

Dunkeld 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 review

2.1 A conservation area was first designated in Dunkeld in January 1970 in recognition of its special architectural and historic character. 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 Dunkeld Conservation Area reflects the fact that a substantial period of time has passed since the original designation and the conservation area would benefit from fresh assessment.

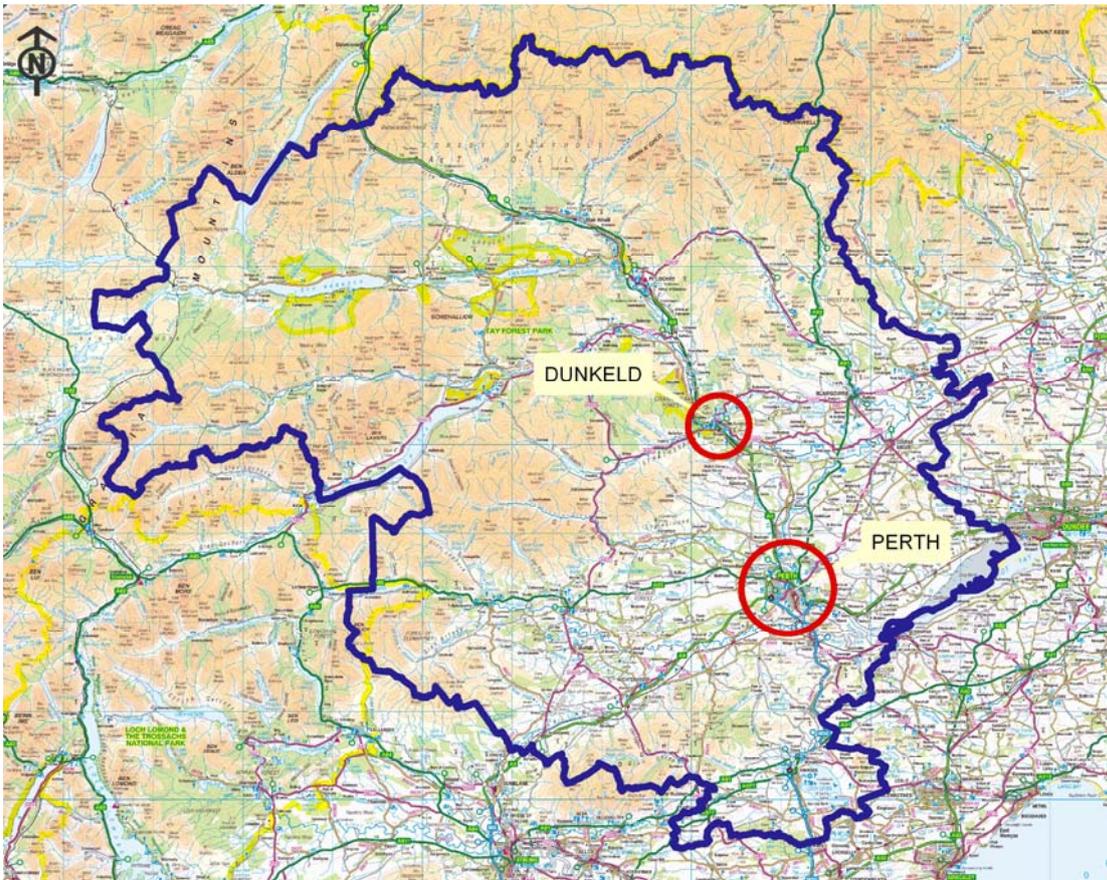
Purpose of the Conservation Area Appraisal

2.2 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 development 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.

2.3 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.

Chapter 2 CONTEXT and SURVEY

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

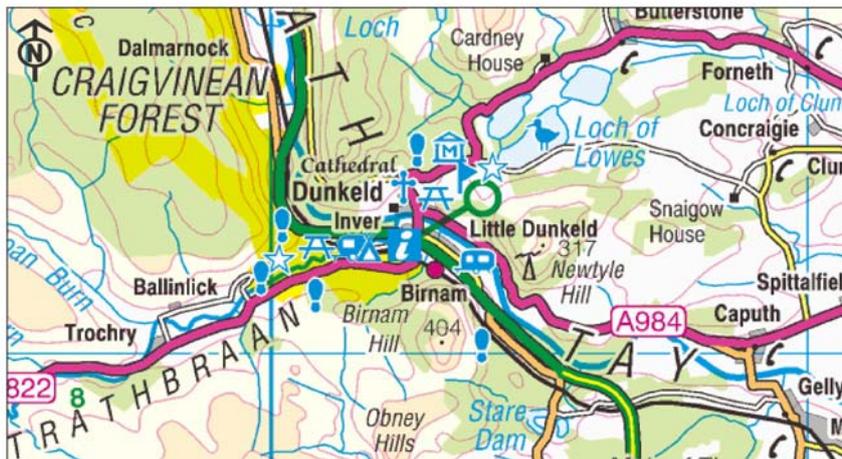


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Location, history and development

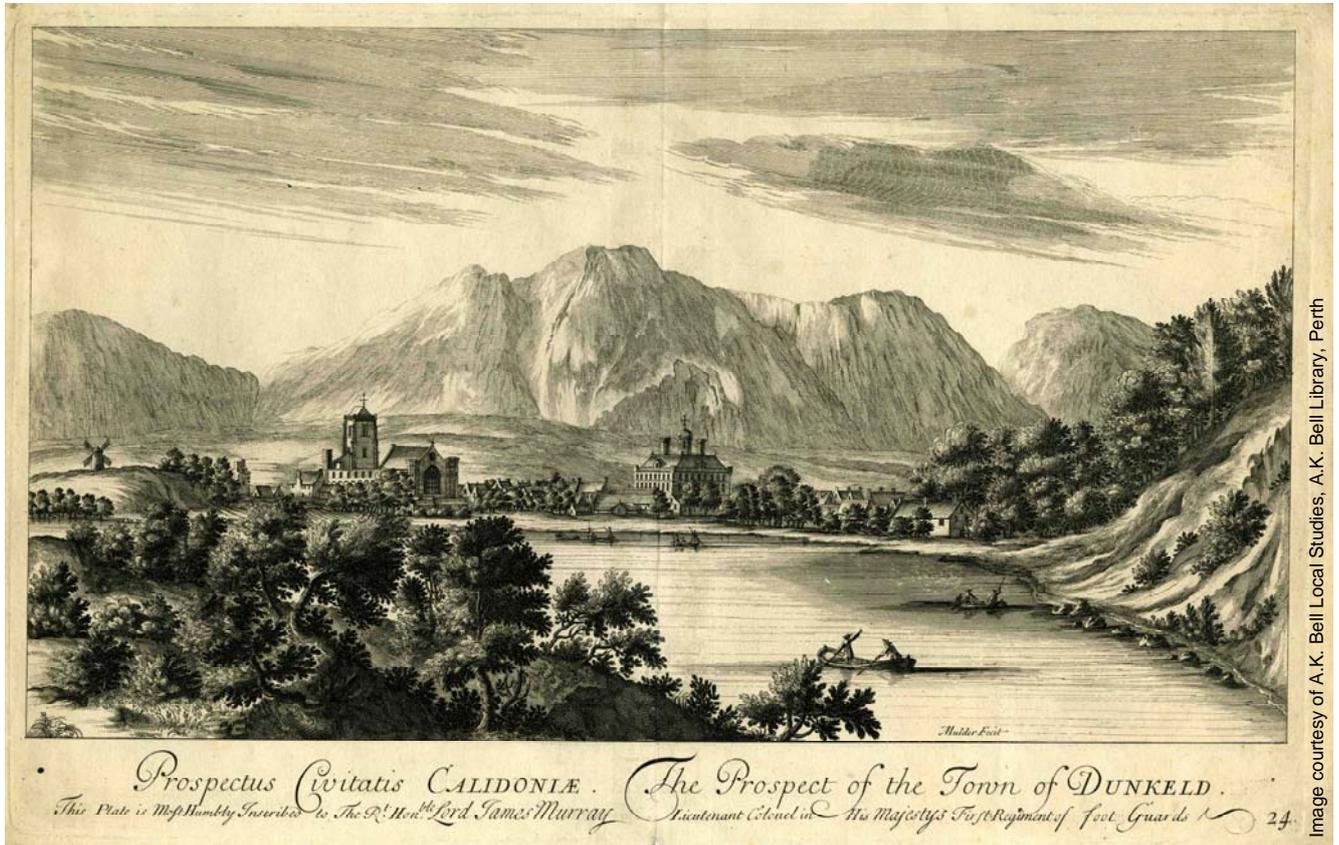
3.1 Dunkeld is dramatically sited in a bowl-shaped valley on the river Tay, to the north of the river and surrounded by the steep, wooded slopes of Craig a Barns, Crieff Hill, Newtyle Hill, Birnam Hill and Craig Vinean. Followers of Columba are thought to have established a monastery in Dunkeld in the 6th century, and Kenneth MacAlpin strengthened the association when he transferred the saint's relics there from Iona in 849. The Bishops of Dunkeld developed an important complex based around the cathedral and palace. The medieval settlement associated with it is thought to have developed to the north and west of the cathedral. The Church's ownership of land in Dunkeld was transferred to the Atholl Estate in the 17th century.

Map 2: Dunkeld, surrounding settlements and landscape



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3.2 The existing cathedral, now roofless, dates from the mid-13th century onwards, and houses an exceptional collection of funerary monuments from the 8th century and later. After the Reformation of 1560 the nave was abandoned and unroofed while the choir was retained and re-fitted for use as the parish church. Although remodelled several times over the 16th, 17th and 18th centuries, the current character and appearance of the parish church dates largely from the extensive re-working carried out at the beginning of the 20th century by Dunn and Watson.



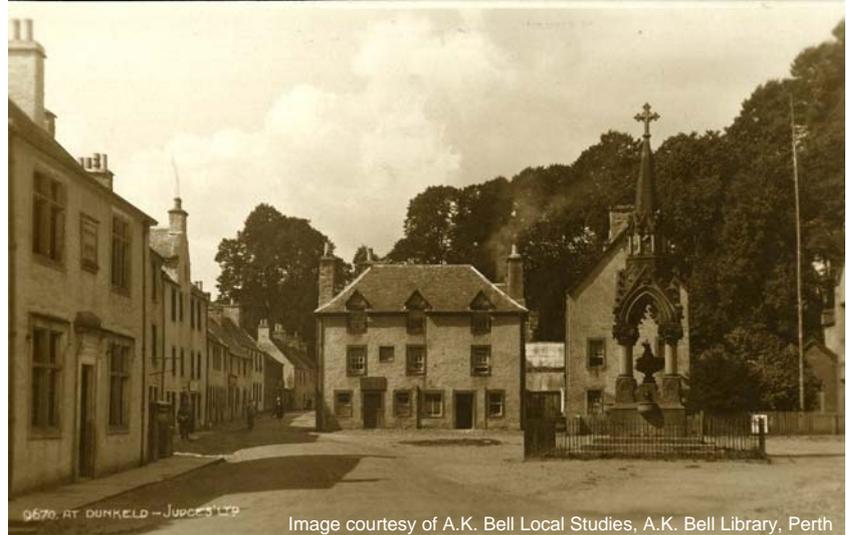
Drawing of Dunkeld from Birnam Hill by John Slezer, dated 1693

3.3 The original town of Dunkeld was comprehensively destroyed by the Jacobites during the 'Battle of Dunkeld' in August 1689. Perhaps to allow space to the north for the 1st Marquess of Atholl's ambitions for the designed landscape developing around his new classical house, a new town began to develop to the east of the cathedral. The oldest surviving parts of this phase date from c.1690-1730 in Cathedral Street. Cathedral Street and High Street formed a new, linear east-west route focussed on the cathedral gate at its west end and the widened market place at the Cross in the centre. Various markets and fairs were held in Dunkeld throughout the year, focusing on the Cross. The ell gauge, a measure for cloth mounted on the Ell House at the Cross, is a reminder of this market history. The current Cathedral gates, erected in 1832, were cast in 1732 as the gates for the first Dunkeld House.

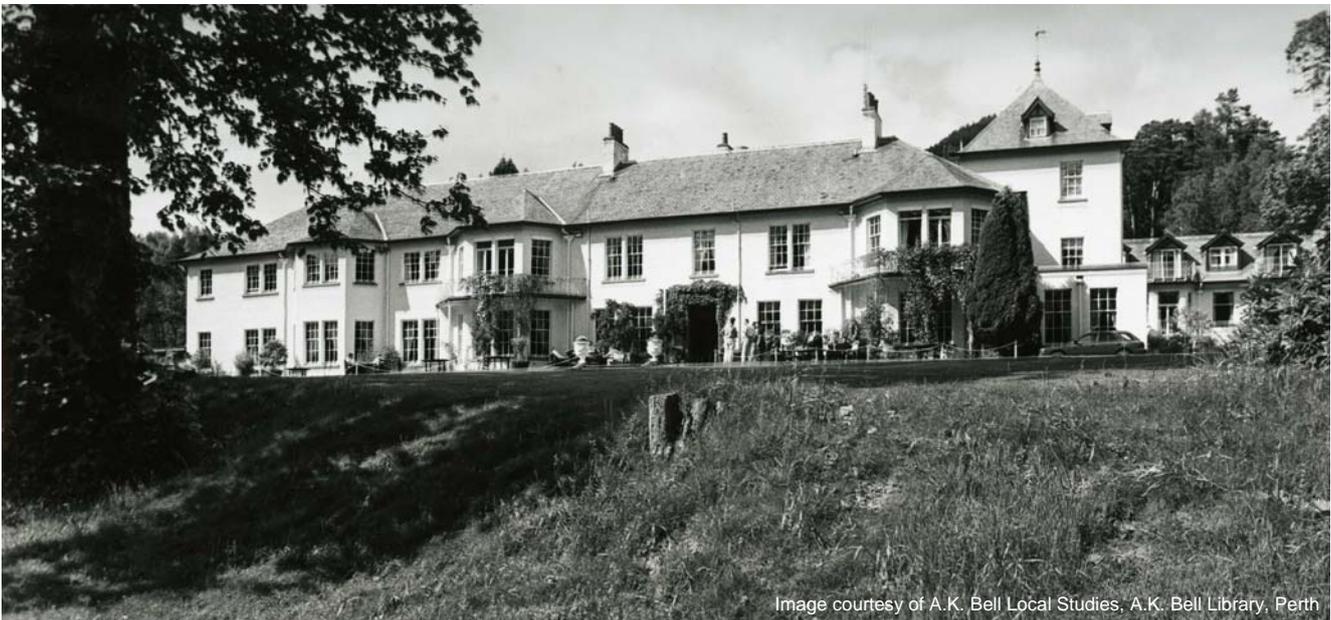
3.4 The north-west corner of the Cross originally opened out onto the vista to Dunkeld House. This important classical house was designed and constructed between 1667 - 84 by Sir William Bruce, and demolished in 1827. From 1828 the 4th Duke of Atholl began work on an ambitious new gothic palace to the west of the site of Dunkeld House. However only the ground floor was completed before the Duke's death in 1830 and the site remained a romantic ruin until demolished later in the 19th century. A third new house was built even further west c.1900, which became the Dunkeld House Hotel after parts of the Atholl Estate were sold off in the 1930s and 40s.



Cathedral gates, present day



Ell House and fountain at the Cross, date unknown



The current Dunkeld House, now hotel, image dated 1996

3.5 The designed landscape associated with the evolution of Dunkeld House and its later replacements developed from the earlier 18th century onwards, gradually moving from its earlier formal character to being more informal and picturesque as it expanded in size. John, 4th Duke of Atholl was the first to plant larch on a commercial scale in Britain, in anticipation of its value for shipbuilding. The two parent larches at the west end of the Cathedral were part of the pioneer group brought from the Tyrol and planted in 1738.

3.6 The landscape was substantially extended between 1750 and 1861 and at its greatest extent it came to encompass substantial portions of Strathbraan and Strathtay, including the romantic landscape of Ossian's Cave and the Hermitage. Although Dunkeld House and Palace have disappeared, the layout of the policies has strongly influenced the development of the town and is evident in its present character.

3.7 At the beginning of the 19th century, the Commission for Highland Roads and Bridges along with the Duke of Atholl, commissioned Thomas Telford to design a new bridge across the Tay at Dunkeld, creating a new route for the Perth-Inverness road. Earlier bridges had existed from the medieval period but the last had been destroyed by the 18th century and

links across the Tay were maintained by a number of ferries. The bridge, of 1809, connected the 'new town' of Dunkeld with the settlements of Birnam and Little Dunkeld south of the river. Telford's elegant, mock-fortified road bridge has been described as "an outstanding engineering feat in a wonderfully romantic setting" (N. Haynes: Perth & Kinross - an illustrated architectural guide).



Thomas Telford's Dunkeld Bridge over the River Tay

3.8 The King's Architect, Robert Reid, was commissioned to design a unified classical scheme for a new north-south cross-street linking with the bridge. A slightly less ambitious scheme was laid out from 1809, creating Bridge Street and Atholl Street. Land was reclaimed alongside the Tay at the north end of the bridge, which allowed the creation of gardens, riverside walks and, in 1820, the new route of Boat Brae.

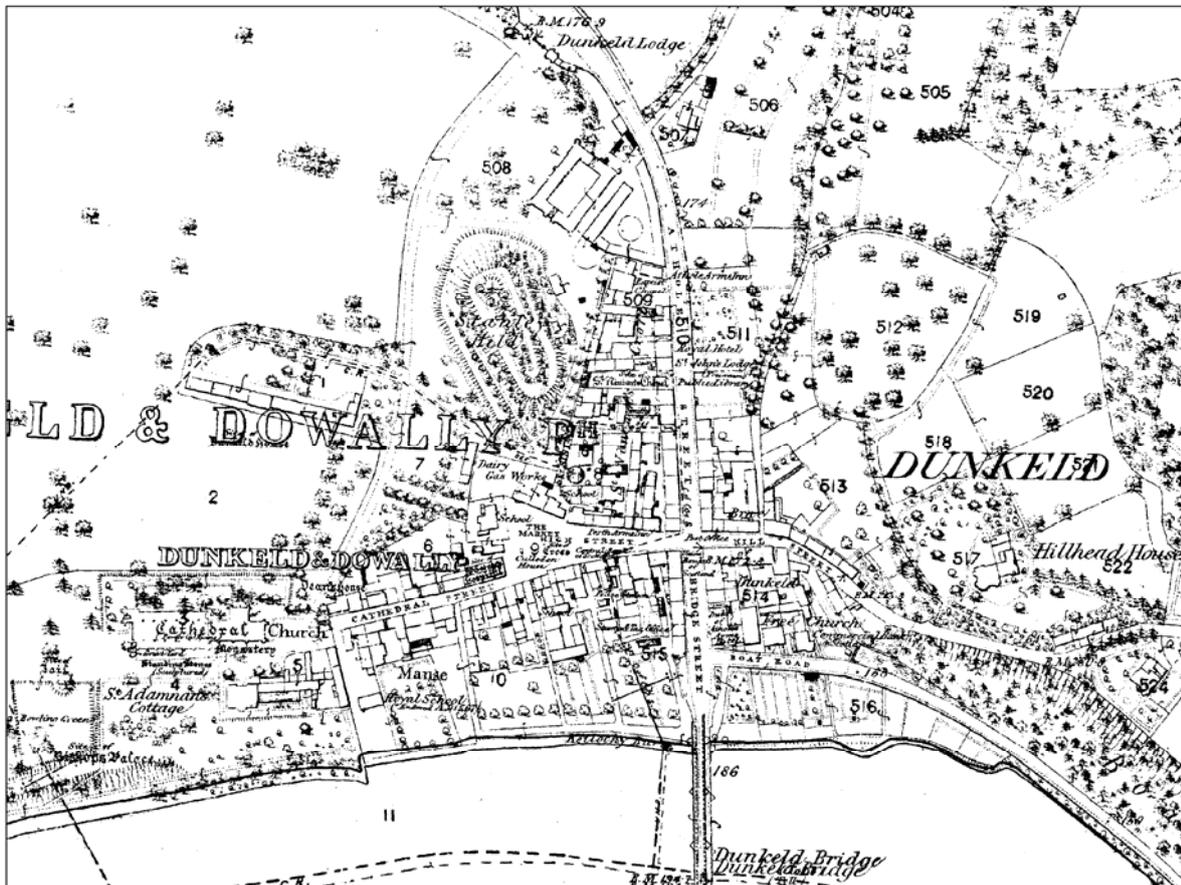
3.9 More recently, Cathedral Street became an early example of townscape restoration, part of the National Trust for Scotland's 'Little Houses Improvement' scheme for which historic areas such as Culross and villages in the East Neuk of Fife are also famous. During 1954-6 the terraces were harmonised and restored to a characteristic formula of painted harling with margins, with a number re-built in facsimile or built to fill gap sites. Those on the south side were carried out for Perth & Kinross County Council by the County Architect, Ian A. Moodie, those on the north for the National Trust for Scotland by Ian G. Lindsay & Partners.

Settlement development



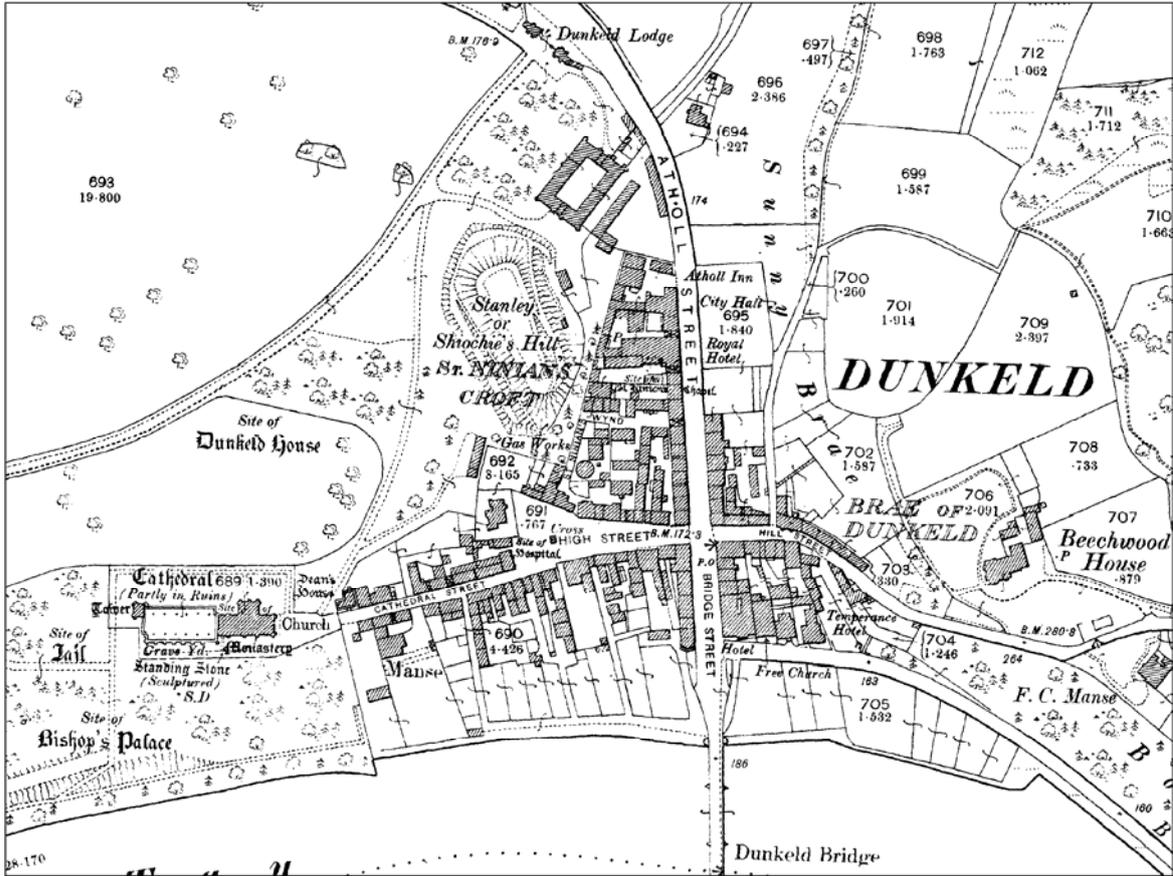
Map courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth

Map 3: John Wood's Town Plan of Dunkeld, dated 1818-25

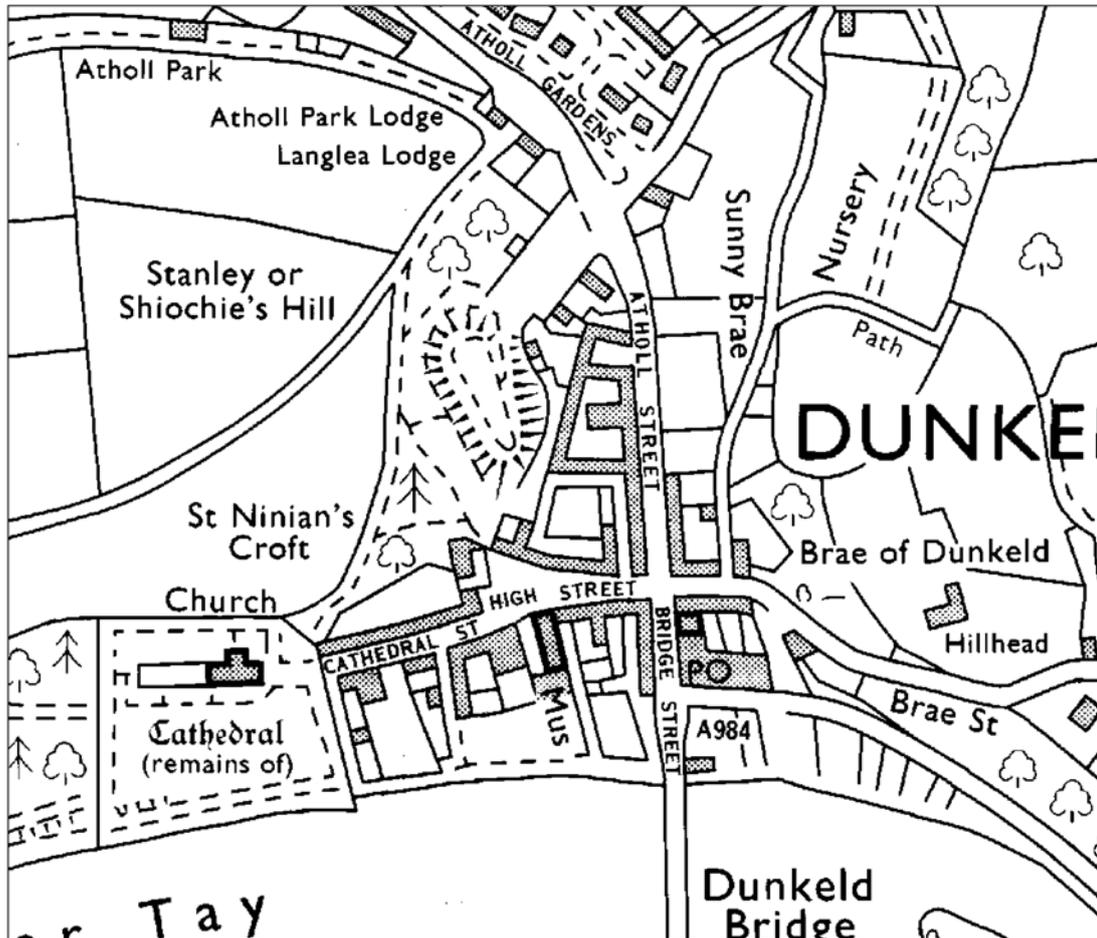


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Map 4: 1st OS map, dated 1866-67



Map 5: 2nd OS map, dated 1900



Map 6: OS map, dated 1983

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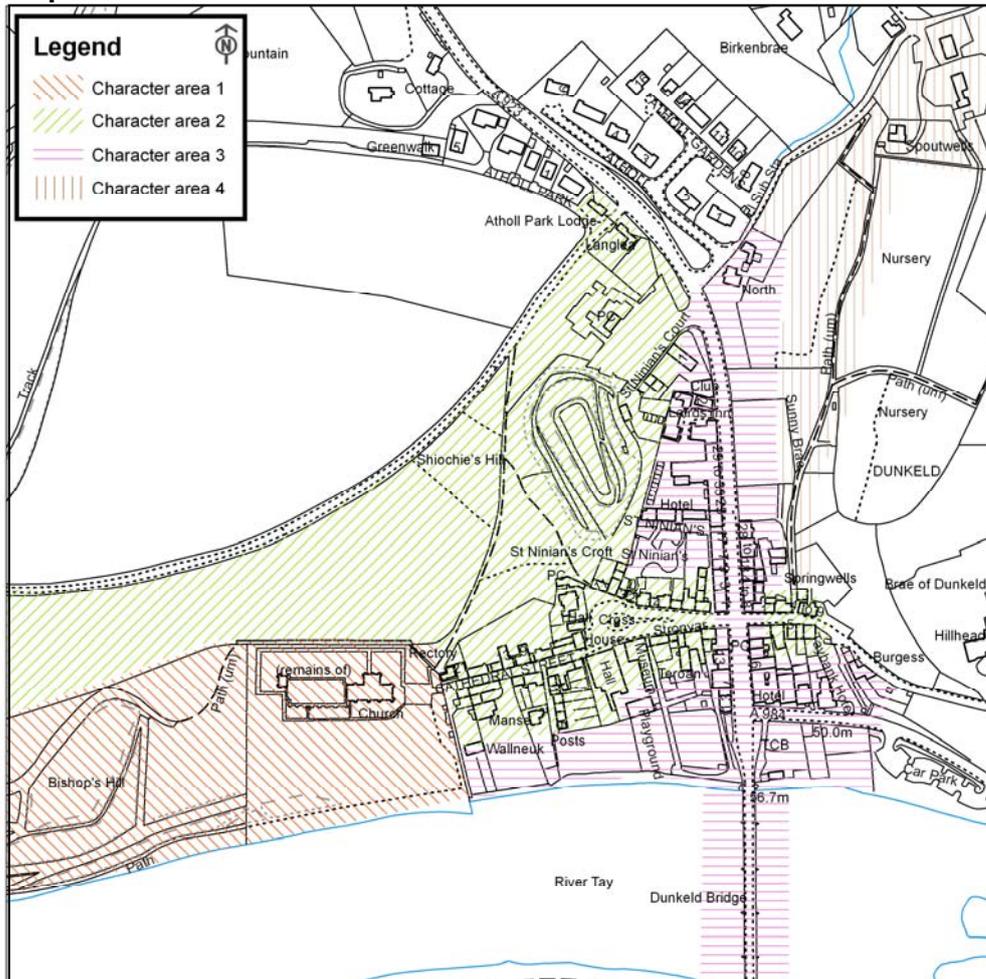
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Chapter 3 TOWNSCAPE ANALYSIS

Buildings and townscape

4.1 The townscape of Dunkeld divides broadly into four areas of distinct character: first, the cathedral, cathedral precincts and surrounding open amenity space; second, Cathedral Street, The Cross and High Street lying immediately to its east, the area constructed following the destruction of the original settlement in the late 17th century, and also the area to the north known as Stanley Hill. The third area comprises Dunkeld Bridge with Bridge Street and Atholl Street, the thoroughfare formed following the construction of the bridge in the early 19th century. The fourth is the upland hinterland to the east of Atholl Street encompassing the 'hamlet' of Spoutwells and the semi-rural landscape to its south.

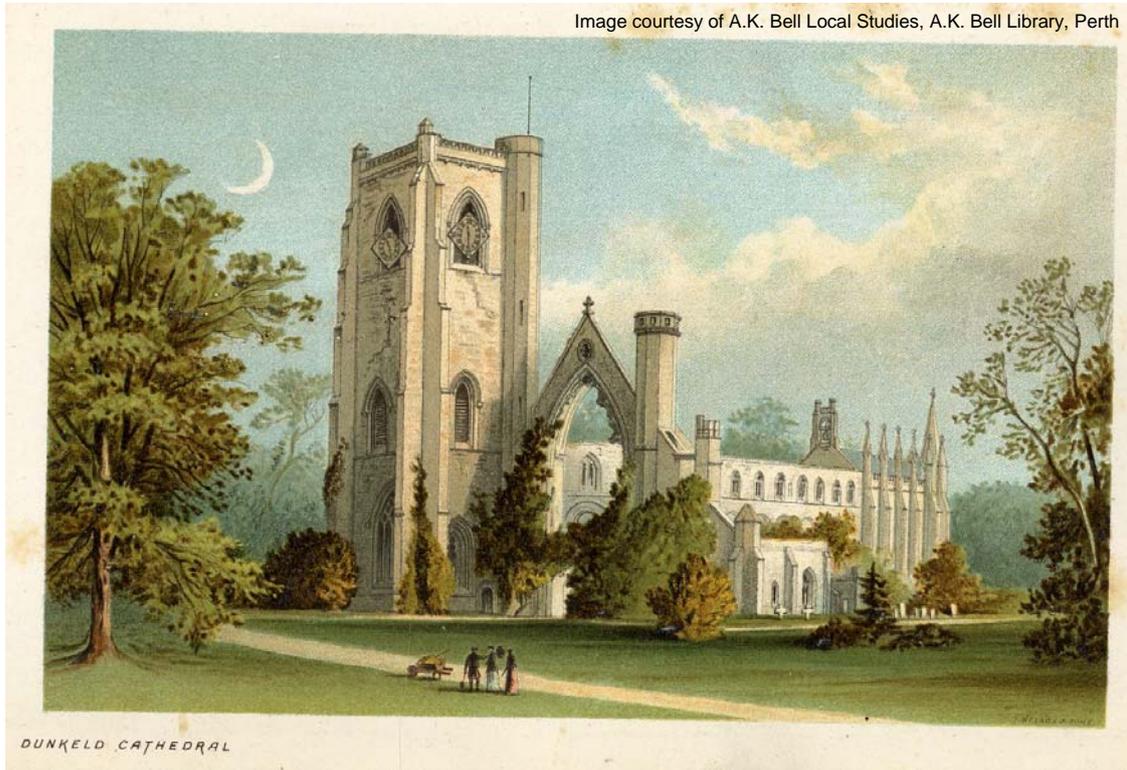
Map 7: Character areas



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Character Area 1 - Cathedral & Environs

4.2 The western end of the town consists of the atmospheric area around the ruinous cathedral, parish church and heavily-shaded grounds with spectacular mature trees, of which the Dunkeld larches are particularly famous. Views out from this area, over the river Tay to the south and open parkland to the north, show off its spectacular setting of wooded crags. The immediate setting forms picturesque amenity space for the town, with walks and landscaped grounds around Stanley Hill. The area has a sense of physical separation from the town because of the cathedral grounds' walls and gates and property boundaries to the east, which coincide with the historic edge of the Dunkeld House policies. There is also minimal visual connection back towards the built-up parts of town, but its presence is nonetheless essential to its character and immediate setting. Modern housing development in Atholl Park and Atholl Gardens has to some extent encroached on northward views.



Drawing of Dunkeld Cathedral, date unknown



Parkland north of the Cathedral, present day



Landscaped ground around Stanley Hill

Character Area 2 - Cathedral Street, The Cross, High Street and Stanley Hill

4.3 The overall character of this area is dominated by the dwellings restored or constructed under the NTS' Little Houses Improvement Scheme. The built form is a very simple vernacular style in dense, two storey terraces. The buildings are plain harled with painted margins, their small openings revealing the thickness of rubble walls. Front elevations rise directly from the footway and roofs are simple, slated double pitches, with plain eaves parallel to the street and few expressed skews. Stacks are plain harled and of squat proportions, some with thackstones still evident. Front roofslopes are largely unbroken by dormers or rooflights, creating a uniform, solid slated surface to the terraces. Some later insertions into the streetscape have tried to emulate this simple vernacular pattern, such as the Drill Hall and Museum on the south side of The Cross.

4.4 The view west along Cathedral Street is closed by the magnificent wrought iron gates of the cathedral. Narrow lanes run at right-angles from Cathedral Street and High Street towards the riverside. These allow for glimpse views of green garden spaces, the open spaces and riverside paths beyond and substantial historic stone boundary walls, and

relieve the sense of density and narrow enclosure of the street. Pends on the north side also allow similar glimpse views through to back greens. Backland areas on the south side of Cathedral Street broadly preserve the sense of long back rigs running down from each property to the riverside. A modest amount of backland development has occurred, although this generally remains in keeping with the character of the area.



The Cross and High Street, with the drinking fountain to centre



Cathedral Street looking east



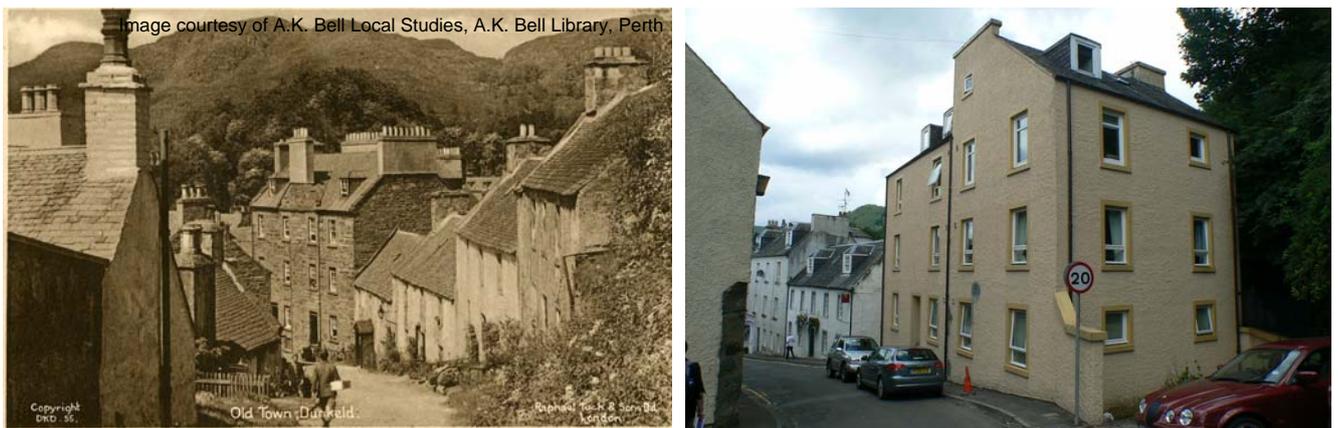
Pend with glimpse views to rear gardens

4.5 The Cross forms an open triangle, originally used as a market place, with the 1866 memorial drinking fountain to the 6th Duke of Atholl the key feature at its centre. The buildings enclosing the Cross generally follow the Little Houses pattern, with the exception of the Tudor gothic Duchess Anne Halls, formerly the Duchess of Atholl Girls' Industrial School, built in 1853 and closing off the former open corner of the space once leading to Dunkeld House.

4.6 The eastern end of High Street increases slightly in scale towards the Bridge Street junction and becomes more grandiose in character. This change in emphasis relates to the development of the Bridge Street/Atholl Street area, with more commercial or higher-status buildings denoted by the use of varying architectural styles and applied details, such as the Bank of Scotland built in the style of a Renaissance palazzo with high quality ashlar stonework, a pair of porticoed entrances and fine cast iron boundary railings. A number of good quality historic shopfronts also survive in this area.



A past and present view from the Cross looking east up Brae Street



A past and present view from the top of Brae Street

4.7 Brae Street and Sunny Brae historically formed the eastern tail of the 17th century east-west settlement. However since the development of Bridge Street this area has been cut off from the main High Street area and has developed along slightly different lines. None of the original buildings remain but have been redeveloped mainly with fairly plain, mid-19th to mid-20th century tenement blocks with simple vernacular/vernacular revival details. The buildings on the east side are generally slightly taller than the prevailing scale elsewhere, taking account of the underbuilding and retaining functions required adjacent to the steep hillside. Sundial House at the head of the Brae is the one surviving building from the pre-bridge era, the sundial incorporated in its elevation dating it to at least 1757. Refurbishment plans for the house received planning and listed building consent in 2008 and some consolidation works have taken place. However, it is still predominantly roofless and its condition and long-term future continue to be of concern.

Character Area 3 - Bridge Street & Atholl Street

4.8 Although Robert Reid’s original unified, palace-block design for this new route was never realised, the street has a sense of harmony of design created by its scale, quality and palette of details and materials, interspersed with some variation of building type at certain

points, such as the four storey central block of the Royal Dunkeld Hotel acting as a focal point to this part of the street.

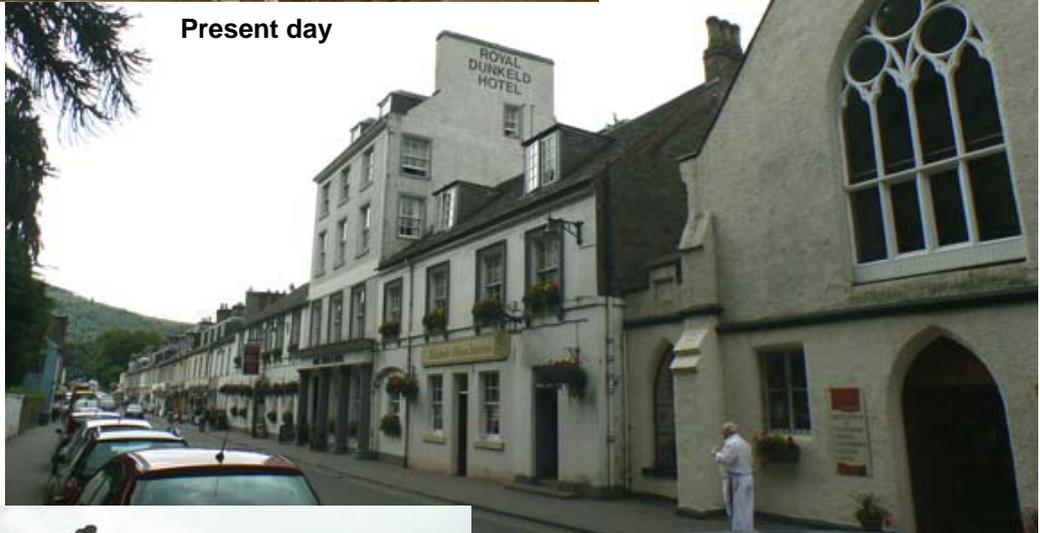
Date unknown

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



Royal Hotel, Atholl Street

Present day



Predominant corner building with good original detailing, corner of Atholl Street and High Street

4.9 The terraces to either side of the High Street/Brae Street junction are of two storeys, rising directly from the footway and with double-pitched, slated roofs with ridges and eaves parallel to the street. These buildings have more decorative detail than those in High Street/Cathedral Street. Facades are often in ashlar or smooth render imitating dressed stonework. The corners of buildings at key junctions are decoratively curved or chamfered back to allow easy passage of pedestrians and vehicles. Eaves are detailed with ashlar parapets and ogee gutters. Window and door openings are more regular and classical in

character than the earlier Cathedral Street area, creating a regular grid or rhythm along the street, and often with decoratively treated margin details, classical doorcases and ornate fanlights. Roof details of regular, repeating raised skews, prominent chimney stacks and a variety of dormers also add to this sense of rhythm along the street. Bridge Street and Atholl Street also contain an impressive collection of historic shopfronts.

4.10 The backland areas to the west of the street retain an interesting historic character, preserving vestiges of industries once operating here such as bakeries and dairies. The town gas works were also located in this area. A number of tenements retain forestair access to upper properties.



Above & right: Site of the former gas works now a public open space and original forestairs to the rear of a tenement on Atholl Street

4.11 The northern end of Atholl Street is more fragmented in character, becoming less dense and with more variation in building type and date. The east side of the street, being too steep to build on, remains landscaped grounds for the Royal Dunkeld Hotel, enclosed by an impressive rubble retaining wall at street level. The west side reflects the historic use of this northern area as ancillary buildings serving Dunkeld House: a huge stable block and farm court survived east of Stanley Hill in the area now occupied by the Atholl Street car park until the early 20th century. As these structures disappeared a variety of new buildings or uses arrived to serve the town's changing needs, including flatted developments and public car parking. The toilet block at Atholl Street car park is a good example of contemporary design within the conservation area. The northernmost extent of the historic part of the street is marked by the eye-catching Langlea Lodge.



Langlea Lodge

4.12 The views north and south along the axis of the street are important to the character of this area, especially those from and towards the bridge itself. At the north and south ends of the street, views open out into the wider landscape and along the course of the river.

4.13 Tay Terrace and Boat Brae were created slightly later than the north-south streets, formed when a new area was reclaimed from the north bank of the Tay following the construction of the bridge. Tay Terrace has an eclectic character with an interesting collection of buildings illustrating some of the revival styles prevalent during the 19th century, alongside the simple, elegant Georgian design of the Atholl Arms Hotel at the corner with Bridge Street.

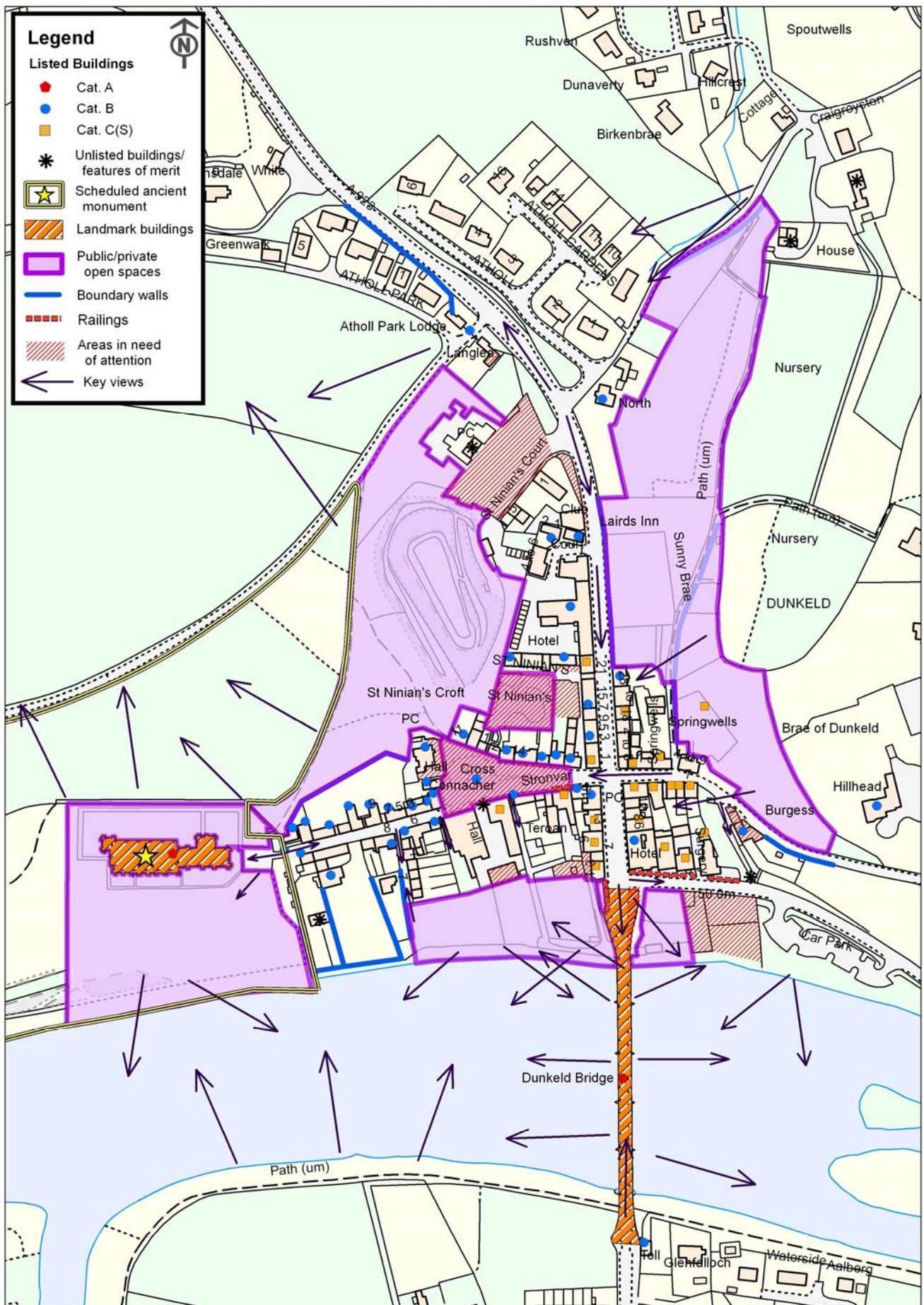


An interesting mix of architectural styles, Tay Terrace

Character Area 4 - Upland area & Spoutwells

4.14 The group of cottages at Spoutwells forms a distinct but connected area to the north-east of the town centre and acts as an access point to the wider network of paths and areas of rural recreation in the upland forests and around the lochs of Lowes, Butterstone and Craiglush. This small cluster of dwellings comprises Spoutwells House and two 19th century cottages along with a house of more modern origin which harmonises well with the character of the group. The open space in this area appears historically to have been made up of extensive garden ground and nurseries related to the Atholl Estate. Substantial survivals of rubble boundary walls, some with in-set gates and steps, terracing, wooded pathways and hedgerows demonstrate the history of horticulture and recreation in this area and add significantly to its character. Visually, the western slope and wooded ridges of the hillside leading up to Spoutwells provide an attractive frame to the views eastward out from Atholl Street.

Map 8: Townscape analysis



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Above & clockwise: Tree lined ridge above North Lodge, rubble wall with inset steps and Spoutwells House



Activity and movement

4.15 Tourism is the most important economic activity in the area although agriculture, forestry and hydro-electric power generation are also significant land and water uses.

The key strategic north-south transport links of the A9 and the Perth-Inverness rail route pass directly adjacent to the town. The Dunkeld area acts as a centre for access to the countryside for organised and informal recreation on both land and water, and forms the core of an extensive path network.

4.16 The centre of Dunkeld maintains a vibrant mix of shopping and commercial uses, many of which are long-established and continue to operate from historic premises. Community facilities are provided with the parish church and church hall, the Duchess Anne Halls, Royal British Legion and various businesses providing services to locals such as the banks and post office. Additional community facilities are located south of the river in Little Dunkeld and Birnam.

Natural heritage

4.17 The area around Dunkeld and Birnam is renowned for its natural heritage. Woodlands, upland forests, lochs, fens, the River Tay and its tributaries all provide for a rich diversity of wildlife habitats. The Scottish Wildlife Trust manages the Loch of the Lowes, a key reserve for several protected bird species, including the Osprey. The Tay is designated as a Special Area of Conservation (SAC) as the river supports a high-quality Atlantic salmon population. Lampreys and otters are also important species present. The Woodland Trust owns the Boat Brae woodland beyond the Taybank Hotel, which is an important wildlife habitat and landscape feature.

4.18 The countryside is also noted for its flora, including the Bluebell. Craig Wood, situated above Dunkeld and providing a beautiful frame to the eastern edge of the town, is a fine example of a long-established, deciduous wood. The native species of Bluebell thrives in this mature oak woodland.

Below & right: Ossian's Hall and Hermitage Bridge over River Braan



4.19 The River Braan, a tributary of the Tay, runs through The Hermitage. Managed by the National Trust for Scotland, this is a fascinating example of a landscaped woodland garden and home to some of the tallest trees in Britain (Douglas Fir). In the heart of this landscaped woodland is Ossian's Hall which overlooks the spectacular Falls of Braan. The National Trust for Scotland has a local office in Dunkeld, the base for its local Ranger service.

4.20 The network of waymarked paths extends over an area of some 18 square miles of countryside and radiates out on both sides of the River Tay, following river, burn and lochside, passing through shaded woodland and climbing steep hillsides with panoramic views. As well as being important for flora and fauna the countryside in this area is also noted for places of historical interest and associations with such personalities as the Scottish fiddler Neil Gow, the naturalist Charles Mackintosh, the author Beatrix Potter and the artist Sir John Everett Millais. The path network, supplemented with interpretation boards, provides the opportunity to not only experience the diversity of the natural environment but also appreciate its significant contribution and importance to the overall setting of the townscape.

Spaces

4.21 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.

4.22 The key formal public open space within Dunkeld is at The Cross, focussed on the memorial fountain and enclosed by a mixture of residential, commercial and community buildings. The Cross and fountain have been landscaped using traditional setts but traffic and parking in this space remain rather dominant, detracting from its character.

4.23 Other key spaces are a mixture of informal, green or landscaped areas. The Cathedral grounds and linked landscape around Stanley Hill and along the riverside are a key amenity to the town. Almost all the peripheral areas immediately surrounding the built-up core are protected by a public and private open space policy in the local plan.



Public open space at the Cross



Green open space along the riverside

4.24 Now an area of public open space, St Ninian's Wynd Gardens has a peaceful, enclosed character with benches and trees but its central space is rather barren. The adjoining rear plots of some of the surrounding commercial premises have become rather cluttered with parking, waste storage, outdoor seating and equipment and obtrusive boundary structures which could be rationalised and more sensitively integrated into their surroundings.

4.25 Private gardens, although physically inaccessible, can contribute significantly to the amenity of the townscape. Openings off Cathedral Street and High Street allow glimpse views of rear garden plots. Wider views of these important garden grounds are available from the network of footpaths which follow the side boundaries of these plots and run along the riverside.

Character areas

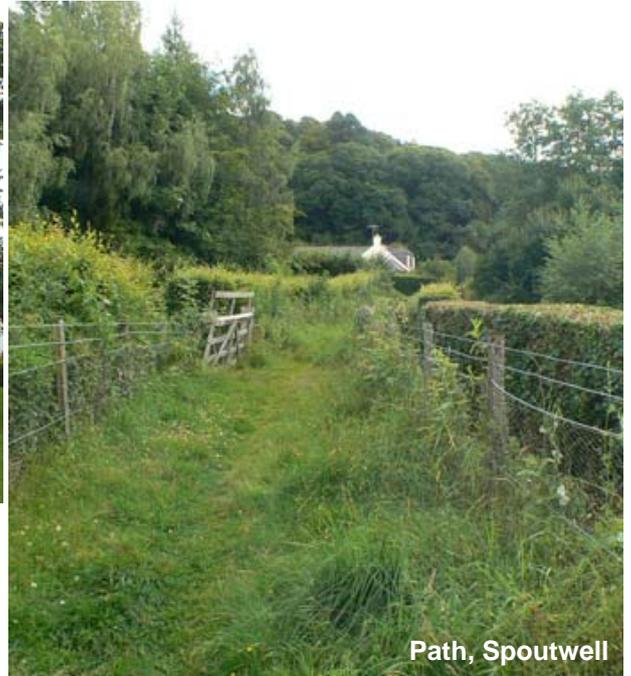
4.26 Analysed in more detail in the buildings and townscape section, the centre of Dunkeld can be seen to consist of four areas of separate character, each corresponding broadly to phases of historical development and their relationship to the town's topography. The four areas are: 1) the Cathedral, its grounds and the associated open space around Stanley Hill; 2) the east-west route of Cathedral Street, The Cross, High Street and Brae Street formed in the late 17th century reconstruction of the town; 3) Dunkeld Bridge and the streets relating to its construction, Bridge Street, Atholl Street and Tay Terrace; 4) Spoutwells and the gardens/green spaces to the north-east of Atholl Street and Sunny Brae.

Trees and landscaping

4.27 Trees and landscaping are essential features of the Dunkeld townscape and its wider setting. Woodlands, tree groups, individual trees and boundary treatments all make a positive contribution to the character and appearance of the area.

4.28 The north and south banks of the River Tay are lined by attractive woodlands and tree belts, enhancing the views into and out of the conservation area and making a significant contribution to the settings of Dunkeld Cathedral and Dunkeld Bridge. The main roads from the north (A923) and east (A984) into the town are bordered on both sides with mature tree groups providing tree lined avenues and viewing corridors, enhancing the experience of the introduction to the townscape. The narrow Old Military and Spoutwell roads, climbing out of the town to the east and north-east respectively, are also bordered by mature woodland forming a sense of enclosure and inviting further exploration.

Tree lined embankment on the north side of the River Tay



Path, Spoutwell

Tree lined walk along the south side of the River Tay

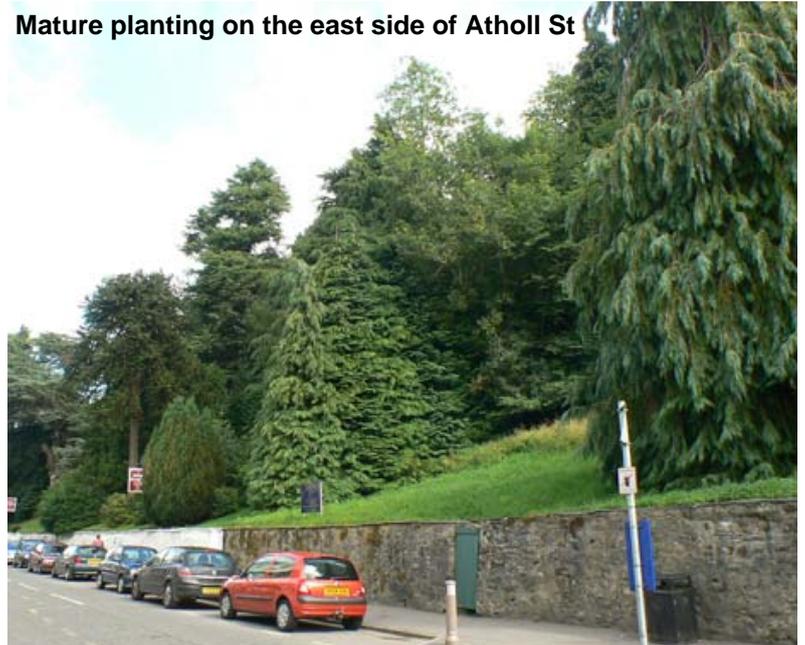


Private garden, North Lodge

Dunkeld Larches, cathedral grounds



Mature planting on the east side of Atholl St



4.29 The north, east and west edges of the village are framed by groups of landscaped woodland plantations. Of particular historical interest are the Dunkeld Larches. The Dunkeld Larch is a hybrid from European and Japanese Larch. The Duke of Atholl planted five larch seedlings, collected from the Tyrol, in the grounds of the cathedral in 1738. These trees became famous as the seed source for the large scale plantings carried out by the Dukes of Atholl on the hillsides to the north of Dunkeld. One of the original five trees still grows beside the cathedral and has reached a height of 30m (100ft).

4.30 An interesting landscaped feature on the western edge of the village centre is Stanley Hill, a natural hillock which was artificially landscaped in 1730 as an integral part of a wider garden layout around Dunkeld House. Stanley Hill and its now mature woodland provide an important visual frame to the main public car park off Atholl Street.

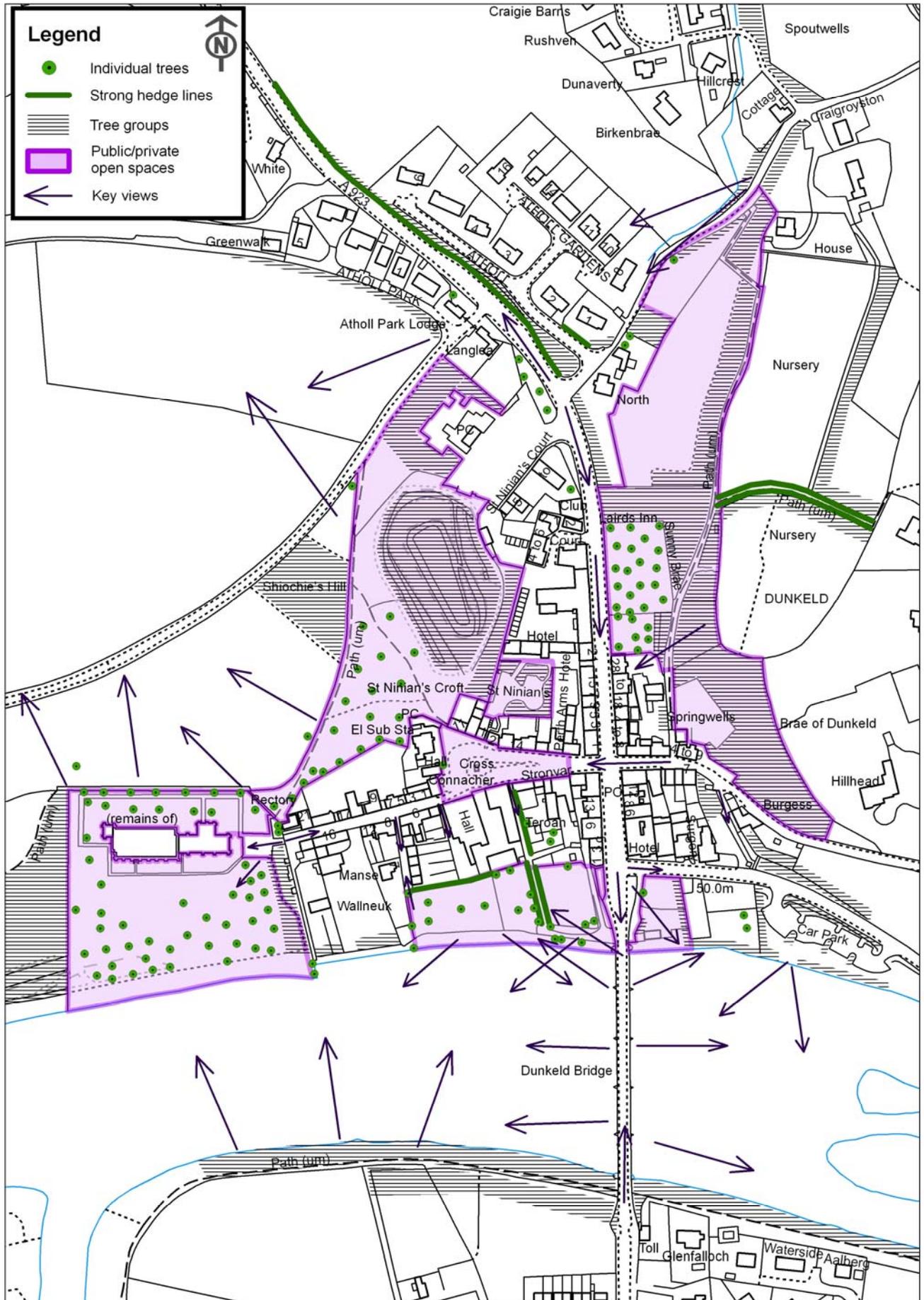
4.31 Smaller tree groups or individual trees exist within the heart of the town. There are some beautiful specimens in a key garden space on the east side of Atholl Street, opposite the Royal Dunkeld Hotel. The visual interest of this green space is accentuated by the steep gradient of the land and the stone retaining wall bordering the street. Individual trees are evident in back gardens and backlands to the south of Cathedral Street and High Street, enhancing the glimpse views down the narrow wynds to the Tay. One semi-mature conifer exists on the west side of The Cross. Trees add a particularly positive dimension and foil to the high density, terraced built environment of the main town streets.

4.32 Significant tree species within and around the edge of the village are Larch, Oak, Alder, Beech (including Copper Beech), Lime, Horse Chestnut, Maple, Ash, Rowan, Willow, Cherry, Scots Pine, Fir, Cypress and Cedar. There are also examples of exotic or rarer species such as Chilean Pine (Monkey Puzzle).

4.33 Boundary treatments such as walls, railings and hedges are important elements of the townscape. There are examples of traditional rubble walls and stone gate piers throughout the village. Substantial hedges exist between Cathedral Street/High Street and the riverbank, bordering wynds and back gardens. Decorative cast iron railings and gates are relatively rare. All of these original or traditional features should be preserved. Where there are remnants or evidence of original walls or decorative railings previously removed it would be desirable to restore these features wherever possible.

4.34 There are no existing Tree Preservation Orders (TPOs) within the conservation area or its immediate setting. Key trees, tree groups and woodland areas within the conservation area are indicated on map 9. 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).

Map 9: Green areas



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Negative factors

5.1 There are a number of negative buildings, facades or ill-defined spaces which detract from the quality of the townscape. These areas of poor visual quality have been identified in the townscape survey, shown on map 8. There may be the potential to enhance these areas and opportunities for enhancement are discussed further in paragraphs 15.1 - 15.3.

Buildings

Extension to rear Langlea Lodge

5.2 A relatively recent extension to this early 19th Century gate lodge is not sympathetic to the original architecture of the building and has a negative impact on the setting of the Dunkeld House entrance gates.



Langlea Lodge

Traffic engineering

The Cross

5.3 There is an opportunity to improve the setting of the memorial fountain by using traditional boundary materials and rationalising the parking of vehicles.



Memorial fountain, The Cross

Spaces

Taybank Hotel riverside car parks

5.4 The surfacing of one of these parking areas is in poor condition and soft landscaping is limited. There is also a substantial gap on the boundary resulting in an ill-defined edge to the street.



Taybank Hotel riverside car park

St Ninian's Wynd public open space and commercial backlands

5.5 The landscaped open space appears under-used and its central space lacks any focus or features of interest. The facade of a nearby industrial shed is in poor condition and some boundary fencing in this area is visually stark.

**Former gas works site above
now open space**



**Boundary fencing to the rear of Atholl
Street's commercial properties**

Forecourt to Duchess Anne Hall

5.6 The surfacing materials in this space are in rather poor condition, adversely affecting the setting of this listed building.



Forecourt to Duchess Anne Hall

Backlands west of Bridge St

5.7 Visually poor extensions, structures and storage areas are evident to the rear of commercial properties.



Backlands west of Bridge St

Satellite dishes

5.8 The visual quality of the townscape could be improved with the removal and/or re-location of prominent satellite dishes.



Satellite dishes, Brae Street

Buildings at risk

6.1 There are no buildings within Dunkeld itself listed on the Scottish Civic Trust's official Buildings at Risk register. However the condition of other buildings which are vacant or in poor condition will be monitored and proposed for inclusion on the register if considered appropriate. The progress with Sundial House will be monitored.

6.2 Gallowhill Lodge to the north-west of the town, listed category B and part of the Dunkeld House Hotel estate, is on the register and noted to be in a ruinous condition and at a critical level of risk. The nearby 18th century gazebo and walled kitchen garden have been neglected and the condition of these B listed structures should be monitored.



Gallowhill Lodge



Gazebo located in the walled garden

Public realm audit

7.1 Public realm surfacing and street furniture in the area is generally well-considered and enhances the character of its surroundings. In particular the Cathedral Street/Cross area has footway edges, pends and verges delineated by areas of rough cobbles or setts, which enhance and harmonise with the groupings of buildings. Throughout the area, building-mounted street lamps successfully minimise poles and street clutter. However some areas have accumulated clusters of roads directional signage, tourist and commercial signage which detract from the character of the street. Poor examples of such clusters are located at the south-eastern approach to the bridge, around the Bridge Street/Atholl Street and High Street junction, and at the entrance verges to the Atholl Street car park. There are also opportunities to create a greater sense of place through the introduction of distinctively designed street furniture which reflects local context.

7.2 An original 'K6' telephone box exists at The Cross. It is important that traditional features such as red telephone and pillar boxes are retained.

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.

**Surveys of specific issues:
Windows and doors**



Roofscapes



Materials, decoration and detail



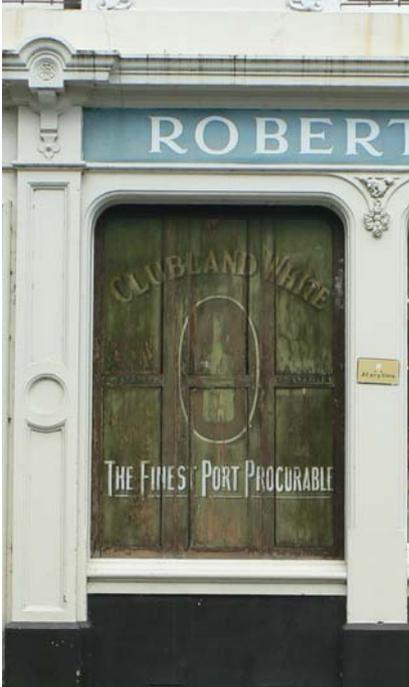
Materials, decoration and detail



Boundary treatments



Shopfronts and signs



Sensitivity analysis

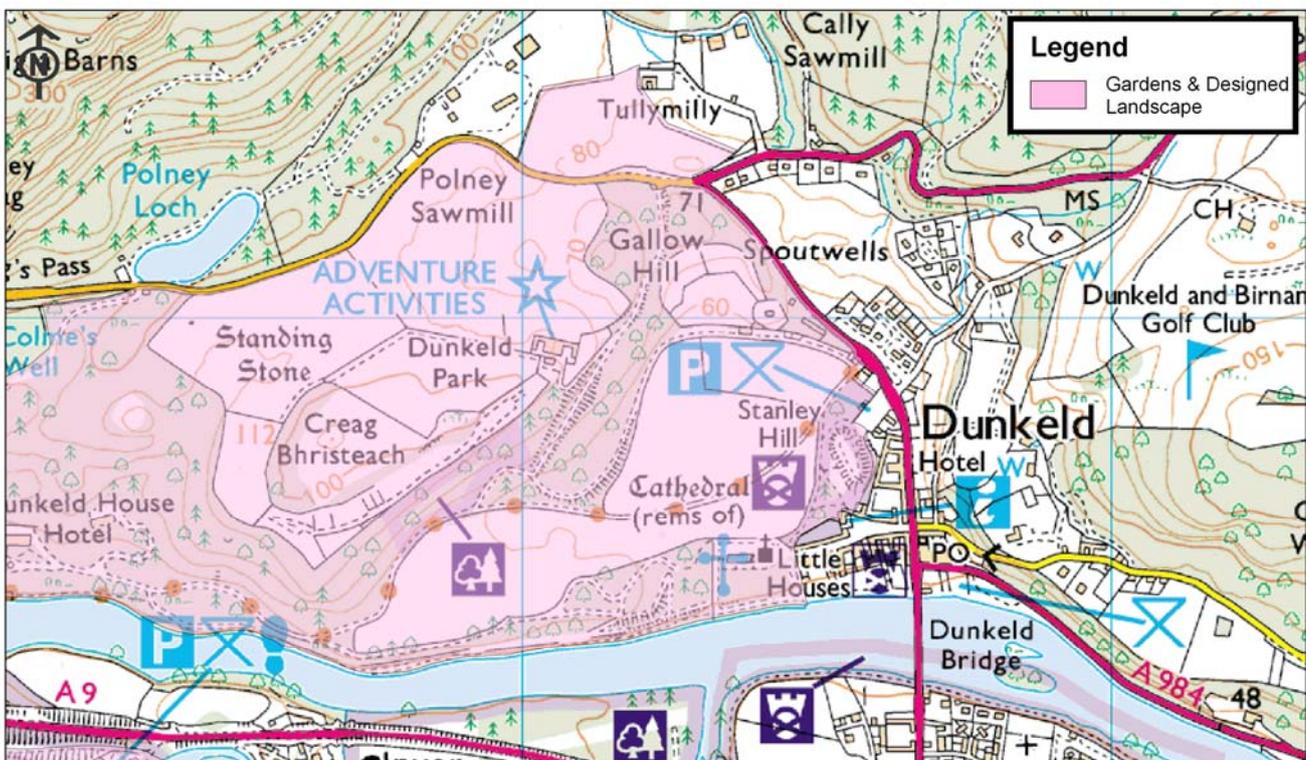
Setting of the conservation area

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. There are several existing tree belts which provide an attractive and important natural frame to the conservation area and these should be retained.

Gardens and Designed Landscapes

9.2 The Dunkeld House landscape, registered in Historic Scotland's inventory of Gardens and Designed Landscapes, immediately borders the town to the west and includes Stanley Hill and the Cathedral grounds. The designed landscape is considered outstanding for its artistic, historical, horticultural and scenic values, relating to its high level of surviving documentary and physical evidence, its associations with the Dukes of Atholl and its importance as one of the first larch plantations, with an important collection of coniferous trees.

Map 10: Dunkeld House Garden and Designed Landscape



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9.3 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 Dunkeld House designed landscape or its setting.

Archaeology

9.4 Dunkeld Cathedral, its grounds and adjacent field are designated as a Scheduled Ancient Monument (SAM). The Parish Church part of the Cathedral structure is excluded from the scheduling, but the Cathedral building as a whole, including the Church, is listed at

category A. Historic Scotland must be consulted on any proposal potentially affecting scheduled monuments, category A listed buildings, or their settings.

9.5 There is also a high concentration of sites of local archaeological importance within the town. Information on non-designated monuments can be found in the Perth and Kinross Historic Environment Record (HER). Enquiries should be directed to the Heritage Officer at Perth and Kinross Heritage Trust (www.pkht.org.uk). Information from the HER can be viewed online via Pastmap (www.PASTMAP.org.uk).

9.6 For any development proposals a programme of archaeological works including an initial evaluation to assess the significance of any deposits may be required in order to protect and record any archaeological remains impacted upon by the development. Depending on the results of the initial evaluation, the programme of archaeological works may include measures for the preservation in situ and preservation by record, through excavation, analysis or publication.

Assessment of significance

10.1 Dunkeld is of national importance historically, developing from an early Christian settlement and becoming the ecclesiastical centre of Scotland during the reign of Kenneth MacAlpin, the first chieftain to unite the Picts and Scots. The re-construction and development of the town east of the Cathedral after the Jacobite uprising was carried out in various phases which has resulted in areas of distinctive character, providing a rich diversity to the townscape. Cathedral Street is one of the earliest examples of the National Trust for Scotland's Little Houses restoration schemes.

10.2 The town has two category A listed buildings: Dunkeld Cathedral and Thomas Telford's Bridge, both of which are significant and important landmarks. The River Tay and the designed landscape associated with Dunkeld House enrich the townscape experience. Dunkeld's setting is magnificent, situated in a natural amphitheatre of woodlands and forested hills. All in all, the conservation area of Dunkeld is of outstanding quality.

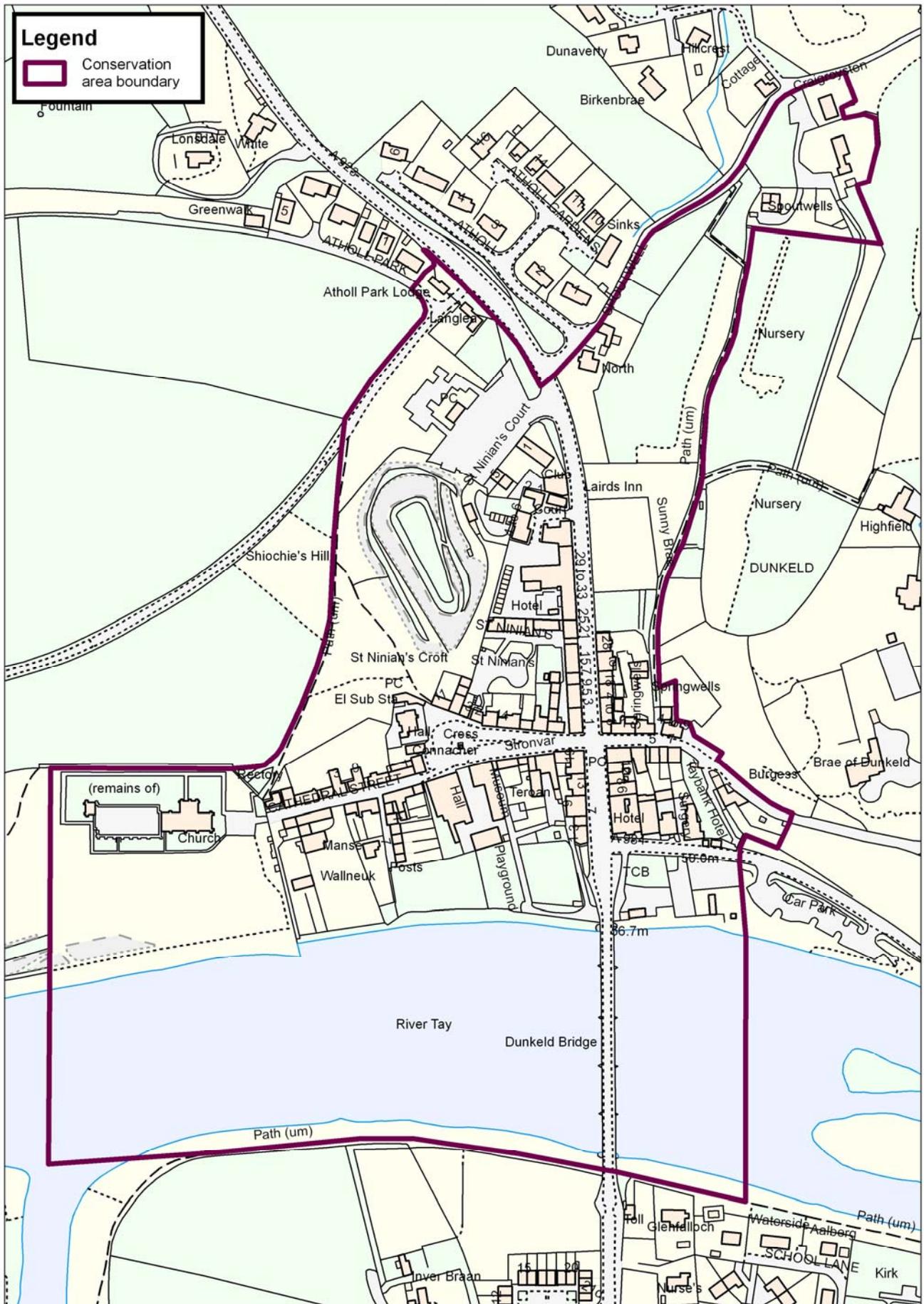


Nave of the Dunkeld Cathedral



Dunkeld Bridge

Map 11: 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 Dunkeld 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 para 14.5).
- Repairs Notices: the planning authority will seek to work with owners of listed buildings but may 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 may 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 Dunkeld 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

13.1 The Highland Area Local Plan 2000 did not identify specific sites for housing development in Dunkeld itself, concentrating instead on the Birnam and Little Dunkeld areas south of the river. The Local Plan indicates that there may be some scope for infill development, but only where this will not adversely affect the density, character or amenity of the area. There is a presumption against development within the conservation area which would harm its character or appearance. Applications for outline consent will not be acceptable without detailed plans of the development including elevations which show the new building in its setting.

13.2 Further development sites may be allocated for housing or other uses in future Local Development Plans. It is important to preserve and where possible enhance the conservation area and its setting. The design, scale and landscaping of any development must not adversely affect this setting.

13.3 Key areas of open space and recreation are identified in the Local Plan which largely surround the built-up areas of town and the riverside. Any development proposals that would erode these areas will be resisted.

13.4 Throughout the local plan area, the Council encourages the conservation of drystone dykes and hedgerows. The Council also seeks to protect native woodland from development.

Opportunities for planning action

Conservation area boundary

14.1 The conservation area was first designated in January 1970. During the current re-appraisal and review some changes to the boundary have been considered to reflect changing policies for surrounding areas and the updating of the assessment of significance. Part of the area of open space to the west of the town is proposed to be de-designated as conservation area. Key buildings and structures in this area are already protected by listing. The landscape itself falls within both the River Tay National Scenic Area and the Dunkeld House Garden and Designed Landscape, both of which are protected under Local Plan policies. A small additional area at Spoutwells is considered to meet the criteria for special architectural and historic significance and is proposed for inclusion in the conservation area boundary. The appraisal and conservation area boundary will be kept under review in future re-appraisal cycles.

Effects of permitted development

14.2 Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings, of which there are several in Dunkeld, 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. The existing conservation area is covered by an "Article 4 Direction" which removes certain classes of permitted development rights under the General Permitted Development Order 1992. The existing Direction needs to be reviewed in order to relate to the revised conservation area boundary and include some additional classes of permitted development introduced since 1992.

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, transport, post office and sewerage) and certain types of development by local authorities, including lamp standards and street furniture. In Dunkeld the townscape is particularly vulnerable to some if not all of these classes of permitted development, for example, window and door replacements; satellite dishes; developments within gardens and possible loss of trees; the alteration of stone boundary walls or decorative iron railings.

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 updated Article 4 Direction for Dunkeld Conservation Area 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. 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.

14.7 The quality of commercial signage in Dunkeld is predominantly good, but there are some existing examples of visually poor or large-scale fascia signage which has adverse visual impact on traditional shop fronts and the wider townscape. 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

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

14.9 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

15.1 Individual sites which may be opportunities for enhancement are identified in the Negative factors section and the Townscape Analysis map. These include buildings, facades or spaces which are vacant or of poor visual quality and condition, spaces or routes which could be better defined and surfaced in more sympathetic materials, and signage which could be rationalised to minimise visual intrusion.

15.2 Enhancement of the conservation area will be achieved through a variety of agencies and routes: through schemes promoted by the local authority (Perth and Kinross Council) in partnership with local or national agencies, through private business enterprise and development or via conditions or legal agreements attached to planning consents. Funding may be available from a variety of sources including Perth and Kinross Council; Perth and Kinross Heritage Trust; Historic Scotland or the Heritage Lottery Fund, depending on these organisations' priorities and resources at the time.

15.3 Please note that these represent initial ideas for potential projects. There will be early consultation with the local community, including the Community Council and other local groups, before any firm proposals are developed further.

The Cross

15.4 The immediate setting of the memorial fountain would benefit from some modifications to hard landscaping and street furniture and possible rationalisation of parking. The landscaping design scheme could also include the forecourt of the Duchess Anne. The public toilet block is now dis-used and there is the opportunity for a sensitive re-development of this site.

St Ninian's Wynd

15.5 Improvements to promote greater use of the landscaped gardens and improve the visual quality of the central space should be considered, along with a possible scheme of facade and boundary enhancements in the immediate area.

Car parks

15.6 The Atholl Street public car park and Taybank Hotel car parking areas: improvements to surfacing materials, soft landscaping and boundary treatments would enhance these visually prominent spaces.

Signage

15.7 The reduction of signage clutter and hard landscaping improvements at the north-eastern approach to Dunkeld Bridge should be considered.

15.8 The restoration and repair of original boundary features, such as walls and railings, will be encouraged.

15.9 The management of the conservation area provides an opportunity for the development and enhancement of path networks through Dunkeld and around the local area. The draft Core Path Plan identifies key routes around the village linking to wider networks allowing access throughout the area. There may be scope for improving or extending existing routes linking to the Core Path network.

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**

Dunkeld Conservation Area

**The Perth & Kinross Council (Restriction of Permitted Development)
(Dunkeld) Direction 2011**

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 Dunkeld (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) (Dunkeld) Direction 2011.

Signature

Designation

Chief Executive's Service – Legal
Perth and Kinross Council
2 High Street
Perth PH1 5PH

SCHEDULE

The area of land hatched in red 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

Dunkeld & Birnam Historical Society, *Dunkeld Remembered*, 1987

Gifford, John, *The Buildings of Scotland, Perth and Kinross*, Yale U.P. 2007

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

Hunter, Thomas, *Woods, Forests and Estates of Perthshire*, Perth 1883

Walker, Bruce & Ritchie, Graham, *Exploring Scotland's Heritage: Fife and Tayside*, RCAHMS 1987

Also, information provided by the National Trust for Scotland and the Dunkeld & Birnam Tourist Association.

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