

Conservation Area Appraisal



Dunblane

*The name **Dunblane** derives from the Celtic dun (a fort) and the Celtic missionary Blane (c. 565-640). He is believed to have founded a monastery on the site of an earlier fort located on Holme Hill around 602.*

Cover: the tower of Dunblane Cathedral with cottages on The Cross in the foreground.

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1.0 Introduction

1.1 Background

The purpose of this document is to provide an illustrated appraisal of the Dunblane Conservation Areas following national legislation and governmental guidelines (refer bibliography).

First introduced in 1967, conservation areas are defined in Section 61(1) (a) of *The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997* as:

“...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”

More specifically, Historic Scotland's *Scottish Historic Environment Policy Annex 3* (2009) stipulates that:

“It is the character or historic interest of an area created by individual buildings and open spaces and their relationship one with the other which the legislation covering conservation areas seeks to preserve.”

Under Section 63 (1) of the 1997 Act, local authorities are required to “*formulate and publish from time to time proposals for the preservation and enhancement of any parts of their district which are conservation areas.*” Furthermore, the Scottish Government's policy *Scottish Planning Policy* (SSP, Para. 115, 2010) states that designation provides the basis for the positive management of an area.

In order to carry out the proper preservation and enhancement of the conservation area it is necessary to first have a full and detailed understanding of all the factors which contribute to the special character and interest of the area. This is the objective of the Conservation Area Appraisal.

In accordance with *Planning Advice Note: Conservation Area Management* (PAN 71, 2005), the appraisal is a vital tool to enable the active management of the conservation area and aims to:

- Identify factors and features which create the special interest of the conservation area;
- Review and justify the boundaries of the conservation area;
- Provide a basis for developing & implementing a conservation area management strategy;
- Identify opportunities and priorities for enhancement;
- Assist policy formulation and inform development plans;
- Inform Development Control to ensure consistent decision making;
- Form supplementary guidance in the protection and enhancement of the conservation area.

In turn this will:

Enable Stirling Council to fulfil its statutory duty to preserve and enhance its conservation areas;

Increase public awareness on the special needs and characteristics of their area;

Assist owners and developers identify and formulate their development proposals;

Form supporting documentation for any future funding bids.

1.2 Methodology

This report draws on a number of academic and practical guidelines. As a result, the appraisal relies upon both field and desk study and it should be recognised that the appraisal is not intended to be comprehensive; the omission of any particular building, feature or space should not imply that it is of no interest.

The appraisal has been prepared by Sonya Linskaill RIAS RIBA, on behalf of Stirling Council's Planning Department. Research was undertaken in March and April 2006 with minor amendments in July 2011. Specific reference is made to the earlier Conservation Area Character Appraisal prepared by Robin Kent Architecture and Conservation in 2001. The appraisal was revised by Stirling Council in August 2012.

1.3 Copyright

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Dunblane Conservation Area

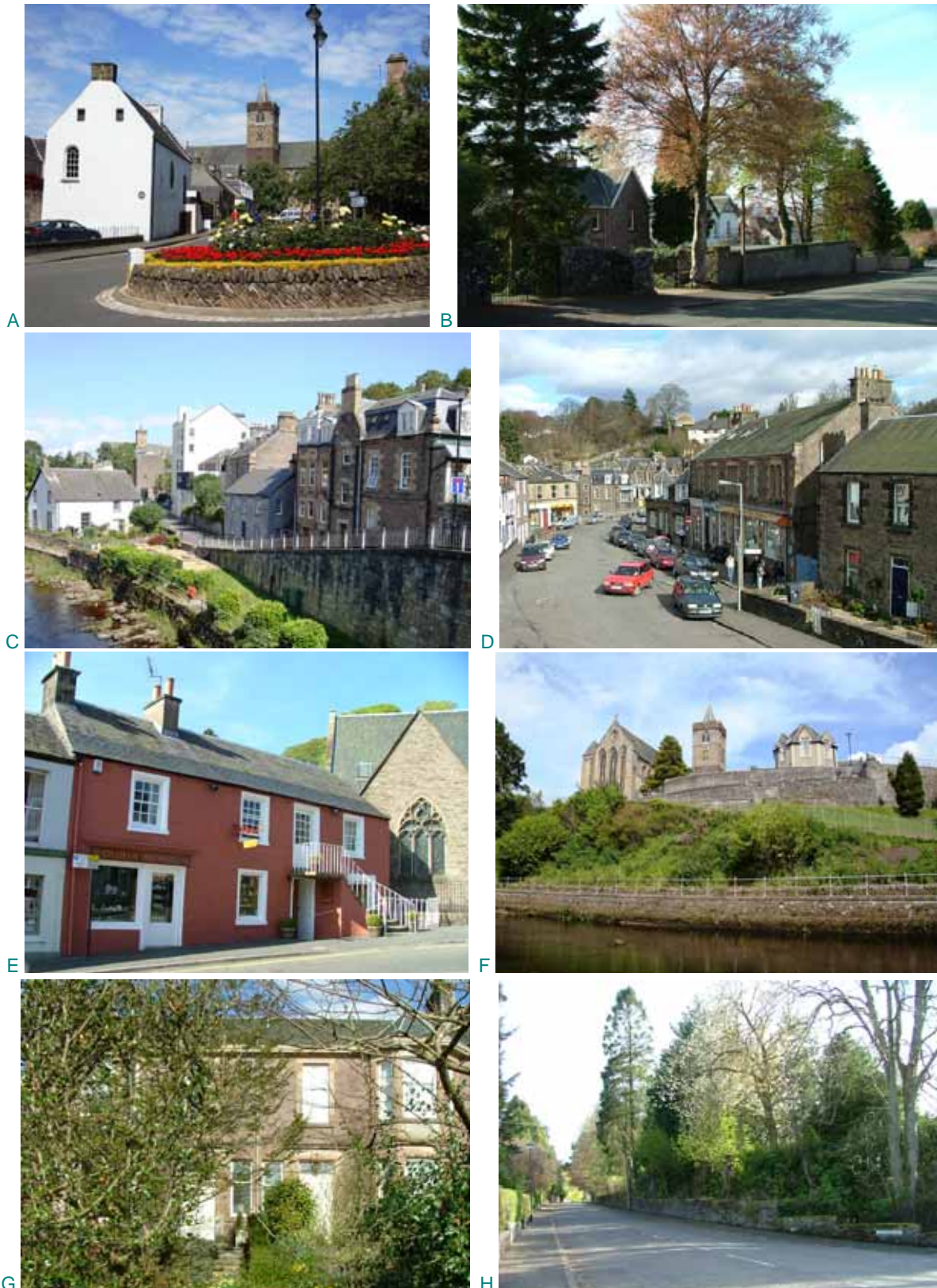


Fig 1A: the tower of Dunblane Cathedral, with the Leighton Library in the foreground; B: expansion in the late 19th century saw large villas built on high ground to the east of the burgh; C: Millrow viewed from the Stirling Road Bridge; D: approach on Stirling Road; E: 18th century house on the High Street; F: the Allan Water and cathedral beyond; G: semi-detached villa in the Victorian suburb; H: The Crescent, part of the Victorian suburbs.

2.0 Summary

Dunblane is situated north of the City of Stirling on a natural fording point on the Allan Water. It was probably an early Christian site, with the medieval Dunblane Cathedral completed in 1240. The medieval burgh extended from the settlement of Ramoyle in the north through the market place to a ford on the Allan Water; the settlement of Bridgend at junction of the roads from Stirling and Doune on the west side of the river. Despite the loss of its religious power after the Reformation, Dunblane continued as a market centre and an important stop on the military roads north of Stirling. A number of important buildings remain from the 17th century including the Dean's Manse (now Dunblane Museum) and the Leighton Library. The development of weaving in the late 18th century stimulated growth; as did the arrival on the railway in the mid-19th century which supported a substantial Victorian villa development to the east of the historic burgh and construction of the Dunblane Hydro. The 20th century has witnessed continued growth of the 'cathedral city', which retains its market town role with excellent road and rail connections.

Dunblane Conservation Area encompasses the early burgh centred on the cathedral and later 18th and 19th century town, and includes an expansive area of late 19th century villa development to the east. These two urban areas are balanced by Holme Hill, which forms a vital green space in the centre of the town. The conservation area is of considerable cultural and historic significance for a number of interrelated reasons, all of which contribute to its character and appearance.

- A picturesque riverside setting on the Allan Water below Holme Hill.
- Scotland's smallest 'cathedral city' with the medieval Dunblane Cathedral, one of Scotland's finest.
- An important former medieval burgh and modern day 'market town'.
- A substantial villa development from the late 19th century focused around the Dunblane Hydro.

Dunblane is one of two towns in the Stirling Council area where a conservation area has been designated to safeguard the settlement's distinctive historical form (figs 2A & B).

"The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places."

(PAN 71: Conservation Area Management, 2005, 1)

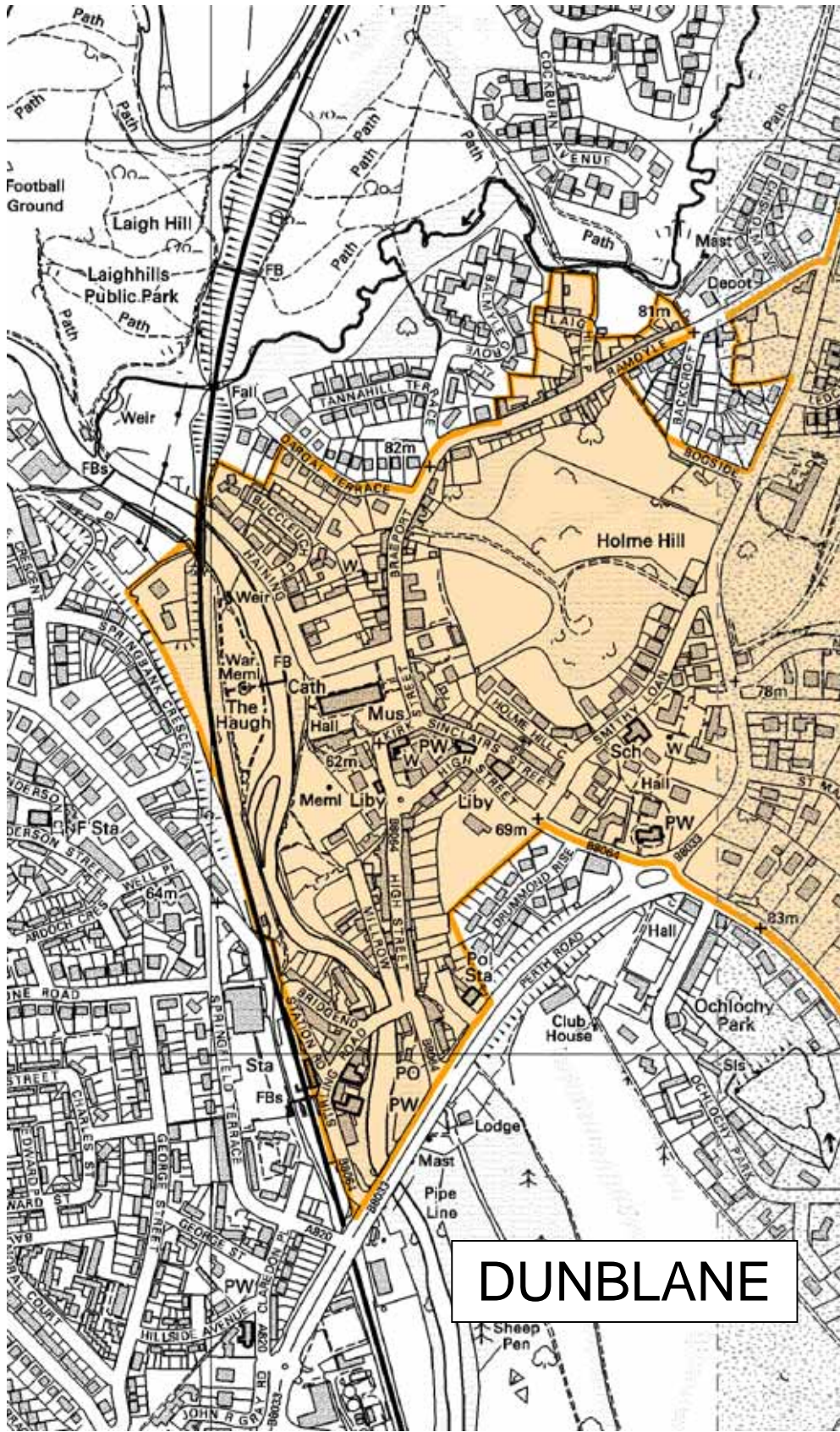


Fig 2A: Dunblane (west section), indicating the conservation area (shaded in orange) © Crown

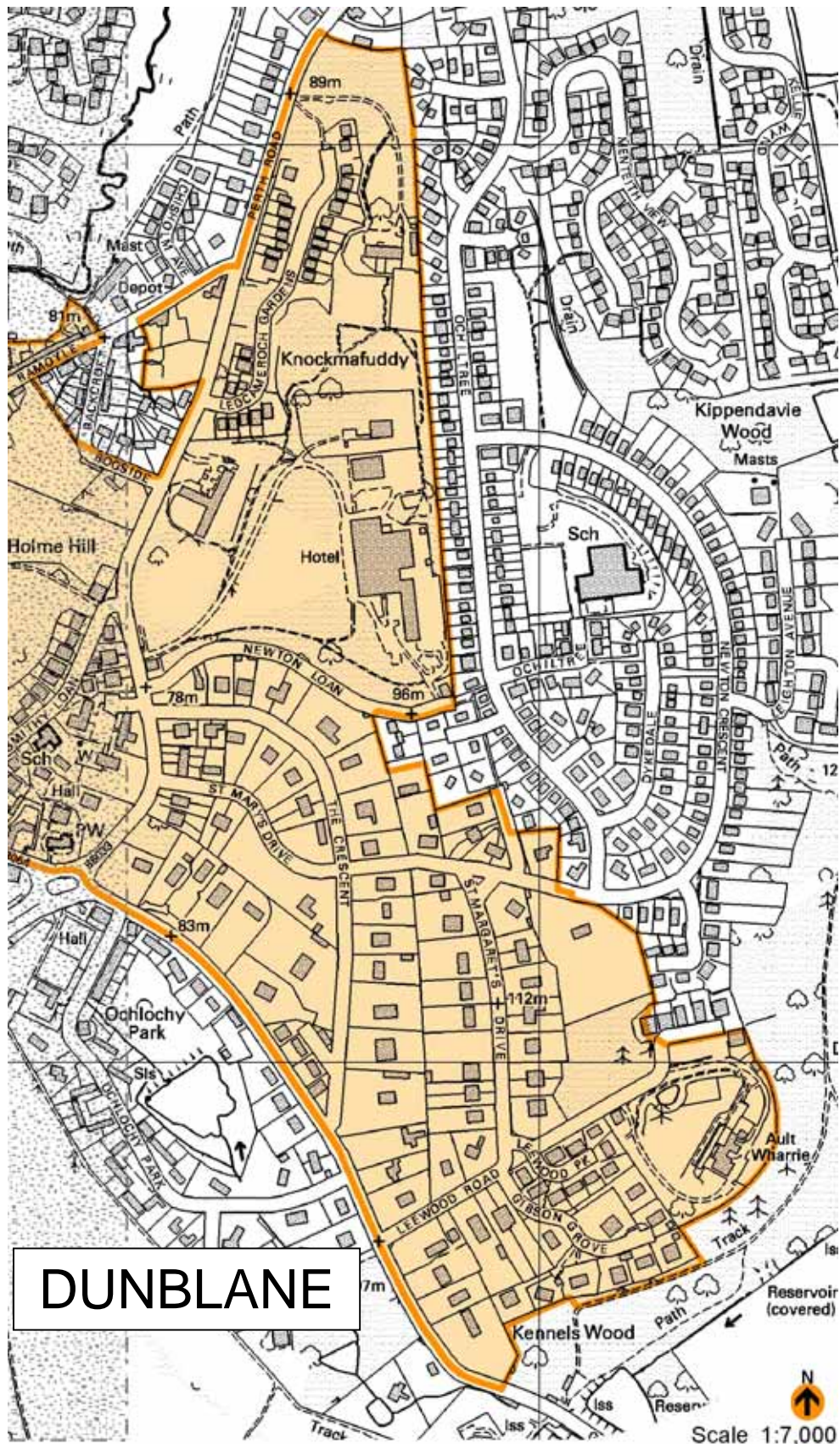


Fig 2B: Dunblane (east section), indicating the conservation area (shaded in orange) © Crown

Dunblane Conservation Area is characterised by:

Its setting:

- On the banks of the Allan Water; principally on the rising ground of the east side of the river; Holme Hill is a significant landscape feature.

Its landmarks:

- Dunblane Cathedral, one of Scotland's significant medieval churches.
- Dunblane Hydro in expansive landscaped grounds.

Its buildings: Historic Core

- Residential with street level commercial premises on around High Street and Stirling Road; public buildings around The Cross.
- Traditional 2-storey terraced properties, with frontages built directly onto the street line; 3-storey properties in the central commercial area.
- A mixture of styles from the late 18th and early 19th century, late 19th century Victorian and early 20th century tenements.
- The Cross / Kirk Street: buildings important to the setting of Dunblane Cathedral; including 17th century Dunblane Museum, Leighton Library.
- Scot's slate roofs pitched roofs with continuous slate finish, prominent gable end chimneys, some flat skews (earlier properties). Victorian and early 20th century properties pitched roofs often with decorative rooflines including wallhead chimneys, decorative cans, projecting eaves dormers.
- Variety of natural stone (ochre sandstone or deep red/brown mudstone) or lightly coloured (mainly white) painted stone wall construction. Some with contrasting window and door margins in subdued colours or black.
- Traditionally timber sash and case windows, with a variety of astragal patterns depending on date.
- Timber stair entrance doors & traditional shop fronts to commercial core.

Its buildings: Victorian Suburb

- Residential; 2-storey Victorian detached and semi-detached villas in large gardens set back from the road.
- Scot's slate (or some original Welsh slate) pitched roofs often with decorative rooflines including tall chimneys with decorative cans, large projecting eaves dormers and pitched roof dormers, some turrets, overhanging eaves often with decorative timber bargeboards.
- Variety of natural stone (ochre sandstone / red sandstone), some white painted render on Arts and Crafts style properties, with timber boarding.
- Timber sash and case windows with a variety of astragal patterns, a good number of traditional windows survive.
- Garden enclosures with stone walls, tall hedges and mature gardens.

Its vulnerability:

- Detrimental change and loss of traditional building fabric including original windows and doors, roofscape, chimneys etc.
- Pressure for development leading to erosion of green spaces & trees.
- Erosion of green spaces (natural and manmade, private and public) and trees through poor management/landscaping.
- Dilution of the character and appearance of the conservation area through inappropriate new development (siting, materials, scale, height).
- Erosion of traditional materials for garden enclosures and boundaries.

Table 1: Dunblane Conservation Area: Key Characteristics

3.0 Location and Population

This chapter places the conservation area in its geographical and regional context.

3.1 Location

“A cathedral city, though small, on the Allan Water 7km N of Stirling....Dunblane Bridge is at the historic secular heart of town.”

(Gifford & Walker, 2002)

Dunblane is situated in the east of the Stirling Council area close to its boundary with Perth & Kinross Council. It is approximately 5 miles north of Stirling and 3 miles from Bridge of Allan; midway between Glasgow and Perth it is connected to all three via the B8033 and A9, grid reference NN 779007 (fig 3). The town has excellent road and rail connections, with direct services to all Scottish cities.

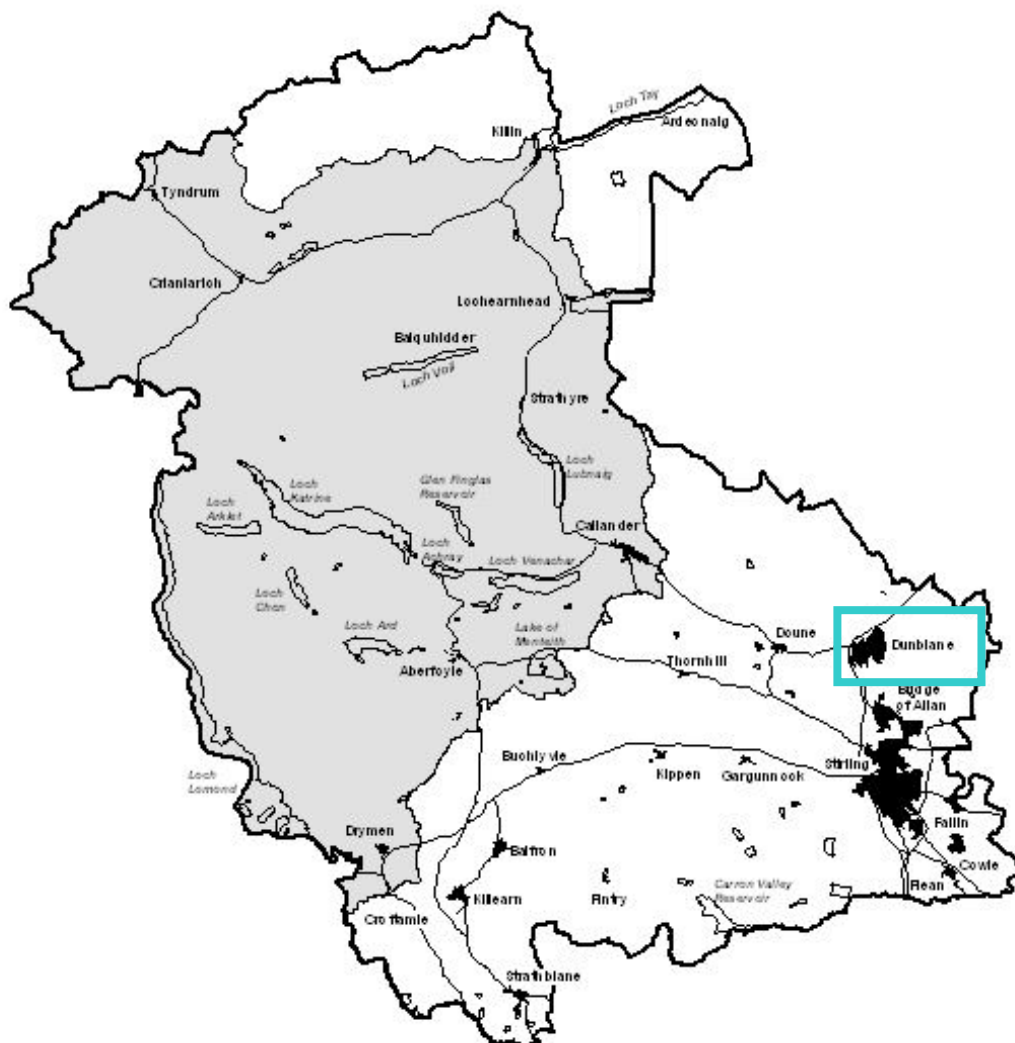


Fig 3: Map of Stirling Council area showing Dunblane (Loch Lomond & the Trossachs National Park is shaded).

The ‘cathedral city’ is sited to the south-west of the Sheriff Muir on the banks of the Allan Water (fig 4).

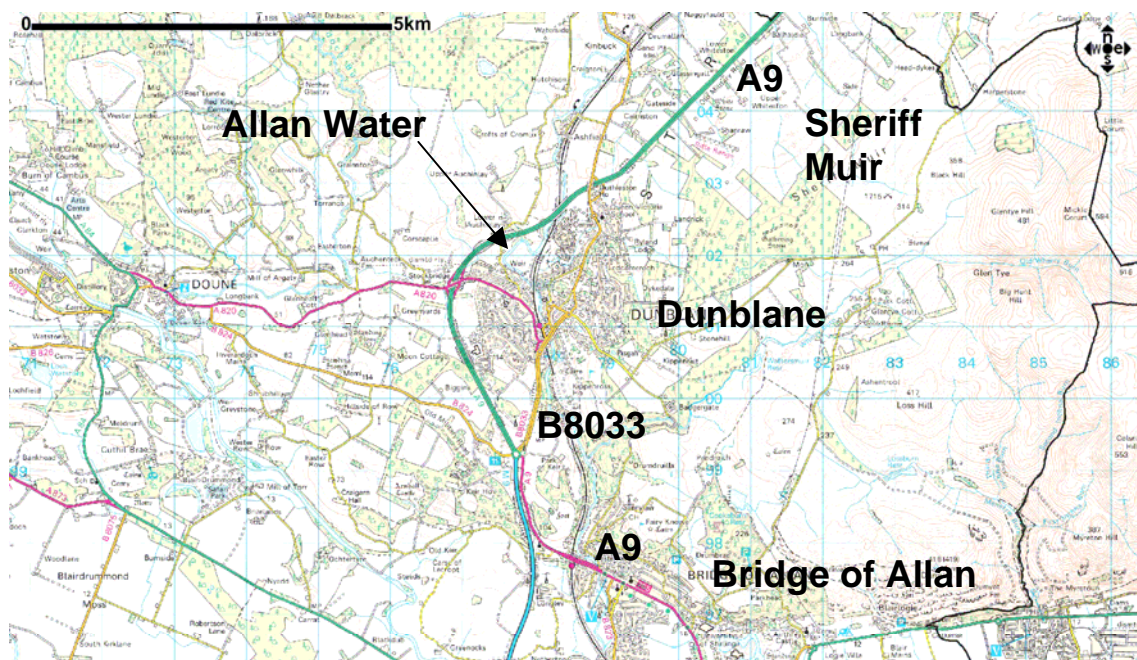


Fig 4: Dunblane, located south-west of the Sheriff Muir on the Allan Water. © Crown

3.2 Population

The population of Dunblane witnessed a steady rise at the end of the 19th century, with over 2000 inhabitants by 1881; during the 20th century Dunblane experienced considerable residential growth (fig 5). Dunblane is the largest settlement in the Stirling Council area, after the City of Stirling itself with a current population is of approximately 9,000 (2008). The population of the conservation area is around 1,300.

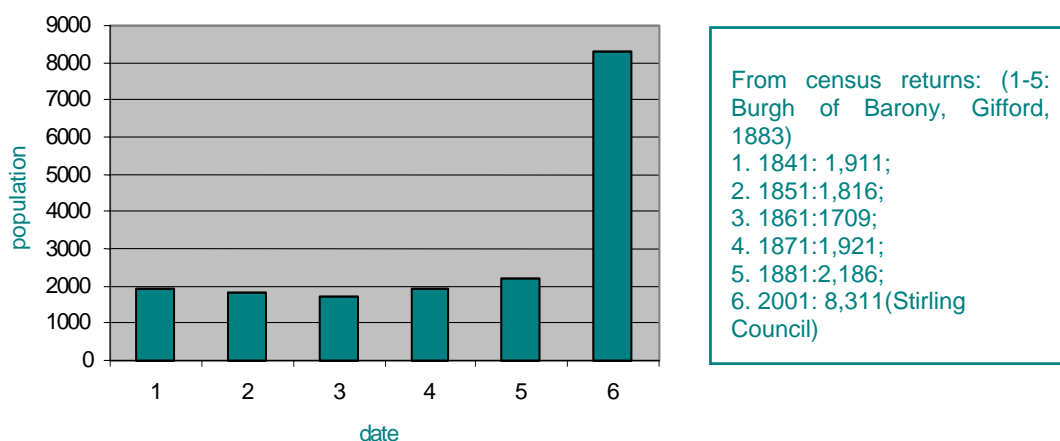


Fig 5: the population of Dunblane.

Similarly to Scotland as a whole, the population of the Stirling Council area is predicted to increase by 7% by 2033. Development pressures are therefore likely to increase, compounded by the town’s close proximity to Stirling and accessibility to other major urban centres.

4.0 Historic Context

This chapter outlines the reasons behind the origin of the settlement and makes reference to key periods of political or economic change, former uses and phases of development, and their effects on shaping the physical form of the settlement. The emphasis is on the survival of those elements which have determined the form of the conservation area today.

4.1 Origins and Development

A detailed account of the historical background of Dunblane is available in *Historic Dunblane: the Scottish Burgh Survey* (1997).

Origins

Dunblane is located on a natural fording point on the Allan Water; Dunblane has been an important point on major routes north from Stirling since Roman times. Medieval belief asserts that St Blane (c. 565-640) established a place of worship here around 600 on a dun (or Pictish Fort) elevated above the left bank of the river (Gifford & Walker, 2000). The bishopric of Dunblane dates from 1141, with the cathedral completed by Bishop Clement in 1240, probably on the site of an earlier church and incorporating parts its southern tower. The Church reached the height of its influence in the later middle ages when the Kings of Scotland were based close by at Stirling Castle.

The medieval town

The medieval town extended from Ramoyle in the north down Braeport and Kirk Street (consisting of stone built dwellings for the Canons) and south to the market place at The Cross. The principle route continued down Millrow to a ford on the Allan Water situated a little north of the current bridge. Development of the lower section of the High Street followed the building of the first bridge around 1409, the street laid out up to the Cross with town houses of the nobility.

Dunblane became a Free Burgh of Barony in 1442. The settlement of Bridgend, first mentioned in 1443, built up around the junction of the roads from Stirling and Doune on the west side of the bridge. The close dependency of the medieval city on the cathedral meant a rapid decline in its fortunes after the Reformation (1560). The cathedral, though not destroyed, fell into disrepair with the loss of the nave roof and the conversion of the chancel for parish use. At this time the burgh is recorded on the earliest cartographic records produced by Pont (fig 6). Interestingly, Pont was the son of the first Protestant minister of the cathedral appointed in 1561.

Seventeenth to Nineteenth Centuries

Despite the loss of its religious power Dunblane continued as a market centre and an important stop on the military roads (fig 7); many substantial town houses and key buildings such as the Dean's Manse (now Dunblane Museum; fig 18B), Balhaldie House and the Leighton Library (fig 18H) were constructed during the 17th century.

The development of weaving in the late 18th century stimulated growth with over 700 handloom weavers by 1820, the work force living in single storey cottages in Bridgend, Mill Row, High Street and Ramoyle (Gifford & Walker, 2002). Later spinning and waup mills were established by the river (figs 8 & 28).



Fig 6: Pont's map (1585-1601) Dunblane is illustrated by the cathedral above the river. © NLS

A significant period of revival came after 1848: the construction of the railway station at Bridgend on the London to Inverness route brought both commuters and tourists. Villas were developed to the south of Holme Hill between the new Perth Road (set out in 1850 to bypass the tortuous route along Ramoyle) and subsequently to the east around the 'Dunblane Hydro'. The Hydro (fig 20B) was opened in 1878 as the Dunblane Hydropathic Establishment but went bankrupt in 1884. It was reopened after alterations to form a hotel (still in use today). During this period the lower section of the High Street was also progressively redeveloped (fig 9).

Twentieth century

The construction of the St Blane's Bridge (1940) and its widening to a dual carriageway (1959) resulted in the bypassing of the High Street which now forms the part of southern edge of the conservation area. The population has increased significantly during the 20th century with the construction of large residential estates around the earlier the town and pockets of new housing within the conservation area.

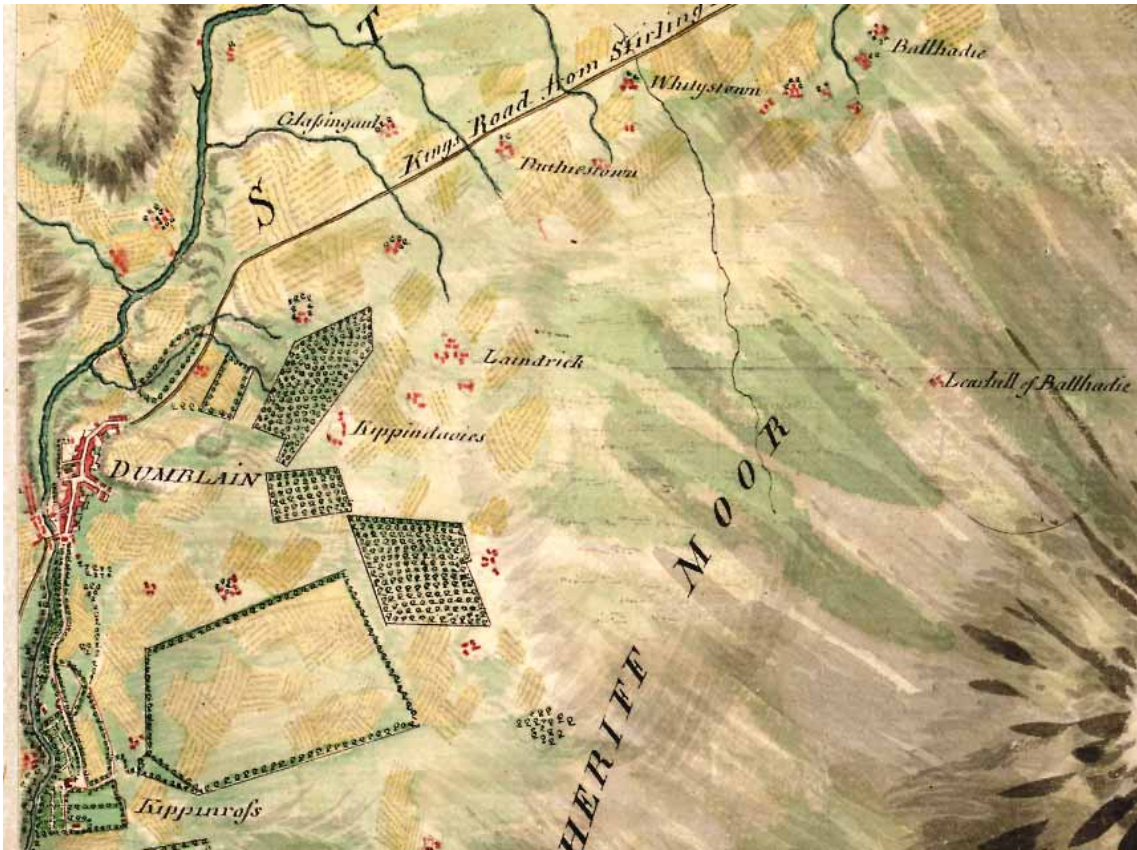


Fig 7: Roy's map (1747-1755): the form of the burgh is well established extending from Ramoyle down to the bridge over the Allan Water; the settlement at Bridgend also evident. © British Library Board.



Fig 8: (Stobie 1783): the cathedral remains the key feature. Note the two mills (indicated as circles) illustrated next to the river opposite the settlement at Bridgend. © NLS

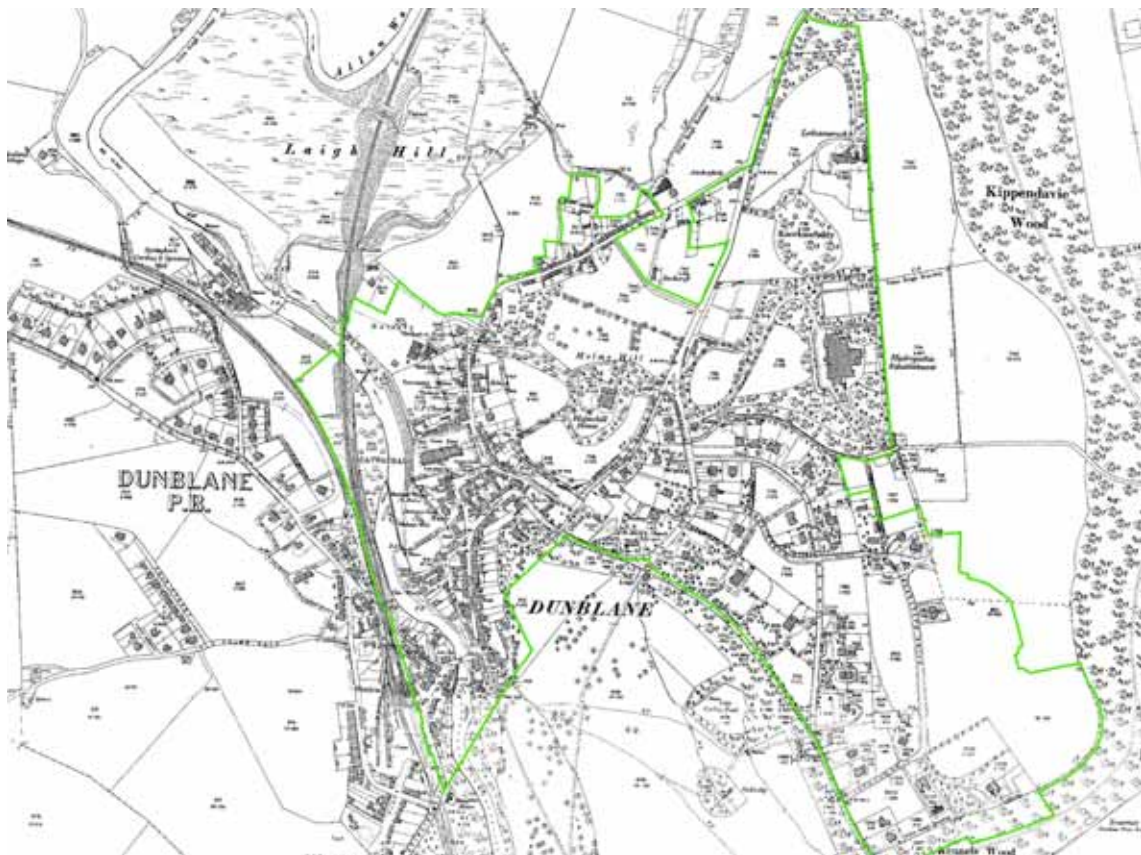
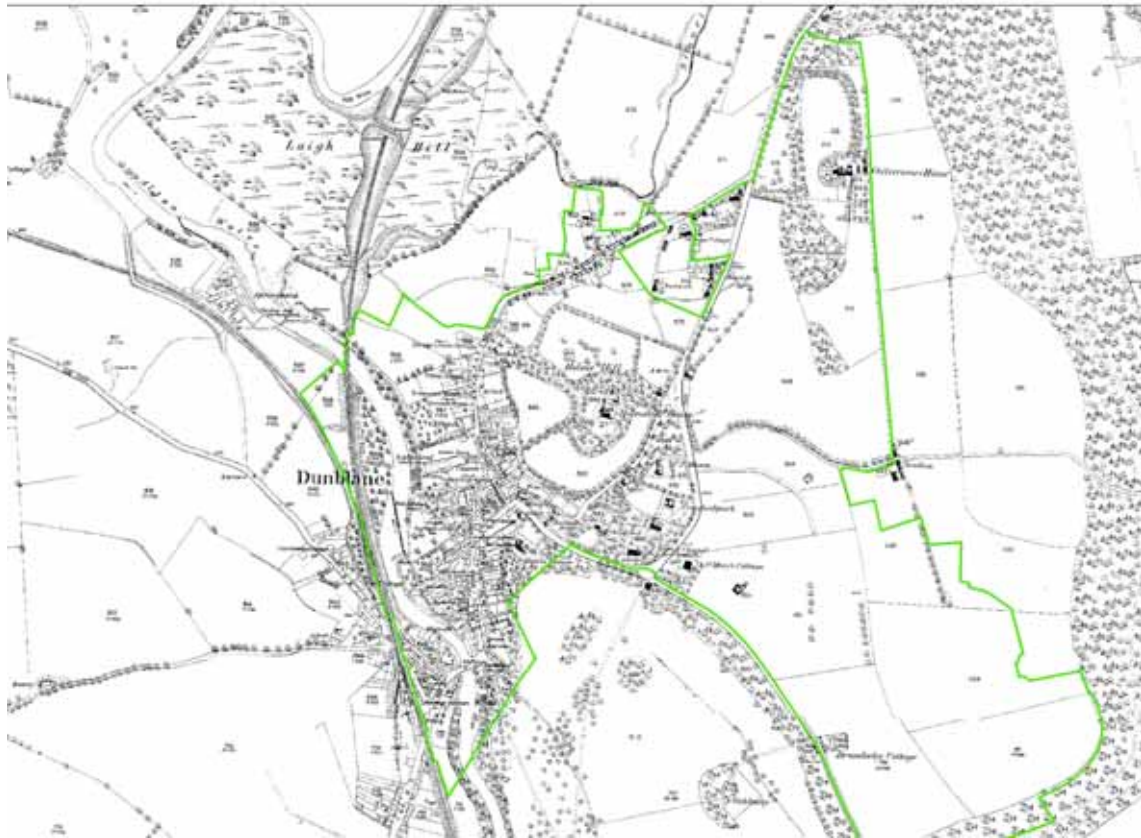


Fig 9: expansion of Dunblane from the late 19th century: The 1st Ed. Ordnance Survey (1862) illustrates the first villa plots developed between the Old Town and Perth Road (top). By the 2nd Ed. Ordnance Survey (1895) the Hydro had been constructed and villa development expanded to the east.

4.2 Archaeological Significance and Potential

This section identifies any Scheduled Monuments and information held on the local Sites and Monuments Record (SMR).

The early date of settlement and national significance of this 'cathedral city' ensures that archaeology plays an important role. A detailed account of the archaeological record and potential of Dunblane is available in *Historic Dunblane: the Scottish Burgh Survey* (1997). The key sites and artefacts are:

Scheduled Monuments

- Dunblane Cathedral, enclosing graveyard grounds (figs 10 & 18A).
- Site and upstanding remains of the Bishop's Palace and Cathedral Hall (fig 10).

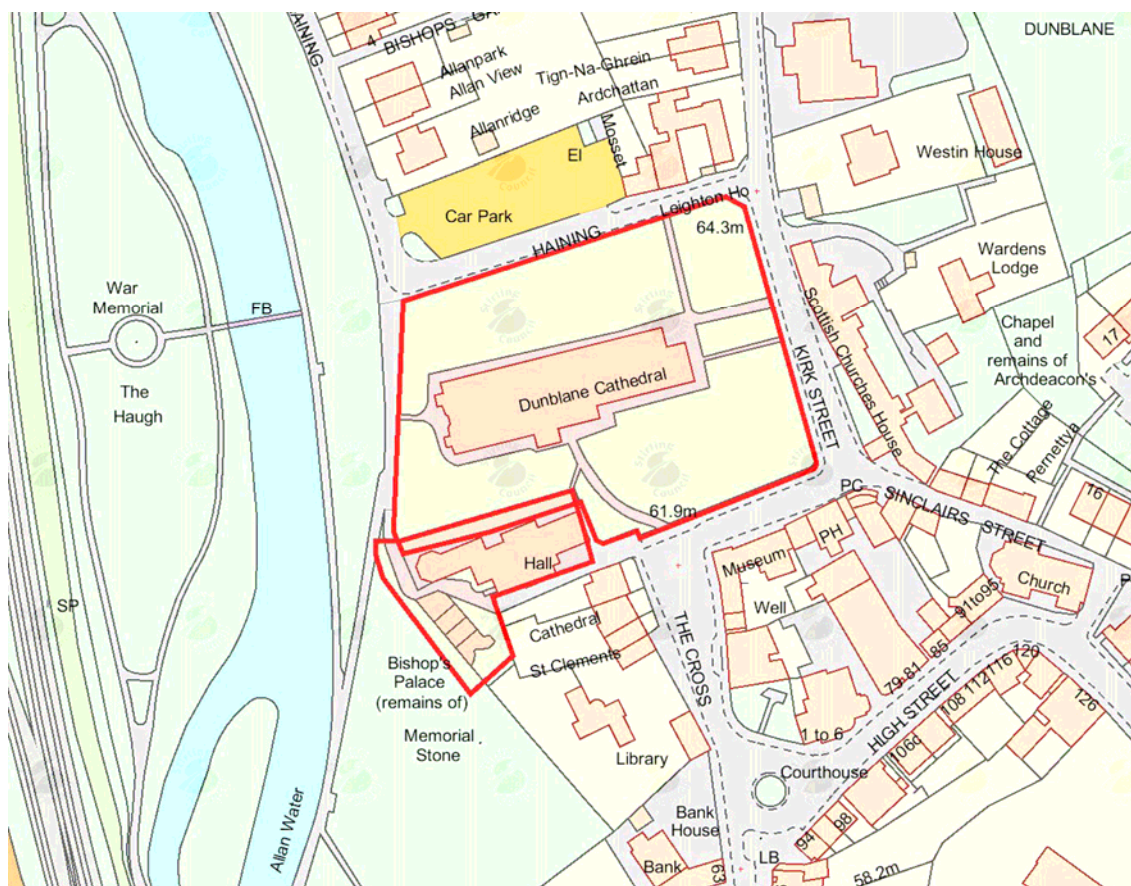


Fig 10: Dunblane's Scheduled Monuments (outlined in red): Dunblane Cathedral and remains of the Bishop's Palace and Cathedral Hall area.

The Cathedral Precinct

- 10th or 11th century sculptured stones found under the floor of the Cathedral Chapter House, now preserved in the cathedral (SMR 383.02).
- Site of the Tolbooth, just east of the cathedral gate (SMR 5384) and Dunblane market cross (SMR 5385).
- Around the cathedral and on Braefort, medieval canon's houses and ancillary ecclesiastical buildings; including the possible 16th century vaulted chamber behind Kirk Street, probably part of the former Archdeacon's manse (SMR 388) and site of the former Chancellor's manse (SMR 389).

- The Haining, a 19th century farm believed to have been located in the Bishop's garden.

Other Areas

- Earth works (SMR 1696.01) and alleged tunnels on Holme Hill.
- Sties of former mills on the river side.
- Possible remains of laird's town houses on the High Street and The Cross (SMR 2533; 2536) and possible chapel in the cellar of No. 27 High Street (SMR 381).
- Two Roman marching camps in the Roman Way area west of the river. Now mostly under housing and out with the conservation area (SMR 379).

The early origin of the site should be borne in mind; sites may contain buildings and artefacts relating to previous uses; any findings or inquiries should be reported to Stirling Council's Archaeology Officer.

Local Architects

Holmehill House (1820 - 1980) was home to prolific local architect William Stirling (1772-1838)

His nephew William Stirling II (c.1789-1876) built Woodend House on Smithy Loan in 1840.

Millrow was the birthplace of architect James Gillespie Graham (1777-1855).

5.0 Character and Appearance

This chapter will analyse and illustrate the key features and factors which contribute to determining the conservation area's special qualities and local distinctiveness.

The general urban structure of Dunblane Conservation Area is illustrated in figure 11 (Lynch, 1977, Appendix A). This consists of two character areas:

1. **Historic Core:** the old medieval urban form consolidated and rebuilt into the 19th century; including Dunblane Cathedral, the historic Old Town, Bridgend and Ramoyle.
2. **Victorian Suburbs:** centred round the Dunblane Hydro and later 19th century villa development.

Dunblane Cathedral (fig 18A), the Hydro (fig 20A) and the Old Bridge all form major landmarks, with Holme Hill acting as a natural landmark which has influenced the form of development and provides a strong green edge to both character areas. The Allan Water provides a natural green environment, winding its route through the conservation area. Green edges are also provided by mature landscaping and trees on Perth Road, and the upper section of High Street (St Blane's House).

Three major routes form strong urban edges: the bypass (B8033) continuing on Perth Road; Glen Road; and the railway line to the west.

The character and appearance of the conservation area will be described through the following sections:

- Setting
- Character Areas
- Buildings and Townscape
- Open Spaces, Trees and Landscaping
- Public Realm

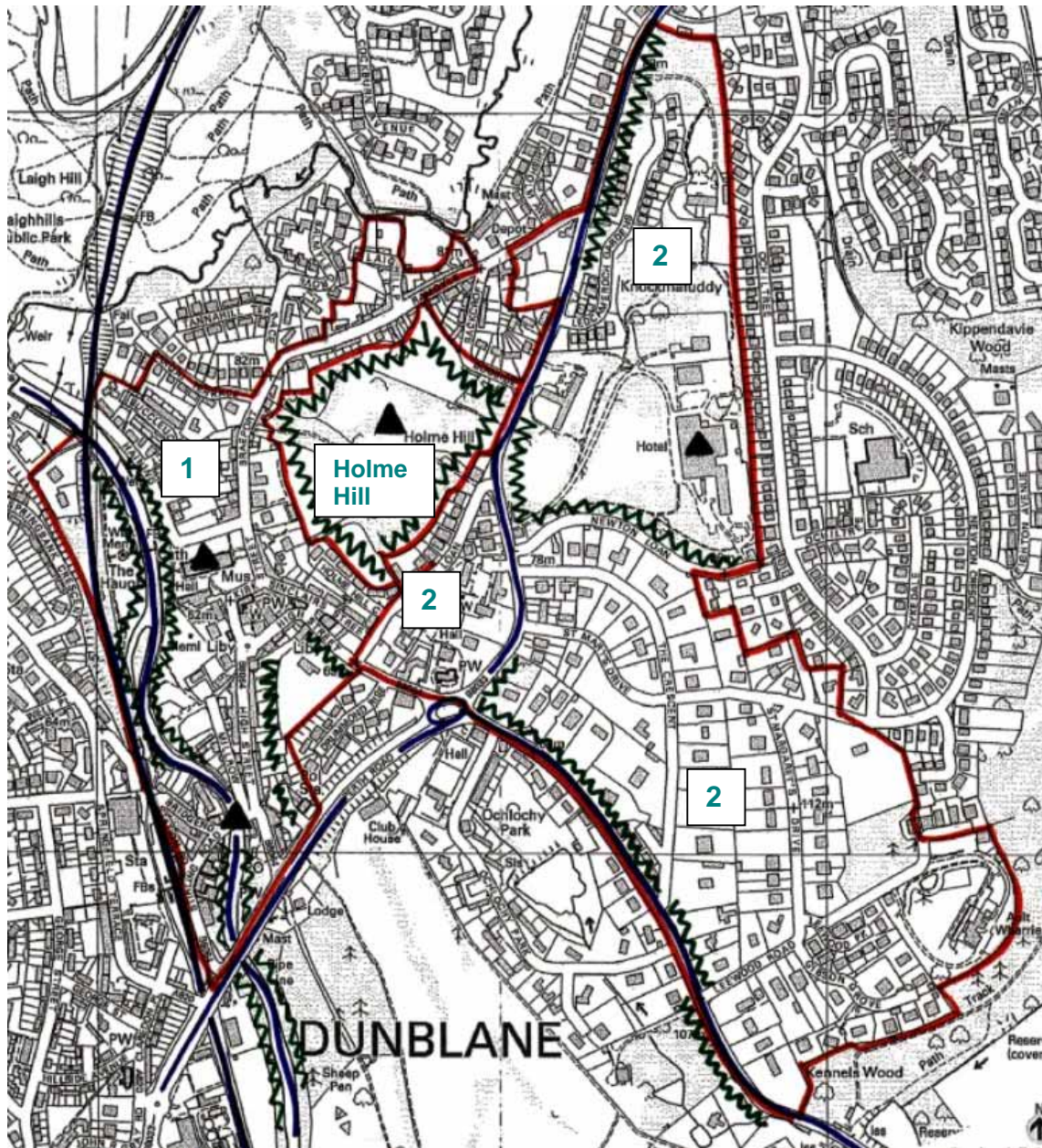
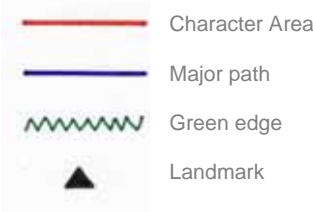


Fig 11: The general urban structure of Dunblane Conservation Area using Lynch's methodology. © Crown

Character Areas:

- 1. Historic Core
- 2. Victorian suburbs



5.1 Setting

This section addresses the relationship of the conservation area with its surrounding landscape. The sense of space dictated by the interplay of topography and street pattern is described including important landmarks and views.

The strength of setting of **Dunblane** comes from several key factors:

Context

Dunblane occupies an elevated site on low rolling hills along the Allan Water, flanked by the wooded hills of Sherriff Muir. The town has a mature character with many trees providing strong visual links to surrounding woodland and policies. The town is conspicuous in many views from surrounding higher land. Views of the cathedral and the Hydro are important, however, many views to and from the town are restricted by trees, hedges, and woodlands and by the undulating landform. A green belt has been designated to the north, east and south of the town, to protect the landscape setting and prevent coalescence with Bridge of Allan. Despite considerable expansion, Dunblane has retained a good relationship with its landscape setting and a distinct sense of place has evolved.

“The special character of Dunblane’s old town derives from the level changes due to its site between Holme Hill and the river, and glimpses of the cathedral. Many streets maintain a narrow medieval street pattern and buildings are generally small in scale and tightly packed together, crowding up to the pavement, in contrast to the spacious monumentality of the cathedral precinct.”

(Kent, 2001)

Landmarks and Views

- Dunblane Cathedral is the principle landmark and dominates the town. Views of its tower are clearly visible from almost every locale (fig 12A).
- The landmark Dunblane Hydro sits on high ground in extensive landscaped grounds to the west of the centre (fig 12B).
- Holme Hill is a prominent natural landmark and creates a green heart to the centre of the town as well as a wooded backdrop in many views to, from and within the conservation area.
- The Allan Water cuts through the town with the majority of the town’s historic core on its eastern bank (fig 13); river walks provide open views of the town (fig 12A).
- The historic centre contains several key buildings and minor landmarks such as the Dunblane Museum (fig 18B) and Leighton Library (fig 18H).
- On arrival from the train station, the broad vista on Stirling Road provides an attractive view on approach to the Stirling Road Bridge and the High Street; the

rising ground beyond with good tree cover of private garden grounds in Beech Road, High Street & St Blane's House is an important backdrop (fig 12C).

- At the Stirling Road Bridge, the view over the Allan Water with the tower of Dunblane Cathedral rising above forms a distinctive 'postcard' view (fig 13).

Street Pattern and Topography

- Holme Hill, site of the original *dun*, had a direct impact on development of the town; the early curving linear street pattern of Braeport, Ramoyle, Kirk Street and Sinclair Street are a result of routes skirting around the hill. Later Victorian development to the east encloses Holme Hill, which acts as a vital landscape feature to both areas.
- The cathedral precinct, Millrow and the High Street sit on an alluvial terrace below the western side of Holme Hill and above the picturesque Allan Water. On the western section of the High Street this narrow terrace results in shorter irregular plots which step down steeply towards the river (fig 13).
- On the eastern side of the High Street plots are more typically medieval, narrow and long, extending up Blane's Hill with many of the original plots marked by stone boundary walls.
- Sinclair Street and the upper section of High Street follow the valley of Minnie's Burn, meandering between Holme Hill and Blane's Hill.
- Narrow lanes and pends, characteristic of medieval plan forms, remain in the old town, for example linking the High Street to Millrow (fig 12D).
- The Victorian suburb sits on rising ground to the east and south of Holme Hill; the street pattern is wide and open with long vistas between screening landscaped gardens (fig 14).

Activity and Movement

Much of the town character is derived from the street pattern and topography described above, whether in the narrow and winding streets of the Old Town or conversely, the wide avenues of its later Victorian suburbs. Sinclair Street, a twisting narrow lane between Kirk Street and Smithy Loan provides a good example of the organic, medieval form which produces short vistas and much anticipation (fig 18D & 24E). Movement along the river is an important part of the experience of the town and affords fantastic views of the river, cathedral and town (fig 12A). As a local centre, there is considerable commercial activity extending the full length of the High Street south of St Blane's Church and along Stirling Road toward the railway station. Visitor attractions are clustered around the cathedral immediately adjacent to the commercial heart.

Setting



Fig 12A & B: Landmarks: A: Dunblane Cathedral viewed from the west bank of the Allan Water; B: the Dunblane Hydro, set in expansive landscaped grounds; C: view of Stirling Road, looking north-east from the footbridge over the railway. The broad sweeping road creates anticipation of the town and views to the High Street. Trees on Holme Hill and in private gardens behind the High Street and St Blane's House provide an important green backdrop and skyline feature; D & E: Street pattern: the old town retains the majority of its medieval street form with narrow lanes, pends (D), and winding roads such as the upper section of High Street (E).



Fig 13: Street pattern: Millrow descends sharply from the Stirling Road Bridge to the riverside; the buildings of the old town climbing the steep terrace to the east of the Allan Water; the picture postcard view with river and cathedral tower in the distance is enhanced by the traditional 2-storey house, Allanside, on the riverside.



Fig 14: Street pattern: The Crescent, an example of the wide roads of the Victorian suburb that provide long vistas framed by enclosing mature gardens, trees and stone walls.

5.2 Character Areas

This section introduces each character area before more detailed description in the remainder of this chapter.

As identified in section 5.0 (fig 11) Dunblane Conservation Area consists of two character areas:

1. **Historic Core** comprising:
 - Bridgend
 - High Street and Millrow
 - The Cathedral Precinct
 - Ramoyle

2. **Victorian Suburbs** comprising:
 - Smithy Loan and Perth Road
 - Late Victorian Suburb

Holme Hill, the significant natural landmark, contributes to each character area and will be described in section 5.4.

Character Area 1: Historic Core

This character area consists of the majority of the historic settlement prior to late Victorian expansion; the old medieval urban form consolidated and rebuilt into the 19th century. It comprises of the Dunblane Cathedral and historic old town, and the former outlying settlements of Bridgend and Ramoyle. The character area will be described in five parts.

Bridgend (including Stirling Road and Station Road)

Historically, Bridgend was a self contained hamlet on the west bank of the Allan Water developed on the road to Doune. These early origins are reflected in its narrow curving form and enclosed topography. Adjacent, the broader curving Stirling Road (i.e. the original road to Stirling; fig 12C) is now diverted by the railway line from its original route south-west. Properties along Stirling Road are largely in commercial use, the earlier ones on the north side sitting below the modern road level. The railway station is an important focal point with the attractive terrace Station Road (fig 16H) tucked behind Stirling Road addressing the railway line obliquely. A sympathetic modern residential development which largely respects the character of the conservation area nestles on the riverside (fig 16J).

High Street and Millrow

Millrow was the original route from the cathedral to the ford over the Allan Water (fig 13). The route falls steeply from The Cross to reach the riverside and climbs back to meet the Stirling Road Bridge in the south (fig 17A). The riverside section is largely open to the river with Allanside House set at right angles to the road, a key historic building in the composition of views from the bridge. The eastern side to the road is enclosed by a variety of buildings; some address the river whilst others face the High Street, exposing their rear elevations to Millrow. This narrow and long urban block forms a powerful part of the townscape character, especially in creating views towards the cathedral, whether from the bridge or river walks (figs 13 & 24H). The southern section retains a coherent built form; however, the northern section loses definition with vacant sites due to demolition of the former mill buildings.

Running almost parallel to Millrow, the High Street developed following the construction of the first bridge over the Allan Water in the early 15th century. Today the street is primarily composed of 19th century buildings but its relatively narrow street width and tall buildings create an intense urban intimacy appropriate to the historic burgh. Two narrow stepped lanes that lead off the street and down to Millrow are important features of the medieval urban layout (fig 12D).

The High Street remains the principle commercial thoroughfare of the town (fig 17C). It extends north from the Stirling Road Bridge, where the Stirling Arms Hotel (fig 17B) forms a fitting termination to the street, as far as The Cross where the road diverts east to skirt around St Blanes Hill climbing steadily until it meets the Perth Road (fig 12E). The section beyond St. Blane's Church is thought to have been laid out around 1820-30 (also known as 'the new road'). St Blane's House (c.1835) sits to the west side of the street on high ground and is obscured from view at pavement level by a high stone wall enclosing mature garden grounds. The walls and gardens of this house, and Balhaldie House (fig 17J) opposite, create an open feel in contrast with the lower commercial section of the High Street.

At the southern end of the High Street, Beech Road makes a short connection up to the Perth Road. This route once led to Kippenross House (figs 7 & 8), and is named after the beech trees planted there in 1742 (Kent, 2001). The road is varied in character with a row of single storey shops closing the vista east from Stirling Road.

The Cathedral Precinct

Dunblane Cathedral (fig 18A), churchyard and the surrounding streets (The Cross, Kirk Street and Sinclair Street) form the centre piece of the historic burgh and cathedral city. The cathedral is arguably the most important building in Dunblane, standing on high ground overlooking the Allan Water to the west (fig 12A); its townscape importance and landmark status are unquestionable. The Cross, Dunblane's historic market place, forms a widening triangular space which climbs toward the cathedral from the point where it meets the High Street. The Cross originally contained the burgh's market cross and Tolbooth and still contains some of Dunblane's most important and attractive buildings, in particular the former Dean's Manse (now Dunblane Museum; fig 18B) and the Leighton Library (fig 18H). There is a strong historic character with the later 18th century cottages and gardens on the west side adding to the picturesque qualities and softening the urban landscape (fig 18C).

Kirk Street encloses the cathedral grounds on two sides (east and south; fig 18G) both of which have a single aspect addressing the cathedral grounds. This is the result of late 19th century clearances in Kirk Street which removed buildings on the cathedral side (to improve its setting) and enclosed the churchyard with railings. The east side has a strong horizontal aspect and uniformity of style through building line, materials and decoration. This is the result of restoration by the Scottish Churches House in the 1960-70s. Holme Hill provides an important green backdrop to these properties in key views from the cathedral grounds and the northern end of The Cross. The south side of Kirk Street is dominated by the former Dean's House (now Dunblane Museum; figs 18 B & G) which occupies a large site on the corner with The Cross. Running south east from Kirk Street to Smithy Loan, Sinclair Street (fig 18D) was originally the road to Sherrifmuir, and led to the crofts at Anchorfield. A narrow enclosed lane links to High Street at the rear of St Blane's Church. Houses step up the sloping lower section of the street, the building line only broken by the Manse. The

upper part of the street is enclosed and overshadowed by the high stone wall which skirts the base of Holme Hill, and opposite, the garden wall of Balhaldie House (fig 24E).

The Haining (meaning a hedged enclosure for cattle) lies north of the cathedral. The houses continue the scale of Kirk Street, with Leighton House (fig 18J) and its neighbour in a later more elaborate architectural style to the traditional houses on Kirk Street. Beyond the car park on the corner of The Haining, the road turns west with open views over the Allan Water. Buccleuch Court, a later 20th century development possibly occupying the site of the former bishop's garden, contrasts sharply with the vernacular and traditional styles of the surrounding area but is concealed and self contained. To the north the rear of the large houses and gardens on the south side of Dargai Terrace are visible from the Haining.

Extending from Kirk Street, Braeport rises steeply north from the cathedral towards Ramoyle, skirting the north-east side of Holme Hill. A number of grouped traditional properties (fig 18K) on its west side provide a good historic context, both for views back to the cathedral and in anticipation of the historic Ramoyle further north.

Ramoyle

Winding around the north side of Holme Hill, Ramoyle (from the Celtic *rath maol* 'ruined fort'; fig 19) originated as a separate township and is believed to be one of the oldest areas of the town. A very narrow street with no pavements, the south side is built under and on occasion into the hill. Both Ramoyle and Laighhill Place, leading off to the north, contain original handloom weaver's cottages possibly originating in the 17th century but of late 18th and early 19th century appearance.

Character Area 2: Victorian Suburbs

The second character area consists of the early 19th century and later Victorian expansion from the old town which will be described in two parts:

Smithy Loan and Perth Road

The first Victorian expansion from the old town of Dunblane followed the setting out of Perth Road in 1850 to bypass the route through Ramoyle. Villas were set out in large grounds between High Street, Smithy Loan and Perth Road. The Dunblane Hydro (1878; fig 20B) occupies an extensive site to the west of Perth Road. High on the hill, it is arguably Dunblane's second most important built landmark. Newton Loan, a narrow lane running along the southern boundary of the Dunblane Hydro, was originally part of the route east to Sherrifmuir and was closed to traffic in 1835 when the first section of Glen Road opened. It retains a strong rural character with a number of stone outbuildings, high stone walls and mature trees.

Perth Road (fig 20A) is a significant road running through the centre of the conservation area. It has a spacious and green character with Holme Hill to the east, and enclosing mature landscaping vital in screening recent large developments. There has been significant development on both sides of the Perth Road in the last ten years which does not form part of the character of the conservation area (refer section 6.1).

Late Victorian Suburb

The area east of the Perth Road and south of the Hydro forms a homogenous late Victorian suburb. Glen Road forms the sweeping southern boundary of an irregular network of very broad streets set out over south and west facing slopes, consisting of The Crescent, St Margaret's Drive, Leewood Road, Newton Crescent and St Mary's Drive. The area was mainly feued from the Kippendavie Estate after the introduction of the railway in 1848. Many houses were built by the local firm of Cramb & Co for individual clients or speculatively.

Building plots are strongly delineated by stone boundary walls with houses glimpsed along landscape framed driveways. There are subtle changes in the atmosphere of enclosure between the streets; The Crescent (fig 14) between Glen Road and St Mary's Drive is very enclosed with high stone walls and landscaping almost entirely preventing sight of the houses beyond. In contrast St Margaret's Drive and Leewood Road (fig 21A) are more open with house facades and front gardens exposed to the street. Houses themselves are designed in a variety of traditional styles, yet there is a unified character generated through a continuity of scale, building materials, and the relationship of individual buildings to their garden ground and boundary treatments. Mature landscaping pervades throughout the area and makes a vital contribution to its character; this includes enclosing hedges, mature shrubs, and a large variety of trees including large ornamental and forest trees.

5.3 Buildings and Townscape

This section describes the significant architectural and historic qualities of the buildings and the contribution made by scheduled monuments, listed buildings and key unlisted buildings of townscape value. Any dominant architectural styles, prevalent types or periods of buildings are identified and their essential characteristics including prevalent and traditional building materials, textures, colours and local details.

“The retention of character of individual buildings in the Conservation Area is essential to retain the variety of detail and visual interest of the area. Each street and every building has its own character and influence on its surroundings. However, it is useful to consider the general character of the area.”

(A Character Appraisal for Stirling Town Conservation Area, 1999, 14)

A significant part of the special character and appearance of the conservation area is provided by its buildings and other townscape features. Tables 2 to 7, and figures 16 to 21 detail key characteristics of the character areas identified in section 5.0 (fig 11) and described in section 5.2.

Buildings considered to be of special local, regional or national importance are given statutory protection as listed buildings. Listed buildings in the conservation area are indicated on figure 15 and listed in Appendix B. Dunblane Conservation Area has 72 listed buildings entries (some of which will cover more than one property), which represent the full range of architectural history within this historic town, from early domestic buildings and Victorian villas and including significant historic sites such as the cathedral, the former Dean Manse and the Leighton Library which are all Category A listed.

The following tables indicate ‘key’ listed and unlisted buildings. Key buildings are assessed on their contribution to the character of the conservation area and therefore not necessarily on their individual merit as historic buildings. Omission from the table does not mean a listed building is not important, or that an unlisted building makes no contribution to the conservation area. Key unlisted buildings should be considered in preparation of a local list of buildings by Stirling Council (section 6.5).

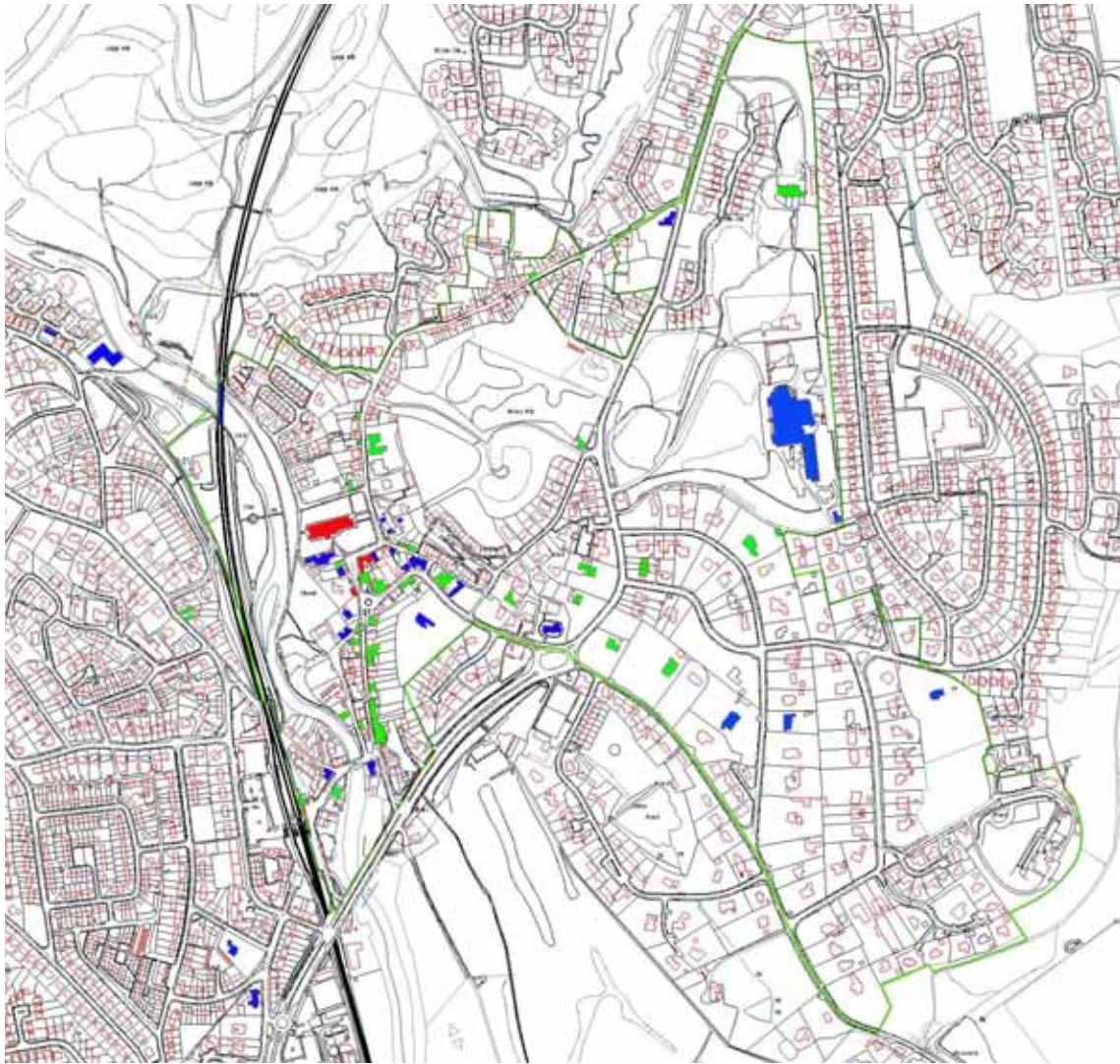


Fig 15: Dunblane Conservation Area outlined in green with listed buildings (Category A: red; Category B: blue; Category C(S): green) © Crown

BRIDGEND	BUILDINGS AND TOWNSCAPE
Key Listed Buildings and Scheduled Monuments	<p>Stirling Road Bridge Category C(S); original built c.1409, rebuilt in 1734, widened 1849 & 1927.</p> <p>Dunblane Hotel (c.1849; 16E) Category C(S); formerly the Black Bull; ashlar faced, attractive attic bay dormers and iron finials (fig 16F).</p> <p>The Railway Station (1848) Category C(S); warm orange bricks used in the station buildings were manufactured locally especially for the railway; contrasting ochre sandstone window margins and crowsteps.</p> <p>No.7 Stirling Road (late 18th C; fig 16B) Category B; former town house now subdivided. Makes an historic grouping with No 2 Bridgend (1735; fig 16B) Category B; prominent building on the corner of Bridgend with gable addressing Stirling Road; sneaked rubble with droved dressings; marriage lintel ' WM1735AH'; scrolled skew putt on original roof line, roof later raised with Victorian canted dormers.</p>
Key Unlisted Buildings of Townscape Value	<p>Victoria Halls (1926): rebuilt by Simpson, McMichael & Davidson; replaces former halls (1887, J Young recorded in surviving parapet) burnt down in 1925; Arts and Crafts style building of quality, compromised by replacement windows.</p> <p>Nos. 1-3 Station Road (1902; fig 16H): 2 ½ storey terrace with distinctive tall pedimented doorways.</p> <p>Inchallan and Inchallan House (mid 19th C): 2 houses set gable to gable on prominent site addressing the railway station.</p> <p>Bridgend (figs 16 C & G): single and 2-storey houses gable to gable enclosing the narrow winding route with steps directly onto the road; a number of building are compromised by later alterations and replacements.</p>
Key Views	<p>View of the Allan Water from the Stirling Road Bridge with Dunblane Cathedral rising above (fig 13).</p> <p>On Stirling Road, the view across Stirling Road Bridge towards the High Street; the backdrop of Holme Hill, as well as rising ground beyond with good tree cover of private garden grounds in Beech Road, High Street & St Blanes House is an important element of the skyline (fig 12C).</p>
Landmarks <small>Major</small>	Stirling Road Bridge
Landmarks <small>Minor</small>	Railway Station
Predominant Buildings	Dunblane Hotel (fig 16E).
Dominant Architectural Styles or Periods	Residential with street level commercial premises on Stirling Road; Traditional terraced properties built line directly on to the road (or narrow pavement).
Dominant Architectural Styles or Periods	A mixture of late 18 th to 19 th century traditional styles.

Table 2: Dunblane Conservation Area: Buildings and Townscape: Bridgend

BRIDGEND	BUILDINGS AND TOWNSCAPE (cont.)
<p>Key Characteristics</p> <p>Building plot size</p> <p>Prevalent Building Height</p> <p>Skyline and Roofscape</p> <p>Prevalent Building Materials, Textures and Colours</p>	<p>Small original plots largely maintained in tight urban structure with little garden ground.</p> <p>2 storey</p> <p>Pitched roofs with continuous slate finish (originally on earlier properties), prominent gable end chimneys, some flat skews.</p> <p>Small number of Victorian dormers on later properties (Dunblane Hotel; fig 16F) or as additions (e.g. No. 2 Bridgend; fig 16B), generally canted bays with pitched roofs.</p> <p>Continuity of common eaves and ridge lines run through some houses.</p> <p>Roof finishes often continuous over more than one property.</p> <p>Scot's slate roofs</p> <p>Variety of natural stone (ochre sandstone or deep red/brown mudstone) or lightly coloured (mainly white) painted stone wall construction. Some with contrasting window and door margins in subdued colours or black.</p> <p>Timber sash and case windows (now painted white), some traditional windows surviving with a variety of astragal patterns (good example No. 2 Bridgend 6 over 6 astragal pattern).</p> <p>Some vertically boarded, and fielded panel, timber doors. Entrance doors often have narrow lay lights above.</p>
<p>Architectural Features and Local Details</p>	<p>Nos. 2 - 8 Stirling Road (fig 16A): good original shop fronts, timber console brackets to fascias and moulded cornice.</p> <p>Dunblane Hotel (fig 16E & F): 2 canted dormers with iron finials and central circular headed dormer, traditional timber sash & case windows remain to dormers, and unusual 4 piece windows at ground level.</p> <p>Bridgend (figs 16C & G): small architectural details such as corbels or skew putts; historic street features: shallow steps project from doorways, stone slab gutters on the north-east side. No. 1: canted bay window to larger end house adds interest and termination to the street (fig 16C).</p>

Table 2: Dunblane Conservation Area: Buildings and Townscape: Bridgend (cont.)

Buildings and Townscape: Bridgend



Fig 16A: commercial properties at Nos. 2-8 Stirling Road; B: attractive historic grouping of No.7 Stirling Road & No.2 Bridgend; C: view south along Bridgend; No. 1, the house on the far left, forms a prominent end to the terrace; D: traditional houses on the north side of Stirling Road; E: Dunblane Hotel and F: dormer detail; G: view of the narrow winding enclosure of Bridgend; H: Nos. 1-3 Station Road; J: new houses in Bridgend.

MILLROW-HIGH ST	BUILDINGS AND TOWNSCAPE
<p>Key Listed Buildings and Scheduled Monuments</p>	<p>Millrow Allanside House (begun c.1797; fig 13) Category C(S); important in views from Stirling Road bridge. Allan Cottage (early 19th C; fig 17A) Category C(S).</p> <p>Station Road Stirling Arms Hotel (1770; fig 17B) Category B; original 2-storey 3-bay structure raised around 1870. Prominent building standing on the riverside and closing the vista at the southern end of High Street. Later 19th century additions of canted oriel windows and canted bay dormers add interest. Curvilinear chimneyed gable with window with filigree ironwork balcony.</p> <p>High Street (upper section) Sheriff Court House (1844) Category C(S) by William Stirling II; former Jail; extended 1869 and 1886. St Blane's Church (1854; fig 17H) Category B by J.W.H and J.M Hay; decorative slate roof and bell spire. Defines the corner with the upper section of High Street. Balhaldie House (c.1695 and 18th & 19thC; fig 17J) Category B. Dunblane Institute (1909; fig 17H) Category C(S) by James Davidson & Sons; church hall and library set behind tall art nouveau glass windows. Nos. 108-112 (early 19th C): plain traditional style (unsympathetic alteration).</p> <p>High Street (odds) Nos. 47-49 (late 18thC; fig 12D) Category C(S); earlier 2-storey survivor; irregular chamfered margins; the narrow pend accesses Town Mill Stair leading down to Millrow. No. 57-59: Category C(S); with the building opposite (Nos. 78-82; unlisted; fig 17E). Frame entrance to lower section of the High Street. No. 63 Bank House (c. 1835) Category B; typical 3-bay Georgian house. Nos. 91-95 (mid 18th C; fig 17G) Category B; unusual curving forestair with cantilevered stone platt and deep pink harl.</p> <p>High Street (evens) Nos. 2-12 (1886-92; fig 17C) Category C(S) by John Maclean; former Post Office; repeated gables and urn finials, fine shop fronts. No.16-18 (late 18thC) Category C(S) typical earlier buildings, traditional sash & case windows as 1st floor remain (some later unsympathetic repair and alteration). Nos. 22-24 (1726) Category C(S); similar to above; retains swept single eaves dormer, traditional sash & case windows as 1st floor, and broad timber boarded door with lay light above (some later unsympathetic repair and alteration). Nos. 30-34 (1890; fig 17D) Category C(S); roughcast 17th C Scots revival style, 5-bay with raised ashlar dormer heads with fleur-de-lis, thistle and rose details; all traditional sash & case windows to front remain; good original shop fronts. Nos. 50-56 (late 19thC) Category C(S): refined stone façade with window architraves and cornices, central chimney gablet flanked by pedimented squat eaves dormers; traditional shop fronts below with cornice and narrow fascia. Nos. 86-88 (late 18th C; fig 28) Category C(S); prominent former town house addressing Millrow and the roundabout; traditional sash & case windows as 1st floor; slender projecting cornice. Disused at ground floor (2011).</p>

Table 3: Dunblane Conservation Area: Buildings and Townscape: Millrow & High Street

MILLROW-HIGH ST	BUILDINGS AND TOWNSCAPE (cont.)
<p>Key Unlisted Buildings of Townscape Value</p>	<p>Station Road Former Silk Mill (fig 28): industrial survivor adjacent to Stirling Arms Hotel.</p> <p>High Street Nos. 1-5 (figs 13 & 17F); narrow end block which also addresses Millrow and is a key component in views of the area. No. 23; 2-storey property terminating row, small pedimented eaves dormer between tripartite windows. Nos. 39-43 (1902): side by side canted bays castellated at 2nd floor; topped with a barge-boarded gable. Nos. 78-82 (late 19th C; fig 17E): terminating the north eastern row of buildings with canted corner and raised turret; small profiled gablet to High Street and carved panel.</p>
<p>Key Views</p>	<p>North from the Stirling Road Bridge to the tower of the Cathedral (fig 13). South from both High Street and Millrow to the Stirling Arms Hotel (fig 17A). High Street from the head of Millrow towards St Blane's Church (fig 12E) Sudden view of the river at the southern most end of High Street. View of the river at northern end of Millrow with trees. Views out of and into the area e.g. from the railway line (fig 24H). Views in upper High Street with trees of mature private garden grounds and Holme Hill.</p>
<p>Landmarks Major</p> <p>Landmarks Minor</p>	<p>The Stirling Arms Hotel (fig 17B). St Blane's Church (fig 17H).</p> <p>Allanside House (fig 13). Nos. 91-95 High Street (fig 17G).</p>
<p>Predominant Buildings</p>	<p>Residential with street level commercial premises on High Street; Traditional 2-storey terraced properties, later 19th and 20th century tenements; built line directly on to the pavement.</p>
<p>Dominant Architectural Styles or Periods</p>	<p>A mixture of traditional styles from the late 18th and early 19th century, late 19th century Victorian and early 20th century tenements.</p>

Table 3: Dunblane Conservation Area: Buildings and Townscape: Millrow & High Street (cont.)

MILLROW-HIGH ST	BUILDINGS AND TOWNSCAPE (cont.)
<p>Key Characteristics</p> <p>Building plot size</p> <p>Prevalent Building Height</p> <p>Skyline and Roofscape</p> <p>Prevalent Building Materials, Textures and Colours</p>	<p>Original feu plot boundaries are largely maintained although redeveloped in the 19th and 20th century. Original plot boundaries narrow and long with rear gardens to east side of High Street.</p> <p><u>Millrow</u> Varies (refer section 6.1)</p> <p><u>High Street</u> Lower Section (southern end - west side): 1-1 ½ storey Lower Section (southern end - east side): 2 storey Lower Section (northern end): 2 ½ -3 ½ storey Upper Section: 2 storey</p> <p>On earlier properties pitched roofs with continuous slate finish, prominent gable end chimneys, some flat skewes. Continuity of common eaves and ridge lines run through some houses. Roof finishes often continuous over more than one property. Victorian and early 20th century properties pitched roofs often with decorative rooflines including wallhead chimneys (gables), projecting eaves dormers, chimneys with decorative cans. Scot's slate roofs. Variety of natural stone (ochre sandstone or deep red/brown mudstone) or lightly coloured (mainly white) painted stone wall construction. Some with contrasting window and door margins in subdued colours or black. Timber sash and case windows (now painted white), some traditional windows surviving with a variety of astragal patterns. Some vertically boarded, and fielded panel, timber doors. Timber stair entrance doors and shop fronts to commercial properties.</p>
<p>Architectural Features and Local Details</p>	<p>Stirling Arms Hotel (fig 17B): curvilinear chimneyed gablet with window and filigree ironwork balcony.</p> <p>Nos. 1-5 High Street (fig 17F): triangular gablet with single chimney and side urns; decorative buff chimney cans.</p> <p>No. 15 High Street: 2 single storey shops, D A Hunter with attractive traditional entrance and fanlight.</p> <p>No. 31 High Street (1895): retains a dated stone '1726' from an earlier building below frontal chimney.</p> <p>High Street /Millrow (fig 24C): ironwork railings, gate pier and ironwork finial mark corner junction of two streets. Much carved stone detailing on later buildings. High stone boundary walls: St Blane's House and Balhaldie House (fig 18J).</p> <p>Nos. 91-95 High Street (fig 17G): curved stair and ironwork railing. Traditional hard landscaping materials in lower High Street including Caithness slabs and granite setts.</p>

Table 3: Dunblane Conservation Area: Buildings and Townscape Historic Core, Millrow & High Street (cont.)

Buildings and Townscape: Millrow & High Street



Fig 17A: view south on Millrow terminated by the Stirling Arms Hotel; Allan Cottage in the foreground; B: Stirling Arms Hotel; C: the lower end of High Street looking north; Nos. 2-14 on the right (former Post Office) have fine architectural details & shop fronts; D: Nos. 30-34 High Street, a Scots revival tenement with good shop fronts, roof line detail and original windows; E: Nos. 78-82 High Street with octagonal tower terminating the street; F: Nos. 1-5 High Street, Victorian properties typically have carved stonework detail and decorative chimney cans; G: adjacent to St Blane's Church, Nos. 91-95 is a fine house with attractive forestar; H: the upper section of High Street with the Dunblane Institute & St Blane's Church marked the bend in the route; J: Balhaldie House, its gable addresses the street with high stone boundary walls and important garden ground.

CATHEDRAL PRECINCT	BUILDINGS AND TOWNSCAPE
<p>Key Listed Buildings and Scheduled Monuments</p>	<p>Bishop's Palace Scheduled Monument (fig 10); upstanding remains.</p> <p>Dunblane Cathedral (1238, re-roofed 1887; fig 18A) Category A; Scheduled Monument. Restoration works begun by William Stirling, various minor repairs during 19th C; the nave was re-roofed in 1889-93 by Rowand Anderson and the interior progressively restored.</p> <p>Cathedral Hall (1903) by R Rowand Anderson: Category B; Scots Renaissance style rendered with contrasting ashlar margins and strapwork. Extended in 1996-8 by McEachern MacDuff.</p> <p>Burgh Chambers (1901) by R. M. Christie; Category C(S).</p> <p>Dunblane Museum (1624; figs 18B & G) Category A; incorporating the 3-storey corner building of the former Dean's manse, the upper 2 storeys and forestair added c.1765; converted in 1958. Dominates and defines the corner of The Cross and Kirk Street. Adjoining on Kirk Street, Cockburn House (later 18th C) Category B; now part of Dunblane Museum.</p> <p>Leighton Library (1687; fig 18H) Category A by Edward Lightmaker with James Robinson Master of Works; on bequest from Robert Leighton (1611-1684) Bishop of Dunblane; only surviving 17th century library in Scotland; altered or refurbished in 1766, 1817, 1952-7 and 1980s. A small yet striking rendered building at the south west corner of The Cross.</p> <p>The Cross: Cross, Cathedral and St Clements cottages (18th C; fig 18C) Category B; important low grouping providing context for the cathedral.</p> <p>Kirk Street row of houses forming Scottish Churches House on the west side; converted and extended by Honeyman, Jack and Robertson in 1960-70s; a coherent 2-storey group, very important to the setting of the cathedral and the townscape of Dunblane; the entrance block (c 1800, Category B; fig 18F) is a little later in date, the only stone faced building (rubble with dressed margins) in the row with skew-gable and good architectural details (eaves course) and fine fanlight. Row returns to Sinclair Street Nos. 3, 4 & 5 Category C(S).</p> <p>Leighton House (1835; fig 18J): Category C(S); former Dunblane United Associate Church Hall by William Stirling. Single storey gothic style lodge with picturesque gabled and dormered roofline. Porch of now demolished.</p> <p>Braeport Commumity Centre (c.1880): Category C(S); former school.</p> <p>Aurora (c.1800): Category C(S); fine traditional house, on of the earlier survivors on Braeport, small windows.</p> <p>Gigha (mid 19th C; fig 18K): Category C(S) good example of typical burgh architecture of this period in Dunblane.</p>
<p>Key Unlisted Buildings of Townscape Value</p>	<p>The Tappit Hen (19th C; fig 18G); high 3-storey adjacent to the Dunblane Museum; nebus gable chimney.</p> <p>Braeport: Braeside and West View which adjoin the listed houses of Gigha (fig 18K) and Aurora respectively and contribute to form a small traditional group.</p> <p>Braeport (east side) pair of houses (1820) which mark the entrance to Holme Hill; heavy consoled eaves and consoled stone door-pieces; gate piers.</p>
<p>Key Views</p>	<p>View of Dunblane Cathedral from The Cross and Sinclair Street framed by low cottages and Dunblane Museum (figs 18C & D).</p> <p>Views from the cathedral grounds and the northern end of The Cross to Kirk Street with Holme Hill and its mature trees providing an important green backdrop.</p> <p>Picturesque view south from Braeport towards the east gable and tower of the cathedral over the rooftops.</p> <p>Views out with and from the area to the riverside walks and the Haugh.</p> <p>Mature trees pay a vital component in all views from and to the area.</p>

Table 4: Dunblane Conservation Area: Buildings and Townscape: Cathedral Precinct

CATHEDRAL PRECINCT	BUILDINGS AND TOWNSCAPE (cont.)
<p>Landmarks <i>Major</i></p> <p>Landmarks <i>Minor</i></p>	<p>Dunblane Cathedral (fig 18A). Dunblane Museum (figs 18B & G).</p> <p>Leighton Library (fig 18H). Leighton House (fig 18J).</p>
Predominant Buildings	Residential and large civic buildings.
Dominant Architectural Styles or Periods	A mixture of traditional styles from the late 17 th to early 19 th century, largely 18 th century.
<p>Key Characteristics</p> <p><i>Building plot size</i></p> <p><i>Prevalent Building Height</i></p> <p><i>Skyline and Roofscape</i></p> <p><i>Prevalent Building Materials, Textures and Colours</i></p>	<p>Original small plot boundaries are largely maintained.</p> <p>Kirk Street: continuous line, opening on to the pavement line; some small front gardens.</p> <p>Sinclair Street: continuous line, opening on to the road, no pavement.</p> <p>1- 3 storeys, 2-storey to Kirk and Sinclair Streets.</p> <p>Pitched roofs with continuous slate finish (originally no skylights or dormers), prominent gable end chimneys, flat skewes. Continuity of common eaves and ridge lines run through some houses. Roof finishes often continuous over more than one property.</p> <p>Low rendered chimneys.</p> <p>Scot's slate roofs (some good examples of diminishing courses).</p> <p>Variety of natural stone (ochre sandstone or deep red/brown mudstone) or lightly coloured (mainly white) painted stone wall construction. Some with contrasting window and door margins in subdued colours.</p> <p>Timber sash and case windows (now painted white), good number of traditional windows surviving with a variety of astragal patterns (often 6 over 6 panes).</p> <p>Some vertically boarded, and fielded panel, timber doors.</p>
Architectural Features and Local Details	<p>Cobbles at the entrance to the Dunblane Museum.</p> <p>Stone boundary and garden walls.</p> <p>Stone forestairs to Dunblane Museum & Leighton Library (figs 18B & H).</p> <p>Crowsteps on Leighton Library.</p> <p>Stone details on Scottish Churches House (fig 18F), Kirk Street with arched doorway and cornice. Decorative fanlight above door.</p> <p>The arch (Riccarton's Stile) a remnant of the tenements which backed onto the kirkyard until the late 19th century.</p> <p>Braeport: low stone walls, some ornamental railings survive where gardens are present. Victorian details: bay windows, timber cornices, on later houses.</p>

Table 4: Dunblane Conservation Area: Buildings and Townscape: Cathedral Precinct (cont.)

Buildings and Townscape: Cathedral Precinct



Fig 18A: Dunblane Cathedral; B: Dunblane Museum (the former Dean's manse) defines the corner of The Cross and Kirk Street; C: low cottages on The Cross form a picturesque setting for the cathedral; D: the twisting form of Sinclair Street creates anticipation as the cathedral comes into view; E: distinctive entrance to the Scottish Churches House; F: view of the south side of Kirk Street with Dunblane Museum occupying a significant section at The Cross and the 3-storey Tappit Hen beyond; G: Leighton Library at the foot of The Cross; H: Leighton House on the Haining; I: two important groupings of traditional properties on Braeport; Gigha is on the far left.

RAMOYLE	BUILDINGS AND TOWNSCAPE
Key Listed Buildings and Scheduled Monuments	Ramoye House (mid 19 th C; fig 19F) Category C(S); with Airds next door a good examples of small traditional residences.
Key Unlisted Buildings of Townscape Value	Tillyeden terminating the east end of Ramoye, a solid 3-bay house with small windows. Braeholm (fig 19D) at corner with Laighhill Place/Loan is marked by an inscribed tablet '1888' and an eaves dormered gable. Airds (fig 19F): with Ramoye House next door a good example of a small traditional residence with traditional sash and case windows.
Key Views	Views of Holme Hill as a backdrop to the houses. Views of trees on Perth Road from head of Ramoye.
Landmarks Major	None
Landmarks Minor	Braeholm (fig 19D).
Predominant Buildings	Residential; traditional 2-storey terraced properties built line directly on to the roadside.
Dominant Architectural Styles or Periods	Late 18 th century and early 19 th traditional style.
Key Characteristics	
Building plot size	Original plot boundaries are largely maintained.
Prevalent Building Height	Single and 1 ½ storey cottages; some 2 storey houses.
Skylines and Roofscape	Pitched roofs generally with later eaves projecting dormers (figs 19C & D) or canted bay dormers and short gable end chimneys. Continuity of common eaves and ridge lines run through some houses. Roof finishes often continuous over more than one property. Some 20 th C mansard roofs are unsympathetic (fig 19E). Scot's slate roofs.
Prevalent Building Materials, Textures and Colours	Variety of natural stone (ochre sandstone or deep red/brown mudstone) or lightly coloured (mainly white) painted stone wall construction. Some with contrasting window and door margins in subdued colours or black. Timber sash and case windows (now painted white), few traditional windows surviving; good examples at Braeholm (fig 19D), Airds & Ramoye House (fig 19E) and fig 19C. 6 over 6 and 4 over 4 astragal patterns. Some vertically boarded, and fielded panel, timber doors with narrow laylights above (e.g. Airds; fig 19F).
Architectural Features and Local Details	Some surviving granite road setts. K7 telephone box. Carved stone corner panels on Braeholm. Stone boundary walls to gardens.

Table 5: Dunblane Conservation Area: Buildings and Townscape: Ramoye

Buildings and Townscape: Ramoyle



Fig 19A: Ramoyle looking west; B: Ramoyle looking east; C: dormers projecting through the eaves line are common on single storey properties, note the traditional windows on the house to the left which add character; D: Braeholm, a refined house which stands out on its corner site, original windows are a strong feature; E: single storey cottages with traditional timber doors; the later mansard roofs are not sympathetic, note low boundary walls and short front gardens in this location, and trees of Holme Hill forming an immediate backdrop; F: Airds and Ramoyle House (centre with canted dormers) are two good examples of the small 2-storey residences, both retain traditional windows and doors.

SMITHY LOAN & PERTH RD	BUILDINGS AND TOWNSCAPE
Key Listed Buildings and Scheduled Monuments	<p>Dunblane Hydro (1878; fig 20B) Category B by Peddie & Kinnear; additions 1884; reconstruction 1936; local stone from Plean, Polmaise and Dunmore quarries; Italianate tower.</p> <p>St Mary's Episcopal Church (1844) Category B by John Henderson; prominent corner site somewhat isolated by the adjacent roundabout and modern housing.</p> <p>Holme Hill Lodge (c.1826; fig 20C) Category C(S) by William Stirling I; marks the junction of Perth Road & Smithy Loan; unusual lodge in Tudor Gothic style marking the entrance to Holme Hill.</p> <p>Cairndow, Kincairn and Rosebank (1905; fig 20E) Category C(S) by R. Rowand Anderson; 3-house villa row in red sandstone; ironwork and staircase.</p> <p>Ledcameroch (1858) Category C(S); first villas built in Dunblane, extended 1888; set in mature woodland; now new development toward Perth Road. Originally known as Whitecross House</p>
Key Unlisted Buildings of Townscape Value	St Mary's School (c. 1850; fig 20D): until 2003 St Mary's Episcopal School.
Key Views	<p>View of the Dunblane Hydro tower from Perth Road (fig 20A).</p> <p>Views west from Perth Road and Smithy Loan with the backdrop of mature trees on Holme Hill (fig 20C).</p> <p>Views over the old town (fig 20G).</p>
Landmarks Major	Dunblane Hydro (fig 20B).
Landmarks Minor	St Mary's Episcopal Church
Predominant Buildings	Holme Hill Lodge (fig 20C).
Dominant Architectural Styles or Periods	Residential; Victorian villas in large plots.
Key Characteristics	<p>From mid 19th century to early 20th century; Victorian in a variety of architectural idioms.</p>
Building plot size	Large garden plots.
Prevalent Building Height	2 storey houses.
Skyline and Roofscape	<p>Pitched roofs often with decorative rooflines including tall chimneys with decorative cans, large projecting eaves dormers, and pitched roof dormers.</p> <p>Scot's slate roofs.</p>
Prevalent Building Materials, Textures and Colours	<p>Variety of natural stone (ochre sandstone or red sandstone), some white painted render on Arts and Crafts style properties (fig 20F).</p> <p>Timber sash and case windows (now painted white), with a variety of astragal patterns.</p>
Architectural Features and Local Details	<p>High stone wall, with high and low gate piers and hedging above and / or ironwork railings.</p> <p>Stone boundary wall and mature landscaping of the Dunblane Hydro grounds which enclose Perth Road on the east side.</p> <p>Outbuildings in Newton Loan.</p>

Table 6: Dunblane Conservation Area: Buildings and Townscape: Smithy Loan & Perth Road

Buildings and Townscape: Smithy Loan & Perth Road



Fig 20A: view north along Perth Road from Glen Road with the tower of the Dunblane Hydro in the distance; note the strong enclosure of mature trees and garden ground; B: Dunblane Hydro on its elevated position in substantial landscaped grounds; C: Holme Hill Lodge at the foot of Holme Hill; D: St Mary's School on Smithy Loan; E & F: examples of later Arts & Crafts influenced architectural detailing on properties on Perth Road; G: views over the Old Town from Holme Hill Court.

LATE VICTORIAN SUBURB	BUILDINGS AND TOWNSCAPE
Key Listed Buildings and Scheduled Monuments	<p>Auld Wharrie (c.1900) Category A by George Walton; hidden from view in landscaped grounds.</p> <p>Glenluss The Crescent: Category B (fig 21G); single storey symmetrical bow windowed ends, roofed by truncated cones. Fretted eaves decoration.</p> <p>Glenacres The Crescent (c.1886) Category B; peak gabled gothic.</p> <p>Provan (1902) Category B; significant wooded grounds.</p> <p>Tomdoran Glen Road (c.1860) Category C(S); free Jacobean style.</p>
Key Unlisted Buildings <i>of Townscape Value</i>	<p>Annfield The Crescent: urban Scots in ochre sandstone, strong consoled doorpiece and double height canted bays</p> <p>Newton Cottage (1870): a typical example; Netherby (c.1880): English style; half timbered rendered and tiled roof.</p>
Key Views	<p>Long views on avenues enclosed by mature trees and landscaping; Trees, some ornamental and forest, frame views and provide context (figs 14, 21A 23D).</p> <p>Glimpsed views of individual houses from driveways and over boundary walls and hedging and mature landscaping (figs 23H & 21C).</p>
Landmarks <i>Major</i>	None
Landmarks <i>Minor</i>	None
Predominant Buildings	Residential; Victorian detached and semi-detached villas in large gardens.
Dominant Architectural Styles or Periods	19 th century; semi-detached and symmetrical (fig 20 B & J) or Detached and asymmetrical (fig 20H). Vertical emphasis.
Key Characteristics <i>Building plot size</i> <i>Prevalent Building Height</i> <i>Skyline and Roofscape</i> <i>Prevalent Building Materials, Textures and Colours</i>	<p>Individual houses forming focus of large garden plots, set back from the road and approached by long drives. Relationship to plot varies e.g. on St Margaret's Drive buildings are set back but largely in line with the road; on St Mary's Drive, buildings sit obliquely to the road.</p> <p>2 storey.</p> <p>Pitched roofs often with decorative rooflines including tall chimneys with decorative cans, large projecting eaves dormers (figs 21 D & E), and pitched roof dormers. Some turrets (fig 21C); overhanging eaves often with decorative timber bargeboards (figs 21E & G).</p> <p>Scot's slate roofs; some original Welsh slate roofs.</p> <p>Variety of natural stone (ochre sandstone or red sandstone), some white painted render on Arts and Crafts style properties, with timber boarding details (fig 21D).</p> <p>Timber sash and case windows (now painted white), with a variety of astragal patterns, a good number of traditional windows survive.</p>
Architectural Features <i>and Local Details</i>	<p>Decorative chimney cans and slatework (fig 21F)</p> <p>Stone boundary walls and some decorative stone gate piers.</p> <p>Ironwork railings and gates.</p>

Table 7: Dunblane Conservation Area: Buildings and Townscape: Late Victorian Suburb

Buildings and Townscape: Late Victorian Suburb



Fig 21A: Leewood Road looking NE, the road is fairly open with low stone walls, hedging and individual trees; B: St Margaret's Drive: a typical stone built semi-detached villa on raised garden ground behind low stone walls, hedging and ironwork gates; C – F: typical architectural details, in particular at roof level: turrets, timber gables, distinctive bargeboards, decorative slate-work and ornate chimney cans; G: Glenluss, an individual B-listed property on The Crescent; H: building types vary between asymmetrical detached villas (H) and symmetrical semi-detached houses (J).

5.4 Open Spaces, Trees and Landscaping

The section addresses the role open space, trees and landscaping plays on the townscape structure and its effect on the character and relationship of spaces within the conservation area. This includes the contribution made by both public and private green space; natural or cultivated elements; woodlands; individual trees; hedges and other landscaping. Similarly to the built environment, these features may also have historical and cultural significance.

All trees within conservation areas are protected through the Town and Country Planning (Scotland) Act 1997; any lopping or cutting must first be notified to the planning authority. In addition, a Tree Preservation Order (TPO) can be placed on any individual tree within or out with the conservation area. The significance of trees to Dunblane's green environment is recognised by a number of TPOs which protect trees around Aultwharrie, Kippendavie Wood, Ledcameroch and Ochloch Park (fig 22).

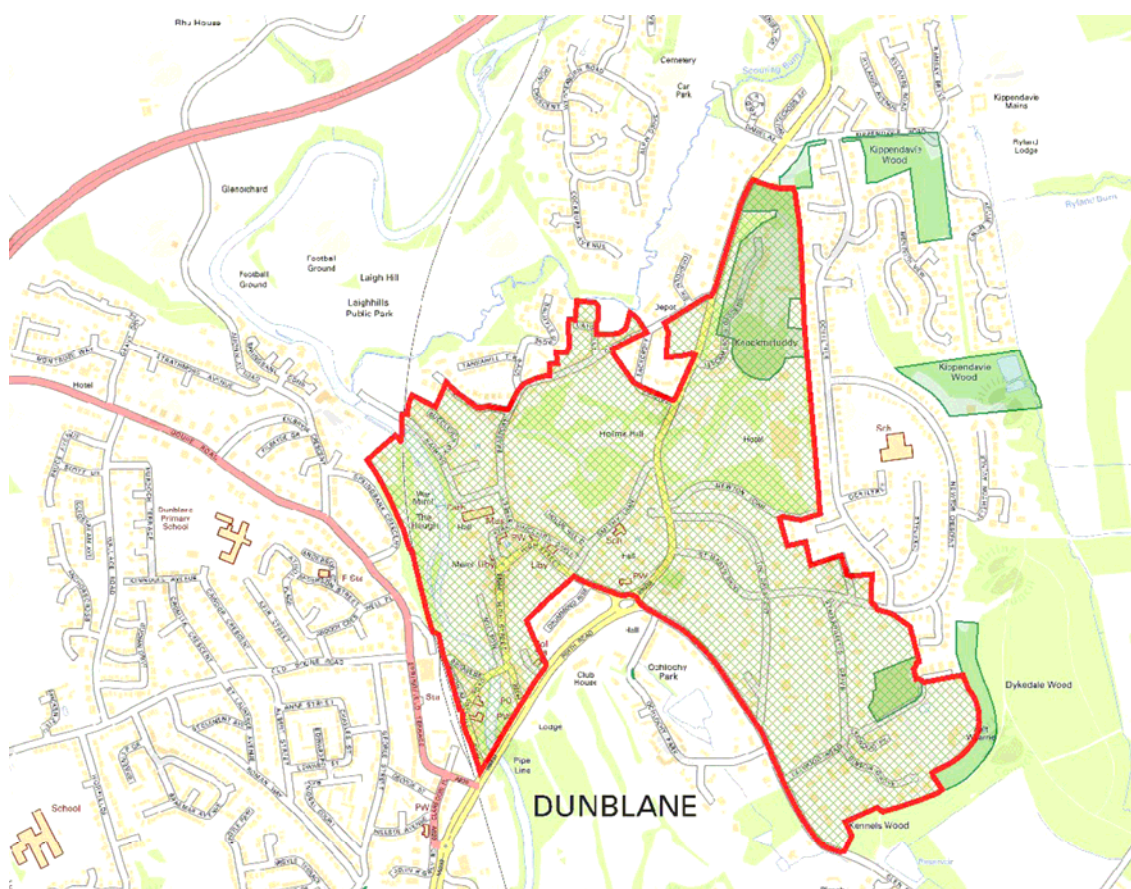


Fig 22: TPOs (outlined and shaded in dark green) in or adjacent to Dunblane Conservation Area (outlined in red and hatched). © Crown

Open space, green space and mature trees make a vital and inseparable contribution to the character of the conservation area; some of the most significant features include:

The Allan Water

- The river is a significant landscape feature crucial to the setting of Dunblane and one of its strongest assets and amenities; riverside walks afford views towards the cathedral, historic town and The Haugh (figs 12A & 23B).
- The west river bank walk descends from Bridgend on a narrow enclosed path (fig 23C) which opens out at The Haugh, the former bleaching green of the town (fig 23C)

23B). A small green space is landscaped with the town's war memorial forming a focal point. The memorial was designed in 1922 by James Millar, and moved here in 1959 from opposite St Mary's Church.

- The east bank can be accessed from Millrow or by descending a path from behind the cathedral. This is an established surfaced walkway with simple railings and new traditional style lamps.
- The river banks are connected by the main bridge on Stirling Road, and two footbridges.

Holme Hill

- Holme Hill has a direct impact on the setting of the town and conservation area. Its trees form a natural backdrop, framing town views and grounding the medieval streetscape. This harmonious interaction between natural landscape and built environment provides a backdrop which balances the massiveness of the cathedral.
- There is access to the hill from Braeport and the driveway to Holmehill House (1820-1980) now an unsurfaced track (fig 23K). Since the house's demolition, the hill has reverted to a wild and densely wooded area with rough sloping ground to the north.

The Cross

- This historic market place in the old town remains an important open space where the ensemble of cathedral, Dunblane Museum and Leighton Library can be appreciated (fig 23A).

Dunblane Cathedral Graveyard

- The well-kept lawn provides appropriate setting for the massive church (fig 18A) and significant green space for the historic town centre.
- The grounds are bounded by a low stone wall and small trees; the Victorian railings have been removed.

Private gardens on St Blane's Hill

- The private gardens to the rear of the lower east side of High Street, Beech Road, St Blane's House and Balhaldie House contain a significant number of mature trees which contribute to the skyline of the High Street, Beech Road and Kirk Street, as well as general views of the town from the west (fig 12C).

Rose Garden

- The corner of the Cross and High Street was the site of the historic jail's prison cells (demolished in 1963; fig 24A). The undeveloped space provides a small intimate green space amongst the historic buildings.

Dunblane Hydro

- Opposite the entrance to Holme Hill, the manicured undulating lawns provide an expansive green space and fine setting for the Italianate hotel (fig 20B). The large parkland, originally designed by William Gorie in 1875, is enclosed by high stone walls and railings and contains several mature specimen trees. Trees also form a backdrop to views from Perth Road (fig 23J).

Victorian suburbs

- The importance of large garden plots with mature landscaping including large trees (in a variety of species, ornamental and forest), boundary hedging and dense foliage and lawns cannot be understated. This landscaping contributes to the character of individual properties and of the wider area including the enclosure of the streets and plots, and framing of vistas (figs 23 E, G & H).
- The Crescent is almost entirely defined by the character of its boundary landscaping between Glen Road and St Mary's Street (figs 14 & 23G).
- Expansive plots such as that of Provan and Aultwharrie provide extensive wooded backdrops to the houses and streets which sit lower down the hill.
- The rural character of the ancient Newton Loan is characterised by mature trees in adjacent private gardens and the Dunblane Hydro.

Area adjacent to the conservation area

There are a number of landscape features, trees, open and green spaces which lie out with the conservation area, and which make an important contribution to its setting. These are:

- Trees in wider Ochlochy Park area.
- Boundary hedges and garden trees on the south side of Glen Road (fig 23F).
- Laighills Park, near Ramoyle.
- Dykedale Wood.

The following table identifies the key open spaces, trees and landscaping which contribute to the character of Dunblane Conservation Area.

DUNBLANE	OPEN SPACES, TREES AND LANDSCAPING
Open Space	The Cross (fig 23A).
Public Green Space and Woodlands	The Allan Water and its riverside walks (fig 23C). The Haugh (fig 23B). Holme Hill (fig 23K). Cathedral graveyard (fig 18A). Rose Garden (fig 24A).
Private Green Space	Dunblane Hydro (figs 20B & 23J): landscaped grounds and mature trees. St Blane's House: garden ground, trees and enclosing wall to High Street. Balhaldie House (figs 18J & 24E): garden ground and enclosing wall to Sinclair Street. The Cross (fig 18C): small front gardens to cottages. Bishop's Garden (Scheduled Monument). Victorian suburbs (figs 23D, E, G & H): landscaped garden grounds and enclosing boundary walls, hedging, shrubs and large trees (in a variety of species, ornamental and forest). For example The Crescent: southern section from St Mary's Drive to Glen Road. Newton Loan: retains its semi-rural character with enclosing trees. Glen Road: hedges and mature trees to both sides, low stone boundary wall on SW side (not in conservation area; fig 23F). Large house grounds: Provan and Aultwharrie.
Landmark Trees	Trees to gardens behind Beech Road, High Street (lower east side), Balhaldie House and St Blane's house (fig 12C). St Margaret's Drive and St Mary's Drive: tree at the crossroads. Smiddy Loan: trees at High Street end. Trees at the corner of Glen Road and Perth Road (fig 23D) which form an entrance to Glen Road. Inchmahome, St Margaret's Drive: Mature birch. Large wooden garden ground on Glen Road opposite Leewood Ave (not in conservation area). TPOs: in and adjacent to the conservation area (fig 22): around Aultwharrie, Kippendavie Wood, Ledcameroch and Ochloch Park.
Landscaping Features	Large mature trees including exotic ornamentals and mature forest trees. Stone boundary walls with hedging and shrubs. Decorative stone gate piers and ironwork gates and railings (fig 24F).

Table 7: Dunblane Conservation Area: Open Spaces, Trees and Landscaping

Open Spaces, Trees and Landscaping

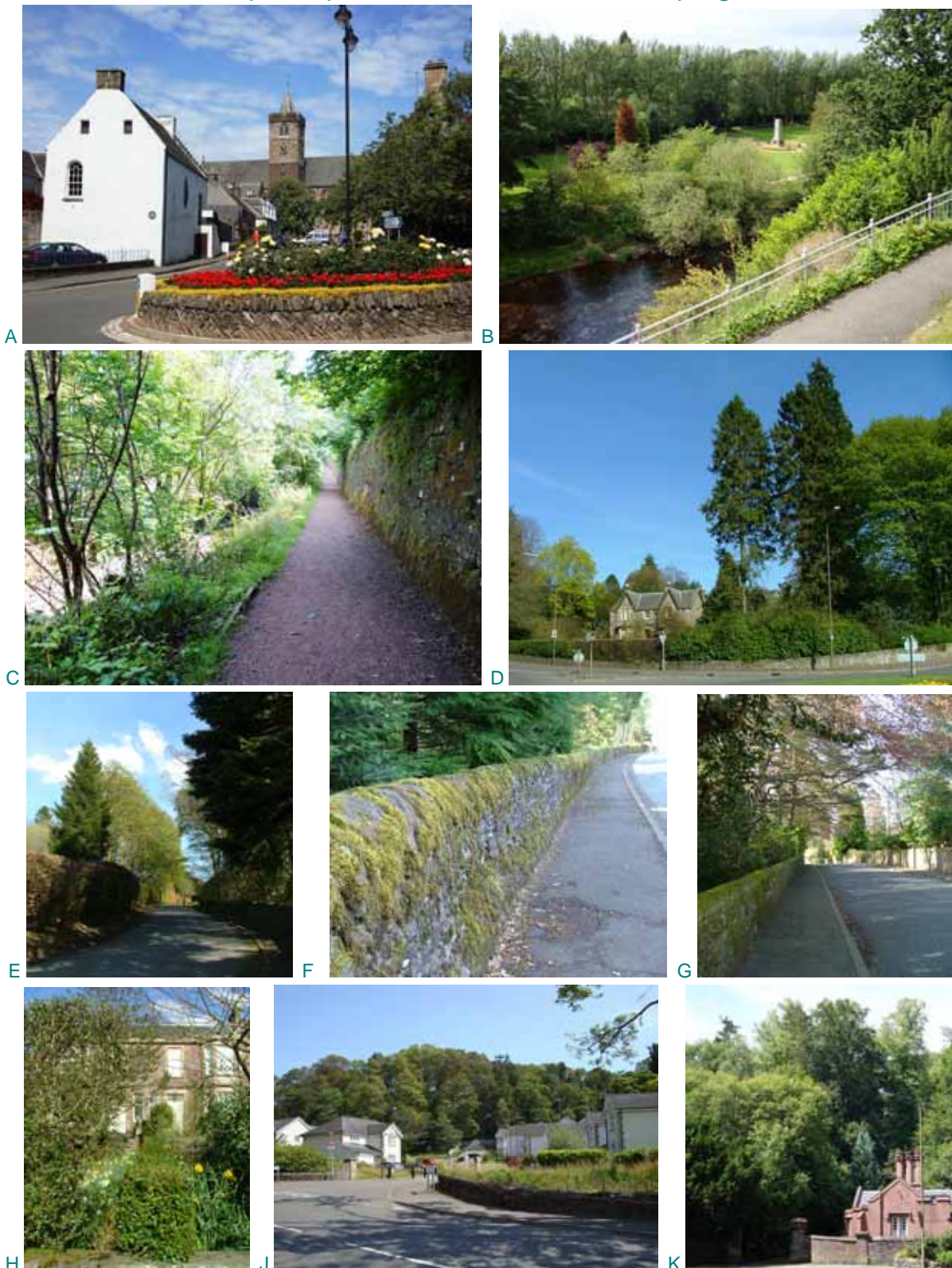


Fig 23A: The Cross, important historic open space in front of the cathedral; B: view of the Allan Water from The Haining with The Haugh beyond on the west bank; C: riverside path descending from Bridgend, narrow and enclosed with attractive stone boundary wall; D: tall trees in the gardens of properties at the corner of Glen Road & Perth Road; E: Glen Road, almost continuously enclosed by tall hedges; F: Glen Road, old stone boundary wall to SW side; G: The Crescent, the green enclosure of mature gardens & walls; H: hedges form the boundary between gardens of semi-detached properties; J: tall trees in the Hydro grounds and on Holme Hill (K).

5.5 Public Realm

This section describes street and road finishes; street furniture; signage; and associated issues such as car parking. Existence of original and traditional surfaces and elements is stated.

The historic environment of Dunblane provides several key open spaces (section 5.4) as well as a variety of streets, lanes and pends. In some areas traditional granite setts and Caithness paving slabs have been reintroduced in part, for example as part of the traffic management of the High Street (fig 24D). Original street surfaces have been lost or covered by tarmacadam, although areas of original stone kerbstones remain. Several streets offer opportunity for enhancement; in a number of areas reproduction traditional style lamps standards have been introduced.

There are a number of small public spaces which allow pauses in routes through the town; these include seating at the foot of High Street above Millrow (public; fig 24C), outside the new development at the centre of lower High Street (private; fig 24D), at the head of Millrow and the Rose Garden on The Cross (public; fig 24A).

Dunblane has two large car parks in the central area. The cathedral car park occupies a significant section of the north side of The Haining (fig 24B). There are some enclosing trees and shrubs, although the low front wall is of poor quality especially considering the important setting. Millrow car park has no landscaping, but occupies a key site on the river bank and is highly visible in views of the old town from the west bank of the Allan Water (figs 24G & H). Open ground beyond the car park, possibly the site of the original Bishop's gardens, is of poor quality but offers opportunity for enhancement.

Railings, boundary walls and mature gardens of private properties make a significant contribution to the interest and quality of the public realm (figs 24 E & F).

Public Realm



Fig 24A: the Rose Garden at the corner of The Cross & High Street; B: the cathedral car park has a poor quality boundary; C: Some traditional materials have been reintroduced in the High St, here at the foot of the street where there is a small seating area with stone boundary wall and railings; D: private seating space at the centre of High Street; reintroduced setts as part of traffic calming; E: Sinclair Street, this secluded winding lane is enclosed by high boundary walls to Balhaldie House (left) and at the foot of Holme Hill; F: a decorative boundaries in the Victorian suburbs; G & H: Millrow car park is prominent in views from the west side of the Allan Water but finishes are modern and intrusive in the historic environment.

6.0 Conservation Area Management

The Conservation Area Appraisal is a tool in the future management of the area: it is neither a full 'conservation area study' nor 'management plan'. Further specific studies may be required in some areas dependant on their individual conservation needs. As such this section identifies these and provides a basis for formulating and implementing a conservation area management strategy.

This chapter will address the following issues:

- Identify negative factors and vulnerability of the area
- Identify buildings which may be at risk
- Review of existing conservation area boundaries and suggest refinements
- Identify unlisted buildings which may require statutory protection
- Assess the effects of Permitted Development and identify the requirement for planning action including the implementation of Article 4 directions

6.1 Negative Factors

This section addresses the extent of loss, intrusion or damage in the conservation area. Most conservation areas will contain buildings; gap sites and inappropriate street furniture that have a negative impact on the area detracting from its special character and represent opportunities for change or enhancement.

1. Detrimental small changes

Dunblane has witnessed erosion of its special character and appearance due to alterations and additions:

Windows and doors

There has been significant loss of traditional timber sash and case windows in the historic core character area, with some loss in the Victorian suburbs. Replacements in uPVC and/or non-traditional fenestration patterns and opening methods are generally unsuccessful and have diminished both the character and quality of individual buildings and the character of the conservation area as a whole (figs 25A & B). This is particularly evident in semi-detached properties and properties in multiple ownership where the integrity of the original design is often compromised by the replacement of some of the windows. Similarly replacement doors in non-traditional forms and materials detract.

Walls

Many of the earlier buildings have cement based render and /or modern film forming paints applied to their masonry walls (figs 25 A & B). This has over time replaced traditional lime harling and/or limewash which was used on many traditional houses, especially before Victorian times. Attention should be drawn to the risk associated with impermeable materials and finishes and opportunities taken to repair in traditional materials. A number of properties on the lower section of the High Street have mock stone effect finishes which strongly detract from the building's appearance (fig 25C).

Roofscape

In some instances roof finishes have been replaced in new slate. This has not always been the best match to the original finish or neighbouring properties. Many roofs are or were originally continuous over more than one property so changes to one roof affect the

appearance of the whole building. Other changes to the roofscape have occurred including inappropriately designed dormers; introduction of rooflights and roof vents; construction of mansard extensions to low cottages, for example in Ramoyle (fig 19E); and satellite dishes poorly sited and visible from the street (fig 25D).

Negative Factors: detrimental small changes



Fig 25A: uPVC replacement window inserted into traditional stone opening, the materials are unsympathetic for the historic building and the mock astragals do not follow original patterns or detailing; B: compare the effect on the appearance of the building of original windows (left) with inappropriate replacements (right); note also the modern cement based rendered and painted walls; C: mock stone facing to buildings in High Street is visually detrimental and could cause problems for the building fabric; D: small changes such as the side porch on the Dunblane Hotel, can erode the good quality of the rest of the building; the satellite dish is also poorly sited; E: boundary enclosures and road, pavement and drive finishes are important.

2. Non-traditional buildings

The continuing popularity of Dunblane has led to considerable new development in the conservation area including: Holme Hill Court (fig 26D); Buccleuch Court; Ledcameroch Gardens (fig 26H); Gibson Grove; development on the west side of Perth Road; as well as individual sites on Beech Road (fig 26A), Ramoyle (fig 26B) and on High Street/Millrow (fig 26 E-G).

Victorian Suburb character area

In general large developments like Ledcameroch Gardens are of a density and uniformity uncharacteristic of the conservation area. Their appearance in the conservation area dilutes its historic character and erodes green space. The new development at Gibson Grove has introduced new street layouts and materials to the suburb. In particular, Holme Hill Court sited on an elevated ground, is very visible from a number of locations in the conservation area (fig 26D). Its materials are not appropriate to the historic character of the area and its siting has eroded the effectiveness and quality of the green space and tree backdrop on this part of Holme Hill.

Perth Road appears to be under intense development pressure. The mature landscaping and trees of this principal route, along with that of the Victorian Suburb in general, and Holme Hill, are very important landscape areas. Important not only to the character of the Victorian Suburb, but also to act as a buffer and contrast to the Historic Core (refer section 5.4). Recent development on both sides on Perth Road has occurred; any further development in the Dunblane Hydro grounds or of green space/garden ground on this route would be very detrimental.

Historic Core character area

The recent development on a gap site on High Street/Millrow has enclosed and reinforced the street frontage on the High Street however; its massing and height on Millrow is very intrusive. It interrupts important views to the cathedral from Stirling Road and effectively competes with the cathedral tower, Dunblane's most important landmark (figs 26F & G). It also breaks the green backdrop of St Blane's Hill in views from the west side of the river and crossing the railway bridge on Bridgend (fig 26E).

The flatted development adjacent to St Mary's church (fig 26C) stands alone in its setting. Its form, 3-storey flats, and position on the street line with no enclosing boundary walls or landscaping detracts from this part of the conservation area.

Negative Factors: non-traditional buildings

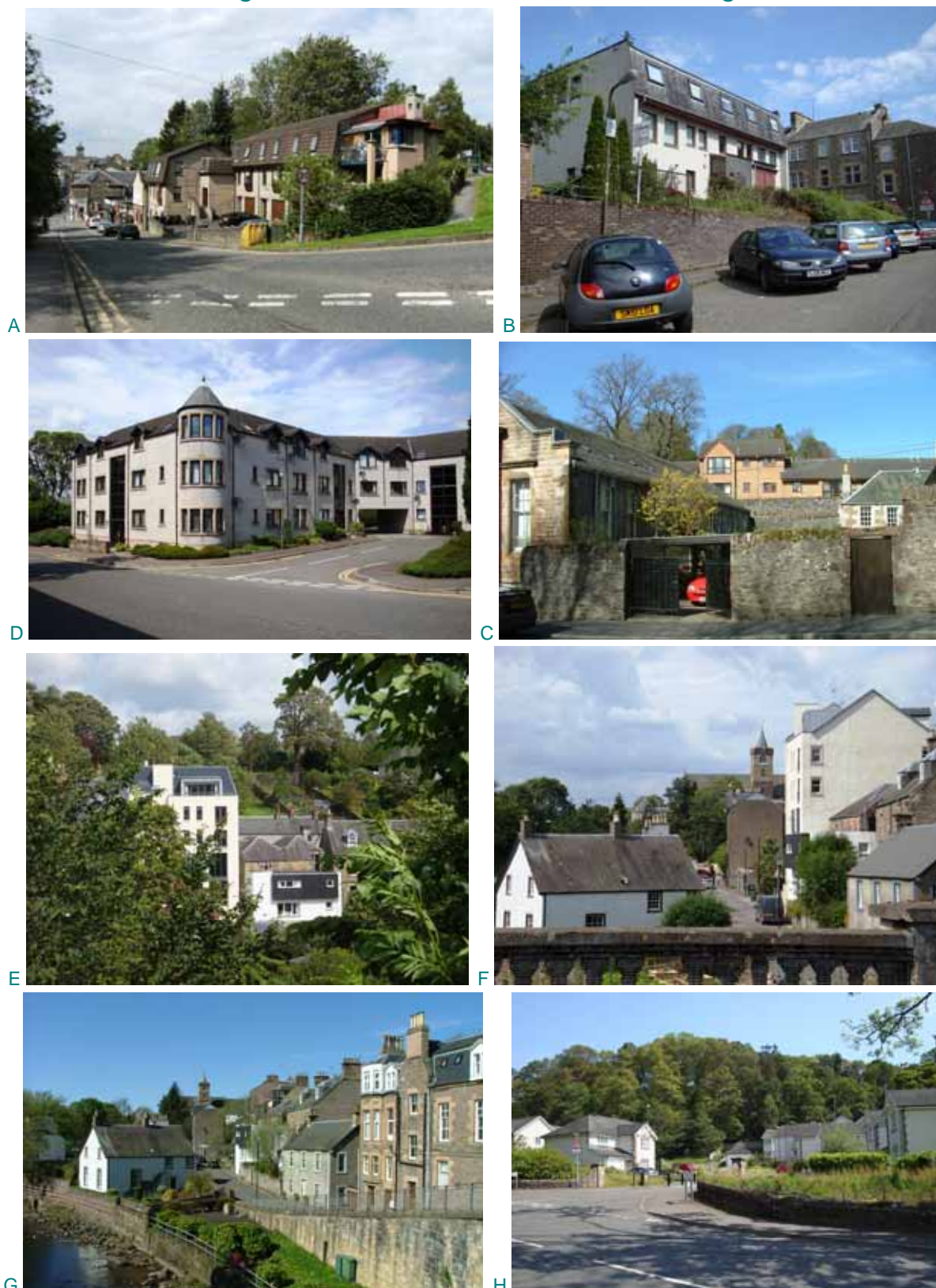


Fig 26A -C: new residential development: Beech Road (A); Ramoyle (B) and at the eastern end of High Street (C) all of which are not in character with the area; D: development at Holme Hill Court has eroded green space and introduced inappropriate materials; E-G: new development on High Street /Millrow is intrusive and inappropriate in height and massing, competing with the tower of the cathedral; its appearance is not assisted by its bright white finish; G: illustrates Millrow before the development; H: Victorian suburb: new houses on Perth Road are inadequately screened.

3. Public Realm

A number of specific areas have a negative effect:

Dunblane Cathedral

The cathedral car park on The Haining (fig 24B) occupies a significant section of the north side of The Haining close to the cathedral and on route to river walks. The low front wall is of poor quality especially for this important setting.

Millrow

The northern end of the road is terminated by a car park (fig 27F); beyond lies an overgrown site of the former Mill and children's play park. This site on the river bank is highly visible in views of the old town from the west bank of the Allan Water (fig 24H). Several buildings, which address Millrow, are in fact the rear of High Street properties and several are in poor condition or with inappropriate extensions and garaging (fig 27C).

Ramoyle

The narrow street pattern is not suited to modern parking requirements; as a result parked cars detract from the setting.

Railway Station

The modern footbridge at the railway station is brightly painted, forming a visual intrusion to the historic setting (fig 27E).

Lanes, Pends and Stairs

Sinclair Street is an attractive winding lane has suffered from graffiti and has heavy security measures to some of the properties (fig 27B). There are several pends and stairs leading off the High Street, most of which are in poor condition (fig 27A).

Retail area and shop fronts

Dunblane has a good number of traditional shop fronts. There is however a number of modern shop fronts of inappropriate design or which use unsympathetic materials. This detracts from appearance of the shopping district as a whole. One shop on High Street, which is in use, has part of the frontage covered in a poor quality boarding which is not appropriate to the building or the street (fig 27D).

Negative Factors: public realm

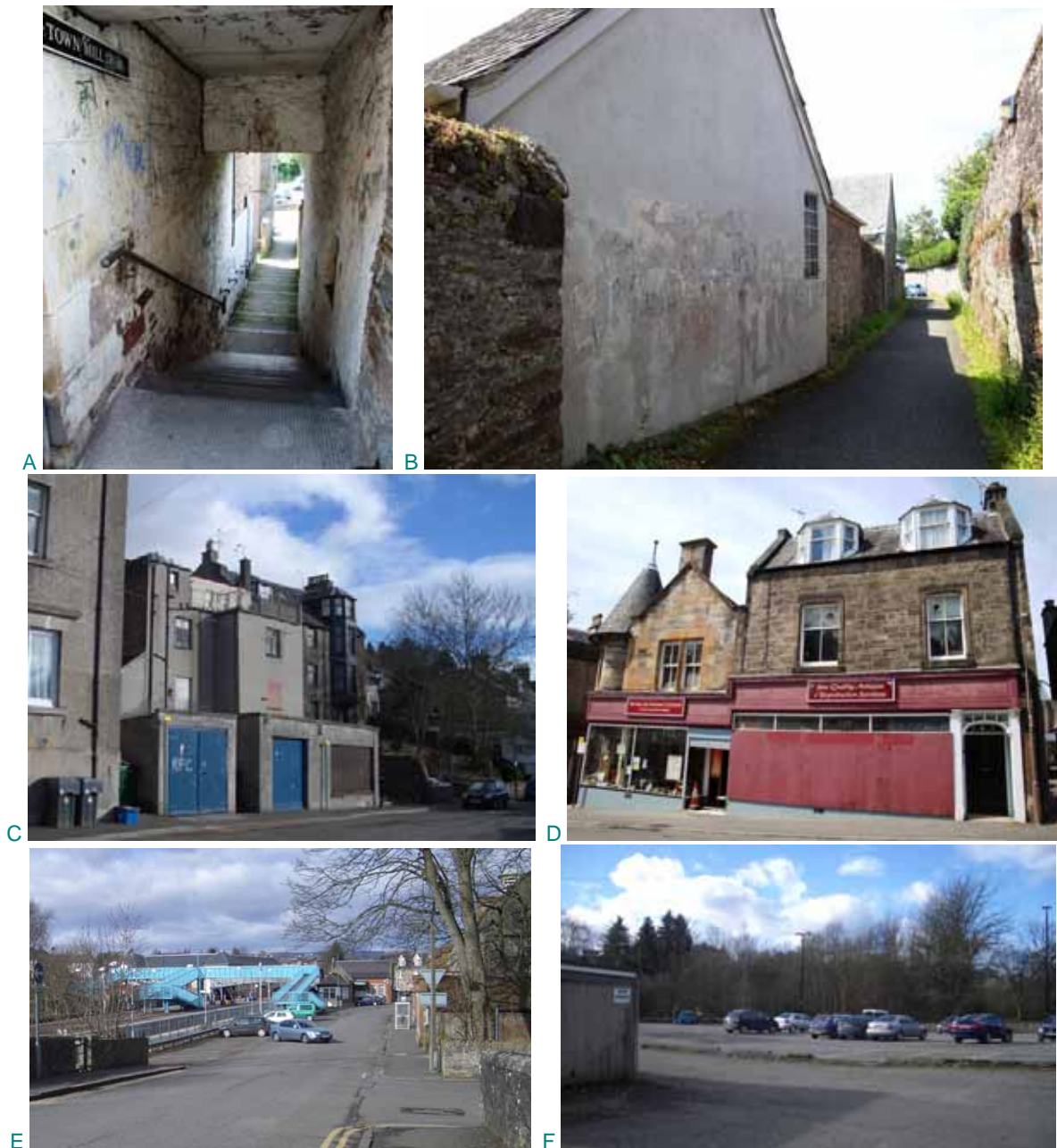


Fig 27A: Town Mill Stair is a poor quality environment; B: Sinclair Street, prone to graffiti; C: Millrow: garaging and extensions to the rear of High Street of poor quality design and unsympathetic materials; D: boarded up shop front in High Street; E: the modern footbridge at the railway station; F: Millrow car park.

4. Green space, landscaping, trees and boundaries

Green space, gardens and trees provide a vital contribution to the character and appearance of the conservation area. There are a number of negative factors that put this at risk:

- **Mature Trees:** many of the mature trees are badly managed or neglected: active management and new tree planting is required.
- **Victorian Suburb:** In modern development such as Gibson Grove, semi-private landscaped areas have been introduced which produces a certain sterility in comparison with the varied of individual gardens. Boundary enclosures with large iron gates contrasts with the relaxed privacy of the traditional properties.
- **Enclosure of boundaries:** the enclosure of garden ground is one of the key factors in the character of the conservation area. There are several instances where walls, railings, driveways and gates have been replaced in materials that detract from this special character. For example, the use of brick dwarf walls and fencing compared to traditional higher stone walls results in modern developments (and individual houses; figs 25E & F) forming noticeable distractions. The lack of appropriate landscape enclosure of new developments has also increased the impact of development in some cases (fig 26H).

6.2 Summary of Vulnerability

The strength of character of Dunblane Conservation Area derives from the quality and detail of its traditional properties which date from the late 18th century, set out on an organic and historic street pattern which is enhanced by mature landscaping and green spaces.

Therefore its principle vulnerability is:

- Detrimental change and loss of traditional building fabric including original windows and doors, roofscape, chimneys etc.
- Pressure for development leading to erosion of green spaces and loss of trees
- Erosion of green spaces (natural and manmade, private and public) and trees through poor management/landscaping
- Dilution of the character and appearance of the conservation area through inappropriate new development (siting, materials, scale, height etc).
- Erosion of traditional materials for garden enclosures and boundaries.
- Poor development management/enforcement in the conservation area.

6.3 Buildings at Risk and Sensitive Areas

This section highlights vulnerable buildings, areas, or issues. Buildings which are vulnerable through vacancy, condition or development threat should be notified to the RCAHMS for consideration on the Buildings at Risk Register.

Three buildings in the conservation area are currently on the Buildings at Risk Register:

- 1 Ault Wharrie: substantial Category A listed mansion in the Victoria suburb.
- 2 Abbotsford (unlisted): large Victorian villa on St Mary's Drive.
- 3 Former Mill, Beech Road (unlisted): remains of the former wauk mill on the Allan Water, converted to a silk mill in 1838; it lies adjacent to the Stirling Arms Hotel, its elevation dominates the view on this side of the river (fig 28).

In addition one building should be monitored as it may become 'at risk':

No.86 High Street (Category C(S) listed; fig 28) stands on the prominent southeast corner of the High Street; the vacant ground floor has a detrimental effect and places the building at risk.



Fig 28: (left) the former Silk Mill adjacent to the Stirling Arms Hotel; (right) No.86 High Street.

6.4 Conservation Area Boundaries

This section identifies any changes required to the conservation area boundaries.

Reflective of the town's significance a single conservation area was designated in 1968 shortly after legislation was introduced; this was extended in 2000 (Appendix C). The boundary of the conservation area is considered generally to be an appropriate definition of the area of special architectural and historic interest. However, the area suggested below should be considered for possible inclusion during the current Local Development Plan review (2011):

Proposed inclusion:

Glen Road: The conservation area boundary is proposed to be slightly amended along Glen Road to include the stone boundary wall on its western side. This contributes to the character and enclosure of the street and this part of the conservation area and should be protected (fig 23F).



6.5 Potential Listed Buildings

This section identifies any buildings which may merit additional protection through listed building legislation.

Buildings were first listed by Historic Scotland in Dunblane in 1971 with a considerable number added in 1976, and a resurvey of Dunblane Burgh in 2002 (refer Appendix B for full list). No buildings have been identified during the course of the report. Notwithstanding this, buildings identified either through this appraisal, or by other means, as having some architectural or historic interest, but which do not meet Historic Scotland's criteria for inclusion in the statutory List of listed buildings may be included in a local list compiled by Stirling Council.

6.6 Opportunities for Development

This section identifies where development could enhance the character of the conservation area.

“Designating a conservation area does not mean a prohibition on development. It does mean carefully managing change to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.”

(PAN 71: Conservation Area Management, 2005, 1)

“Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact of the area.”

(PAN 71: Conservation Area Management, 2005, 4)

The Planning Authority should promote the use of development briefs for key sites and encourage applicants to provide design statements for significant sites within or immediately adjacent to conservation areas.

Development should respect the scale, building line, and character of the existing buildings and ensure views from the conservation area are preserved.

6.7 Opportunities for Planning Action

Stirling Council, primarily through Development Management and Enforcement, should ensure that the special interest created by the historic form and special qualities of the conservation area outlined in this report are not eroded by poor quality development, unsympathetic alteration and replacement, and inappropriate repair.

The previous version of this appraisal recommended Stirling Council review the current Article 4 Direction in respect of current legislation and request a new Article 4 Direction, to cover the entire conservation area, and in relation to those issues outlined in sections 6.1 and 6.2. However, it is considered that the recent changes to the General Permitted Development Order (GPDO) that took effect on 6th February 2012, remove the need for such an Article 4 Direction. Planning permission is now required for most development

within conservation areas including alterations and extensions to buildings, walls, gates and railings, creation or alteration of hardstanding areas, satellite and micro-renewals equipment.

Whenever required statutory consents are not obtained for development, enforcement action should be taken to ensure the protection of the special character and appearance of the conservation area.

6.8 Opportunities for Enhancement

The following issues should be considered (refer to section 6.1 for corresponding negative factors):

1. Generally

Enhancement can be achieved through the reinstatement of lost elements (e.g. traditional windows, doors, boundaries and shop fronts) and appropriate repair. Enhancement requires Development Management to encourage reinstatement when opportunities arise, support repair of original and traditional elements over their replacement and, where replacement is absolutely necessary, that replacements follow strict guidance on appropriate materials and design. Raising awareness of the quality, practicality and overall contribution made by traditional materials and design would assist property owners.

2. Public Realm

Dunblane Cathedral

There is an opportunity to alleviate the intrusive hard landscaping such as introducing some soft, green screening.

Millrow

There is an opportunity to improve the appearance of the car park and accessibility of the adjacent open space; opportunities should take advantage of the natural river bank environment.

Railway Station

The railway station footbridge does not complement the attractive arrival point of Dunblane Station. Consideration of changes to its design, materials and colours should be investigated.

Lanes, pends and stairs

The winding lanes, pends and stairs form an intricate network of intimate, secluded spaces which are vulnerable to graffiti and general degradation; enhancement could revitalise these historic routes.

Retail area and shop fronts

Dunblane retains a significant commercial core around High Street and Stirling Road. There is an opportunity to improve the built environment (streetscape and buildings), notably through shop front enhancement and good maintenance of properties. Opportunities to reinstate traditional shop fronts and enhance existing shop fronts with detrimental changes should be investigated. Local policies should encourage the retention and repair (using appropriate methods and materials) of existing traditional shop fronts, and replacement of modern obtrusive shop fronts and signs.

3. Green space, landscaping, trees and boundaries

Holme Hill

The hill is privately owned but maintained by Stirling Council under a Section 75 Agreement. It offers further potential for local amenity.

Recent development

In many cases the impact of existing modern developments could be reduced by tree planting and the encouragement of stone boundary walls and hedging appropriate to the individual character of existing areas.

Enclosure of boundaries

The repair and reinstatement of garden walls, gates, railings and hedging of appropriate design should be supported especially where plots are open to the street.

Landscaping management

Existing mature landscaping requires maintenance; replanting of hedging and trees should be planned to ensure the continuation of this important green element.

Tree Preservation Orders

TPOs can assist protection of significant mature trees and natural landscaping; Stirling Council should review existing orders to ensure there is appropriate protection for important areas such as Holme Hill and Glen Road, which contribute to the character of the conservation area, and the town as a whole.

6.9 Monitoring and Review

As outlined in PAN 71 (2005) consideration should be given as to how to “*put in place appropriate monitoring indicators and agree a mechanism for review*”. Regular review of the conservation area should set management priorities and seek to identify opportunities for enhancement. Justification for designation and validation of boundaries should also be reviewed on a regular basis.

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Appendices

Appendix A

Lynch K (1977): *The Image of the City* MIT Press

4 categories from Lynch's analysis have been adapted for use in the appraisal to describe the basis urban structure of the conservation area.

1. PATH or **route**

- a) most influential factor in our 'image' of the environment
- b) channels along which the observer moves e.g. motorways, streets, pedestrian streets, residential pathways etc
- c) traditional focus of major urban design projects
- d) importance of land use and spatial qualities

2. EDGE (**urban**)

- a) linear elements not used or considered as paths e.g. railway tracks, city walls, edges of development areas
- b) act as boundaries between two distinct areas i.e. can cause isolation
- c) most dominant are continuous in form and impenetrable to cross movement

Green Edges have been used to indicate strong areas of open green spaces and / or strong enclosures created by green space, trees or other landscaping features.

3. DISTRICT or **Character Area**

Smaller parts of an area which can be differentiated by

- a) physical character – layout – design – architectural style or period
- b) land use – residential – commercial – industrial

4. LANDMARK

- a) External points of reference
- b) Usually vertical built form which can be seen throughout the area or beyond
- c) Prominent natural features
- d) Local townscape features

Appendix B

Listed buildings (July 2011) within the conservation area boundary are:

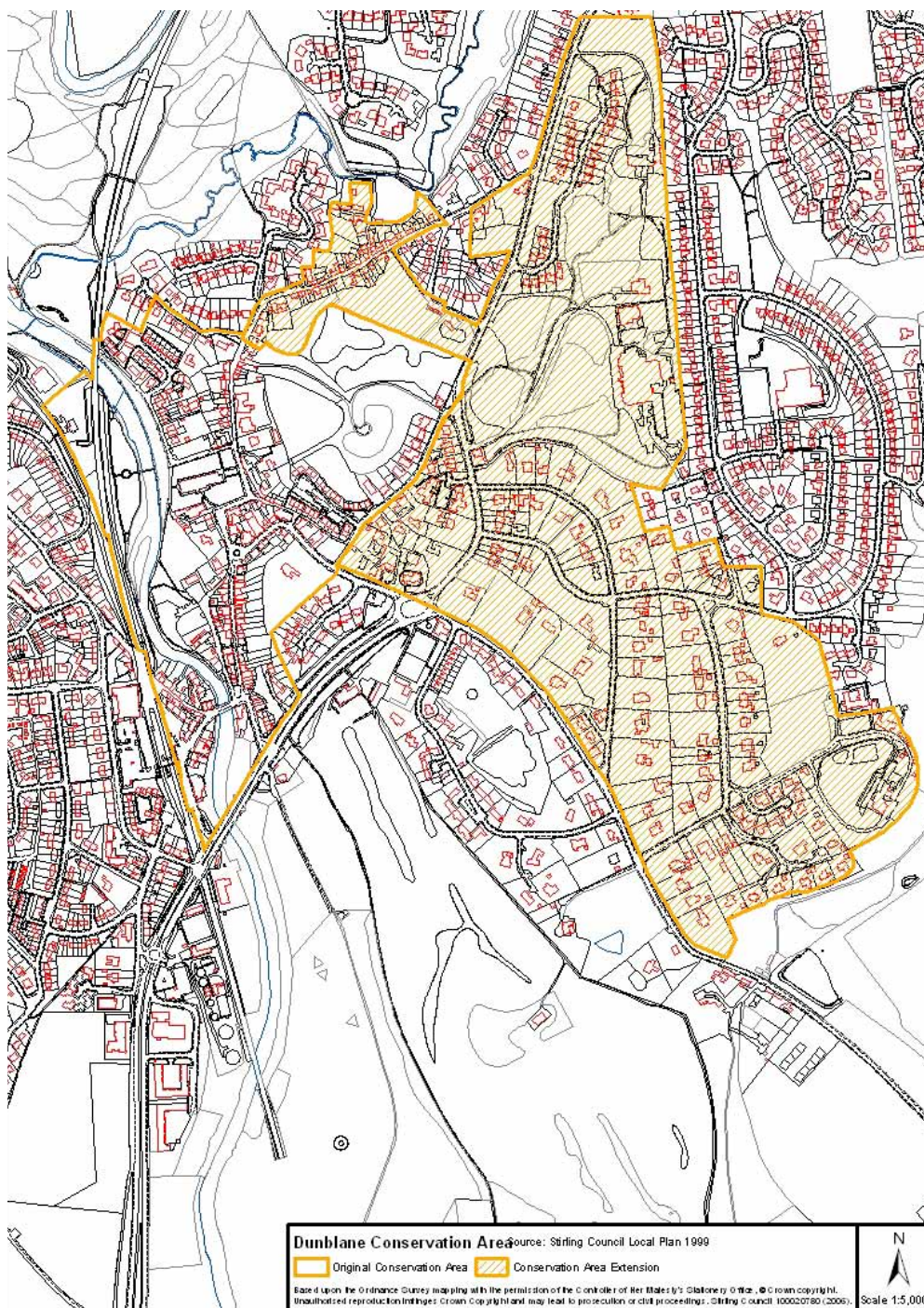
HBNUM	ADDRESS	CATEGORY	LIST DATE
26361	CATHEDRAL SQUARE, DUNBLANE CATHEDRAL (CATHEDRAL CHURCH OF ST BLAAN AND ST LAURENCE INCLUDING CHURCHYARD, BOUNDARY WALL AND RICCARTON'S STILE)	A	05/10/1971
26364	THE CROSS, DUNBLANE CATHEDRAL HALLS	B	05/10/1971
26365	LEEWOOD ROAD, AULT WHARRIE INCLUDING SUMMER HOUSE, WALLED GARDEN, TERRACED GARDEN WALL, GATE LODGE, BOUNDARY WALL AND GATEPIERS	A	22/05/1985
26367	OLD BLEACHING GREEN, MONUMENT	C(S)	28/10/1976
26368	THE CROSS, CROSS COTTAGE INCLUDING BOUNDARY WALL	C(S)	05/10/1971
26369	THE CROSS, CATHEDRAL COTTAGE AND ST CLEMENTS	B	05/10/1971
26370	THE CROSS, THE MANSE COACH HOUSE, GATEPIERS AND BOUNDARY WALL	C(S)	05/10/1971
26371	THE CROSS, LEIGHTON LIBRARY	A	05/10/1971
26372	THE CROSS, CATHEDRAL MUSEUM, INCLUDING RESIDENTIAL PROPERTIES TO SOUTH ADJOINING BURGH CHAMBERS AND WELL TO REAR	A	05/10/1971
26374	KIRK STREET, COCKBURN HOUSE	B	02/04/2001
26375	KIRK STREET AND SINCLAIR STREET, SCOTTISH CHURCHES HOUSE, SOUTH TERRACE	C(S)	02/04/1957
26376	KIRK STREET, SCOTTISH CHURCHES HOUSE, ENTRANCE HOUSE	B	02/04/1957
26377	KIRK STREET, SCOTTISH CHURCHES HOUSE, NORTH TERRACE	B	02/04/1957
26380	KIRK STREET, VAULTED CHAMBER	B	05/10/1971
26381	1 SINCLAIR STREET	B	05/10/1971
26382	2 SINCLAIR STREET	C(S)	28/12/1976
26383	3 SINCLAIR STREET	C(S)	28/10/1976
26384	4 SINCLAIR STREET	C(S)	28/10/1976
26385	5 SINCLAIR STREET	C(S)	28/10/1976
26386	HIGH STREET, ST BLANE'S CHURCH (CHURCH OF SCOTLAND)	B	28/10/1976
26387	HIGH STREET, BALHALDIE HOUSE INCLUDING GATEPIERS AND BOUNDARY WALL	B	05/10/1971
26388	91-95 (ODD NOS) HIGH STREET	B	28/10/1971
26389	86-88 (EVEN NOS) HIGH STREET	C(S)	28/10/1976
26390	HIGH STREET, OLD SHERIFF COURT HOUSE	C(S)	28/10/1976
26391	108 AND 112 HIGH STREET	C(S)	28/10/1976
26392	114 HIGH STREET	C(S)	28/10/1976
26393	63 HIGH STREET, BANK HOUSE AND BANK, INCLUDING BOUNDARY WALL	B	05/10/1971
26395	61 HIGH STREET INCLUDING GATEPIERS	B	28/10/1976

26396	49 HIGH STREET INCLUDING BOUNDARY WALL	C(S)	28/10/1976
26397	58-62 (EVEN NOS)	C(S)	28/10/1976
26398	22 AND 24 HIGH STREET	C(S)	26/10/1976
26400	16-18 (EVEN NOS) HIGH STREET	C(S)	28/10/1976
26402	HIGH STREET, ST BLANE'S HOUSE, INCLUDING GATEPIERS AND BOUNDARY WALL	B	28/10/1976
26403	SMITHY LOAN, WOODEND INCLUDING BOUNDARY WALL	C(S)	28/10/1976
26404	PERTH ROAD, ST MARY'S EPISCOPAL CHURCH INCLUDING GATEPIERS AND BOUNDARY WALL	B	05/10/1971
26405	PERTH ROAD, BURLINGTON HOUSE INCLUDING GATEPIERS AND BOUNDARY WALL	C(S)	28/10/1976
26406	SMITHY LOAN, HOLMEHILL LODGE INCLUDING GATEPIERS	C(S)	28/10/1976
26407	BRAEPORT, BRAEPORT COMMUNITY CENTRE INCLUDING BOUNDARY WALL	C(S)	28/10/1976
26408	PERTH ROAD, ANCHORFIELD INCLUDING BOUNDARY WALL	B	05/10/1971
26409	PERTH ROAD, DUNBLANE HYRDO HOTEL INCLUDING HYDRO LODGE, NEWTON COTTAGE, GATEPIERS AND BOUNDARY WALL	B	05/10/1971
26410	GLEN ROAD, TOMDORAN	C(S)	28/10/1976
26411	THE CRESCENT, GLENACRES INCLUDING SUMMER HOUSE	B	28/10/1976
26412	THE CRESCENT, GLENLUSS INCLUDING BOUNDARY WALL AND GATEPIERS	B	28/10/1976
26414	STIRLING ROAD, STIRLING ARMS INCLUDING BOUNDARY WALL	B	28/10/1976
26415	MILL ROW, ALLAN COTTAGE	C(S)	28/10/1976
26416	MILL ROW, ALLANSIDE INCLUDING BOUNDARY WALL	C(S)	28/10/1976
26417	STIRLING ROAD, BRIDGE OF DUNBLANE	C(S)	28/10/1976
26418	2 BRIDGEND AND 9 STIRLING ROAD	B	28/10/1976
26419	7 STIRLING ROAD	B	28/10/1976
26420	STIRLING ROAD, FORMERLY THE RAILWAY HOTEL	C(S)	28/10/1976
26425	ALLAN WATER, DUNBLANE RAILWAY VIADUCT	B	05/09/1971
26427	PERTH ROAD, LEDCAMEROCH INCLUDING STABLES, STABLE YARD WALL AND WALLED GARDEN	C(S)	28/10/1976
26428	124 AND 126 HIGH STREET, FORMER DUNBLANE FREE CHURCH	C(S)	05/09/1989
48941	BRAEPORT, AURORA	C(S)	17/10/2002
48942	BRAEPORT, GIGHA	C(S)	17/10/2002
48944	THE CRESCENT, ELMSWOOD INCLUDING STABLES AND BOUNDARY WALL	C(S)	17/10/2002
48945	THE CROSS, MUNICIPAL BUILDINGS	C(S)	17/10/2002
48949	HAINING, LEIGHTON HOUSE, (FRONT ELEVATION ONLY)	C(S)	17/10/2002
48950	THE HAUGH, WAR MEMORIAL	C(S)	17/10/2002
48951	HIGH STREET, DUNBLANE PUBLIC LIBRARY	C(S)	17/10/2002
48952	27 AND 29 HIGH STREET INCLUDING VAULTED BASEMENT	C(S)	17/10/2002

48953	53 HIGH STREET	C(S)	17/10/2002
48954	57 AND 59 HIGH STREET	C(S)	17/10/2002
48956	2-14 (EVEN NOS) HIGH STREET	C(S)	17/10/2002
48957	30-34 (EVEN NOS) HIGH STREET	C(S)	17/10/2002
48958	50-56 (EVEN NOS) HIGH STREET	C(S)	17/10/2002
48960	PERTH ROAD, CRAWFORD HOUSE INCLUDING COACH HOUSE	C(S)	17/10/2002
48961	PERTH ROAD, KINCAIRN, CAIRNDOW AND ROSEBANK INCLUDING BOUNDARY WALL	C(S)	17/10/2002
48962	PERTH ROAD, ST MARY'S COTTAGE INCLUDING BOUNDARY WALL	C(S)	17/10/2002
48963	RAMOYLE, RAMOYLE HOUSE	C(S)	17/10/2002
48964	STATION ROAD, DUNBLANE RAILWAY STATION INCLUDING ORIGINAL FOOTBRIDGE	C(S)	17/10/2002
49658	NEWTON CRESCENT, PROVAN INCLUDING BOUNDARY WALL	B	02/03/2004

For further information, or updates on current listed buildings refer to Historic Scotland website www.historic-scotland.gov.uk or Stirling Council's Planning Department.

Appendix C: Dunblane Conservation Area indicating extension.



1968: The Old Town and Cathedral area including Allan Water between the railway bridge and Perth Road Bridge; the west bank: Stirling Road, Bridgend, Station Road and The Haugh; the east bank: Beech Road, High Street, Mill Row, The Cross, Kirk Street, the Haining, Braeport up to and including the southern side of Dargai Terrace and Buccleuch Court; Holme Hill, with Holme Hill Court, Sinclair's Street, Smithy Loan (N-side only).

2000: extended to include: The hamlet of Ramoyle: Ramoyle and Laighill Place up to Backcroft; The Dunblane Hydro and grounds; The Victorian suburbs: Newton Loan, The Crescent, St Mary's Drive, St Margaret's Drive, Leewood Park, Leewood Road and Glen Road (E side only).