			
No 1	The Cross/High Street	No	-
No 2	Cumberland Barracks environs	No	-
No 3	Former Co-op environs—George Square	No	-

### 2) Advertisements—Areas of Special Control

Special Control status means that any advert with lettering height of more than 0.3 of a metre (rather than 0.75 of a metre without Special Control) requires advertisement consent. Also any sign on business premises which is above 3.6 metres from ground level (i.e. above the normal shop fascia level of between ground floor ceiling height and first floor) requires advertisement consent.

### **3) Trees in conservation areas**

All trees in a conservation area are covered by the Town and Country Planning (Scotland) Act 1997. Under this Act the local planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. The planning authority then has the opportunity to discuss suitable management of the tree(s) with the owners, such as thinning rather than lopping. The planning authority would also have the option to propose protection by Tree Preservation Order (TPO). Failure to give notice will render the person liable to the same penalties as for contravention of a TPO, which could involve a fine not exceeding £20,000 per tree.

#### 4) Article 4 Direction

### DRAFT

Town & Country Planning (Scotland) Act 1997  
Form of Direction by Planning Authority under Article 4(8)  
Town and Country Planning (General Permitted Development)  
(Scotland) Order 1992

### Coupar Angus Conservation Area

The Perth & Kinross Council Restriction of Permitted Development  
Direction 2007

The Perth & Kinross Council in terms of article 4(1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/no.223, S.17) being satisfied that it is expedient that development comprising:-

Class 1 (2)(a), (2)(b), (2)(c), (2)(d), (2)(e) – the enlargement, improvement or other alteration of a dwellinghouse:

Class 3 – the provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure;

Class 6 – the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse;

Class 7 – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;

Class 16 – the use of land, other than a building, as a caravan site;

Class 24 – development carried out on industrial land for the purposes of an industrial process;

Class 27 – the carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way;

Class 30 - development by local authorities;

Class 38 - water undertakings;

Class 39 - gas suppliers;

Class 40 - electricity undertakings;

Class 41 - road transport undertakings;

Class 43- post office development; and,

Class 43A - sewerage undertakings;

Should not be carried out within the Conservation Area of **Coupar Angus** (area of land as described in the Schedule hereto) unless permission is granted on an application in that behalf, hereby directs that the permission granted by article 3 in respect of:-

Classes 1 (2)(a)(b)(c)(d)(e), 3, 6, 7, 16, 24, 27, 30, 38, 39, 40, 41, 43 and 43A, as described above, shall not apply.

This direction may be cited as the Perth & Kinross Council (Restriction of Permitted Development) Direction 2006.

Sealed with the seal of Perth & Kinross Council and subscribed for and on its behalf  
on \_\_\_\_\_ at \_\_\_\_\_

Seal of Perth & Kinross Council

#### SCHEDULE

The area of land outlined in \_\_\_\_\_ and hatched in \_\_\_\_\_ on the plan annexed and executed as relative hereto , in the district of Perth & Kinross Council.

Note: The plan annexed to the Direction should be executed in the same way as the Direction and duly docquetted with reference thereto.

**Sources:**

Page & Park Architects, *Conservation Area Character Appraisal for Coupar Angus Townscape Heritage Initiative, Stage 2 submission to HLF, March 2006*

E. Patricia Dennison & Russell Coleman, *Historic Coupar Angus, Scottish Burgh survey*

Perth & Kinross Heritage Trust, *Jewels of Stone: The Architectural Heritage of Coupar Angus*

Scottish Executive Development Department, *A Guide to conservation Areas in Scotland*

Taylor, David B. (ed), *The Third Statistical Account of Scotland: The Counties of Perth and Kinross (vol. 27), 1979*