

Errol Conservation Area Appraisal



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INTRODUCTION, PURPOSE and JUSTIFICATION

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

2.1 The centre of Errol retains a strong architectural and historic character which demonstrates its evolution and creates a unique, high quality environment. This character is important for the quality of life and economic health of the town, in the present and the future.



Church Lane

2.2 Local Plan policy indicates that, within the conservation area, infill and other development will only be acceptable where it is compatible with the character and amenity of the surrounding area and it does not result in the loss of any significant trees.

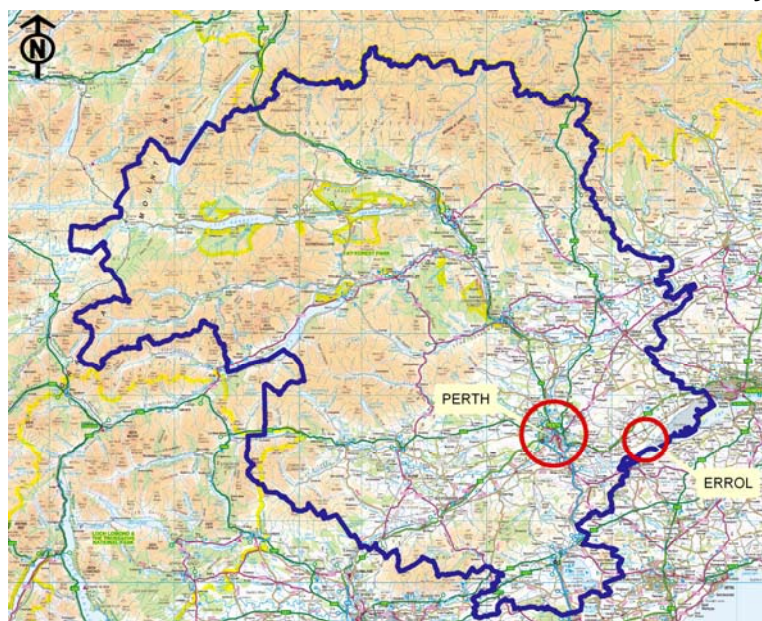
2.3 A conservation area was first designated in Errol in 2004. The Council is required to review its conservation areas from time to time and update the conservation area appraisal and management proposals on a regular basis. The Council has determined that the criteria for reviewing Conservation Areas should be: (i) a Placecheck has been undertaken or is imminent (ii) local community have requested a review (iii) there is potential for physical regeneration and linkages with broader schemes (iv) development pressure is creating a need for more detailed guidance and (v) considerable time has elapsed since the original appraisal was undertaken. The review of the Errol Conservation Area reflects some of the proposals put forward by the community during the Placecheck process and integrates them within a revised Appraisal.

Purpose of the Conservation Area Appraisal

2.4 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.

2.5 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 will help those thinking to invest in the area and can be used to guide the form and content of new development.

Map 1: Location of Errol within the Perth & Kinross Council boundary



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CONTEXT and SURVEY

Location, history and development

3.1 The village of Errol is situated midway between Perth and Dundee in the mixed agricultural lowlands of the Carse of Gowrie, between the Sidlaw Hills to the north and the Tay estuary to the south. It lies some 2 miles south of the main A90 trunk road on the B958 'Lower Carse Road'. The settlement stands on a discernible ridge overlooking the Carse of Gowrie.

3.2 The place name Errol is thought to derive from the medieval Gaelic Ear-iul, meaning eastern landmark. This relates to views of the rise in the land of the Carse when sailing up the Tay to Perth. By the 17th century the name had evolved to Arroll and more latterly to the current Errol.

3.3 Errol developed over many centuries as the "Capital of the Carse", acting as the centre for the local agricultural community. Historically Errol was centred on one of the main routes between Perth and Dundee, via St Madoes, Errol, Pow, Garvie and Inchtute (now the B958). Until the mid-19th century the Tay estuary remained the principal trade connection. Port Allen, which lies around a mile to the south of Errol Park to the south-west of the village core, was the principal harbour between Perth and Dundee. In 1847 a station was opened at Errol on the new Perth-Dundee rail line which eventually closed in 1985. Port Allen declined following the growth of the rail and road networks, and the silting up of the channel.

3.4 Errol's history is closely linked with the Errol Park Estate. The village developed initially under the Hay family, Earls of Errol from the 12th century. The settlement became a burgh in the 17th century. The Allen family were proprietors during the 18th and 19th centuries, and instigated land and agricultural improvements. The estate policies and gardens were also laid out in this period in the design which largely remains today. The policies and gardens are designated as a Historic Garden and Designed Landscape in the Historic Scotland Register.

3.5 The estate was acquired by Sir William Ogilvy Dalgleish in 1883, on the death of his wife's mother. William Ogilvy Dalgleish was principal of Baxter Bros. & Co. Ltd, jute manufacturers. He and his wife took up residence at Errol Park and became admirers of the "quaint village of Errol".

3.6 The Ogilvys became great benefactors to the village and its community, donating the fountain and market cross in the village centre (1897) and the public park. Other improvements included repairs to the road surfacing, improvement of the run down condition of the worst housing in the village by improving the water supply and sanitary conditions, the provision of a curling pond, and the construction of Victoria Hall. The introduction of gas lighting to the houses in 1852 was followed by an electrical power supply in 1931. The Estate also had considerable influence over the architecture of the western end of the village. The workers cottages close to the main gates of the Park, Kier Cottage, Ardoyne and Park Cottage are designed in a distinctive estate style and all carry the Ogilvy monogram WOD.

3.7 Subsequent owners of the estate continued the close liaison with the community, including the provision of land for new and improved Council housing during the 1930s and the construction of a new Community Centre.

TOWNSCAPE ANALYSIS

CHARACTER and APPEARANCE

Setting and topography

4.1 Errol is located on a natural ridge above the relatively flat Carse landscape. The village is bounded to the north, south and east by agricultural land, and to the west by the Errol Park Estate. The southern boundary is fairly loose with buildings of varying date, style and density. The southern aspect is of the greater Carse landscape and stretches from the Tay Bridge in the east to the approaches to Perth on the west. The longer views extend to the Ochil Hills beyond the Tay. Modern development to the north forms a hard edge to the rising ground up to the White House, although the village park with its surrounding trees softens the northern edge. The surrounding development sits on the edge of the North Bank Dykes and overlooks the agricultural land with long views out to the north and the Sidlaw Hills.



Looking south towards the River Tay

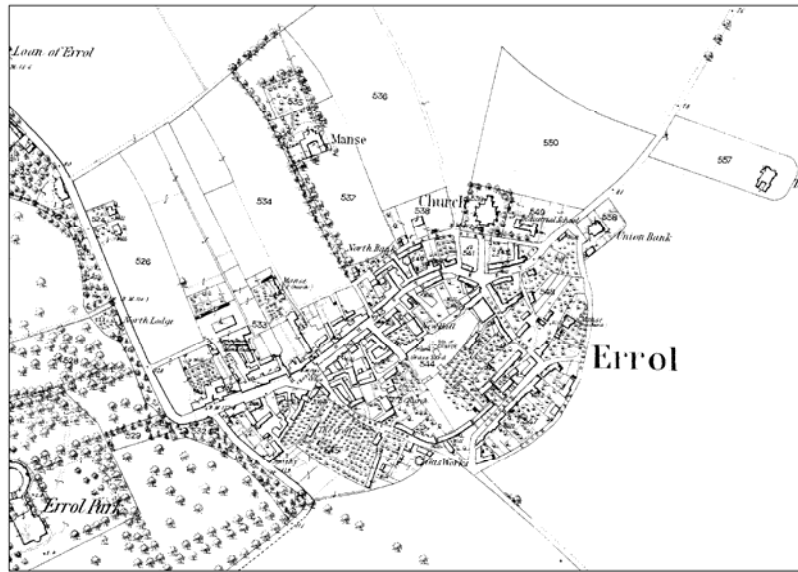


Looking east from South Dykes

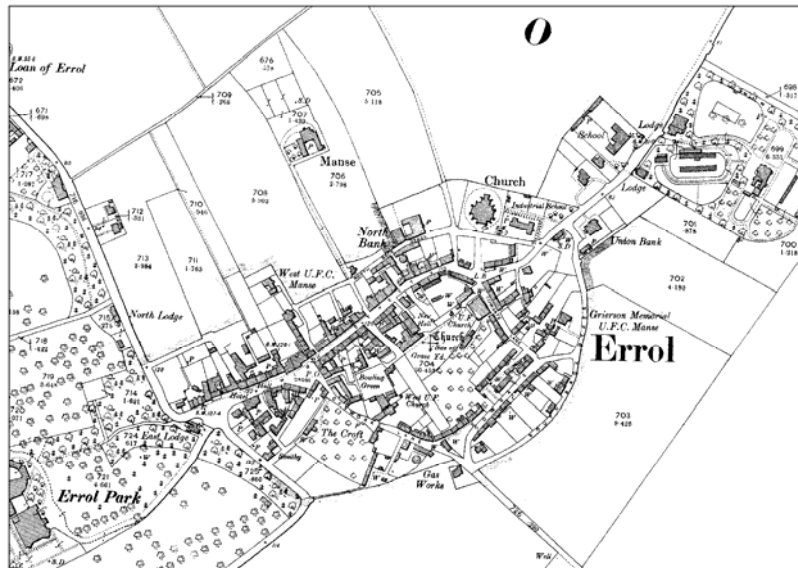
4.2 The landscape of the Tay basin surrounding Errol formed as a result of the last glacial period and the fluctuating course of the River Tay. These two factors contributed to the formation of the extensive clay deposits, which have strongly influenced the architectural character of the village. The use of clay, either in its natural form in earth structures, or as fired brick, has created distinctive forms and finishes within the village and the surrounding area. The use of clay wall is often hidden behind later finishes and the true number of surviving examples is unknown. Houses like Morar and Kimberley House in Church Lane are two examples of probable clay construction.

4.3 Two brickwork manufacturers were constructed in the 19th century to utilise this natural resource. One of these, the Errol Brickworks at Inchcoonans, operated until 2008. Its circular domed furnace structures provide an important link with the industrial past and are now listed buildings. Errol bricks became a distinctive local material used throughout Tayside and the absence of any local manufacturer now leaves a shortage of appropriate local materials and craft skills for repairs and replacements.

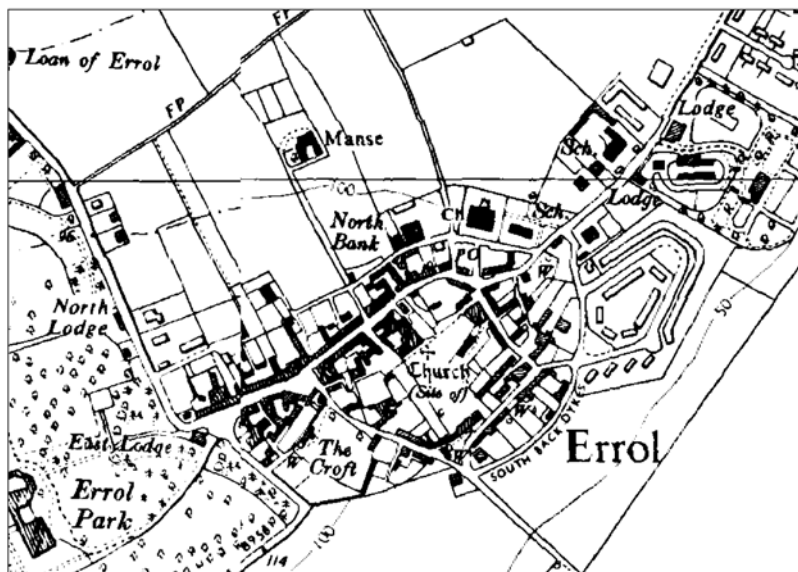
Settlement development



Map 2: c. 1863



Map 3: c. 1901



Map 4: c. 1959

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4.4 Masonry was drawn from two sandstone outcrops in the area with quarries at Clashbennie and Murie. Both of these provided a variety of sandstone colours and qualities.

Map 5: Setting



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Activity and movement

4.5 The proximity of Errol to Perth and Dundee, combined with the relatively high level of car ownership in the village and improved access to the A90 has led to a high level of commuting to work and for convenience shopping and other services.

4.6 The land use in Errol is predominantly residential, strengthened by its growing function as a commuter settlement. There are a few pockets of light and service industry, mainly the joinery business in Church Lane and other local joiners and carpenters. A public house, convenience stores, post office, butcher, bank and chemist are located centrally around the Cross, and dispersed along the High Street.

Street pattern

4.7 Historic mapping shows the basic structure and form of the village has altered little over the last 160 years. The village developed organically with the central High Street forming a backbone along the existing natural ridge and secondary routes extending to the north and south. Development extended along Gas Brae and Cowgate to envelop the original site of the parish church at the core of the village, now the burial ground.

4.8 The early nucleated, organic village core remained relatively unchanged until the mid-20th century. New housing areas built c.1960 onwards have expanded the village considerably, most taking the form of low density bungalow development in cul-de-sac format which contrast strongly with the character of the historic centre.



Narrow lane off the High Street



Narrow access, Gas Brae



The Cross, present day



The Cross, late 1960's

Buildings and townscape

4.9 The High Street has the densest grain with a strong sense of enclosure. Buildings are generally of two storeys, in short, informal terraced groups separated by narrow lanes. Narrow pends within building groups provide glimpse views through to rear gardens and courts. Routes off the High Street are characterised by walled lanes and looser, backland development usually of one to one and a half storeys.



Narrow lane, Northfield, High Street



Glimpse view of Errol Parish Church, North Bank Dykes

4.10 The Parish Church and tower provides the key landmark seen in long views, in vistas along streets and lanes within the village and in glimpse views between densely-packed buildings. The Primary School, Community Centre and Appleton House are the other dominant buildings within the village envelope. The Public Park

and the Burial Ground provide the major open space features while the Cross and the east gate to Errol Park create points of focus.

4.11 The sense of entrance from the west is strong with the definition of Kiersland to the north, Park Cottage to the south and the formal gates to Errol Park to the west. The red polychrome brick buildings of Victoria Hall, Albert House, Library Buildings and tenement buildings at Northfields dominate this part of the High Street.

4.12 The High Street meanders from the gates of Errol Park to Church Avenue which reveals a fine view of the Parish Church with its pinnacled tower to the north. Across the road the entrance to Church Lane provides a view of the former Free Church. From here the High Street becomes Station Road and changes from the tight-knit typical high street to a more open and dispersed character.



Albert House and Victoria Hall



Appleton House

4.13 The eastern end of the High Street/Station Road is less intensively built up giving way to large villas such as Appleton House and Park House. Each is located within mature landscaped grounds and a variety of large trees and hedges bordering the road provides a contrasting green edge as it curves away to the east. Post war housing estate developments form the eastern gateway leading into the village.

4.14 Dark red local brick, yellow brick dressings, local Old Red sandstones, slating and harling provide Errol with a distinctive palette of materials. The majority of the historic townscape buildings are relatively plain, vernacular forms with simple detailing including plain eaves; prominent polychrome brick chimney stacks with terracotta cans; contrasting raised sills or margins; sash and case windows in a variety of glazing patterns; rubbed brick shallow arched openings; scots slate roofs laid in diminishing courses; rear external stair and platt access to upper tenements; and irregular, battered or bulging wall profiles which may indicate the presence of underlying clay construction.



External stair with platt access to upper tenements, Cowgate Southbank

External stair with platt access to upper tenements, Cowgate Southbank

4.15 Public buildings and higher-status dwellings display fine ashlar finishes; more ornate decorative detailing in Gothic, Renaissance and Tudor revival styles; barge boarding and exposed rafter feet; and complex dormers and roof forms. The distinctive Errol Estate style features strongly, particularly at the west end of the village, where Ardoyne and Park Cottage built in 1886 are designed with timbered dormer gable heads and basket arched openings.

4.16 Daleally Crescent, a council housing development built in the late 1940's, provides the village with an interesting 20th century character area. The Crescent is made up of a sequence of paired and grouped house types of 1 to 2 storeys, based on traditional Scots vernacular form and details with a slight Arts and Crafts flavour, featuring deep catslide roofs and dormers; small window openings; prominent wall-head gables; bell-cast roofs; sturdy stacks and painted wet harl. Wing walls link between each house group, enhancing the Crescent form and sense of enclosure while providing glimpse views over and through the wall openings to the landscape beyond.



Daleally Crescent

A framed view through to surrounding flat farmland, Daleally Crescent



Spaces

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

4.18 The key public open spaces in Errol are The Cross, the space at the east gate to Errol Park, the Public Park, the Burial Ground and the open spaces at the north-east and south-west ends of Daleally Crescent. These areas are largely the result of the organic development of the village and have irregular, asymmetrical and picturesque layouts rather than formal geometry. The Burial Ground was the location of the original parish church of Errol and occupies a high knoll with stunning views across the village to the landscape beyond. The key feature of The Cross is the

Market Cross and Water Fountain, donated by Sir William and Lady Ogilvy Dalgleish in 1897 to mark the provision of a new water supply. Potential enhancements for these spaces are suggested in paragraphs 15.9.



Clockwise from top: Green space and planting scheme found at the burial ground; gate and path leading to private garden; public space at The Cross; public park located immediately north of Errol Parish Church

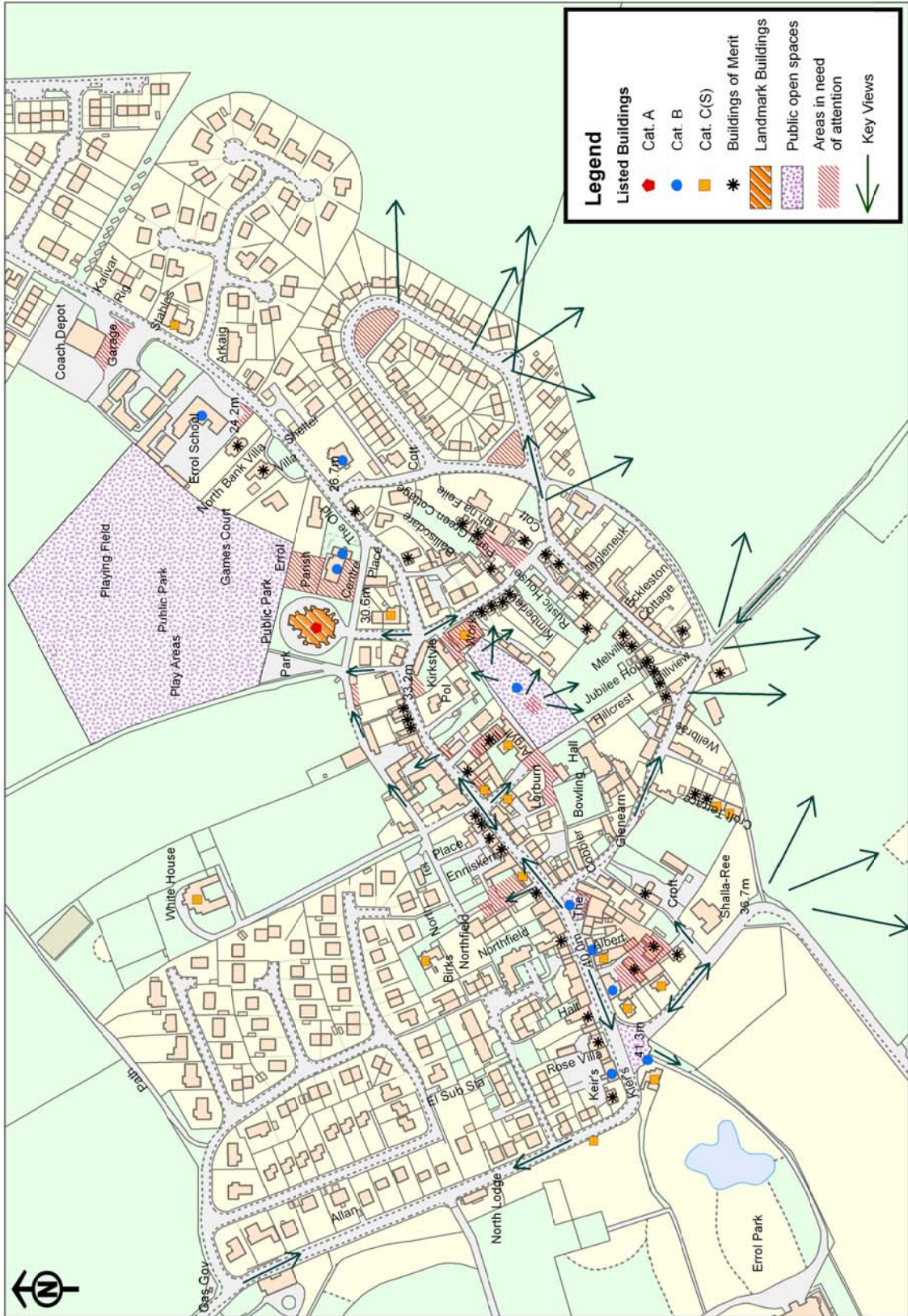
4.19 Private gardens, although physically inaccessible, can contribute significantly to the visual amenity of the area through design, planting, views, and seasonal variation. Private spaces of rear courts, yards, and paths also contribute to the character of Errol, often through narrow glimpse views through pends or between high boundary walls.



4.20 Many traditional footpaths provide Errol with a network of pedestrian routes throughout the village and with access to the countryside. Thieves Walk to the north provides long views to the Sidlaw Hills. Routes running along the southern boundaries provide long views to the Carse and the Tay estuary. Shorter-range views of the Errol Estate designed landscape also contribute to the setting of the conservation area.

4.21 Key spaces within the conservation area are indicated on map 6.

Map 6: Townscape analysis



Trees and landscaping

4.22 Trees and landscaping, both within the village and in its wider setting, are crucial to the character of the Errol Conservation Area. Key tree groups and specimens fall into two main groups; large tree belts enclosing and forming view corridors and backdrops around the edges of the conservation area, and smaller groups and individual specimens scattered generously through the centre of the townscape, mainly in private gardens.

4.23 The first group, the large-scale belts, are principally the estate and public plantings found along the eastern edge of the Errol Park estate on Loan Brae and St Madoes Road; along the boundaries of the former grounds of the White House; within the former grounds of Taybank House along the western boundary of Daleally Crescent; and around the Public Park.

Estate planting, Errol Park



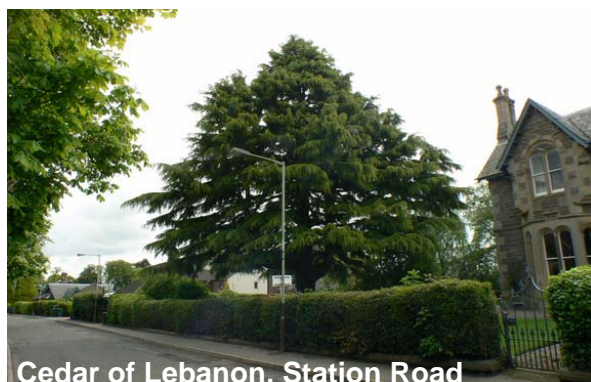
4.24 The second group consists of orchards, native species and ornamental specimens within garden grounds throughout the village core. Key or noteworthy species or specimens include old orchard groups; beech, birch, oak, weeping willow, horse chestnut, eucalyptus, Scots pine and cedar of Lebanon. These groups complement the quality of the built environment and enhance the contrast between the largely hard, formal environment of the High Street and the greener, less formal back lanes, gardens and spaces. Mature hedges are also a noteworthy feature of the conservation area.



Small orchard, The Manse, Southbank



Weeping Willow, North Bank Dykes



Cedar of Lebanon, Station Road



Hedge and tree belt, The Birks

4.25 There are no existing Tree Preservation Orders (TPOs) within or immediately around Errol. Trees and woodland areas within the village are indicated on map 7. Any proposals to fell, top or lop trees within the conservation area are subject to controls under the Town & Country Planning Act explained further at paragraph 14.13.

4.26 Boundary treatments including walls, railings and hedges are an important element of the townscape. There is a high level of survival of traditional high rubble and brick boundary walls around the backland areas and pathways of the village. The local, large-format, smooth red Errol brick is widely used, usually in a simple Flemish bond with a brick coping and lime mortar. A notable local feature is the common use of gently curved wall-ends to mark entries and allow for easy passage at gates and pathways.

4.27 Some examples of original boundary ironwork survive, although eroded over time and by their removal during the Second World War. Where there are remnants or evidence of original railings it would be desirable to restore these decorative features wherever possible.

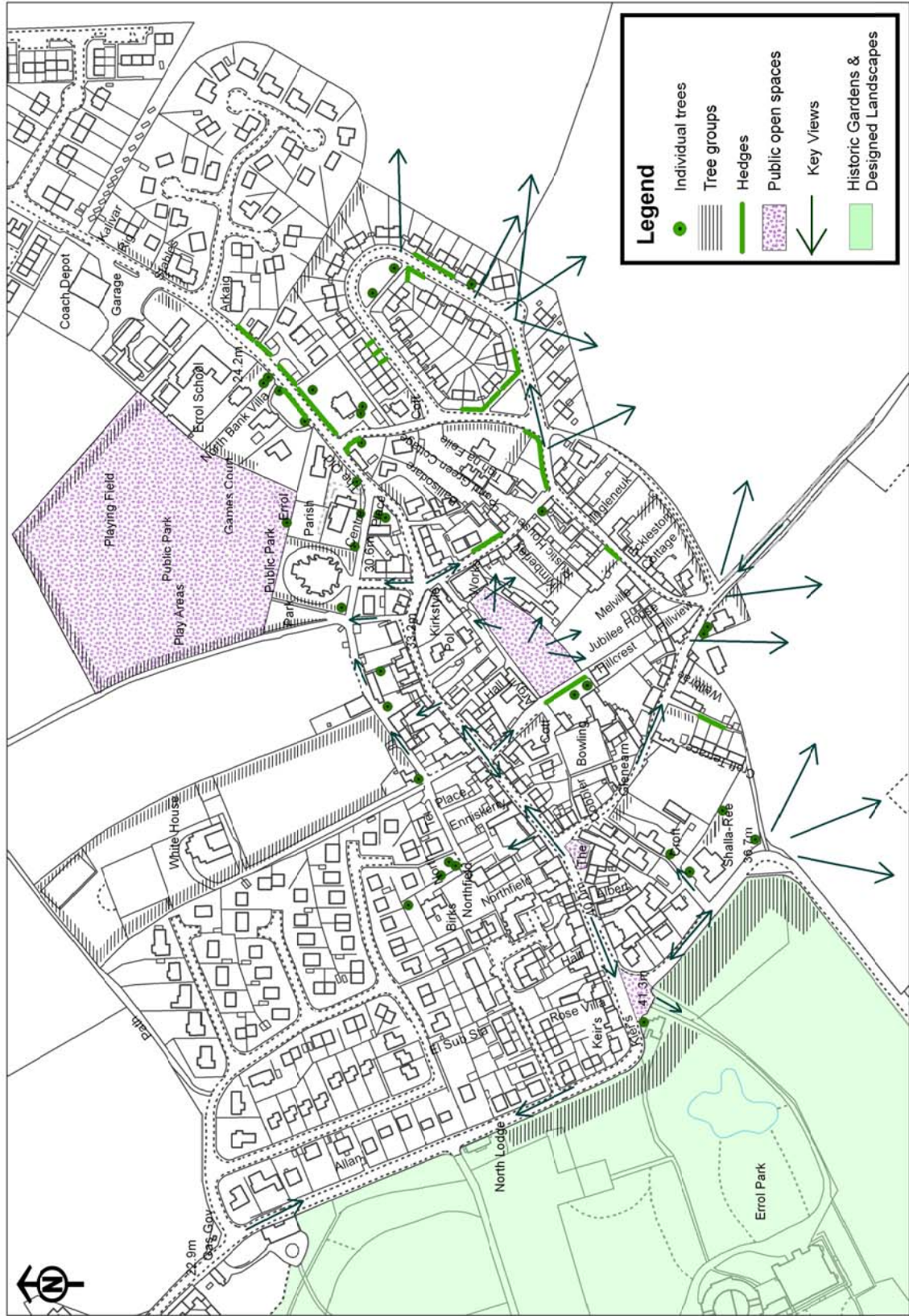


Curving brick boundary wall of Errol Park with decorative ironwork and stone piers

Path to Gas Brae from St. Madoes Road



Map 7: Green areas



Character areas

4.28 Errol Conservation Area divides broadly into three areas of different character, reflecting different periods of growth and change:

- 1) The organic, historic core of the village centred around the High Street and routes enveloping the old Burial Ground. This area is characterised by meandering routes following the natural topography, dense grain and a typology of vernacular buildings in a restricted palette of materials.
- 2) The mid- to late 19th century expansion of the village along Station Road, characterised by impressive villas in generous private gardens located along the linear Station Road route and including the Primary School and Public Park.
- 3) The distinctive mid-20th century development of Daleally Crescent which contrasts in form, grain and typology with the rest of the village but complements its quality and character.



Negative factors

5.1 There are a number of negative buildings, façades or ill-defined spaces which detract from the quality of the townscape. These areas of poor visual quality have been identified in the townscape survey, shown on map 6. There may be the potential to enhance these areas and opportunities for enhancement are discussed further in paragraphs 15.5 - 15.15.

Building by building analysis

Buildings at risk

6.1 There are no buildings in Errol currently listed in the Scottish Civic Trust's Buildings at Risk (BAR) Register. However there are several buildings whose condition is of concern. These include:

The former Commercial Hotel, High Street

6.2 This building is listed, category C(S). It suffered a severe fire in 2006 and is now roofless and effectively gutted. Its condition and safety are being monitored but an appropriate long-term solution is urgently needed before the building becomes a danger to public safety and is lost completely.



Commercial hotel, High Street

The former Free Church, Church Lane

6.3 This building is listed, category C(S), and is the premises for a joinery and construction firm. The building appears to be in reasonable condition and in active use, which is welcome. However its maintenance appears to be neglected and not to be fully wind and watertight, leading to its gradual deterioration. Leaking or missing rainwater goods, growth of vegetation, and saturated and damaged stonework are of particular concern.



Former Free Church, Church Lane

The Community Hall in Hall Wynd, off High Street

6.4 This building is the adapted former Antiburgher church. It is not listed. It does not appear to be in regular use or regularly maintained. Like the former Free Church, leaking or missing rainwater goods, growth of vegetation, saturated and damaged stonework and deteriorating fenestration are of particular concern. The Hall's precise current condition, ownership and use are unknown.



Community Hall, Hall Wynd

Dalgleish House outbuildings

6.5 Dalgleish House is listed category B and the listing specifically covers its ancillary buildings. These derelict stable/steading ranges are attractive, historic buildings in their own right but have been neglected and allowed to deteriorate. The

former stable/hayloft building received planning consent in 2007 for conversion to residential use, but no work has been carried out thus far. The courtyards are also potentially attractive spaces which could contribute more to the character of the conservation area.



Ancillary building located to the rear of Dalgleish House

6.6 Monuments within the Burial Ground. The Burial Ground is listed, category B. The Burial Ground has undergone some repair works in recent years but a number of the historic memorials remain in a damaged and deteriorating condition.



Burial ground

6.7 Victoria Hall. This category C(S) listed building has in the past served as a community centre, cinema and scout hall but eventually became vacant and lay redundant for a number of years. It is undergoing welcome refurbishment with the intention of opening as a restaurant and cafe in 2009.

6.8 The Council will continue to monitor these sites and request their inclusion on the Buildings at Risk Register if appropriate. The Council will encourage and assist owners to find appropriate solutions. Potential options are explained further in the Conservation Strategy and the Opportunities for Enhancement sections, paragraphs 15.5, 15.6, 15.7, 15.8 and 15.10.

Spaces

7.1 The public space at The Cross does not currently achieve its full potential as an attractive public space and focal point to the village. Currently the wide asphalt surface, vehicle dominance and signage clutter undermine its attractive qualities.

7.2 A number of spaces to the front and rear of properties in Errol are in need of attention, often through a combination of loss of boundary treatment; the presence of visually harsh or poorly maintained surfacing; lack of suitable landscaping and use as informal parking. All of these factors reduce the amenity value of these spaces and detract from the surrounding buildings and the character of the area. Such spaces particularly in need of attention are:

- The grounds of the Community Centre, North Bank Dykes
- Parking areas in Daleally Crescent, particularly at the south-west end

- Space between Pond Green and Spring Cottage, Church Lane
- Space at the junction of Kirk Wynd and School Wynd between the Bowling Club and the Burial Ground
- Space to the rear of Dalgleish House
- Space along Northfield to the rear of Library Buildings
- Plus a number of small gap sites or back/front yards along North Bank Dykes and the east end of the High Street around the Police House



Community Centre grounds



School Wynd



Area to rear of Library Buildings



Gap site along North Bank Dykes

Shopfronts and signage

7.3 Commercial properties in the High Street in general have accumulated fairly cluttered shopfronts and signage with a plethora of different types of fascia, projecting, window and sandwich board signs, oversized or poorly located signs and opaque window treatments which reduce the passive surveillance of and sense of activity in the public realm.



Cluttered and varied signage and fascias, High Street and The Cross

Public realm audit

Street furniture & surfacing

8.1 Street surfacing is mostly modern asphalt carriageways and footways with concrete or whin kerbs. Areas of traditional whin kerbs, setts or horronised surfacing survive in isolated locations including along North Bank Dykes, Croft Terrace and School Wynd and in pends and rear courts off the High Street. The Cross and Fountain also retains its original shaped whin slab base.



Pend with traditional kerbing and surfacing Sculpted base of the cross and fountain

8.2 Some street lighting columns, street furniture, signage and surfacing were renewed or upgraded during the Errol Placecheck. Street lighting columns and bus shelters are generally simple, contemporary designs in a plain black finish which complement and remain respectful to the conservation area while avoiding the introduction of pastiche, imitation-historic details. There is one surviving red K6 telephone box at The Cross.

8.3 New streetscape and landscaping introduced during the Placecheck created new planting areas and delineated the core spaces of the village centre using traditional setts and kerbs to reinforce the historic character of the area.

Newly planted border edged in traditional setts, St. Madoes Road, High Street junction



Surveys of specific issues

9.1 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.



Meandering road, South Bank Dykes



A pend off the High Street

9.2 The following is not an exhaustive list and will be augmented in the future. It identifies the most important types of features and elements of the townscape which help to shape its identity, but which may be most at risk of incremental erosion. A full survey of each category will be undertaken as part of the building analysis survey. This will provide example images which may be referred to when new development, alterations and extensions are proposed in the area.

Surveys of specific issues

Windows and doors



Roofscapes



Materials, decoration and detail



Boundary treatments



Sensitivity analysis

Setting of the conservation area

10.1 The edges of the conservation area can be sensitive to potential development. It is important to preserve and enhance the setting of the conservation area and the design, scale and landscaping of any development must not adversely affect this setting. Existing tree belts should not be adversely affected.



High Street looking west



Corner of St. Madoes Road looking west

Historic Gardens and Designed Landscapes

10.2 Errol Park is registered as an Historic Garden and Designed Landscape in the Historic Scotland Inventory. The landscape is considered important as an example of a small and intact estate where the various stages of landscape development throughout the 18th, 19th and 20th centuries can be traced on the ground. The estate includes an oval bowling green.

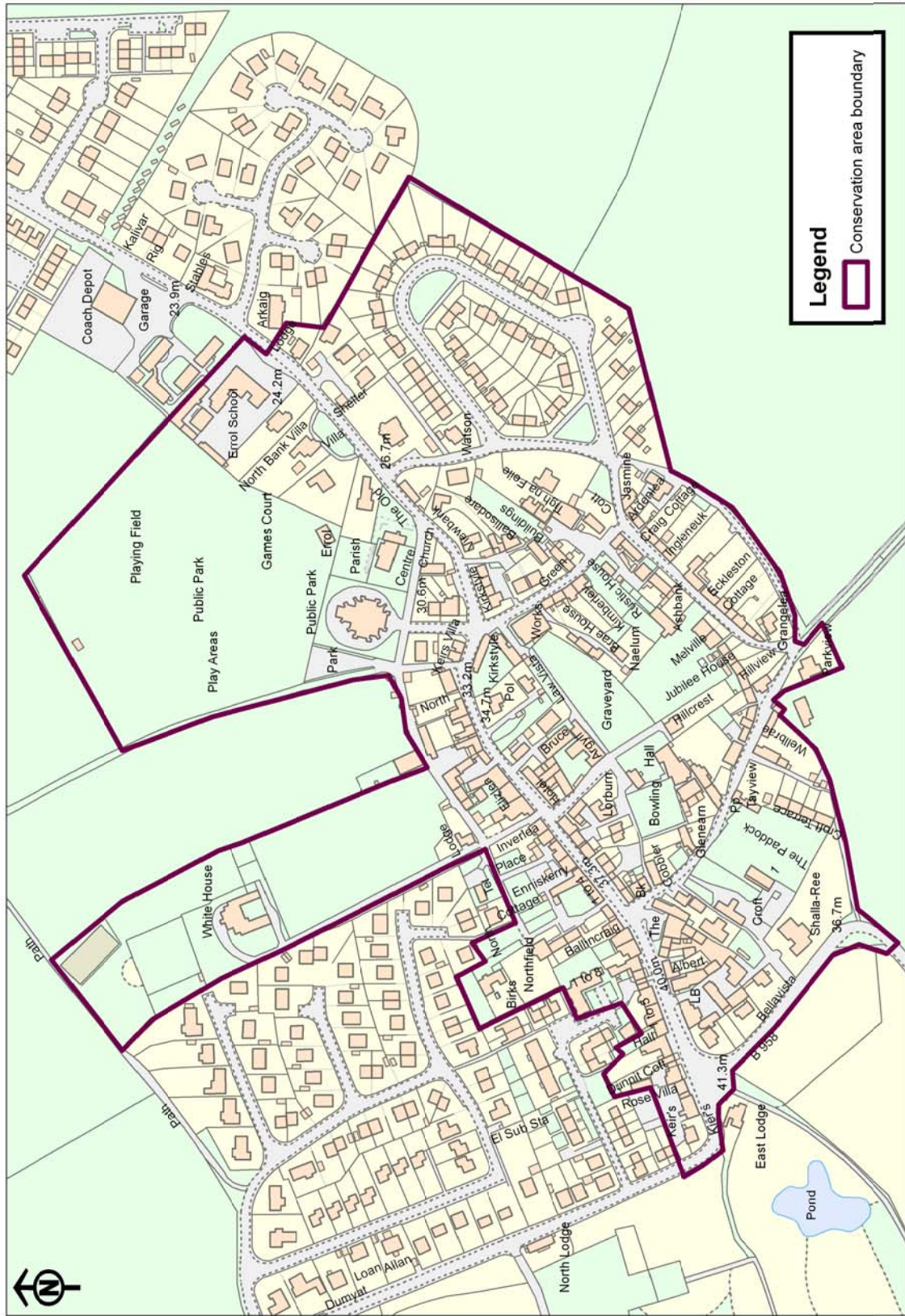
10.3 The boundary of the designed landscape abuts the conservation area boundary along the eastern edge of the estate following the line of Loan Brae. The designed landscape and conservation area designations complement each other, and each helps to contribute to and protect the other's setting. Development affecting the settings of both the designed landscape and the conservation area are material considerations for any planning applications in the area. Historic Scotland must be consulted on any proposal potentially affecting the setting of Errol Park designed landscape.

Archaeology

10.4 There are no scheduled monuments within the conservation area. The nearest scheduled monuments are ring-ditches at Tay Lodge, Mains of Errol and Inchcoonans, which may indicate the presence of prehistoric settlement in the area.

10.5 Following national planning policy, a programme of archaeological works including an initial evaluation to assess the significance of any deposits will be required to protect and record any archaeological remains impacted upon by any proposed development. Depending on the results of the initial evaluation, this programme of archaeological works is likely to include measures for preservation in situ and preservation by record, through excavation, analysis and publication.

Map 8: Conservation area boundary



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Assessment of significance

11.1 Errol has a long history dating back to the medieval period and it is an example of the organic growth of a traditional Scots kirkton serving a broader agricultural hinterland. Buildings of vernacular character form the core of the village, complemented by the quality and variety of the 19th and 20th century architecture. The use of the local clays for earth and brick building gives the area a distinctive character. The proprietors of the Errol Park estate have been a key influence on the character and development of the village.

CONSERVATION STRATEGY

Using the Conservation Area Appraisal

12.1 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 Errol 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.

12.2 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.

12.3 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.

12.4 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 covering conservation areas in general 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 in conservation areas;
- 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 will assess any unauthorised works within and adjacent to conservation areas with a view to taking enforcement action where feasible;
- 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 paragraph 14.6, 14.7, 14.8 and 14.9).
- 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;

12.5 Education and training: Education and training: the planning authority is in the process of establishing links with Historic Scotland, business and enterprise bodies and construction skills providers to facilitate conservation training programmes for building contractors and other interested parties or private individuals. Perth and Kinross Heritage Trust has an ongoing interpretative and outreach education programme in conjunction with other agencies which includes events linked with conservation areas.

12.6 There is a firm commitment from the planning authority to ensure the protection and enhancement of Errol 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

The Conservation area will be monitored through:

13.1 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;

13.2 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;

13.3 Liaison: officers will liaise with local amenity groups, the public and other interested parties as necessary;

13.4 Review: the Conservation Area Appraisal will be monitored and reviewed from time to time depending upon budget constraints and other priorities.

PROPOSALS

Opportunities for development

14.1 The Perth Area Local Plan identified two key sites for new housing adjacent to the conservation area, at Errol North Bank and Station Road Garage. An application was approved for 150 houses at the Errol North Bank site in November 2006, which are now being completed. The Station Road Garage site has not been developed.

14.2 Within the settlement boundary some scope may exist for infill development but only where this will not adversely affect the density, character or amenity of the village, or the character or amenity of the conservation area. Generally encouragement will be given to improvement of existing village shopping facilities; proposals which will improve the character and environment of the village; small scale business activities where they are compatible with the amenity and character of the village; and proposals for the provision of small scale tourism and leisure facilities.

14.3 Other housing sites outwith the conservation area may be zoned in future development plans. It is important to preserve and enhance the setting of the conservation area and the design, scale and landscaping of any development must not adversely affect this setting.

Local path networks

14.4 The management of the conservation area provides an opportunity for the development and enhancement of path networks passing through and around the area. The draft Core Path Plan identifies key routes around the village linking to wider networks allowing access throughout the area. Paths within the built up area of the village are established, historic rights of way which contribute significantly to its character and amenity. There is scope for enhancement of some of these routes, discussed further in paragraphs 15.11.

Opportunities for planning action

Conservation area boundary

14.5 The conservation area was first designated in 2004 and the original proposed boundary was refined at this stage. During the current re-appraisal other areas have been considered for inclusion in the boundary but are not considered to meet the criteria for special architectural or historic interest at this time. The appraisal and

boundary will be kept under review in future re-appraisal cycles.

Effects of permitted development

14.6 There are examples in the village 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 are not covered by this legislation.

14.7 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.



Small alterations which have a significant effect on the visual fabric of the townscape

14.8 Classes of development which are usually 'permitted' include alteration or removal of stone walls or railings; 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; 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 Errol the townscape is particularly vulnerable to some if not all of these classes of permitted development, for example, window and door replacements; developments within the curtilage of gardens and possible loss of trees; the alteration of stone boundary walls or decorative iron railings; visual clutter of telecommunications and electricity apparatus on or near buildings, and alterations to roads or parking areas.

14.9 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 (Draft Article 4 Direction shown in Appendix 1).

Advertisements

14.10 There are certain types of advertisements 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 additional advertisement controls through regulation 11 of the 1984 Regulations and seek the approval of the Scottish Ministers. A Regulation 11 direction controls normally permitted forms of 'minor' advertisement which can have an impact in areas of environmental quality. Certain types of advertisements, such as shop or business signage, can have a significant impact on historic building frontages and on the overall quality of the townscape. Usually Regulation 11 advert controls are only approved in conservation areas.



A collection of 'minor' advertisements can have a major impact on the townscape

14.11 The problems of visual clutter in the High Street are highlighted in the negative factors - shopfronts and signage section of this appraisal. The competition for business signs is unlikely to diminish and may increase in the short to medium term. Additional advertisement controls would be a useful development management tool and should therefore be drafted for consultation and Scottish Ministers' approval. Classes of permitted advertisement proposed for removal under Regulation 11 of the Control of Advertisements Regulations 1984 are shown at Appendix 2.

Trees

14.12 There is a case for Tree Preservation Orders (TPOs) to be formulated within the setting of Errol if there are trees which are important to the setting of the conservation area. The Council will consider serving TPOs if any important tree belts in these areas are under apparent or potential risk.

14.13 Any proposals to fell, top or lop trees within the conservation area will be subject to certain planning controls under the Town & Country Planning Act. 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.

Opportunities for enhancement

15.1 The adopted Local Plan includes the commitment to investigate and progress the scope for enhancement schemes where appropriate. Enhancement of the conservation area will be achieved through a variety of agencies and routes: through schemes promoted by the local authority (Perth and Kinross Council) in partnership with local or national agencies; through private business enterprise and development or via conditions or agreements attached to planning consents. Funding may be available

from a variety of sources including Perth and Kinross Council; Perth and Kinross Heritage Trust; Historic Scotland or the Heritage Lottery Fund, depending on these organisation's priorities and resources at the time.

15.2 Opportunities for enhancement identified through the conservation area appraisal process are suggested for the following key areas. Please note that these represent initial ideas for potential solutions. There will be early consultation with the local community, including the Community Council and other local groups, before any firm proposals are developed further through planning briefs or design statements.

15.3 Some enhancements proposed in the 2004 Conservation Area Appraisal were carried out as part of the 2007 - 8 Errol Placecheck initiative. These included:

- Redesigning the roadway, verges and planting areas at the entrance to the village from St Madoes Road and at the Errol Park gates
- Providing enhanced landscaping and play equipment in the Public Park
- Maintenance and upgrading works to public footpaths
- Resurfacing and adopting uneven lanes off the High Street
- Rationalisation of roads signage, traffic management and bus stop provision in the High Street

15.4 However a number of areas, identified in the Negative Factors and Buildings at Risk sections and the Townscape Analysis map, would benefit from further attention.

Buildings

Rear courtyards and stable/steading range to Dalglish House, High Street

15.5 A comprehensive scheme is required to redevelop these vacant/derelict properties, improve access, landscape the courtyards and rationalise car parking.



Courtyard to rear of Dalglish House

Former Commercial Hotel, High Street

15.6 An assessment of the condition and significance of the surviving fabric, and potential options for the re-use of this site is required. Although damaged, the building is a key element in the townscape of the High Street and its scale and form should be retained in any redevelopment proposal.

Former Free Church, Church Lane

15.7 Discussions will be welcomed with the current owner/occupier of the building to assist with a maintenance/conservation plan to secure its long-term future.

Community Hall, Hall Wynd, off High Street

15.8 As above, discussions will be welcomed with the current owner/occupier of the building to assist with a maintenance/conservation plan to secure its long-term future and to investigate alternative uses if necessary.

Spaces

15.9 The space at The Cross would benefit from shopfront/signage enhancement (see below), street surface and roadway redesign in sympathetic materials, rationalisation of parking, reduction of vehicle dominance and enhancement of the space for pedestrian use. The Market Cross and Fountain itself requires a carefully-designed programme of conservation treatment including the removal of previous inappropriate repair attempts.

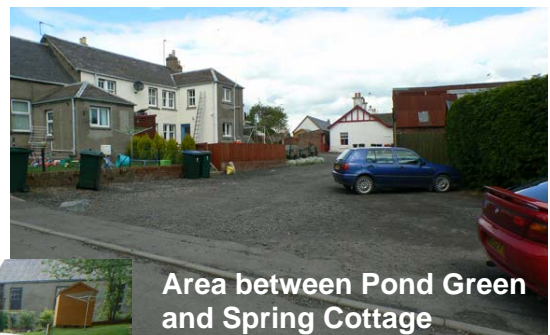
15.10 The Burial Ground has undergone some repair works in recent years including the rebuilding of parts of the boundary wall which were in a poor state. The landscaping of the area and the memorials themselves however are still in need of work. A sympathetic programme of landscape management in conjunction with memorial stabilisation and conservation would greatly enhance this key space and its important collection of historic memorials.

15.11 The various front and rear spaces identified above, specifically:

- The grounds of the Community Centre, North Bank Dykes
- Parking areas in Daleally Crescent, particularly at the south-west end
- Space between Pond Green and Spring Cottage, Church Lane
- Space at the junction of Kirk Wynd and School Wynd between the Bowling Club and the Burial Ground
- Space along Northfield to the rear of Library Buildings
- Plus a number of small gap sites or back/front yards along North Bank Dykes and the east end of the High Street around the Police House



Parking area in Daleally Crescent



Area between Pond Green and Spring Cottage



Yard area off the High Street

15.12 Owners are encouraged to discuss potential restoration of boundary structures, sympathetic landscaping, surfacing and rationalization of car parking. There may be limited scope for infill development in some cases, subject to location and design, which should be discussed at an early stage with the Conservation and Regeneration and Development Management Teams.

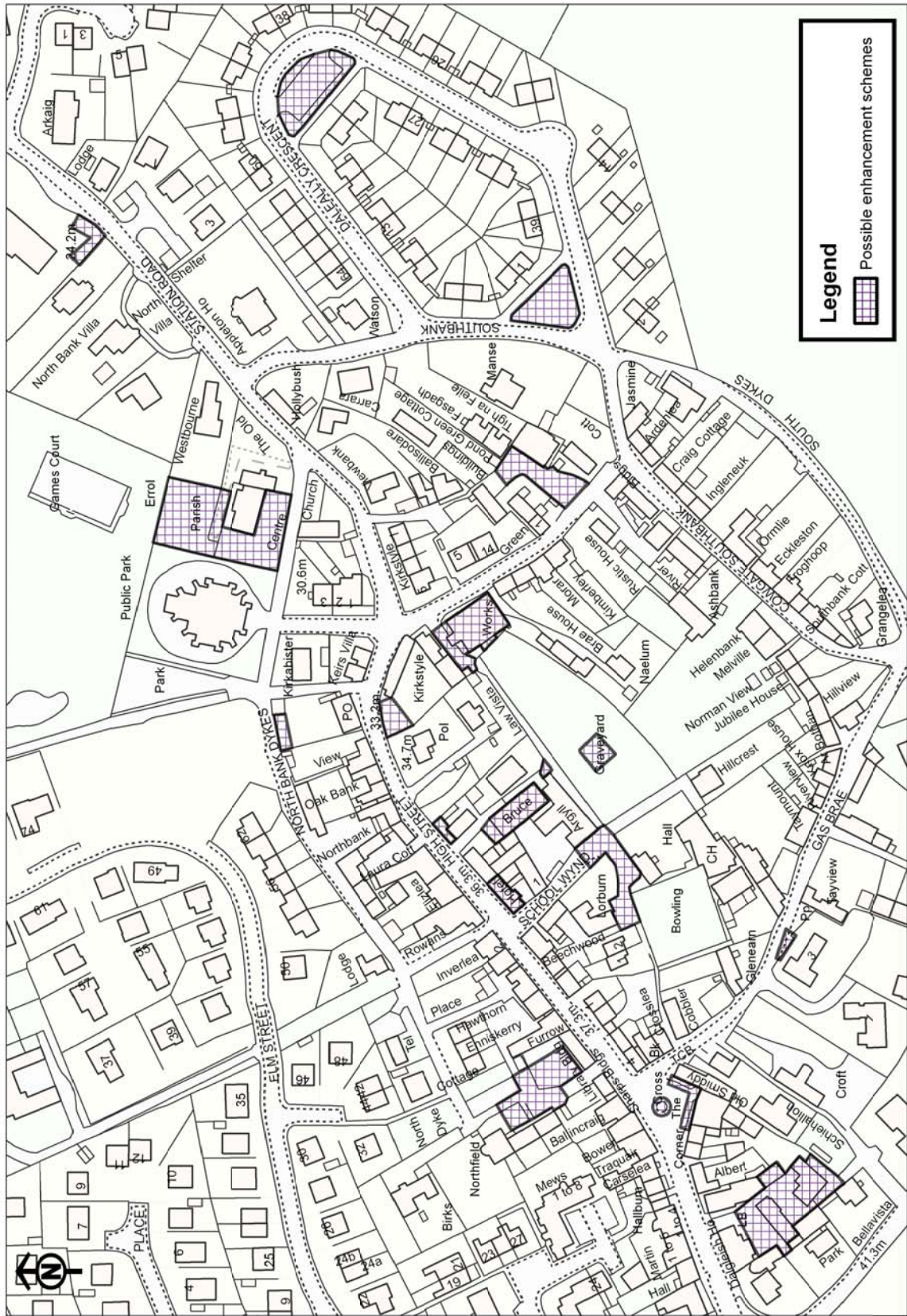
15.13 The old pump on Gas Brae is an interesting historic survival which has the potential to be an attractive feature in the street. This site would benefit from clearance of the overgrown existing planting obscuring the pump and a suitably managed soft and hard landscaping design.

15.14 The new extensions to the Primary School in Station Road have introduced an interesting, quality contemporary design to this edge of the conservation area. The existing forecourt and original railings at the south-west corner of the site would benefit from repair and soft landscaping to protect the character of the original historic core of the school.

Shopfronts and signage

15.15 Signage clutter on commercial properties in the High Street: guidance and assistance in rationalising and redesigning some of this signage would greatly benefit the character, quality and vitality of the High Street.

Map 9: Possible enhancement areas



APPENDICES

1) Article 4 Direction

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

Errol Conservation Area

The Perth & Kinross Council (Restriction of Permitted Development)
(Errol) Direction 2009

Perth & Kinross Council in terms of article 4(1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/223) being satisfied that it is expedient that all or any development comprising:-

- Class 1 - 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 microwave 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 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 - the erection or construction and the maintenance, improvement or other alteration by a local authority;
- Class 38 - water undertakings;
- Class 39 - public gas transporters;
- Class 40 - electricity undertakings;
- Class 41 - tramway or road transport undertakings;
- Class 43 - universal service providers; and,
- Class 43A - sewerage undertakings;

should not be carried out within the Conservation Area of Errol (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, 3, 6, 7, 16, 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) (Errol) Direction 2009.

Signature

Designation

Corporate Services—Legal
Perth and Kinross Council
2 High Street
Perth PH1 5PH

SCHEDULE

The area of land outlined in black 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.

2) Classes of advertisements proposed for advertisement control under Regulation 11

Description of Advertisement
Class II (3): Advertisements relating to any institution of a religious, educational, cultural, recreational or medical or similar character to any hotel, inn or public house or hostel, situated on the land on which any such advertisement is displayed.
Class III (3): Advertisements relating to the carrying out of building or similar work on the land on which they are displayed, not being land which is normally used, whether at regular intervals or otherwise for the purpose of carrying out such work.
Class IV (1) Advertisements displayed on business premises wholly with reference to all of the following matters; the business or other activity carried on, the goods sold or services provided, and the name and qualification of the person carrying on such business or activity or manufacturing or supplying such goods or services on those premises.
Class IV (2) Advertisement displayed on any forecourt of business premises wholly with reference to all or any of the matters specified in Class IV (1) .

3) Conservation boundary description

To the south

From the centre point at the front of the east gate of Errol Park on the High Street, the boundary line of the conservation area runs in a southerly direction along the foot of the boundary wall of Errol Park to a point where it curves into St Madoes Road. The line then crosses the road and returns eastward on the southern edge of the road until it meets the southern boundary of the footpath opposite. From here it traverses eastwards along the path and the rear boundary of Wellbrae Cottage to Gas Brae. From this junction it traverses southward along the boundary of Parkview turning eastward at the end of the property wall. Crossing Gas Brae, the line moves northward to the southern boundary of South Bank Dykes where it follows the road in an easterly direction until it meets the western boundary of the development known as Daleally Crescent. The line follows the southern boundary of the properties moving eastwards. At the western boundary of the Taybank Crescent development it follows the eastern boundary of the Daleally Crescent properties northward skirting the southern boundary of The Orchard meeting Station Road at the eastern boundary of The Lodge in front of Errol School.

To the north

From the point in front of the Errol School it follows the southern edge of Station Road until it meets the alignment of the original southern boundary wall of the school when the line returns northward along the eastern boundary of the school until it reaches the public park. From here it follows the line of the park boundary north and westward and then returning southward until it meets the line of North Bank Dykes and the church. From here it turns westward and follows the northern edge of the road until it reaches the paddock to the White House. The line follows the eastern boundary of the paddock northwards until it reaches the boundary of the White House. The line continues round the boundary of the White House until it meets the north west corner of the paddock and continues southward to meet the corner with North Bank Dykes. At this point the line follows the northern edge of North Bank Dykes until it reaches the western corner of the green in front of the Birks. From here it turns northward and follows the line of the green in front of the Birks. From this point it follows the line of the property boundary of the Birks northward, westward and then southward passing along the western boundary of Northfield. At the junction of the boundary of Northfield Mews it returns westward to meet the edge of the parking areas of Northlands. The line follows the rear property lines of Martin Mews, The Hall, Lorne House and Dunit Cottage. The line returns westwards to join the rear boundary of Keirs Cottage and crosses the Low Brae to meet the wall of Errol Park, it follows the wall to meet the starting point in front of the East Gate of Errol Park.

Sources

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Smiths Gore/Partners in Planning (2002), *Errol Village North Bank Site Development Brief*

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