

Kinross Conservation Area Appraisal



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Chapter 1 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 Kinross 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.

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 Kinross in 1979, and extended in 1989. 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:

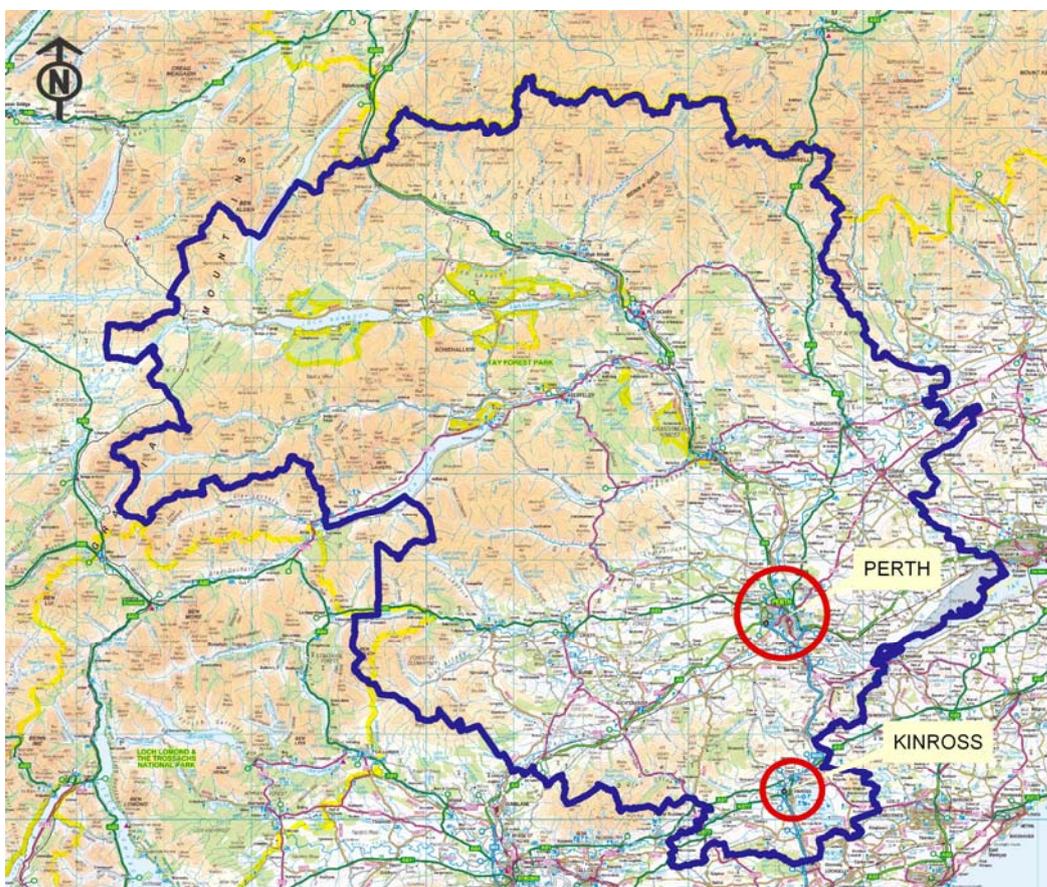
(i) a Placecheck has been undertaken or is imminent (ii) the local community has requested a review (iii) there is potential for physical regeneration and linkages with broader schemes (iv) development pressure is creating a need for more detailed guidance and (v) considerable time has elapsed since the original appraisal was undertaken.

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 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 Kinross within the Perth & Kinross Council boundary



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Chapter 2 CONTEXT and SURVEY

Location, history and development

3.1 Kinross is located on the western shore of Loch Leven, the largest loch in lowland Scotland, at the foot of the Lomond Hills. The name Kinross is derived from the Gaelic 'caenn-rois' meaning 'head of promontory'. The original core of the settlement is likely to have been located on the small peninsula at Kirkgate Park, around 1km from the present town. Settlement began here as a landing place and convenient mainland base for Loch Leven Castle on the nearby island, which was a Royal castle gifted to Robert II in 1390 and is famously associated with Mary, Queen of Scots' imprisonment and escape in 1568. Records indicate a parish church was established here by the 13th century. The Bruce Mortuary Chapel now on the site was reconstructed from the family burial aisle of the 1675 parish church. Kinross was created a Burgh of Barony in 1541.

3.2 Sir William Bruce of Balcaskie purchased the Kinross estate in 1675 and began to plan an ambitious garden and landscape layout with a new, grand mansion house at its core to replace the original New House. The house and landscape are designed around a great axis aligned on Loch Leven Castle and were recognised from the beginning as a masterpiece of Classical design.



Photograph courtesy of A.K. Bell Local Studies,
A.K. Bell Library

Kinross House and gardens, c.1991

3.3 During the late 17th century Kinross began to develop as a centre for the manufacture of cutlery and ironmongery. With these new industries requiring water sources and power, development moved westwards towards the Clash Burn and the settlement began to grow around the Sandport. By the 18th century the core of the town had reached its present position and further industries including wool and linen weaving and brewing developed around a narrow, winding layout off the High Street. There is evidence that a formal town plan was considered, extending from the axial avenue of Kinross House. However this was never realised and the town developed in a more ad-hoc, organic manner along the informal axis of the High Street.

3.4 General Wade carried out improvements to the road passing through Kinross as part of the network of military roads connecting to the north. During the 18th and 19th centuries first the post-chaise and then the mail-coach businesses developed, and Kinross became a staging post on the Great North Road between Queensferry and Perth. Many coaching inns developed to take advantage of the passing trade. Some of the surviving examples such as Kirkland's and the Green Hotel retain impressive complexes of outbuildings, stables and other ancillary structures built to attract and cater for the coaching traffic.

3.5 From the mid-18th century onwards Kinross acquired its infrastructure of public and civic buildings. A new parish church was constructed on the High Street in 1742 and a steeple was added in 1751 by the Steeple Committee, which remained in existence and took on additional responsibilities, becoming in effect the Town's Council. Robert Adam, then MP for Kinross-shire, re-faced the old County House in 1771. New, improved County Buildings and the Town Clerk's offices were relocated further north along the High Street in 1824-6, forming a second focus to civic activities alongside commercial establishments in banking and hotels, and a new parish school. The Parish Church moved to its present site in Station Road in 1831, and the old parish church was replaced in 1841 by the new Town Hall, although the old steeple was retained. A library was added to the Town Hall complex in 1904.

3.6 The railways arrived in Kinross-shire during the 1850s, triggering the end of the mail-coach business but bringing the possibilities of mass tourism to Kinross-shire. Various lines and stations were constructed, and Kinross-shire eventually acquired 7 stations in total. The last remaining, Kinross Junction, was closed in 1970 when the direct Perth to Edinburgh service ended. The station disappeared altogether in the later 1970s during the construction of the M90 motorway.

3.7 Built development mainly remained compact in form along the spine of the High Street and the original core until the late 19th to early 20th centuries. Villa extensions developed from the new Parish Church along Station Road and along the northern High Street during the mid-19th century. The town was enclosed by Loch Leven to the east, the Myre to the west, the South Queich Water to the south and Market Park and the Muirs to the north. The Myre and the Muirs were commonities, used by the town for grazing cattle, digging peat or taking sods for building. Washing and bleaching were also carried out at the Myre, and the washhouse survives at Myre Terrace. Market Park was the site of three annual fairs, although wider communications and the availability of produce brought by rail led to two of the fairs dying out during the later 19th century. The Myre was protected by its use as a recreation ground, but development gradually encroached over the Muirs during the early 20th century. Larger enclaves of suburban residential and industrial development appeared during the later 20th century between the High Street/Muirs and the motorway, and south of the South Queich.

3.8 From the mid-19th century onwards and to the present, fishing, golf, wildlife and

heritage tourism became major draws for visitors to the area, focused around Loch Leven's historic associations, its unique landscape and ecosystem and its important native and migratory bird species. The town has also become a commuting centre, located almost equidistant from Edinburgh and Perth.



High Street, looking north, c.1930



High Street, looking north, c.1935



The Green Hotel, c.1956

Photographs courtesy of A.K. Bell Local Studies, A.K. Bell Library

Chapter 3 TOWNSCAPE ANALYSIS

CHARACTER and APPEARANCE

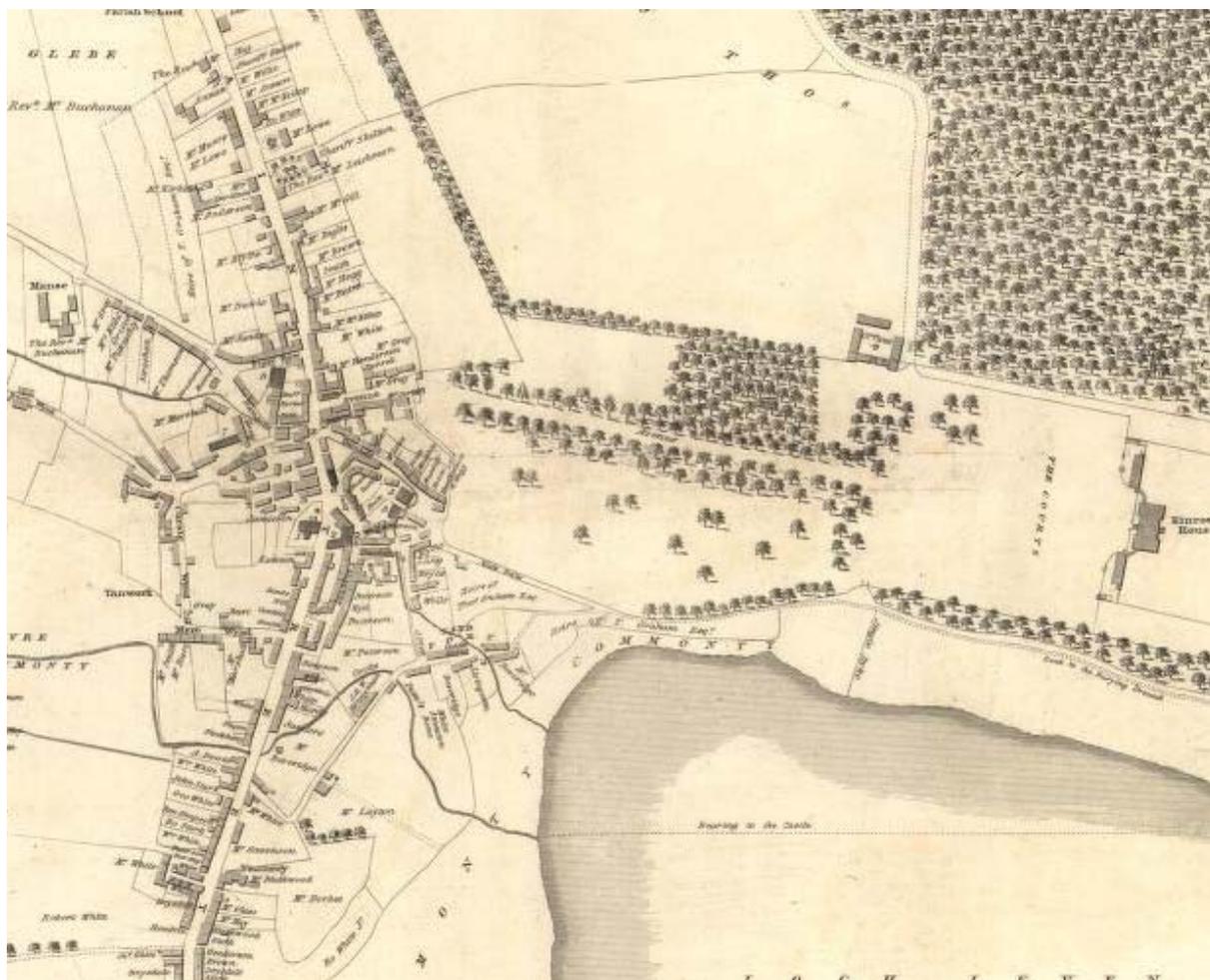
Setting and topography

4.1 Kinross and Loch Leven are located at the centre of a shallow bowl formed by the surrounding Ochil, Lomond, Benarty and Cleish hills, giving Kinross-shire a distinct and separate character from its neighbours, Fife and Perthshire. A large proportion of this upland setting is designated as an Area of Great Landscape Value in the Local Plan. Loch Leven is the largest eutrophic freshwater loch in lowland Scotland, and its ecological significance is recognised by a number of national and international conservation designations.

4.2 The town of Kinross is set on a largely flat plateau elevated slightly above loch level (exaggerated by the drainage of the loch to increase the area of agricultural land in the early 19th century). Several small burns, often culverted, cross west-east through Kinross to join the loch.

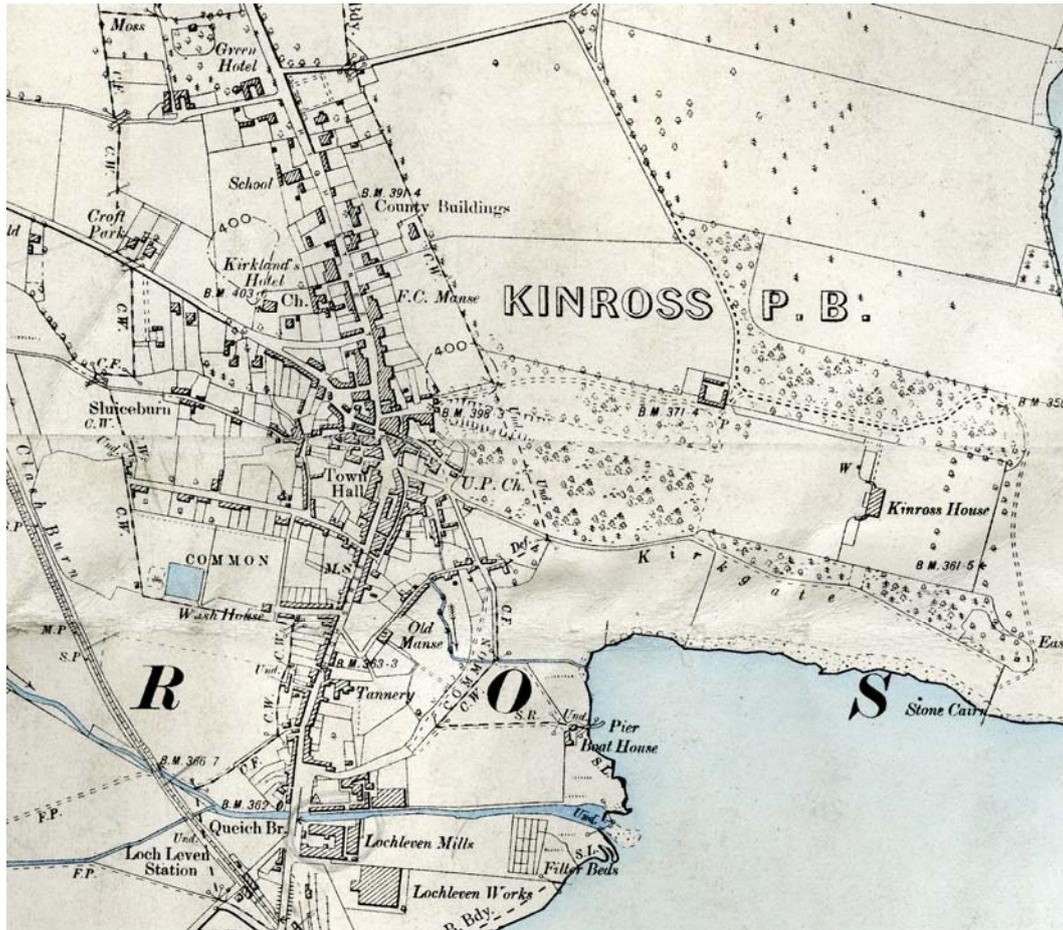
Settlement Development

Map2: Wood's Map of 1823



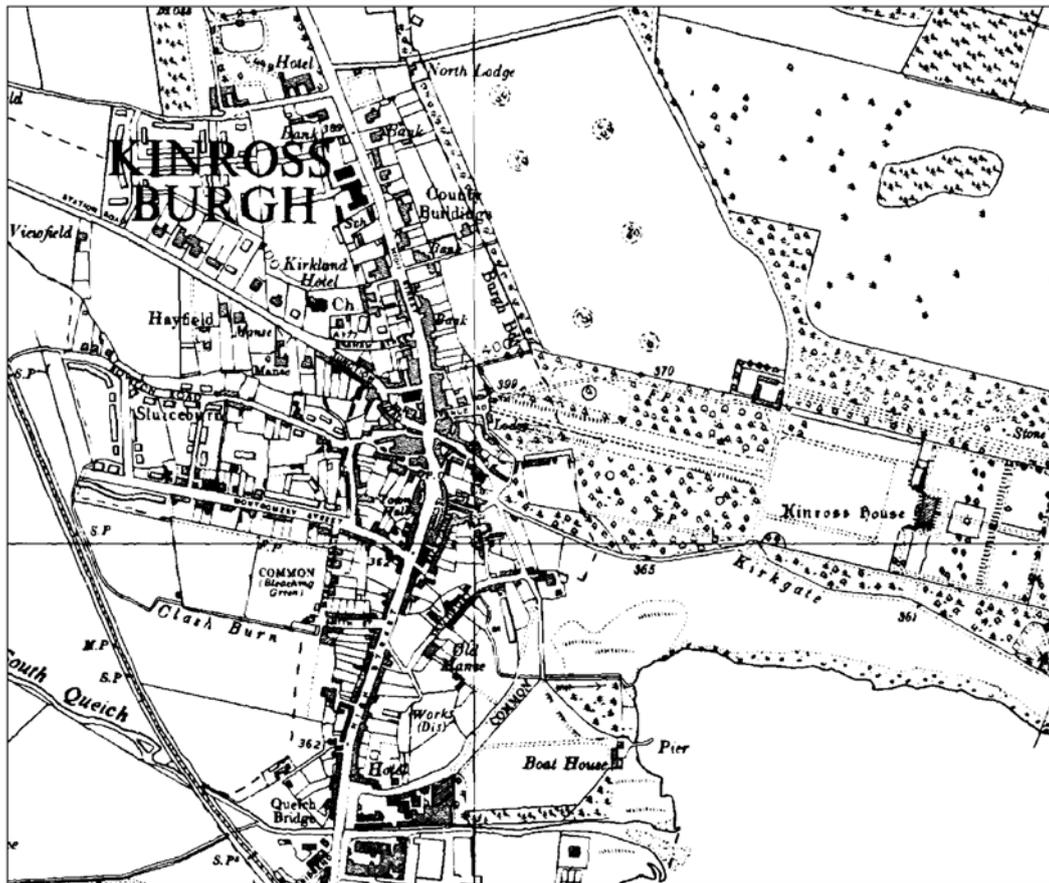
Map courtesy of the National Library of Scotland

Map 3: OS Map c.1896



Map courtesy of A.K. Bell Local Studies, A.K. Bell Library

Map 4: OS Map 1959



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Activity and movement

4.3 Kinross has expanded rapidly since the 1970s, exhibiting the highest population growth rate in the Perth and Kinross area. Emerging planning policies are intended to manage future growth sustainably. The town's rapid growth owes much to its geographic position which has fuelled its increasing role as a dormitory centre for commuters to the central belt. The M90 motorway passes immediately to the west of the town, which replaced the Great North Road passing through the centre of Kinross as the major north-south traffic route during the 1970s.

4.4 Although Kinross continues to have a wide range of services, it would appear that the peripatetic nature of employment has limited the use of local services, resulting in lack of investment and maintenance which has impacted on the quality of buildings and the town centre environment. Population growth has also contributed to increasing congestion within the road network in the town centre. A relief road is proposed in the south west to relieve congestion, service new business and industrial land and assist further potential housing and tourist development.

Street pattern and topography

4.5 The High Street of Kinross has evolved from the town's role as a staging post on the Great North Road and is the main spine of an informal, straggling plan. The High Street itself is long and linear but gently curves, twists and narrows through the town centre, inviting further exploration. The nature of the topography adds further interest, the High Street running gently downhill from north to south. The town centre largely retains its original street patterns from the late 17th and early 18th centuries. These patterns are informal and organic in layout with narrow and curving lanes which add interest and diversity to the townscape.

4.6 The grounds of Kinross House to the east of the town centre have a formal, landscaped layout. The wide, tree lined avenue commencing at the gate lodge contrasts in layout with the organic patterns of the old town.

4.7 The High Street widens and becomes straighter north of the town centre, through the suburban area of town expansion in the late 18th and 19th centuries where villas, public buildings and commercial buildings are set back from the line of the road.



Narrow lane through to Parliament Square



Wide straight road with villas set back

Buildings and townscape

Town centre

4.8 The town centre is characterised by dense, mainly two storey vernacular development which generally form hard edges to the street. Off High Street to the east and west there are narrow, winding lanes, the names of which often bearing testimony to their original usage or owners' names such as Brewery Lane, Curate Wynd and Piper Row. Traditional building materials include Scottish or Welsh slate and some pantiled roofs, coursed rubble or squared and snecked stonework with ashlar dressings, wet harling, and timber sash and case windows.



Traditional pantile roof



Traditional slate roof



Narrow lane off the High Street

4.9 Approaching the town centre from the south the High Street is flanked by assorted terraced houses, mainly from the late 18th century. Sandport to the east forms an edge to a formal public garden with the former market cross as its central focus. On the east side of Sandport is the former Kinross Parish Manse, built in the late 1700's. Some of the terraced cottages in Smith Street, to the west of High Street, still have original pantiles. The end vista in this street is formed by the former washhouse, built in the early 19th century beside the former bleaching green (now a playing field) in Myre Terrace.

4.10 After the junction with Montgomery Street, the High Street starts to gently curve towards the town centre. At its heart is a group of public buildings clustered around the Old Kirk Tower, which is a key landmark in the town. The Carnegie Library, the Town Hall (built on the site of the former kirk) and the octagonal, gothic Cross Well Fountain provide a civic centre and focus to the town, although there is no formal public square here. On the east side of High Street at the junction with Burns-Begg Street, the former County House is an impressive classical building which was remodelled by the architect Robert Adam in 1771. Adam used the dog-

leg of the street and designed a bow-end to the building in order to maximise axial impact from the southern approach to the heart of the town centre.



Impressive bow-ended Adam building on predominant corner site The Town Hall and Cross Well Fountain

4.11 At the east end of Burns-Begg Street the Kirkgate runs adjacent to the stone garden wall of Kinross House and leads on to the shore of Loch Leven and to the old Parish Churchyard. Immediately west of the High Street there are several tightly knit, attractive wynds, with rows of restored, 18th century vernacular houses in Brewery Lane and School Wynd and interesting features including crow steps, a corbelled stairway and marriage lintel. Looking east from this network of wynds there are several fine views of the Old Kirk Tower. Further west at the end of Swansacre there are attractive views of Kinross Parish Church in Station Road, designed in a perpendicular, gothic style with a latticed stone parapet on the tower.

4.12 Further up the High Street, at the junction with Avenue Road, the three-storey Salutation Hotel is a key street corner feature. Avenue Road leads to the impressive gates and attractive lodges which announce the entrance into the grounds of Kinross House. A key view is looking east from Avenue Road through the gateway to Kinross House itself, which provides a handsome end vista.



Salutation Hotel

4.13 The section of High Street between Avenue Road and Station Road now begins to widen. There is a large supermarket, parking area and mini-roundabout which provides a rather ill-defined area to this northern end of the town centre.

18th and 19th century expansion

4.14 North of the junction with Station Road, the High Street starts to alter in character and loosens into a suburb of Victorian villas. The change is announced by the Royal Bank of Scotland and the Clydesdale Bank, both unlisted but buildings of considerable architectural merit. This area to the north of the town centre is characterised by large, well spaced villas set back from the street in often generous garden grounds with stone boundary walls, gate piers and decorative cast iron gates. Architectural features include decorative barge-boarding to eaves; tall, decorative chimney stacks with ornamental chimney pots, ashlar stonework and classically-designed doorways.



Clydesdale Bank



Kinross High School

4.15 Kinross High School, again unlisted, is a key building of interest with its balanced arrangement of Dutch-gabled boys and girls entrances to High Street. North of the school is the Green Hotel, a former coaching inn built in the early 19th century in a 16th century style. It was a large coaching inn for its time and has several ancillary buildings, including a walled garden, of architectural and historic interest.

4.16 At this point High Street becomes The Muirs with rows of mature trees on either side of the street creating an attractive tree lined avenue effect and providing a frame for the grounds of the Green Hotel and the Market Park opposite. The area of Victorian villas ends just before the junction with Muirpark Road.

Kinross House and gardens

4.17 Kinross House and gardens are located between the town and the shores of Loch Leven. This is a planned landscape which provides a distinctive contrast to the dense core of the old town and makes a significant contribution to the overall quality and diversity of the area.

4.18 Kinross House is a masterpiece of classical design and is entirely built in fine ashlar. Sir William Bruce's unified layout of the house, formal gardens and woodland landscape was the most complete expression of processional planning which he introduced to Scottish architecture in the late 17th century. Bruce included

the approach to the house from the Great Gateway and, beyond it, the gardens, Loch Leven and its castle in a processional sequence of exceptional length and linearity.

Map 5: Red line indicates the perfect linearity created by Bruce from Kinross House gates in the west through to Loch Leven Castle in the east

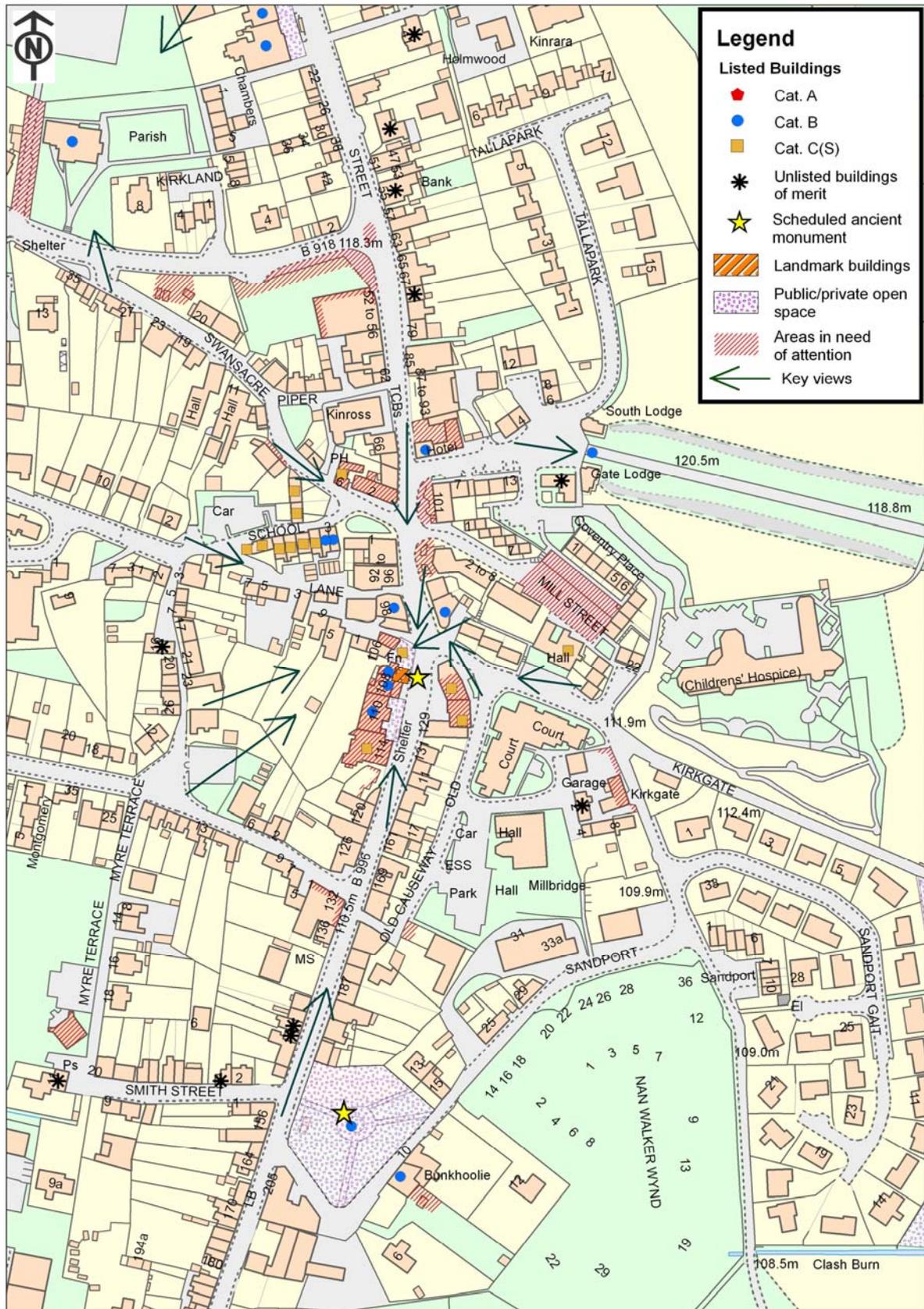


4.19 Kirkgate runs east following the line of the southern boundary wall of the gardens and leads to a promontory where there are fine views of Loch Leven, the castle and the hills beyond. Features of interest at this promontory are the Bruce Mortuary Chapel and a crenellated Watch Tower. A recently enhanced pedestrian path leads north along the east shore where glimpse views of Kinross House are afforded through the ornate Fish Gate. Here the magnificence of the formal gardens and linear layout and the principal elevation of the house can be seen.



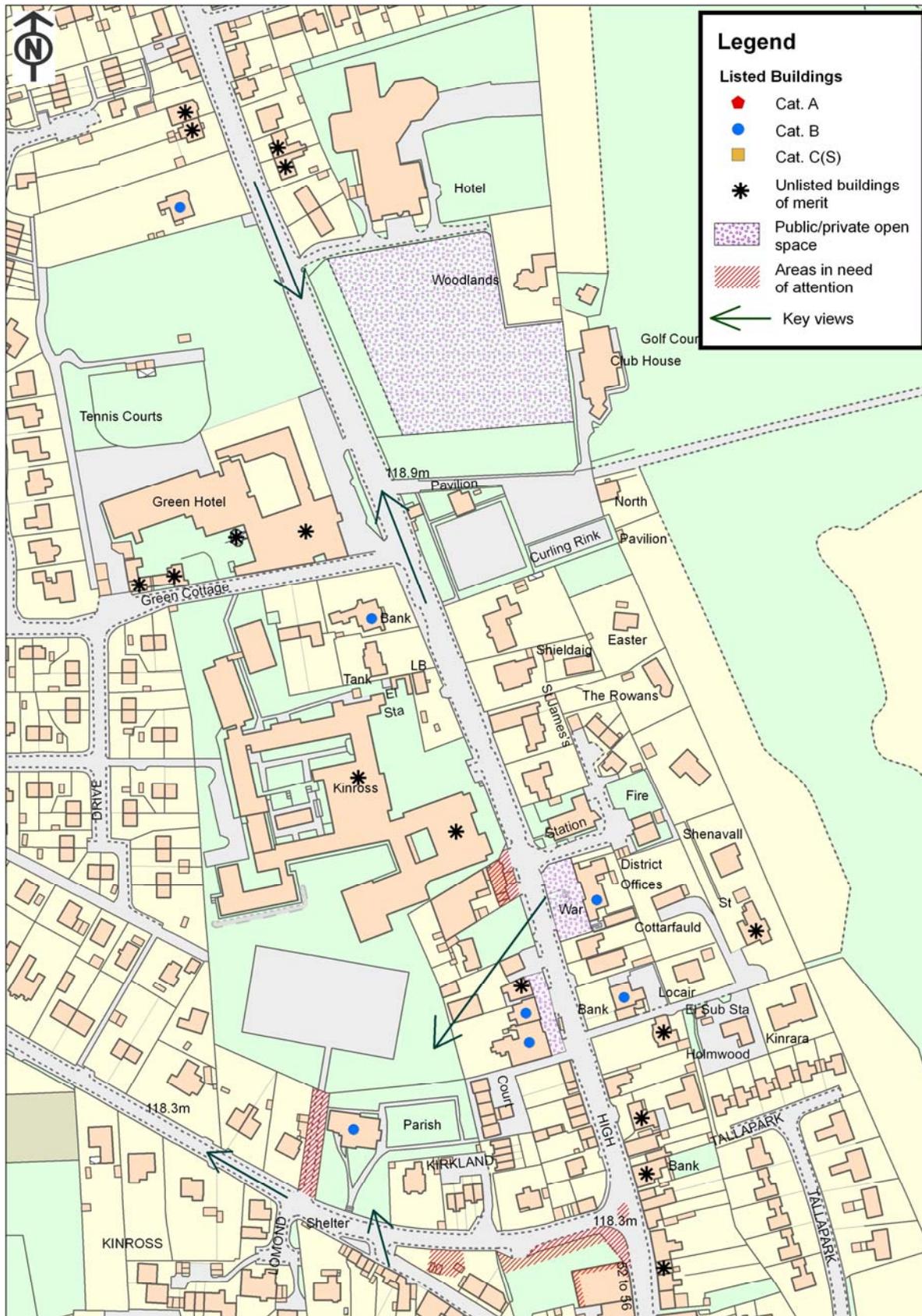
View east across the loch to hills beyond Pedestrian path round shores of the loch

Map 6: Townscape analysis - Early core



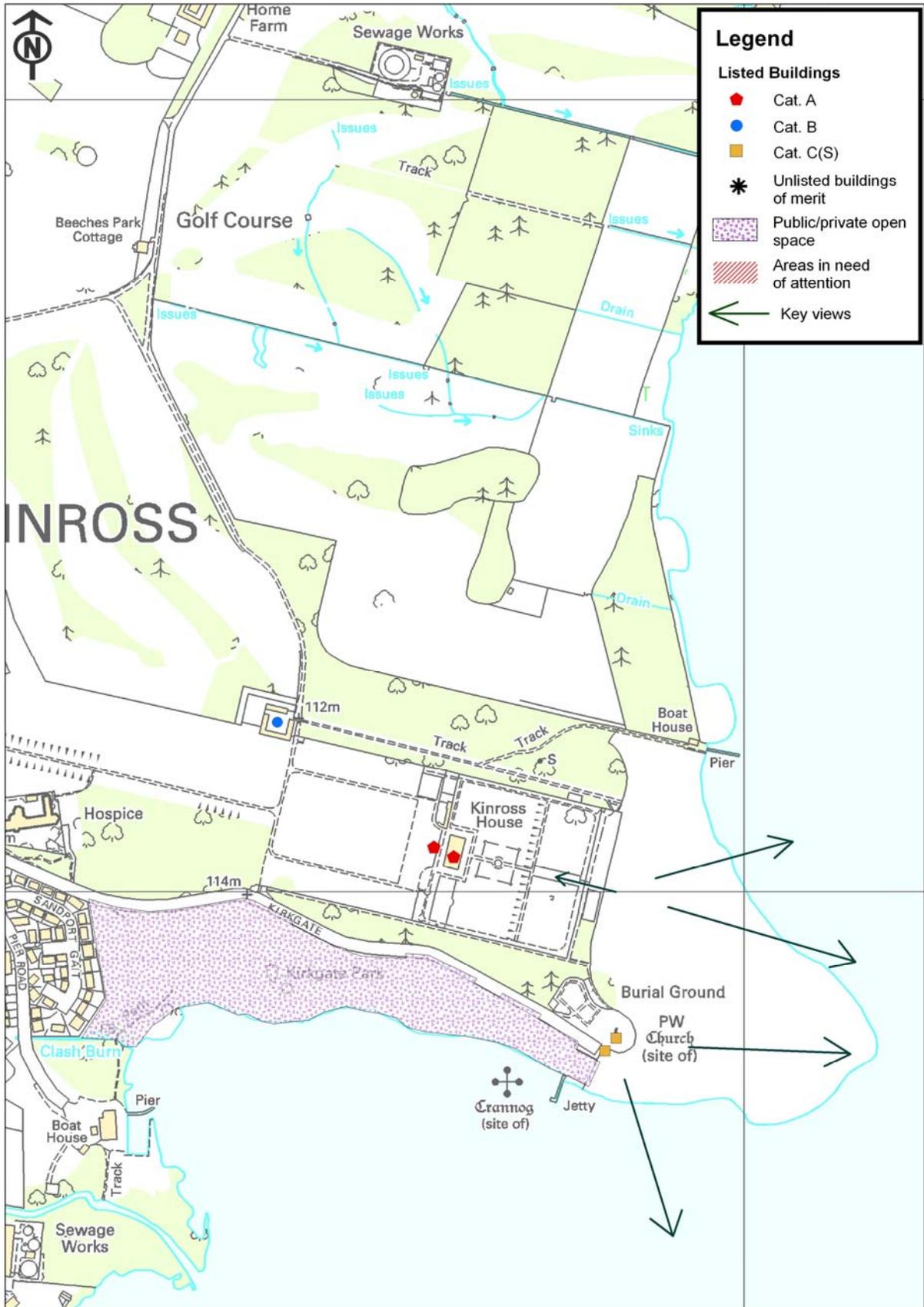
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Map 7: Townscape analysis - 18th - 19th century planned expansion



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**Map 8: Townscape analysis -
The gardens and landscape surrounding Kinross House**



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Spaces

4.20 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.

4.21 The main public open space in the town centre is the attractive formal garden at Sandport. There is no public square in the heart of the town centre, although there are some areas of wider pavement at the Town Hall and around the Cross Well Fountain. These pavement areas, along with the buildings, are in need of enhancement in order to create a more attractive and welcoming space for pedestrians. There is also a small, hard landscaped area at the corner of Mill Street and High Street which again is a visually harsh and relatively unwelcoming space.

4.22 There are further spaces along the High Street where buildings are set back from the street, such as the Post Office, District Council offices/library and the Kirklands Hotel, although these areas are dominated by asphalt surfacing and parked vehicles. Further north on the east side of The Muirs there is the town bowling green and the Market Park, a large grassed area which is used as a recreation ground and overspill parking area for the golf club. The Myre, Sandport Park, Market Park and the neighbouring bowling green and the entire area of the Kinross House Garden/Designed Landscape are identified as 'Public and Private Open Space' in the development plan. Policy indicates that any development proposals which erode these areas will be resisted. A recent planning decision however approved a proposal for a new national curling academy on the Market Park site as an exception to policy on the basis of its wider social, economic and recreational benefits.



Formal garden at Sandport



Impressive villa set in mature gardens

4.23 Private gardens, although physically inaccessible, can contribute significantly to the visual amenity of the townscape. Within the dense core of the town centre there are pockets of green space and glimpse views of mature rear gardens behind the High Street. North of the town centre several Victorian villas display mature

front gardens to the street. The Green Hotel has attractive garden grounds, including a walled garden with putting green, boules and tennis court, and also a small woodland area.

4.24 The historic gardens and designed landscape of Kinross House make a significant and positive contribution to the setting of the eastern edge of the town and also to the entire length of the Kirkgate.

4.25 Key spaces within the conservation area are indicated on maps 6, 7 and 8.

Trees and landscaping

4.26 Trees and landscaping are important features of the townscape and make a positive contribution to the character and appearance of the conservation area and its wider setting. Individual trees or tree groups within garden grounds in the town centre add a positive dimension and foil to the urban core. Trees located in the streets and lanes leading off the High Street enhance the contrast between the high density and hard edge of the High Street and the more organic and informal street patterns and spaces behind. There are important glimpse views of some of these trees from the High Street.

4.27 Further north, in the lower density Victorian area, there are mature trees in several front gardens facing the High Street. Where the High Street becomes the Muirs there are mature tree belts on either side of the road forming a magnificent tree lined avenue. Approaching from the north this avenue provides an attractive entrance feature and enhances the experience of arrival to the central townscape.

4.28 Significant tree species within the town are ash, beech (including copper beech), cherry, horse chestnut, lime, maple, oak, rowan, silver birch, sycamore, wych elm and yew.

4.29 The landscaped gardens of Kinross House are a key feature of the conservation area and a key component of the Designed Landscape. The mature tree belts and woodland provide a significant visual frame to the eastern edge of the town centre and



Tree lined approach to Kinross House



Mature trees form boundary to Kinross House

the Victorian suburban area. These tree belts help to screen the town from Kinross House and its grounds, but also mean that long views from the town towards the loch and the wider landscape to the east are restricted.

4.30 The plantations on either side of the entrance to Kinross House are mainly beech, lime, oak and sycamore, with some Scots pine. A mixture of trees, mainly beech, lime and oak, line the entrance avenue and were planted around 1840. The tree belt along the southern boundary was planted at the same time as the entrance plantations and the wind has sculpted the outer line of hardwoods into some fascinating shapes. Around Kinross House the woodland is mainly deciduous, planted around 1830 and 1890. In the policies, several conifer plantations were added in the early 20th century.

4.31 There are no existing Tree Preservation Orders (TPOs) within the conservation area. There is one TPO in the setting of the conservation area, at Gallowhill Road. Key trees, tree groups and woodland areas within the conservation area are indicated on maps 9, 10 and 11. Any proposals to fell, top or lop trees within the conservation area are subject to controls under the Town and Country Planning Act (explained further at para. 14.9 and 14.10).



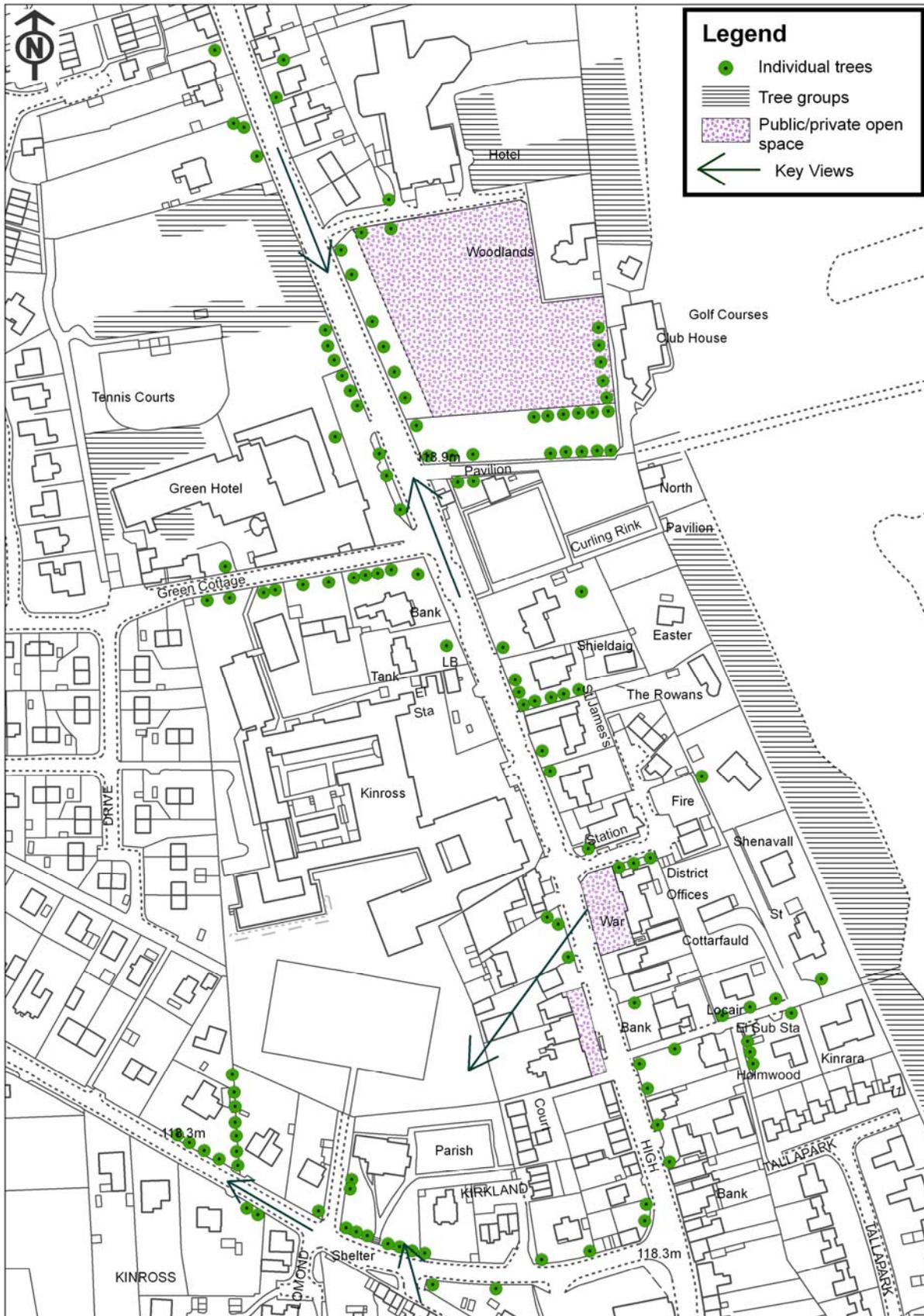
Impressive avenue of trees at the Muirs



Semi-mature planting in built up area

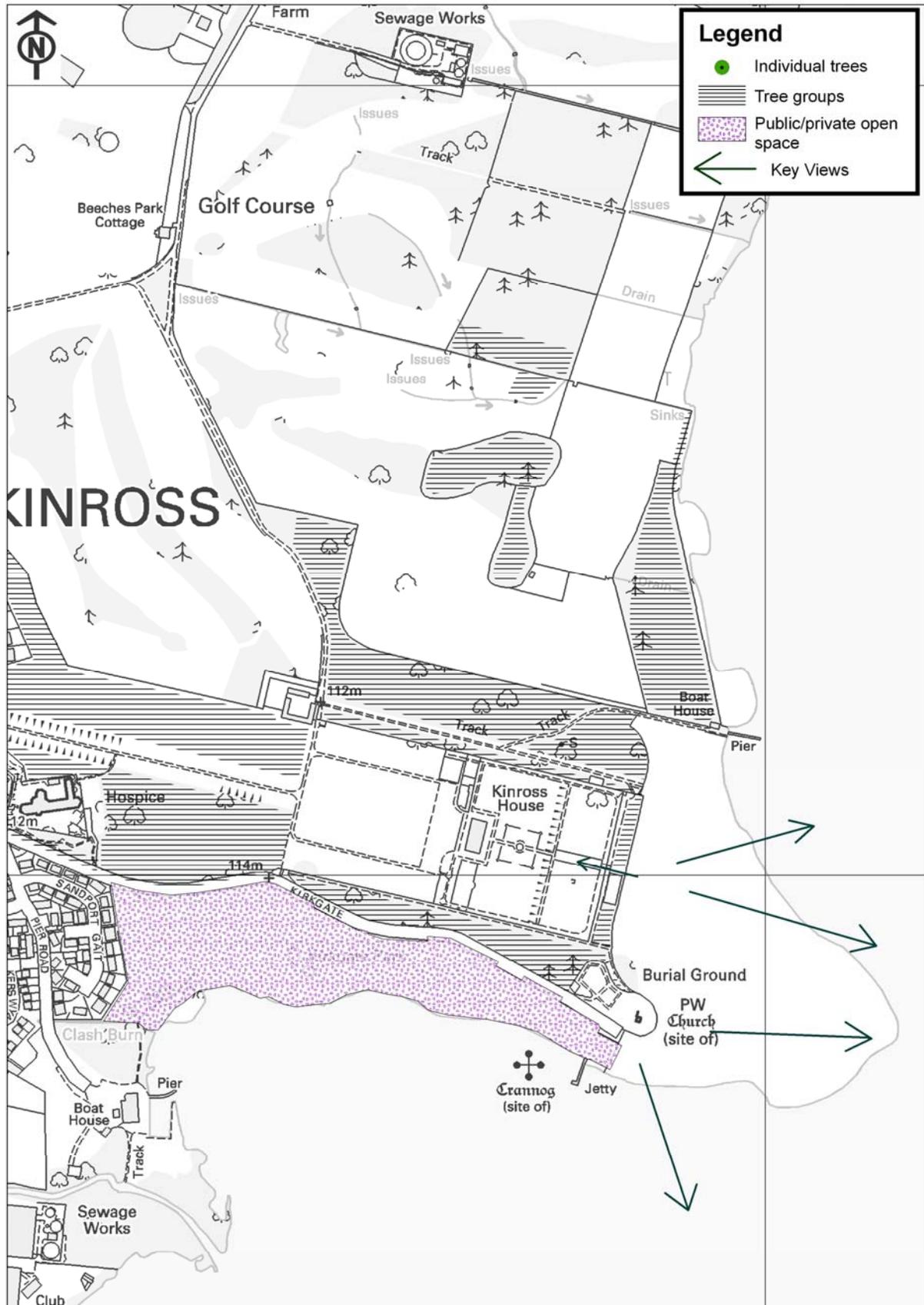
4.32 Boundary treatments including walls, railings and hedges are important elements of the townscape. In the tightly knit lanes to the west of the High Street there are some fine examples of traditional rubble walls which follow the curvature of the street edge. The high stone walls of the grounds of Kinross House, running south from the gate lodge along Coventry Place and Kirkgate are a significant feature providing a sense of enclosure and seclusion. In the Victorian suburban area there are several examples of low stone walls, stone gate piers, mature hedges and decorative cast iron gates. Some examples of decorative railings survive of varied designs, although many boundary walls have lost their railings through general erosion or 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.

Map 10: Green areas - 18th - 19th century planned expansion



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**Map 11: Green areas -
The gardens and landscape surrounding Kinross House**



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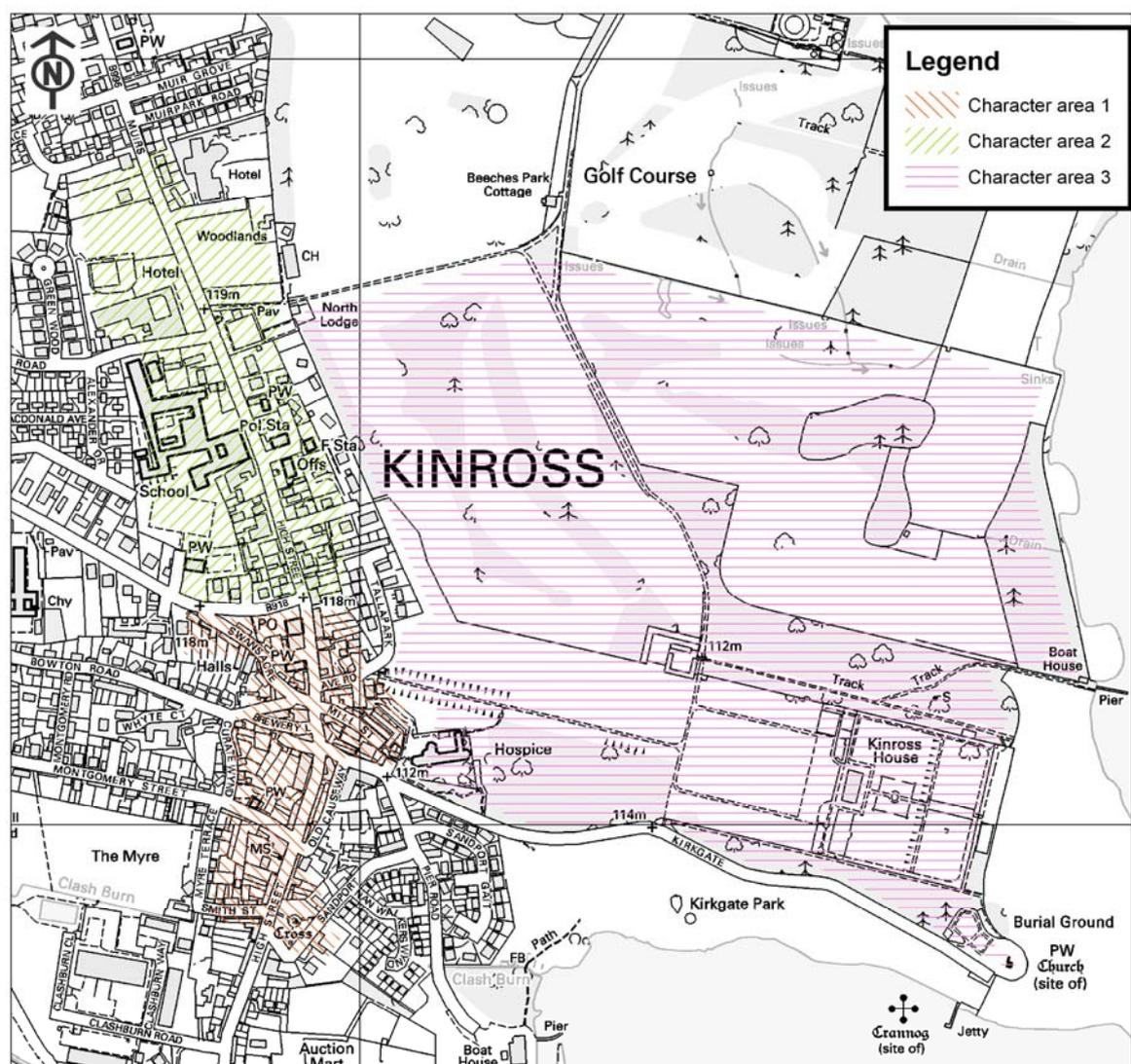
4.33 Key tree groups in and around the town are indicated on maps 9, 10 and 11.

Character areas

4.34 Kinross Conservation Area divides broadly into three areas of distinct character:

1. The early organic core based on early industrial development. This area is characterised by narrow, winding lanes and dense, largely two storey vernacular development built hard against the footway.
2. The eighteenth and nineteenth century expansion of the town to the north of the early core, in ribbon development along the routes of the Great North Road and Station Road. This area is characterised by less dense development, often in villa format set back from the road line within generous gardens, and formal public buildings including the county buildings, schools and churches.
3. The gardens and landscape surrounding Kinross House, to the east of the town and along the western shore of Loch Leven. This area is recognised as an outstanding landscape in its own right in the Historic Scotland Inventory.

Map 12: Character areas



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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 maps 6, 7 and 8. There may be the potential to enhance these areas and opportunities for enhancement are discussed further in paragraphs 13.1 - 13.8

Building by building analysis

Buildings at risk

6.1 Kinross Town Hall, Carnegie Library and Museum, and the Old Post Office, High Street are listed on the Scottish Civic Trust's Buildings at Risk Register. These listed buildings are in fair condition but are deteriorating, and without action could suffer further decay leading to more serious problems. The buildings are currently for sale.

6.2 There are also several buildings in the town centre which are not on the official Buildings at Risk Register but whose condition is of concern, or with an uncertain future. These include:

6.3 High Street, former public house/ hotel and environs directly opposite the Town Hall. These buildings are listed and currently undergoing refurbishment. Progress will be monitored.



Public house in poor condition

6.4 Swansacre: this unlisted, vacant building on the corner of the High Street is a prominent feature in the townscape and requires urgent attention.



Unlisted vacant building

6.5 The listed former Loch Leven Inn behind is also vacant, but undergoing refurbishment following approval of a scheme of conversion to business units. Progress will be monitored.

6.6 High Street: the Kirklands Garage building is mostly vacant and deteriorating. This traditional building with an early garage forecourt is an interesting feature within the conservation area with great potential for enhancement.



Kirklands Garage

6.7 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, paragraph 15.1.

Negative buildings/sites

6.8 Sandport, vacant commercial buildings on the south side of the public gardens and Pier Road, former industrial garage and its curtilage. The deteriorating character of these sites detracts from the character and setting of the conservation area and nearby listed buildings. The sites would benefit from enhancement, landscaping or sensitive redevelopment.

6.9 Sandport, extension to Old Manse/Bunkhoolie and High Street, Salutation Hotel - large flat roof extension to rear, and poor quality courtyard facing the High Street. These unsympathetic modern additions to listed buildings have detracted from their character owing to their scale, design and materials. Opportunities for sensitive redesign should be encouraged.

6.10 Myre Terrace: playing fields changing room building and environs. The design of this blank, modern building relates poorly to the character of the surrounding townscape. This could be improved by sensitive landscaping/screening or façade improvements.



Myre Terrace, changing room building



High Street/Station Road junction

6.11 High Street/Station Road junction, supermarket building and associated car park. The demolition of the original terraces at this junction created a loss of the historic street enclosure and character. The unrelieved expanse of car parking and blank side façade detract from the character of the area, exacerbated by insensitive traffic management measures at the junction. Reinstatement of a built frontage to the High Street/Station Road and loss of car parking may not be feasible but a scheme of sensitive hard landscaping and tree planting would help to reinstate the sense of enclosure and screen the car park and buildings.

Spaces

6.12 Mill Street: the terraced area of open space in front of 1-6 Mill St would benefit from a sensitive planting/landscaping scheme.

6.13 High Street: junction with Mill Street, public open space on north corner of the junction. This concrete paved area, with token conifer trees, lacks definition and has a somewhat harsh visual appearance. There is an opportunity here for a combined hard and soft landscaping scheme using good quality materials, appropriate planting and incorporating seating. The space on the south corner also has standard concrete paving and there may be the opportunity to include and improve this space and its building edges.

6.14 Station Road: the access driveway to the High School playing fields, adjacent to the Parish Church, appears a rather neglected and 'left-over' space. Opportunities for enhancement may result from the disposal of the High School site, and sensitive design will be encouraged.

Access driveway to High School, Station Road



6.15 High Street: the forecourt area between Kirklands Hotel and the Funeral Directors' premises has

suffered from an erosion of boundary treatments, extensive tarmac surfacing and ad-hoc parking which detracts from the foreground setting of this attractive group of buildings. This area would benefit from a coordinated scheme of hard landscaping and rationalisation of parking.

Shopfronts and signage

6.16 There are good examples of traditional Victorian or Edwardian shopfronts in the High Street with elegantly designed fascias, console brackets, pilasters and stallrisers. There are however several shopfronts in the High Street which have been significantly altered or replaced in recent times which have rather obtrusive or standardised signage. Some modern fascias are totally out of scale with the façade

and there are examples of colours and lettering styles which are at odds with the traditional character and human scale of the streetscape. Unsympathetic signage can have an adverse visual effect on neighbouring, traditional or well designed shopfronts and the character of the street as a whole.



Parking and boundary treatment, High Street Unsympathetic signage

Public realm audit

7.1 Street furniture in most areas of the town is generally of a standard 'off-the-shelf' design, such as lamp standards, bus shelters and litter bins. One exception is Avenue Road, the approach to the Kinross House entrance gateway, which is lined with black painted iron lamp standards and bollards of a traditional design.

7.2 There are a few examples of traditional bollards in the narrow lanes west of the High Street, including one or two cast iron gunposts. Throughout the town centre there are examples of concrete, glass reinforced plastic and metal bollards which are not conducive with the traditional character of the townscape.

7.3 Most public and semi-public open spaces in the town centre are either surfaced in asphalt or landscaped with standard, small-format concrete and brick pavements. There are small areas of reclaimed stone setts and flags in the narrow wynds leading off High Street.

7.4 An original red 'K6' telephone box exists in front of the Post Office in High Street. The telephone box deserves an improved setting rather than the bland ground surface, concrete block wall and items of street furniture in front of the box that exist at present.

7.5 There is also a degree of visual clutter in the High Street, particularly at the mini-roundabout junction with Station Road. The visual quality of this junction and the adjacent car park is poor. There is a plethora of road signage, inappropriately designed safety barriers and bollards. Opportunities for rationalising road signage should be examined.



'K6' telephone kiosk

Surveys of Specific Issues

8.1 All conservation areas contain streets, building types and styles, architectural details and materials which are unique to that area and a result of their historical development. These features contribute to the area's local distinctiveness and a unique sense of place. Some of these characteristics are general but others can be closely defined.

8.2 The following photographs are not an exhaustive survey and will be augmented in the future. Important features and elements of the townscape are identified which contribute to its special identity and which may be most at risk of incremental erosion. A full survey of each category will be undertaken as part of a building analysis survey. This will provide example images which can be referred to when new development, extensions and alterations are proposed in the conservation area.

**Character Area 1: Early core
Windows and doors**



**Character Area 1: Early core
Materials and details**



Character Area 1: Early core Shopfronts



**Character Area 2: 18th-19th century planned expansion
Windows and doors**



Character Area 2: 18th-19th century planned expansion
Materials and details



Character Area 2: 18th-19th century planned expansion

Boundary treatments



Character Area 3: The gardens and landscape surrounding Kinross House
Materials and details



**Character Area 3: The gardens and landscape surrounding Kinross House
Boundary treatments**



Sensitivity analysis

Setting of the conservation area

9.1 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.

Gardens and Designed Landscapes

9.2 Kinross House forms an entry in the Historic Scotland Inventory of Gardens and Designed Landscapes. The landscape is considered outstanding for its artistic, historical, architectural and nature conservation values. It is an impressive 17th century formal landscape, extended during the mid-19th century. The gardens of the category A listed house were restored in the early 20th century.

9.3 The central, formal area of the designed landscape around Kinross House lies within the conservation area boundary. 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 Kinross House designed landscape.

Archaeology

9.4 There are two scheduled monuments within the conservation area; the tower of the former Parish Church on the High Street at Parliament Square, and the Market Cross at Sandport Park. Historic Scotland must be consulted on any proposal potentially affecting the setting of a scheduled monument.

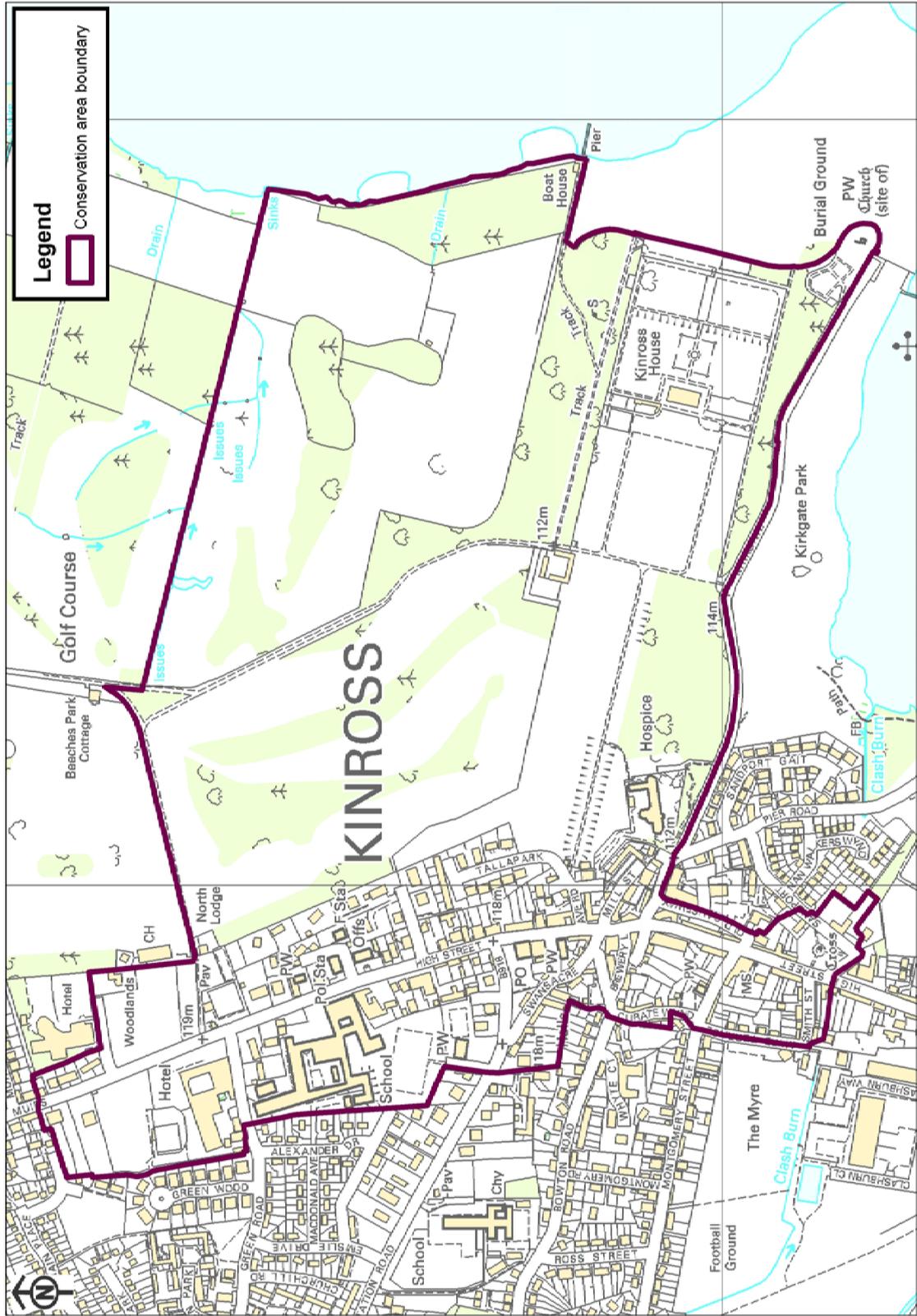
9.5 Following national planning policy, a programme of archaeological works including an initial evaluation to assess the significance of any deposits will be required to protect and record any archaeological remains impacted upon by any proposed development. Depending on the results of the initial evaluation,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

Assessment of significance

10.1 Kinross is an interesting example of a compact county town which developed first as a market- and industrial centre and later as a staging post and local tourism hub. The form of the historic core demonstrates its growth along the linear route of the Great North Road with different periods of development evident in areas of distinct character. The adjoining Kinross House policies and the wider landscape provide Kinross with a setting of outstanding quality.

10.2 The conservation area boundary is indicated on map 13.

Map 13: Conservation area boundary



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Chapter 4 CONSERVATION STRATEGY

Using the Conservation Area Appraisal

11.1 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 Kinross 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.

11.2 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.

11.3 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.

11.4 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 paragraphs 14.2 - 14.5).

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, 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.

11.5 There is a firm commitment from the planning authority to ensure the protection and enhancement of Kinross 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:

12.1 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;

12.2 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;

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

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

Chapter 5 PROPOSALS

Opportunities for development

General

13.1 There are no large-scale sites identified as opportunities for development within the conservation area in the Kinross Area Local Plan 2004. Guidance will be produced, if required, identifying the significance and key issues for re-use of any public building which may in future require alternative use.

Kinross High School

13.2 The High School site and playing field are identified in the Kinross Area Local Plan for “Community Facilities Improvement and Recreation Provision”. Following the relocation of the school to Loch Leven Community Campus, this site clearly becomes a key development opportunity within the conservation area. Guidance on the planning and historic environment issues affecting the High School site has been produced to assist with its marketing and future plans for development.

13.3 Although unlisted, the original Edwardian school block and its 1930s extensions are of architectural and historic value. Consideration should be given to the re-use and adaptation of buildings to retain their positive contribution to the conservation area in any redevelopment proposals.

Kinross Town Hall

13.4 Kinross Town Hall is identified as an opportunity site within the Local Plan, with conversion to community, retail, office, hotel, restaurant or residential use suggested as possibilities, subject to a sympathetic scheme for the restoration and reuse of the listed buildings and an enhancement scheme for the associated public space in front.

Swansacre

13.5 Swansacre: planning permission was granted in 2007 for the renovation and conversion of this building to 4 flats. The Council will encourage the implementation of this, or a similar scheme, for sympathetic conversion.

13.6 Elsewhere within the urbanised parts of the conservation area some scope may exist for infill development or creation of public space but only where this will not adversely affect the character or amenity of the conservation area, or conflict with other policies. Applications for consent in principle within the conservation area

are unlikely to be acceptable without detailed plans of the proposed development.

13.7 Areas identified as public and private open space, woodland and recreation areas in the development plan must be retained. Development proposals which erode these areas will be resisted, unless there are overriding social or economic benefits which justify a departure from policy.

13.8 Other development sites outwith the conservation area may be allocated for housing or other uses 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

13.9 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 town linking to wider networks allowing access throughout the area. Some paths within the built up area of the town are established, historic rights of way which contribute significantly to its character and amenity.

Opportunities for planning action

Conservation area boundary

14.1 The conservation area was first designated in 1979 and extended in 1989. During the current re-appraisal other areas have been considered for inclusion in the boundary. Two small additional areas are included on the grounds of the historic and architectural character of these sites and their key visual contribution to the character of the conservation area: the west end of Swansacre to the junction with Station Road; and the area containing the Green Hotel, the Market Park and the group of houses immediately to the north. The appraisal and boundary will be kept under review in future re-appraisal cycles.

Effects of permitted development

14.2 There are examples in Kinross 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.

14.3 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.

14.4 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 Kinross the townscape is



Standard bollards and barriers



Traditional and non-traditional window style and material finish

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.

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

Advertisements

14.6 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.

14.7 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. 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.

14.8 Classes of permitted advertisement proposed for removal under Regulation 11 of the Control of Advertisements Regulations 1984 are shown at Appendix 2.

Trees

14.9 There is a case for Tree Preservation Orders (TPOs) to be formulated around Kinross Conservation Area 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.

14.10 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 Individual sites which may be opportunities for enhancement are identified in the Negative Factors and Buildings at Risk sections and the Townscape Analysis map. Significant buildings or sites likely to be redeveloped are discussed in the Opportunities for development section above.

15.2 The improvement of Kinross town centre is identified as a proposal within the Kinross Area Local Plan 2004 and has been advocated since the preparation of the Kinross Strategy in 1995 in conjunction with the Kinross-shire Partnership. The Council continues to work in conjunction with the Kinross-shire Partnership, partner agencies and the local community to deliver improvements in the area.

15.3 The Council has secured significant investment in Kinross through the Investment In Learning programme in respect of the Loch Leven Community Campus and further investment is programmed in respect of the construction of a relief road at the south west of Kinross to relieve traffic congestion in the town centre, service new business and industrial land and potentially assist further

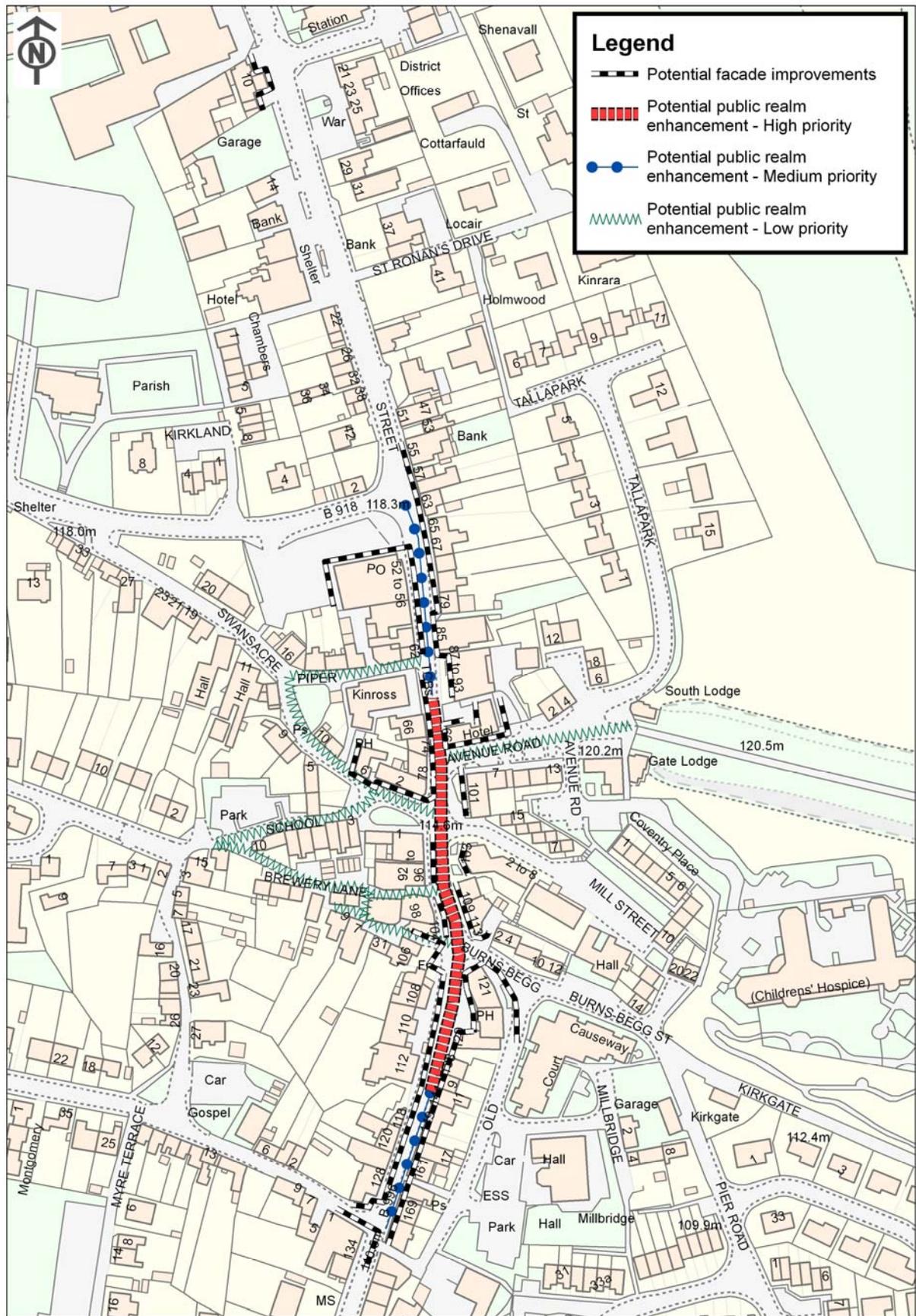
housing and tourist development in this area.

15.4 Evidence from elsewhere suggests that if high street improvements are not undertaken in conjunction with the relief road, the removal of through traffic can have a negative impact on the economic performance of town centres and lead to decline and deprivation requiring broader intervention later, at higher cost. Conversely, environmental improvements can encourage local shopping, enhance retail turnover of adjoining properties, and attract additional visitors.

15.5 The key themes for town centre enhancements would comprise public realm and streetscape works along with façade enhancement for historic and traditional buildings. The indicative enhancements indicated on map 13 shows priority areas for enhancement works. A grant programme and prioritisation system for façade enhancements will be developed in association with property owners.

15.6 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.

Map 14: Possible enhancement areas



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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

Kinross Conservation Area

The Perth & Kinross Council (Restriction of Permitted Development)
(Kinross) Direction 2010

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 Kinross (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) (Kinross) Direction 2010.

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) .

Sources

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Perth and Kinross District Council, *Kinross Conservation Area Written Statement*, August 1989

Walker, N (ed.), *A Historical Guide to the County of Kinross*, Kinross-shire Antiquarian Society, 1980

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