

Kinnoull Conservation Area Appraisal



PERTH &
KINROSS
COUNCIL

The Environment
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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 A conservation area was first designated in Kinnoull in 1987. 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 review of the Kinnoull Conservation Area reflects the fact that a substantial period of time has passed since the original designation and it responds to suggestions put forward by the local Community Council regarding extensions to the conservation area boundary, as well as requests for the serving of Tree Preservation Orders. The Community Council recommends that the conservation area boundary be extended to include: Commercial Street, a 1978 residential development; Bridgend and Isla Road, which sit on a prominent riverside site and Barnhill, to connect the current conservation area to Kinnoull Hill.

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.

Purpose of the Conservation Area Appraisal

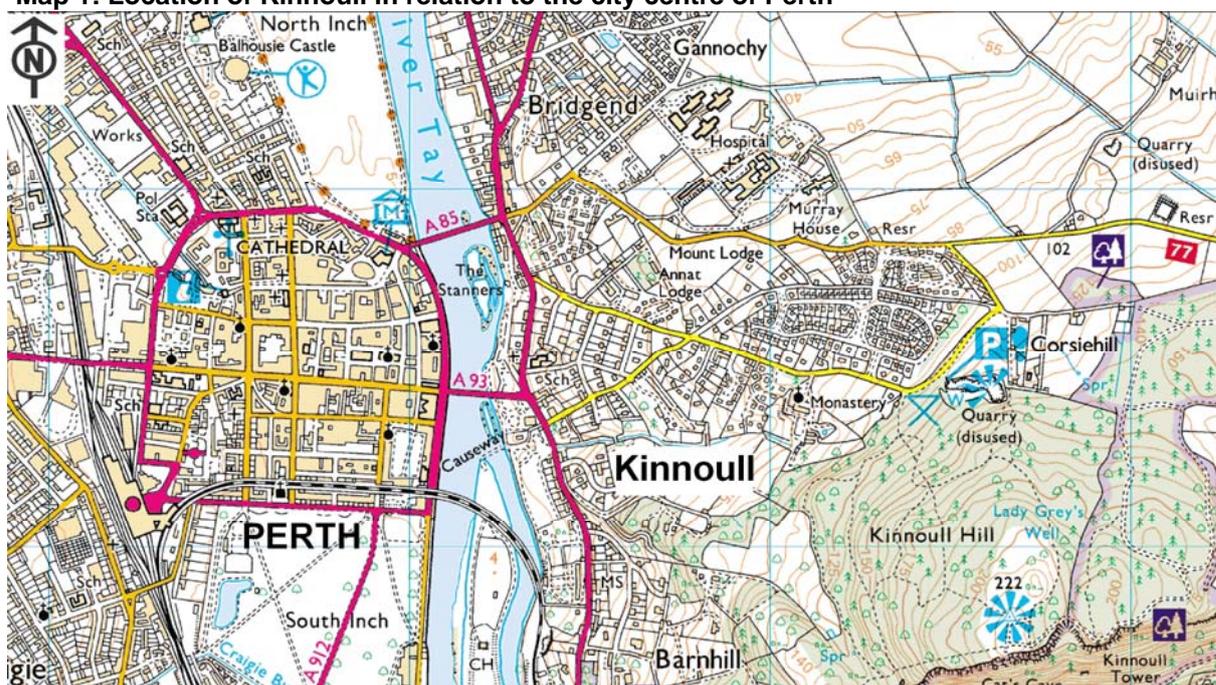
2.3 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Local Plan. The appraisal provides the basis for the development of

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.

2.4 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.

CONTEXT AND SURVEY

Map 1: Location of Kinnoull in relation to the city centre of Perth



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Location, History and Development

3.1 Kinnoull, along with Bridgend and Barnhill, lies on the eastern side of the River Tay, on sloping ground rising up towards Kinnoull Hill. The Kinnoull area was not substantially developed until the Victorian era, prior to this concentration of settlement was mainly around Commercial Street. This was connected to the City of Perth in 1617 by a bridge built by John Mylne, during the reign of James VI. By 1621 the bridge had been swept away by severe flooding and it would be 150 years before a replacement was completed. Difficulty of accessing the Kinnoull area would prevent its expansion until the latter part of the eighteenth century.

3.2 Without a bridge to cross the river, the area around Commercial Street and what is now Bridgend became home to ferrymen and others who relied on the river to earn their living. It was a busy ferry crossing point - the Statistical Account of Scotland of 1791-1799 notes that around thirty boats and as many ferrymen operated the crossing. Not deemed the most salubrious place to live, the Account also points out that: *“Before the new bridge was built [Perth Bridge of 1771], Bridgend was a poor paltry village...”* Despite the bad reputation of the area, one of

its oldest buildings, the Dower House of the Moncrieffe Estate sited at the foot of Bellwood Park, is alleged to have hosted Bonnie Prince Charlie during the Jacobite rebellion of 1745. The Moncrieffe family subsequently lost their lands around Barnhill after the rebels were defeated because of their support for the Jacobites through both the 1715 and 1745 uprisings.

3.3 It was the building of John Smeaton's Perth Bridge of 1771 that stimulated the expansion of the area into a high status residential suburb. The impetus for the building of the bridge was generated by the 8th Earl of Kinnoull, who donated generously to fund its construction. After the opening of the bridge, Kinnoull was made a Burgh of Barony under the Earl of Kinnoull.

3.4 Early expansion at this time concentrated along Commercial Street and Main Street to the north. By the end of the eighteenth century, the size and status of the area had increased appreciably. The Statistical Account bears this out: *"...of late, a better style of building has prevailed. Within the last 7 years, no less than 31 new houses have been built, which are commodious and well lighted; which will cherish a spirit of cleanliness and contribute materially to the health of the inhabitants."*

3.5 Potterhill House and Rosemount House are noted as two of the earliest villas to be built in Kinnoull. The former has since been demolished and replaced by high-rise flats, but there are still some remnants of the many fine trees said to have been planted in its gardens. More villas soon sprang up, taking advantage of the views across the Tay. By 1830 there were many built along the riverbank to the north of the bridge. By 1862, the area bounded by Bowerswell Road and Manse Road had begun to be developed: first along Dundee Road, with the rest of the site built on by the end of the nineteenth century. The geography of this particular site, sloping up away from the river, meant that houses could be built on terraces, all facing the Tay, taking in the impressive aspect towards Perth. The same trend of development was followed in Barnhill, immediately to the south: in the early 1800's building started along Dundee Road, with the Fairmount villas constructed on higher ground in the latter part of the century.



Housing on terraces in the Barnhill area overlooking the river

3.6 A house at Bowerswell was purchased by George Gray in the early 19th century from the father of John Ruskin, the distinguished art critic. Gray replaced this with the current Bowerswell House in 1847-8 and here his daughter Euphemia (Effie) married John Ruskin in the drawing room in 1848. This marriage was later annulled and Effie married the artist John Everett Millais in 1855. The couple took Annat Lodge, to the north-west of Bowerswell, and this building remains a key landmark in this area, facing into the parkland around Murray Royal hospital. Millais produced a series of paintings based in Perth and the surrounding area from the 1850s onwards, linking the area with the Pre-Raphaelite movement in works such as Autumn Leaves (1856), The Vale of Rest (1858, depicting Kinnoull churchyard) and Chill October (1870). Effie is buried with her family in Kinnoull churchyard.



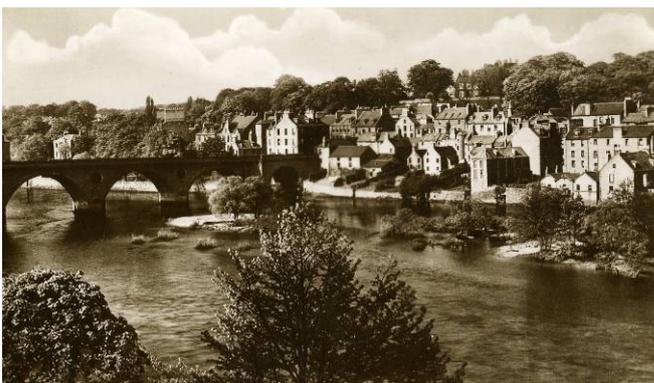
The new Kinnoull Parish Church of 1826

3.7 The original Kinnoull Parish Church was built in 1635 and eventually demolished in 1836. By the late eighteenth century it was falling into disrepair and indecision over the issue of building a new church saw parts of the congregation migrating over the river to find a more comfortable place of worship. Only one aisle of the old church is still extant and houses a Baroque monument to George Hay, the 1st Earl of Kinnoull. The new Kinnoull Parish Church was built in 1826, on a Greek-cross plan and in a restrained Gothic style. Attributed to William Burn, it was described by John Ruskin as *“not a high kind of architecture but perfect of its kind.”*

Directly across the road from the church, a new School house was built in 1876 on the site of Witchhill Quarry, responding to the increase in population in the area. Designed by Andrew Heiton Jr., it is a restrained classical building with two projecting pedimented wings, its detailing owing a debt to the influence of Alexander ‘Greek’ Thompson.

3.8 The construction of the 1771 bridge also opened up business opportunities on the east side of the river, particularly in the planting of nurseries. The light soil and southern exposure made the area ideal for cultivation and the Duke of York, son of George III, procured a shrubbery for his parklands from a Kinnoull nursery. Bellwood House, owned by Archibald Turnbull, who made his money from textiles, also ran a nursery business under the company name Dickson & Turnbull.

3.9 By the end of the nineteenth century, it was decided that to relieve traffic pressure, a second crossing over the Tay was required. In 1900, the Victoria Bridge was opened, on a line straight through Rodney Lodge, demolishing the house but bizarrely leaving the gable ends standing. The Victoria Bridge was replaced by the Queen’s Bridge in 1960.



Commercial Street: before and after Parr & Partners’ redevelopment. The Potterhill Flats high-rise block can be seen in the background of the right-hand photo

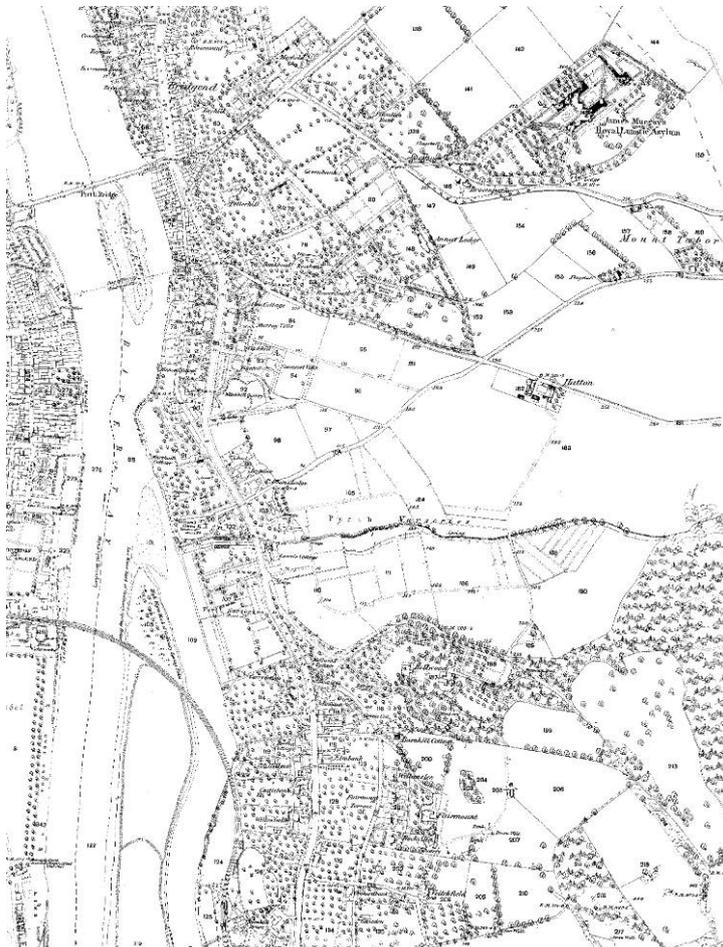
3.10 Examples of modern development of varying quality exist in Kinnoull. The most prominent is the Potterhill Flats, a high-rise building on the site of the former Potterhill House, built in 1961. This monolithic block dominates views into the area from the western bank of the Tay. In contrast, the 1978 re-development of Commercial Street by James Parr & Partners was executed in a manner more in-

Settlement Development

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



Map2: Wood's Map of 1832



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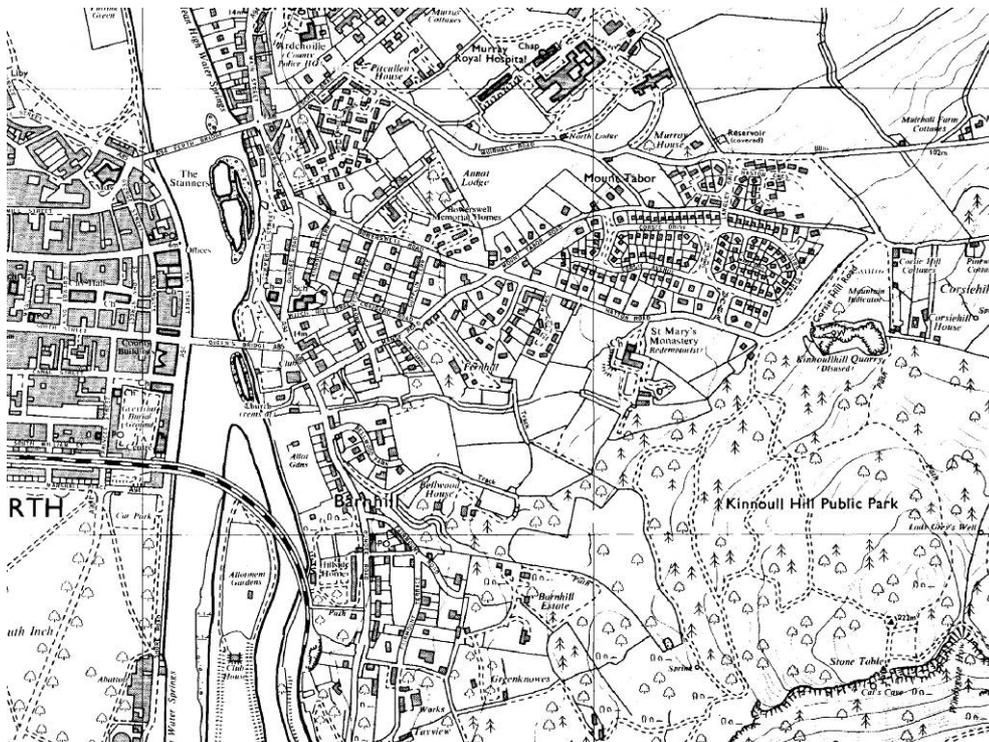
Map 3: OS Map 1864-1884



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Map 4: OS Map 1901

Map 5: OS Map 1982



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keeping with the character of the area. Prior to this project, the street was becoming run down, with many buildings lacking basic services. The new buildings, in terms of scale and form (low-rise, gabled flats with an irregular roofline) were far more sympathetic to the existing townscape. Similarly, the earlier 1973 Keystone Development on Main Street was an attempt to create well-scaled modern design.

TOWNSCAPE ANALYSIS

Street Pattern

4.1 There are two distinct areas within the Kinnoull Conservation Area. The first is the area around Bridgend, including Gowrie Street, Main Street, and East and West Bridge Street. This area is primarily Georgian development brought about by the opening of Perth Bridge in the late eighteenth century. The second area, around Barnhill and particularly the development between Bowerswell Road and Manse Road, is mainly a result of Victorian expansion.

4.2 Commercial Street was the focus of the Kinnoull area prior to the building of the Perth Bridge, connecting to the Dundee Road and being the ferry crossing point across the river to the city. This focus shifted to Bridgend after 1771 when the bridge was opened, with Main Street and Gowrie Street becoming the primary route running north-south and joining onto Dundee Road.

4.3 Into the Victorian era, the area developed to the east, with streets running up the hill servicing the scattered early villas. The north-south terraced streets followed as more and more villas were built in the area. The roads which run up the hill towards the east had to defer to the topography of the site, therefore the overall street pattern is distinctly irregular.

4.4 Development continued to the east outwith the conservation area boundary, between the Murray Royal hospital and St. Mary's Monastery and further north at the Gannochy housing scheme. These areas continued the organic street pattern, although without the terraced streets of the Victorian era.

Activity and Movement

4.5 Kinnoull is primarily a residential area, with commercial property mainly located around Bridgend on Main Street. Commercial activity here is limited to small shops, public houses and a garage. In the wider area, there are two hotels on Dundee Road opposite Queen's Bridge, a sports centre, homes for the elderly and the Murray Royal Hospital.

4.6 Having the A85/A93 as the main route through the area, serving traffic to and from Dundee, and beginning the tourist route north towards Scone Palace, Blairgowrie and on northward, means that the centre of Kinnoull is prone to being very busy, especially at peak times and during the school year, as the primary school is situated on this road.



Main Street, Bridgend

Buildings and Townscape

Bridgend

4.7 The Georgian development around Bridgend is typified by 3-storey tenement buildings with commercial premises at street level. The regular fenestration patterns and plain, unornamented façades are characteristic of architecture of the period in this type of building. Modern interventions, such as the re-development of Commercial Street and the flats on Main Street respect the scale and massing of the existing buildings. The Commercial Street buildings were designed in a more historicist manner than that on Main Street, which is distinctly modern.

4.8 More visible from the western bank of the Tay, the riverbank to the north of Perth Bridge is the site of several west-facing villas, usually 2 or 3-storey and executed in a classical style.

Kinnoull

4.9 The predominant building type in the Kinnoull area is the Victorian villa, usually 2-storey with gabled or piended roofs. The arrangement of terraced streets and west-facing houses creates an unusual streetscape, with high boundary walls and garages on the west side of the terrace and low walls and gardens opposite.

4.10 A sense of enclosure is created in many of the streets in the area, either by tall, mature hedgerows or high rubble walls. An abundance of mature trees in private gardens also add to this characteristic.



The grade B listed Bowerswell House

4.11 The area contains several standout buildings including the grade B listed Bowerswell House. It is notable for its Italianate entrance tower and bay windows, which are well detailed with raised window margins, balconies on console brackets and parapets decorated with cartouches. The house is of particular historic interest as it was the home of Effie Gray, wife first of John Ruskin and subsequently the painter Sir John Everett Millais. The house was converted to a retirement home and dedicated as Perth's War Memorial in 1950.

4.12 Kinnoull Parish church is also a grade B listed building and its site makes it a prominent visual feature looking from the western bank of the river. It houses a collection of stained glass windows depicting the 'Parables of Our Lord', designed by Millais. Millais is also associated with Annat Lodge in Bowerswell Road, the house he and his family used as a studio and base for summer painting trips in and around Perthshire. Kinnoull Primary School, which is grade C(S) listed, has an important position in the streetscape, being sited directly across from the church, on the main route through Kinnoull and at the end of the Queen's Bridge.

Barnhill

4.13 Barnhill, at the southern end of the conservation area is, like Kinnoull, mostly

Map 6: Townscape analysis - Bridgend



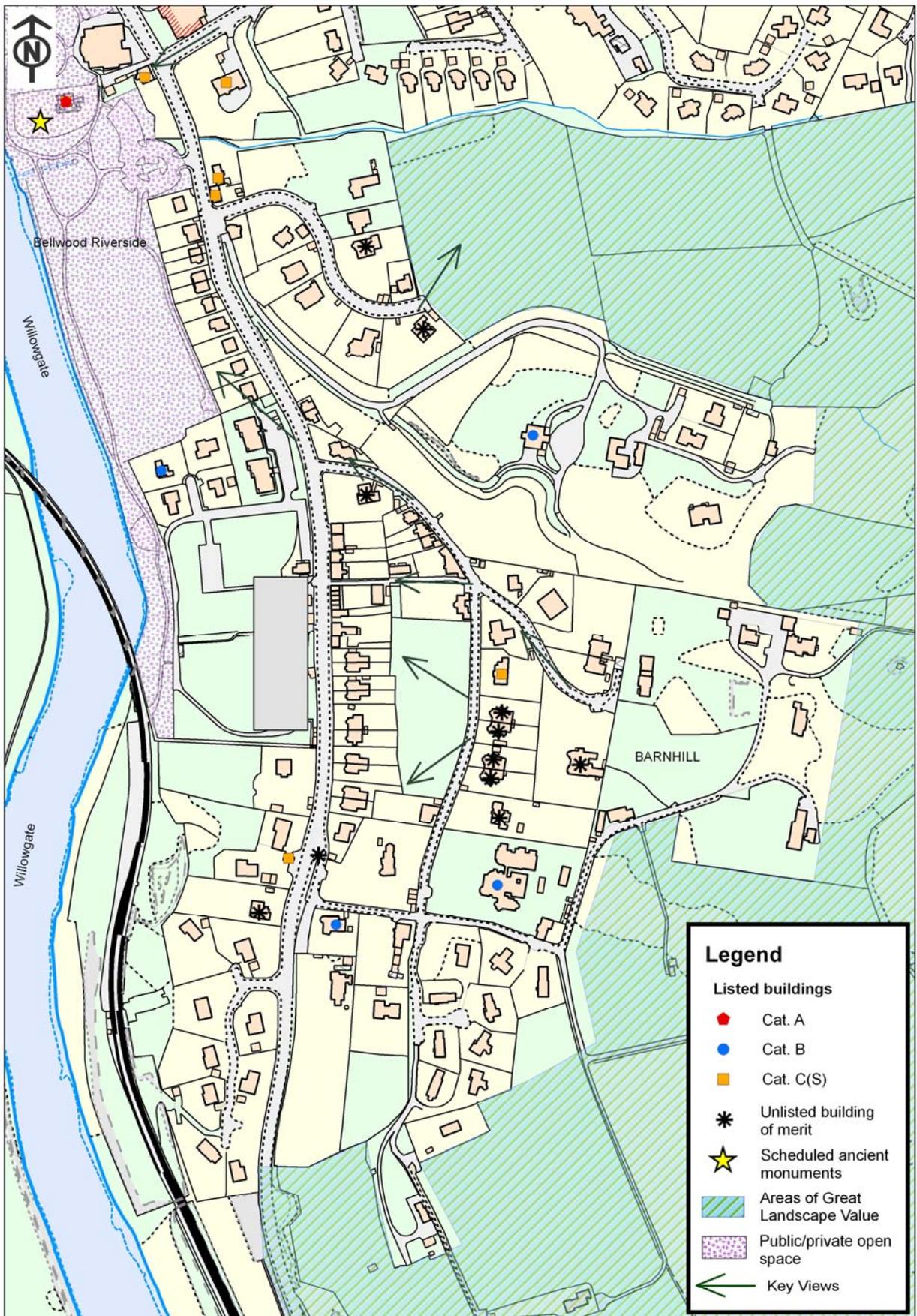
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Map 7: Townscape analysis - Kinnoull



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Map 8: Townscape analysis - Barnhill



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made up of Victorian villas. These buildings are quite varied in their roofscape, building form and use of decorative timberwork. The villas along Fairmount Terrace exemplify this: some with projecting gabled wings; some with projecting central elements; decorative eaves timberwork; balconies with ornamental ironwork and an unusual single-storey octagonal extension to one particular house.



Balnacraig School. Note the pastiche modern extension to the left of the main building

4.14 There is not the same degree of enclosure in Barnhill as there is in the Kinnoull area, although there are still many mature trees which remain standing. There are several impressive views out of this area, particularly from Fairmount Road and Bellwood Park, looking out over the river to Perth.

4.15 The standout building in this area is the grade B listed Balnacraig School on Fairmount Terrace, a large mansion-house of around 1896 in a Scots Baronial style. Its crow-stepped gable, corbelled turrets, bay windows and round tower are characteristic features of this style of architecture. The modern extension to the building has attempted to replicate the architectural style of the original, but the detailing is nowhere near as good on the newer structure.

Spaces

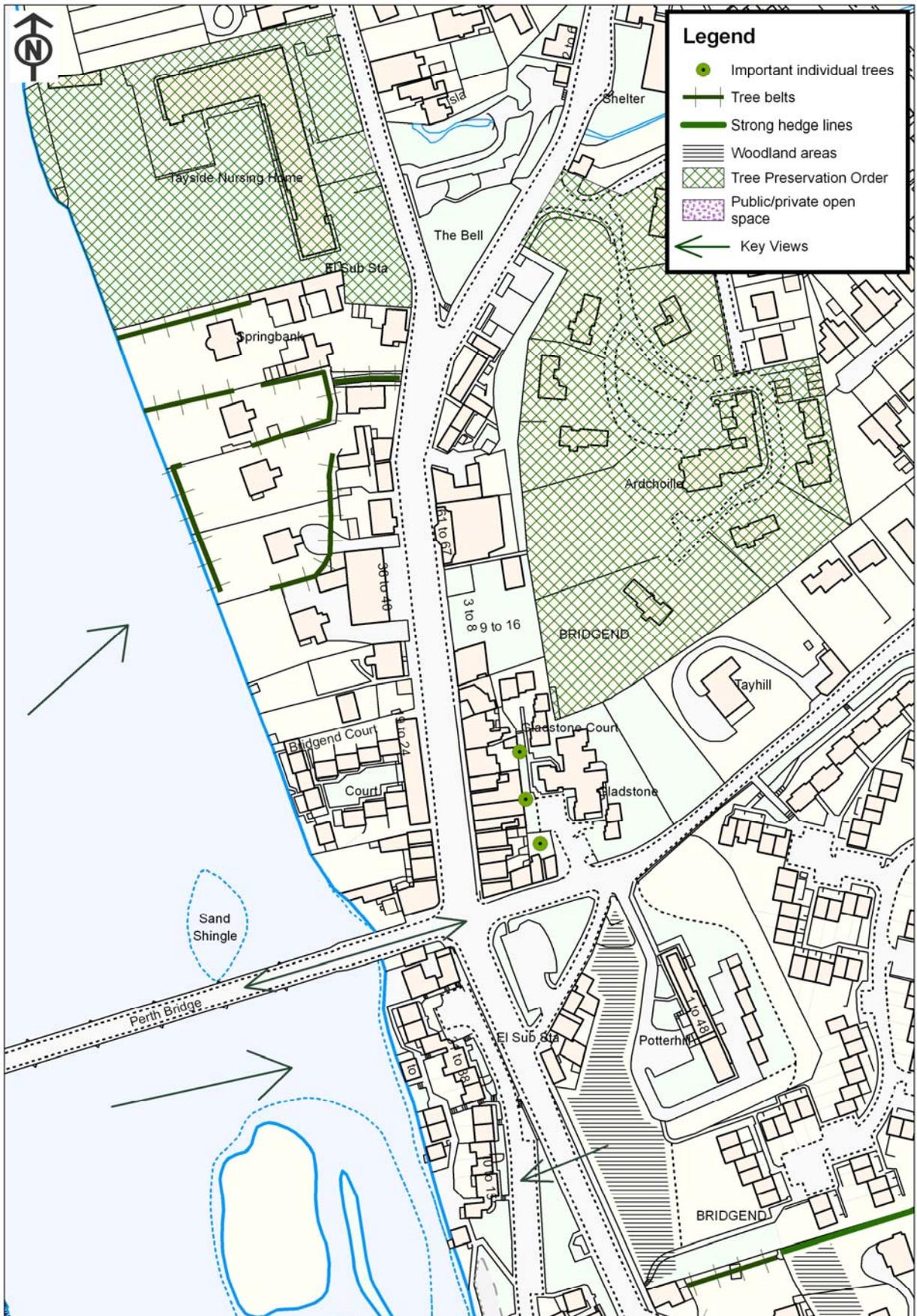
4.16 All spaces, regardless of ownership and accessibility (i.e. public and private spaces) contribute to the amenity and character of the area, as indicated in the Scottish Executive Planning Advice Note 65, 'Planning and Open Space'. The term 'open space' covers green space consisting of vegetated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

4.17 In front of the Potterhill Flats is an area of public open space which would formerly have been within the grounds of Potterhill House. The gardens of the house were noted for the fine trees planted there and the existing mature tree group may be survivors from that era. The high boundary wall running along Gowrie Street helps to cut the main road out of line-of-sight, leaving the view down to Commercial Street and across the Tay.

4.18 There is a significant area of green space running along the riverbank which makes a positive contribution to views into the conservation area from the west bank. Partially concealing the buildings on the Kinnoull side of the river, the tree cover allows for glimpse views of them, creating a picturesque effect. A footpath runs along the riverside to allow the public to enjoy the area. The path leads through Rodney Gardens and to further landscaped areas north of the Queen's Bridge. These are pleasant, well maintained spaces with numerous works of public art on display.

4.19 Just outside the conservation area boundary, at the top of Bellwood Park, is a large area of open space bounded by a tree group which has been proposed for a Tree Preservation Order. This area could come under pressure for development

Map 9: Green areas - Bridgend



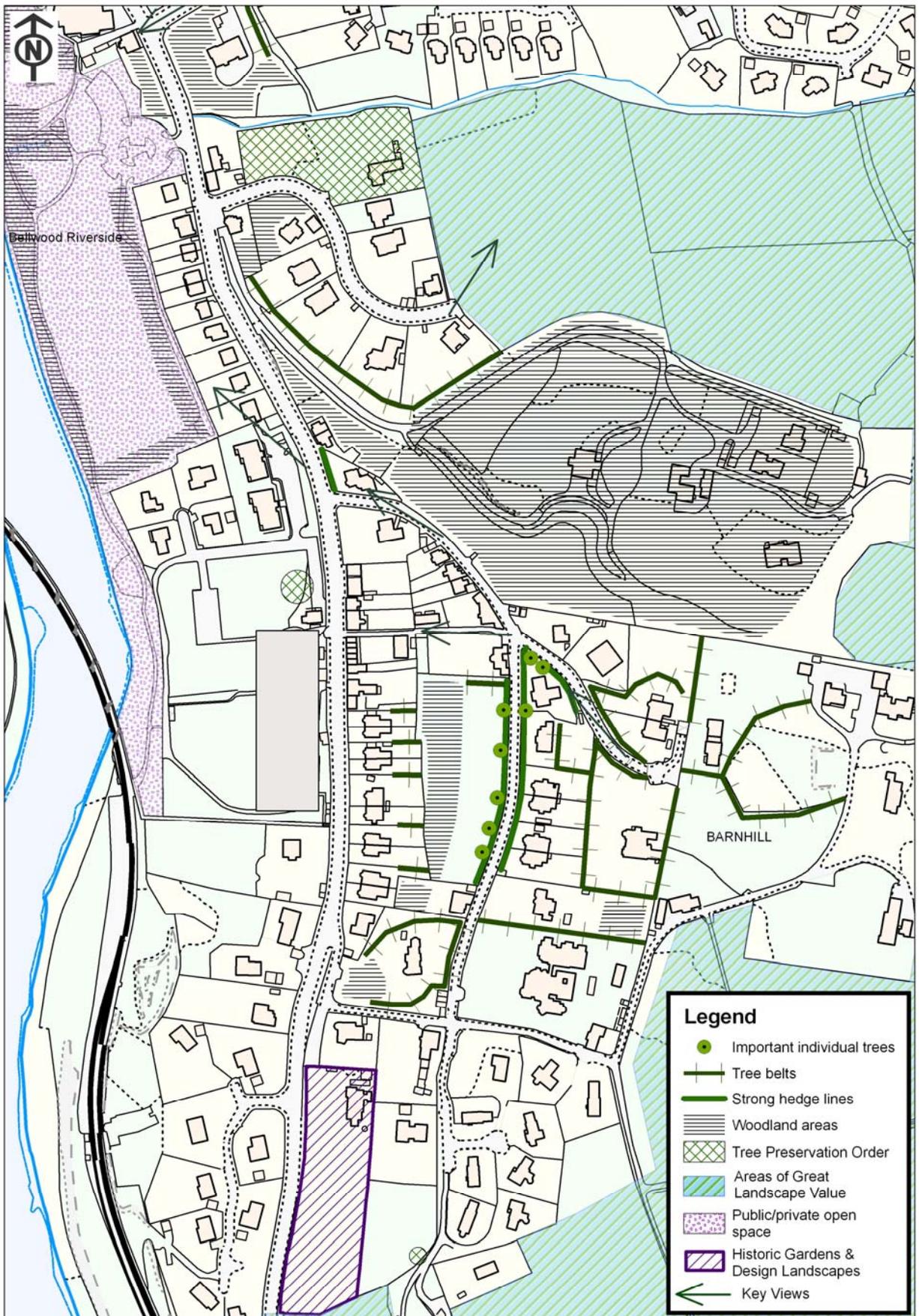
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Map 10: Green areas - Kinnoull



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Map 11: Green areas - Barnhill



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(new housing has already been built on the other side of the tree line), which would affect the setting of the conservation area. This area is excluded from the settlement boundary and is within the Green Belt policy area. It is recommended that this area remain as open space in order to protect the setting of the conservation area. A Tree Preservation Order here will be carefully considered.

4.20 Although inaccessible to the public, private gardens contribute to the visual amenity of the area through views into them, their landscaping and planting.



Riverside parkland with an example of public artwork on display



Newlands House: a riverbank villa with mature garden planting

Probably owing to the ground in the area being turned over to nursery use in the past, many of the gardens retain stands of mature trees which contribute positively to the character of the area.

Character areas

4.21 Two character areas can be identified within the Kinnoull Conservation Area. These are the area of late eighteenth century Georgian expansion around Bridgend including Main Street, East and West Bridge Street, part of Gowrie Street and the riverside villas behind Main Street. The second character area encompasses the Victorian development of terraced streets between Bowerswell Road and Manse Road, as well as the Barnhill area. It also includes the larger, more scattered mansion houses, such as Bowerswell House and Bellwood House.

Trees and Landscaping

4.22 Significant tree groups exist at Fernhill Road, Fairmount Road and Potterhill. There are also numerous high hedgerows enclosing streets in the area, a feature



Tree group in the former grounds of Potterhill House



Protected trees on Kinnoull Terrace

which contributes greatly to the character of the area. In the case of landscaped spaces, Branklyn Gardens is designated as a Historic Garden and Designed Landscape and Kinnoull Hill is recognised as an Area of Great Landscape Value.

4.23 Existing Tree Preservation Orders are in place at Kinnoull Terrace. There are also three protected groups of trees just outside the boundary of the existing conservation area: two to the north at Bridgend and one to the south at Bellwood park. These groupings enhance the setting of, as well as views into and out of the conservation area. There are also existing Tree Preservation Orders further south of the current conservation area, at the former Hillside Hospital and at Orchardbank Nursery, in the Barnhill area.

4.24 Any proposal to fell or lop trees within the conservation area are subject to controls under the Town and Country Planning (Scotland) Act 1997. Further Tree Preservation Orders will be considered for trees and tree groups important to the setting of the conservation area, including areas at Hatton Road and Bellwood Park.

Negative Factors

5.1 Certain buildings or spaces which detract from the visual quality of the area have been identified, of which some may present opportunities for potential enhancement in the future.

Buildings

5.2 There are a number of buildings within the conservation which have a negative impact on its visual quality. Much of Main Street suffers from application of dry-dash to facades, UPVC window replacements and unsympathetic shop signage. Fairmount Road has two modern buildings which have been designed without consideration of their context, especially in terms of scale and materials.

5.3 Modern UPVC window replacements to properties on Commercial Street have begun a process of incremental change which is eroding the character of the development. Conservation area designation should help to arrest this trend before it becomes too damaging.



Recently installed UPVC windows on Commercial Street (at 1st floor) have a negative impact on the visual unity of the block

5.4 The character of Dupplin Terrace has been blighted by a number of developments including: two modern houses at the northern end of the street; a further two to the south end and new extensions to buildings which do not defer to the materiality of the existing fabric.

5.5 Two cottages at the foot of Bellwood Park, which are amongst the oldest structures in the area, have had their original windows and doors replaced by metal framed units, a dry-dash finish applied to the wall surfaces which is badly patched in places and poor maintenance to roofs and gutters.

5.6 Opposite the end of the Queen's Bridge, one of the principal routes into the conservation area, is the old schoolhouse building which has been converted into a dentist's surgery. At some point it has lost its bell tower and had the openings in the

façade filled by modern double-glazed plate glass. Next to this is the Isle of Skye Hotel, a modern building occupying the site of an old 2-storey cottage. The size of the new hotel is out of scale compared with typical buildings in the rest of the area. Neighbouring this is the Innkeeper's Lodge Hotel and the Toby Carvery, both of which use a plethora of gaudy corporate signage, as well as red and white parasols for the outdoor seating in the summer. The carvery building has added a single-storey extension around the front and rear of the property, partially obscuring the older building behind.

Spaces

5.7 A key area of pedestrian and traffic activity in Kinnoull is at Bridgend, specifically the crossroads of Perth Bridge and Main Street. Due to the high volume of traffic coming from the city and along the A93, this can make this area an unpleasant environment to be in. The wedge of ground between East Bridge Street and Back Wynd was formerly the site of tenements, but is now a car park. An attempt has been made at landscaping at this site: trees and shrubs have been planted, but the clutter of street signage, traffic lights and metal railings counter any positive effect achieved.



The former Kinnoull Primary School building

Building by Building Analysis

Buildings at Risk

6.1 There are no buildings within the conservation area which are currently listed on the Scottish Civic Trust's Buildings at Risk Register.

6.2 Barnhill Tollhouse, a grade A listed building, is within the setting of the conservation area and is listed on the Buildings at Risk Register. This building has been subject to a recent planning and listed building consent.



Car park at Bridgend between Back Wynd and East Bridge Street

Public Realm Audit

7.1 The majority of street surfacing is modern asphalt, with either whin-stone or concrete kerbs. There are some exceptions: the footpaths on Bellwood Park are gravel and there is a narrow gravel path leading from Fairmount Terrace to Dundee Road. There are a number of high rubble walls enclosing streets within the

conservation area.

7.2 Part of the retaining wall running along Dundee Road has been reinforced in the past by affixing wire mesh, onto which concrete has been sprayed - a particularly untidy and unsightly solution.

7.3 Street-lighting columns, street furniture and signage are mainly of a standardised design. There are a handful of surviving shop fronts on Main Street, but there are also examples of unsympathetic, oversized corporate signage. At the northern end of Brompton Terrace, set into the wall running along the road, is a cast iron drinking fountain. There are also examples of Post Office letter boxes set in to boundary walls (one being located next to the aforementioned drinking fountain).



The poor quality of street furniture in Bridgend detracts from the character and visual quality of the area

Surveys of Specific Issues

8.1 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.

8.2 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.

Sensitivity Analysis

Setting of the conservation area

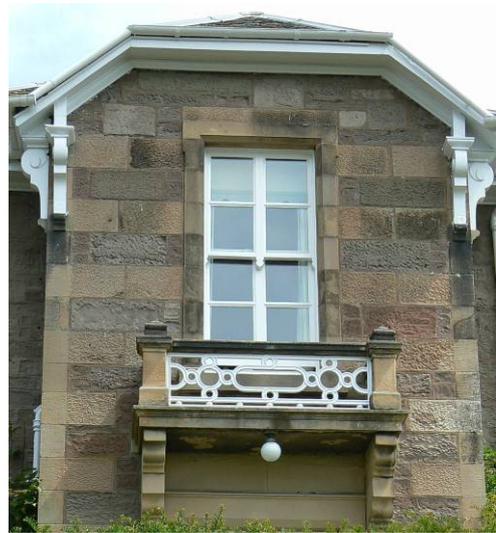
9.1 The edges of the conservation area can be sensitive to potential development. It is important to preserve and enhance the setting of the conservation area and the design, scale and landscaping of any development must not adversely affect this setting. Existing tree belts should not be adversely affected.

Gardens and designed landscapes

9.2 Branklyn Garden, to the south of the conservation area just off the Dundee road, is an entry in the Inventory of Gardens and Designed Landscapes in Scotland. Established in 1992, the garden was developed into what was described by the Regius Keeper of the Royal Botanic garden in Edinburgh as 'the finest two acres of private garden in the country'. It is now owned and managed by the National Trust

Surveys of Specific Issues

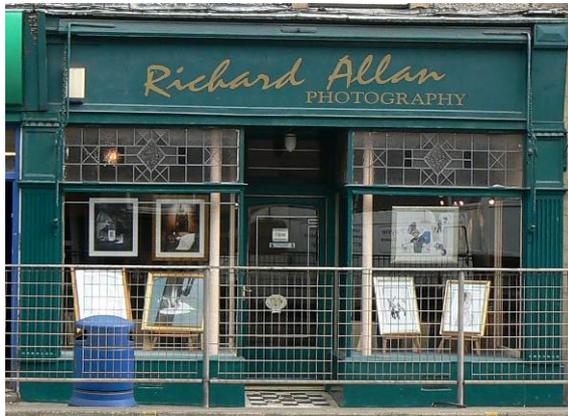
Windows and Doors



Roofscapes



Shop Fronts



Materials, Decoration and Detail



Boundary Treatments



for Scotland. The garden is considered outstanding for its artistic and horticultural values, although it has no scenic value as it is well screened and not visible from the surrounding area. Development affecting the setting of the designed landscape is a material consideration for any planning application in the area. Historic Scotland must be consulted on any proposal potentially affecting the setting of the garden.

Archaeology

9.3 Within the conservation area there is one scheduled ancient monument. This is the old Kinnoull Church which houses the monument to George Gray, 1st Earl of Kinnoull. Included in the designation are: the remains of the church, the burial aisle, churchyard and its boundary wall and the gravestones within the churchyard.

9.4 Perth Bridge, abutting the conservation area, is also a scheduled ancient monument.

9.5 The Perth Area Local Plan delineates three Areas of Archaeological Significance in and around the conservation area. These include: the southern end of Bellwood Riverside Park (up to and including the Kinnoull church site); a strip of land at the southern edge of the former Hillside House site and an area bounded by Lochie Road, Muirhall Road, Bowerswell Lane and the riverbank.

9.6 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

9.7 The built form of Kinnoull, although its period of expansion only covers a relatively short time span, is an interesting example of a settlement developing in response to the topography of the land. This resulted in the terraces of river-facing Victorian villas. There is also value in the area's association with John Ruskin and Sir John Everett Millais who resided in the area and the latter's work can be seen in the stained-glass of Kinnoull Parish Church. Proximity to the Kinnoull Hill Area of Great Landscape Value and to the protected Branklyn Gardens, as well as the many stands of mature trees which may relate to the area's nursery history, add to the overall significance.

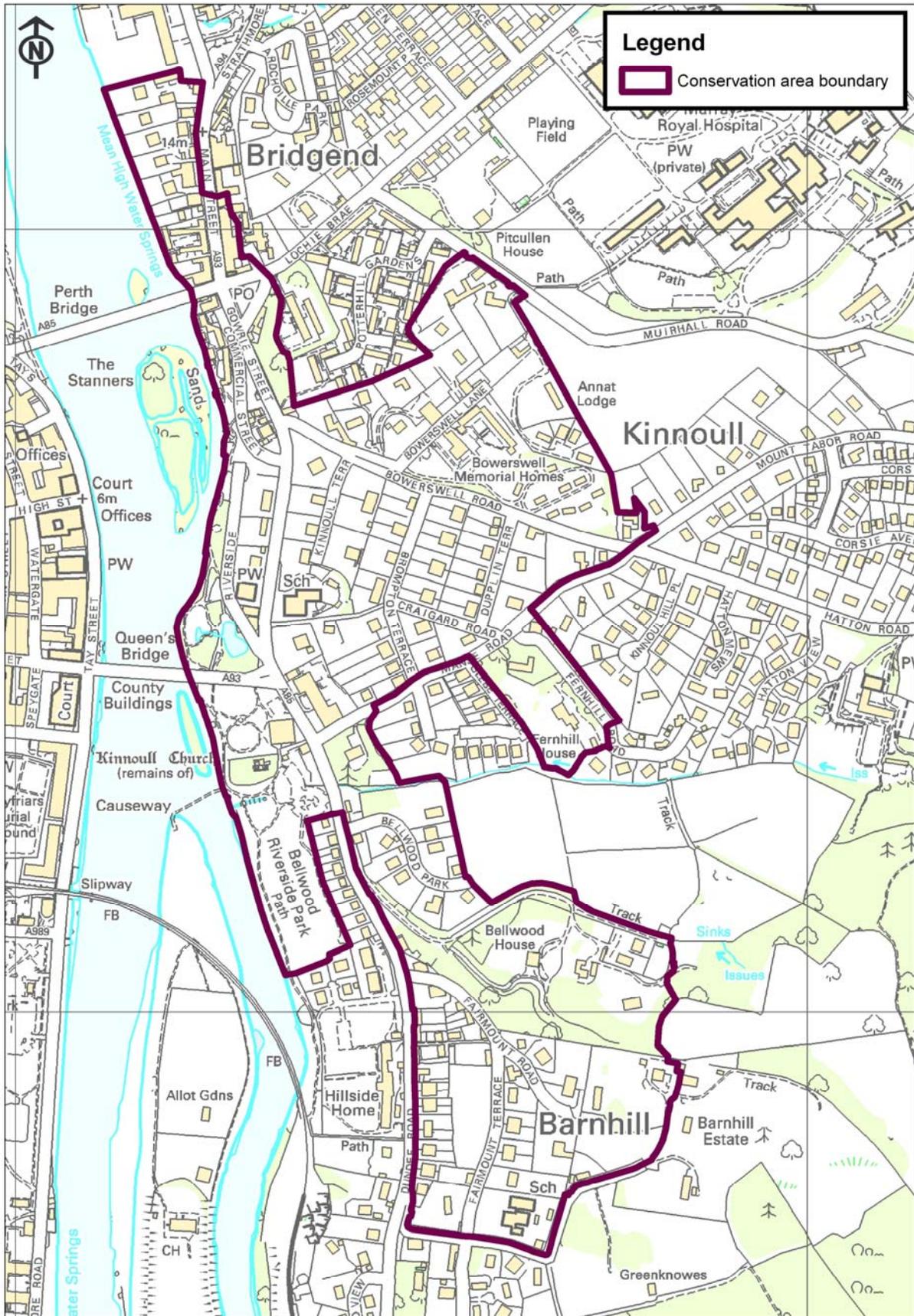
CONSERVATION STRATEGY

Using the Conservation Area Appraisal

10.1 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 Kinnoull 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.

10.2 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:

Map 12: Conservation area boundary



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- 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.

10.3 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.

10.4 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 paras. 12.7, 12.8 and 12.9).
- 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;

10.5 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.

10.6 There is a firm commitment from the planning authority to ensure the protection and enhancement of Kinnoull 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

11.1 The Conservation area will be monitored through:

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

PROPOSALS

Opportunities for Development

12.1 The Perth Area Local Plan allowed for development on the periphery of the conservation area, specifically a site for business development on the grounds of the former Hillside House and residential development neighbouring it to the north. The residential development has been completed and planning consent has been granted for the Hillside House site.

12.2 Further development opportunities are minimal, as existing open spaces, whether public or private, are essential to the character of the area. In the event that opportunities for infill development arise in the future, any proposals must preserve or enhance the character of the area and respect the context and setting.

Attention should be paid to ensuring that individual trees, tree groups and views into and out of the site are not adversely affected.

Opportunities for Planning Action

Conservation Area Boundary

12.3 The Kinnoull conservation area was first designated in 1987. The current re-appraisal proposes that the boundary should be extended to the north to include the Bridgend area, including Commercial Street, Gowrie Street, part of Main Street and the area of open space in front of Potterhill flats. The Barnhill area, including the east side of Dundee Road, Bellwood Park, Fairmount Terrace and Fairmount Road are deemed worthy additions to the designated area.

12.4 Glebe Terrace was considered for inclusion, but due to an accumulation of incremental changes to the historic buildings which has eroded their character, as well as the modern housing development at the end of the road, this area will not be added.

12.5 The local Community Council proposed that the riverside strip of buildings along Isla Road should be included within the conservation area. As a high proportion of these buildings are listed, it is felt that they already have sufficient protection and therefore do not need to be included within the area boundary.

Effects of Permitted Development

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

12.7 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 Kinnoull 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.

12.8 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

12.9 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.

12.10 The quality of commercial signage in Bridgend is extremely varied. 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 in Appendix 2.

Trees

12.11 There is a case for Tree Preservation Orders (TPOs) to be formulated within the setting of Kinnoull 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.

12.12 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 of intention to fell, top or lop trees within the conservation area 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

Buildings

13.1 There is significant scope for enhancement around Bridgend, particularly on Main Street. The street would benefit from restoration of façades and the reinstatement of original shop-fronts. The entire corner block addressing West Bridge Street and the west side of Main Street requires both structural repairs and cosmetic enhancement. Potential enhancements would involve the rationalising of the accumulated pipes and cables cluttering building façades, the removal of

cement renders, the introduction of more discreet shop signage and the replacement of non-original doors and windows. The grade B listed 'Inchbank' at the northern end of the conservation area in particular would benefit greatly from enhancement, which would contribute positively to the character of the area.

13.2 The extension to the tenement adjacent to Perth Bridge, which runs down to the river looks to have been out of use for some time. Its condition has deteriorated due to disuse and therefore requires some enhancement work, though given that it is a modern concrete structure, its demolition would not be detrimental to the character of the area.

13.3 The area around Queen's Bridge would benefit from works to restore original features to the old schoolhouse – particularly the bell tower and windows. Introduction of more discreet signage to the neighbouring hotels and Toby Carvery would improve the visual quality of the area.

13.4 The buildings on the corner of Dundee Road and Bellwood Park – two early eighteenth century cottages, both grade C(S) listed, would be ideal candidates for enhancement. Presently, their condition is questionable: roofs and gutters require maintenance and one property has a temporary downpipe at the rear. Aesthetically, poorly patched dry-dash finishes and replacement windows and doors detract from the quality of these buildings. There is also an information board giving details about the building, now partially obscured by overgrowing vegetation, which may deserve to be moved to a more prominent position. Bellwood received consent in 2008 for refurbishment works. Given that these two buildings are two of the oldest in the area with one having links to Bonnie Prince Charlie it would be good to see Roma follow a similar refurbishment path to Bellwood.



Façade improvement would significantly enhance the visual quality of the Bridgend area



Left: Main Street would benefit from the replacement of standardised corporate signage with traditional shop-fronts



Right: the grade B listed 'Inchbank' is a prime candidate for enhancement

Spaces

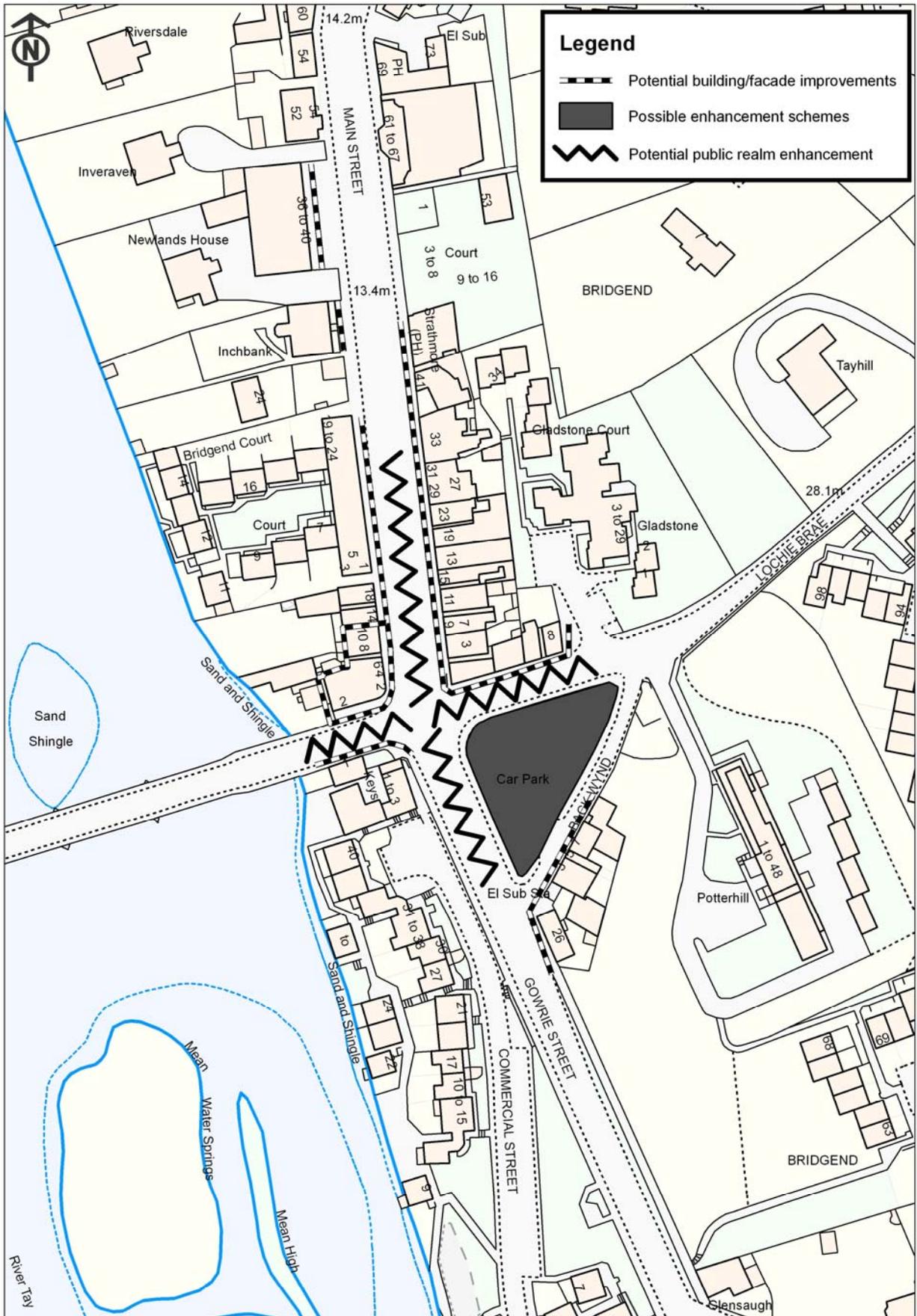
13.5 The space between East Bridge Street and Back Wynd which is used as a car park would benefit from enhanced landscaping and introduction of more sympathetic signage and railings. The same is true along Main Street, where there are railings along one side of the road and a clutter of street signage. There are further stretches of railings along the edge of pavements on Dundee Road which could be replaced with railings which are more elegantly designed.



Roma (left) and Bellwood (right), a pair of eighteenth century cottages on Dundee Rd

13.6 The section of retaining wall alongside Dundee Road which has been reinforced by wire mesh and sprayed concrete could be enhanced. A more discreet approach to ensuring that the wall is structurally stable would be appropriate.

Map 13: 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

Kinnoull Conservation Area

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

Signature

Designation

Corporate Services - Legal
Perth & 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

Haynes, Nick (2000), *Perth & Kinross: An Illustrated Architectural Guide*, The Rutland Press

The Pupils of Kinnoull Primary School (1974), *Kinnoull, Bridgend and Barnhill*, Munro & Scott Ltd., Perth

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