

# Dunmore

conservation area appraisal



May 2010



**Falkirk Council**  
*Development Services*





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## 1.0 INTRODUCTION

### 1.1 Dunmore Conservation Area

1.1.1 This small settlement, whose centrepiece is the former estate worker houses set around a central green, is located on the River Forth between Airth and South Alloa. Dunmore Conservation Area was designated by Stirling County Council in December 1971. Map 1 attached shows the existing boundary.

### 1.2 Conservation Areas

1.2.1 Since 1967 local authorities have been able to designate conservation areas i.e. "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The current legislation is laid down in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

1.2.2 The immediate effect of designation is to confer powers on the local authority requiring that planning permission be sought for the demolition of any building and the removal of, or works to, any tree within the area and certain external works which are considered to affect the character or appearance of the conservation area i.e. painting/cladding, utility storage, telecommunication apparatus, hard standing and built extensions beyond certain limits.

1.2.3 Supplementary legislation under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, Article 4 Direction (Appendix A) ensures, where necessary, that planning permission will also be required for other minor works normally considered "permitted development", e.g. window and door replacements and fence heights.

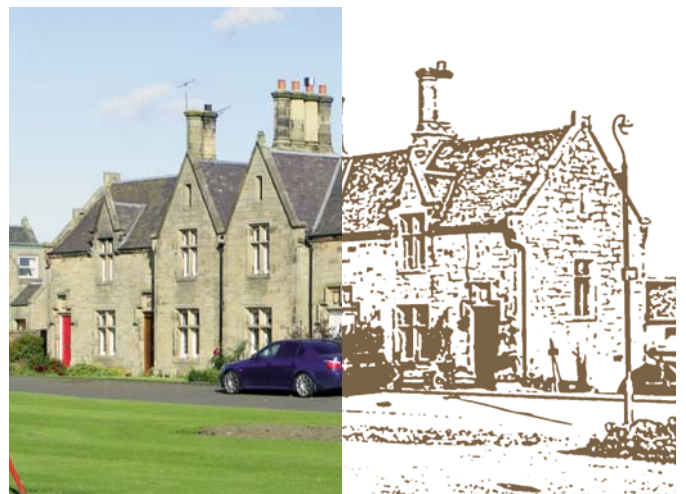
### 1.3 Reasons for Appraisal

1.3.1 Planning authorities are required by the Act to review their conservation areas from time to time and to consider also proposals for their preservation and enhancement to complement the statutory planning controls.

1.3.2 In addition, Planning Advice Note (PAN) 71 Conservation Area Management (Scottish Government best practice guidance) advises that conservation areas be appraised from time to time in order to:

- confirm the current status and value of the conservation area,
- establish an appropriate area boundary,
- clarify planning controls and guidance to ensure that future, developments are sympathetic to the character of the area,
- identify opportunities for physical enhancement,
- engage with stakeholders through public consultation.

1.3.3 The finalised draft of the Falkirk Council Local Plan (April 2007) endorses this in Policy EQ12 Conservation Areas which states that: "The Council will prepare Character Appraisals of individual Conservation Areas".





## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.1 Background

- 2.1.1 The “model village” at Dunmore was built from the early to mid 19th century for estate workers from the nearby Dunmore Park, the residence of the Earl of Dunmore.
- 2.1.2 In 1976 the conservation area was substantially enhanced by the undergrounding of the overhead telephone and electricity lines and pole mounted transformers, bringing the private, un-made, road up to an adoptable standard and improving the street lighting. In the process the conservation area was awarded the status of “outstanding” for the purpose of gaining funding from Historic Scotland. The term is now officially obsolete. The restoration of the Village Well was completed in 2004, again with public funding.
- 2.1.3 The conservation area boundary includes the entire built settlement. Since designation 3 new houses now occupy what was internal vacant land to the west of the estate buildings. The conservation area extends to 6.2 hectares.
- 2.1.4 Maps 2, 3 and 4 attached show historical development of the area.



### 2.2 Setting

#### Area Configuration

- 2.2.1 The conservation area includes the entire built settlement of Dunmore, with the boundaries rationalised to include the open and wooded land bounded by the disused Kale Walk, the protected tree grouping adjoining Forth View, Viewfield and Rose Cottages and the waterfront to the Low Water mark. The village is set about a roadway linking the A905 (Grangemouth to Stirling) and the waterfront, passing through the central common green.

#### Main Spaces, Edges and Views

- 2.2.2 The central rectangular green enclosed by formally linked sandstone cottages provides a striking focus to the village, contrasting with the more modest, informal, detached houses elsewhere. The green is divided by a low hedge into a public park (which includes the Village Well) and the bowling green.
- 2.2.3 A gap site (formerly used as a woodyard) occupies the south western corner of the central green.
- 2.2.4 The north western edges are well contained by a dense tree screen from the countryside whilst the southern boundaries are more open, affording glimpses of the picturesque hamlet from the Airth road. Tree planting and the Bowling Green hut ensure that only framed views are available of the river and Clackmannanshire beyond.
- 2.2.5 The Old Schoolhouse, now divided into two houses, provides an attractive landmark at the main entrance to the village and reflects the character of the estate houses within.

## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.3 Building Groups

#### Estate Worker Group

2.3.1 The former estate houses consist of semi-detached houses and short terraced cottages arranged on a single building line around three sides of the central green. All are category B listed buildings. The listing includes boundary walls and ancillary structures where these exist. The buildings are as follows:

#### **The Smithy and Bankside**

(The Old Smiddy, Smiddy House and Bankside House)

#### **Ivy Cottages (1-2 Ivy Cottage)**

**Norend, Vine Cottage, Mid-Acre Cottage, Dunmore Cottage**

#### **Rose Cottages**

(Dowie & Rose Cottage)

#### **Forth View and Viewfield**

(Cottar's Neuk, Viewfield, Ochilview, The Cottage)

#### **1- 4 Moss Cottages**

#### **Strath-Earn**

(Carsaig & Helenslea)

#### Historic Phasing

2.3.2 Dates of building are uncertain, the only records to date being

1840 Forth View and Viewfield

1854 Norend etc.



## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.4 Architectural Detail

Listed Buildings and unlisted Old Schoolhouse

- 2.4.1 The relatively early listing of the above buildings (1972) may account for the absence of architectural detail from the descriptions which simply state:

“An interesting example of mid -19th century estate development.”

Fuller details of these components are as follows:

**Wall Surfaces:**

Blonde sandstone

**Windows:**

Sash and case timber windows, painted white.

**Doors:**

Plain timber boarded and painted.

**Roofs:**

Graded grey Scottish slate (“peggy” tiles in the Old Schoolhouse).

**Features:**

Overhanging purlinned eaves/finials/ridge ventilators.

**Chimneys:**

Sandstone stacks and copes, fireclay pots/cans.

**Rainwater Goods:**

Painted cast-iron gutters and downpipes.

**Front Garden Enclosure:**

Gardens aligning the central green are open. Waist height sandstone walls, in squared random rubble, enclose larger gardens e.g. to the Old Schoolhouse.

**Paint Colour:**

Although black has become customary in some of the more picturesque buildings (e.g. Moss Cottages, the Old Smiddy) the original uniform colour was rust/ burgundy, evident on the village well, Carsaig/ Strathearn and Forthview/ Viewfield.

### 2.5 Other Buildings

- 2.5.1 In addition to the estate workers houses and the Old Schoolhouse the conservation area includes other 19th century sandstone buildings, namely The Villa (originally Dunmore Villa), a handsome 2-storey house and Riverbank and Beach Cottage, the 1½ storey cottages fronting the River Forth to the north of the central green.

- 2.5.2 The designated conservation area boundary also includes two 1930s Art Deco style houses, Woodlea and Loch na Vaar and the later hipped roof bungalow Ardmail (1950s) all accessing onto the A905 frontage.

- 2.5.3 Since designation three new houses have been constructed within the conservation area i.e.

**1960/70s** M’Dina, a modernist house of its era, located to the west and partially to the rear of the former woodyard site.

**1990s** Penrose, opposite M’dina

**2009** A new house occupies the vacant plot to the west of M’dina.

- 2.5.4 The latter two houses are intended to reflect the traditional character of the village.



## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.6 Conservation Merit

- 2.6.1 The grouping of the picturesque cottages around the village green with the Old Schoolhouse at the main road entry combines to give Dunmore Village its “outstanding” character. The remaining buildings, though unlisted and of more modest architectural style, nevertheless contribute to the character of the area through their comfortable spacing, complimented by significant surrounding tree cover.
- 2.6.2 The individual houses built since the original boundary designations appear to occupy natural gap sites rather than adversely affecting the open nature of the conservation area and the predominant building lines.



## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.7 Character Erosion

#### Alterations to Listed Buildings

2.7.1 Whereas the distinctive character of the central core of buildings has remained substantially intact the cumulative effect of certain minor yet unsympathetic alterations to the architectural detail is noted as follows:

#### Windows:

Timber sash and case originals painted white remain substantially intact on the frontages with non-conforming replacements occurring only to the south and at the north west corner of the central green.

#### Doors:

Modern replacements to the south and to the 4-dwelling unit to the east of the central green. Letter boxes to one side are visually disruptive.

#### Roofs:

Essentially as original except for the new slate infill within the Moss Cottages terrace. At the north east corner handsome ridge vent stacks have been replaced with new pipework emerging randomly from the roof slope. Certain chimney pots have been added to or reduced and some finials are also no more.

#### Front Garden Ground:

The incorporation of curtilage parking areas to the south of the central green affects visual unity.

#### Garages:

The few examples of these new structures do not enhance the listed buildings.

#### Colour:

There are a few examples of non- white windows. Similarly there are inappropriate variations within single building unit in terms of the paint colour applied to external wood and metal.

#### Sympathetic Changes

2.7.2 The more recent addition of dormer windows at No.1 Moss Cottages (1998) and the re-instatement of the certain original front door designs have been sympathetically executed and represent a positive enhancement of the conservation area.

#### Unlisted Houses

2.7.3 In general, the other detached houses have retained their integrity within their own style. The cottages at the river edge have lost much of their character over the years, especially the original window and door designs. The ranch style garden enclosure also exacerbates this.



## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.8 Conservation Area Boundary

2.8.1 Although the core buildings benefit from the strongest form of planning control through their listed status, there is continuing merit in retaining them in a conservation area in respect of their whole group value.

2.8.2 The wider settlement of Dunmore contributes to the setting of the special building group at its centre. It is advisable, therefore, that this area should continue to be part of the conservation area.

2.8.3 No change is therefore proposed to the conservation area boundary.

### 2.9 New Development Potential

2.9.1 The former woodyard site identified in para. 2.2.2 is promoted through the Local Plan (H.DUN 2) for the development of 2-3 residential units with the requirement that this

“...will have to preserve the unity and integrity of the central grouping of listed buildings around the green.”

A Planning Brief has been prepared for this site.



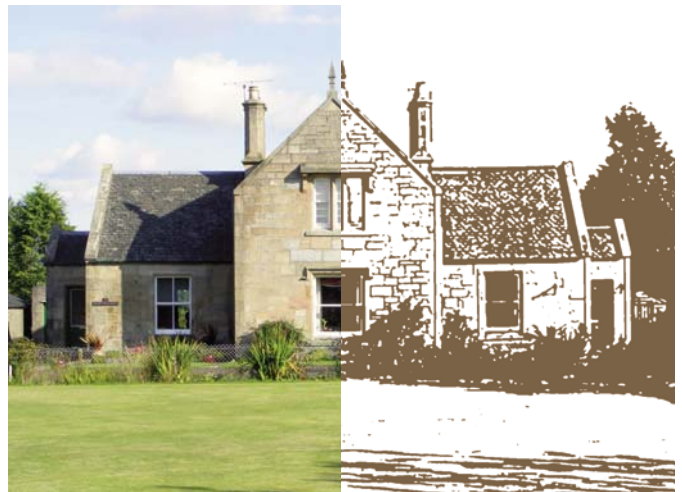
## 3.0 MANAGEMENT PLAN PROPOSALS

### 3.1 Planning Permission and Design Advice

- 3.1.1 It is an offence to carry out certain works without planning permission in a conservation area i.e. any demolition; alterations to the outside of buildings - including painting, replacement of roof coverings, rainwater goods, windows and doors, erection of a satellite dishes, or; alterations or enclosures of outside ground areas, including work to trees.
- 3.1.2 In general like-for-like alteration or replacement of the above elements is favoured. In this respect the advice of Historic Scotland is noted i.e. that planning authorities should seek to preserve the architectural integrity of a building or conservation area and, where some integrity has been lost, encourage its restoration.
- 3.1.3 This principle will also apply to the original architectural components at the rear of the listed buildings which in a number of cases are semi public. In this respect it is recognised that in re-slating roofs it may not be possible to re-use all existing slates. In such cases new slates should be located to the rear. Similarly any telecommunication equipment will be more appropriately located to the rear.
- 3.1.4 In the case of the unlisted riverbank cottages the same advice will apply since the rear areas are exposed to the adjacent public roadway. However, for the newer 20th century houses, every case should be treated on its own merit with a more concessionary approach being taken where proposed alterations are concealed to the rear.

### 3.2 Enhancement Opportunities

- 3.2.1 Improvement works to enhance the conservation area, addressing the erosion of character, may be possible to complement the legislative controls. These would, in the first instance, concentrate on the former estate workers building group. A more detailed list of proposals should emerge following the consultation process. The following are some possible opportunities:
- Window and door matching original designs
  - External colour co-ordination
  - Chimney, finial and roof vent reinstatement.
  - Bowling Clubhouse enhancement.





## 4.0 SUMMARY and CONCLUSIONS

- 4.1 This appraisal has examined the historical, architectural and urban design factors relating to Dunmore Conservation Area. Its special character, awarded "outstanding" status, is evident in the architectural quality and integrity of this attractive village, set within a pleasant rural environment. Consequently, the recommendation is to retain the conservation area within its existing boundary.
- 4.2 The absence of detail from the statutory description of the listed buildings within the conservation area has been noted. The appraisal therefore recommends that Historic Scotland be consulted to re-survey the listed buildings to broaden the descriptions and consider adding the Old Schoolhouse, Dunmore Villa and the Village Well to the list of buildings of special architectural and historic interest.
- 4.3 The positive benefit from certain sympathetic restoration and addition is acknowledged. However, some erosion of the original architectural character has been noted to the listed former estate worker building group and the riverbank cottages e.g. inauthentic window and door replacements, external paint colour schemes and the loss of original roof details.
- 4.4 To address these factors it is emphasised that planning permission is required to carry out works to buildings and associated garden ground. Proposals to reinstate the original architectural detailing should be encouraged and advice on design matters sought from the Council's planning officers.
- 4.5 Planning requirements to the rear of the listed buildings and the riverbank cottages will, in general, be the same as for frontages. A more concessionary approach will, however, be taken for proposals to the rear of the newer houses where concealed from public view.
- 4.6 The appraisal concludes with an initial list of opportunities for the preservation and enhancement of the conservation area, especially in relation to the former estate workers houses, for which project funding could eventually be sought. In this regard, the potential redevelopment of the former woodyard site in a sympathetic manner to complete the enclosure of the central green is desirable.
- 4.7 The information on planning permission, design standards and enhancement opportunities will form the basis of a Conservation Area Management Plan in due course.





## Appendix A - ARTICLE 4 DIRECTION

### ARTICLE 4 DIRECTION

The Article 4 Direction for Dunmore Conservation Area removes “permitted development” rights from certain classes of development additional to the automatic powers granted by conservation area designation.

These classes from the Town and Country Planning (General Development) (Scotland) Order 1975 are as follows:

- Class 1            development within the curtilage of a Dwellinghouse
- Class 11          sundry minor operations
- Class X1          development by Local Authorities

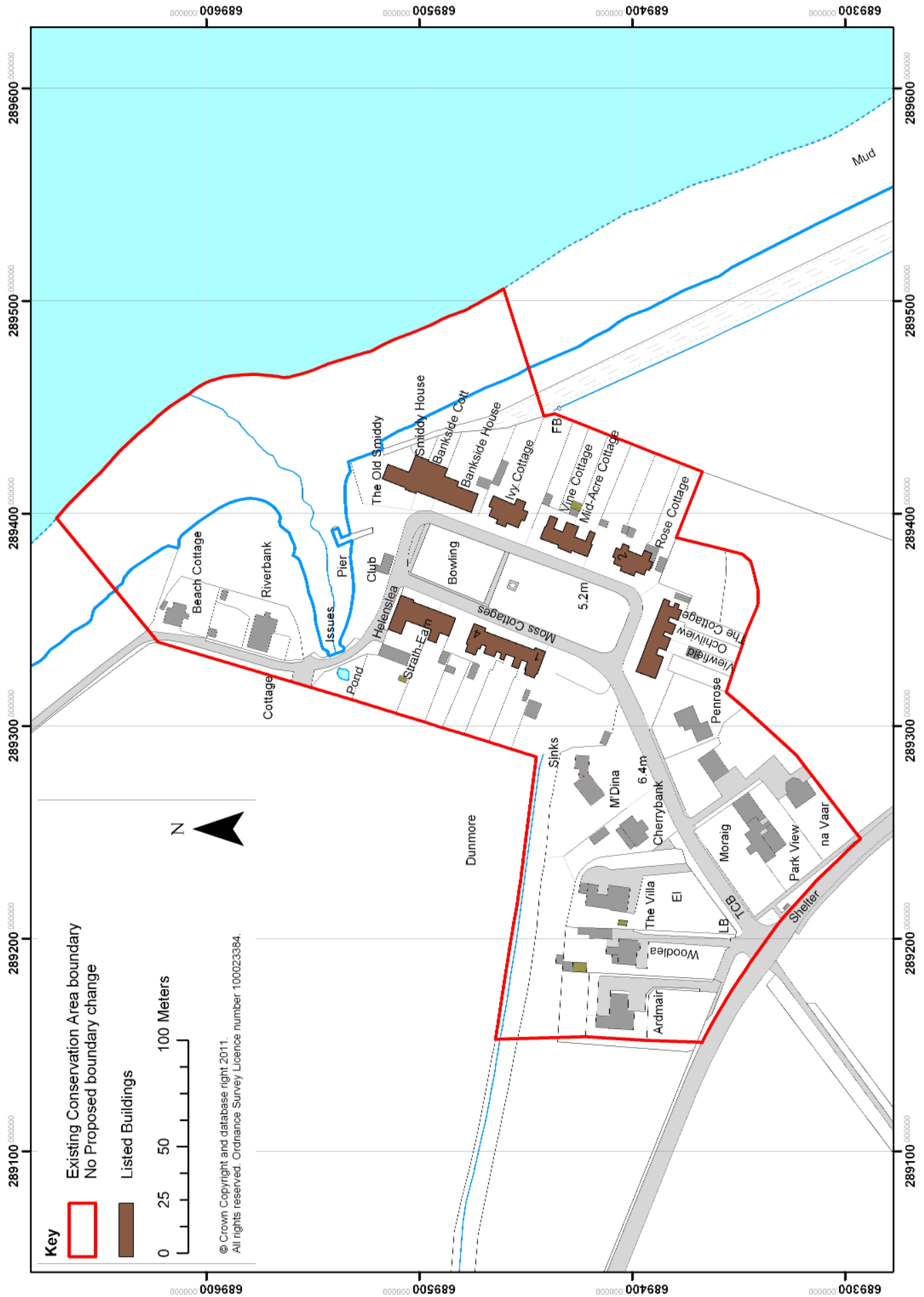
Under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 these classes are re-numbered as follows:

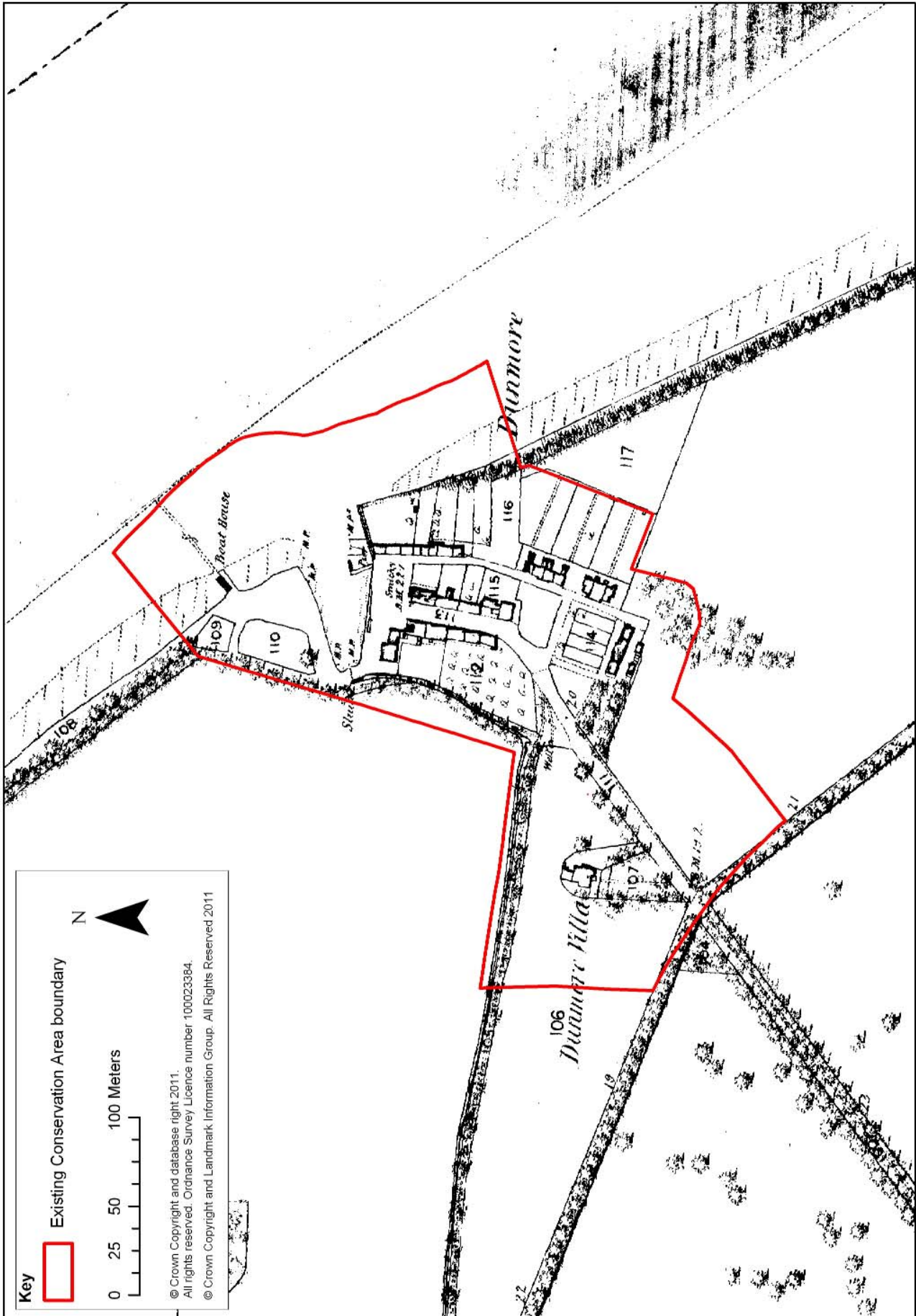
- Class 1-6          development within the curtilage of a Dwellinghouse
- Class 7-9          sundry minor operations i.e. the height of a gate, fence, wall etc.
- Class 30 - 33    development by Local Authorities

It is not proposed to change these Classes in bringing the Article 4 Direction up to date with the new legislation.

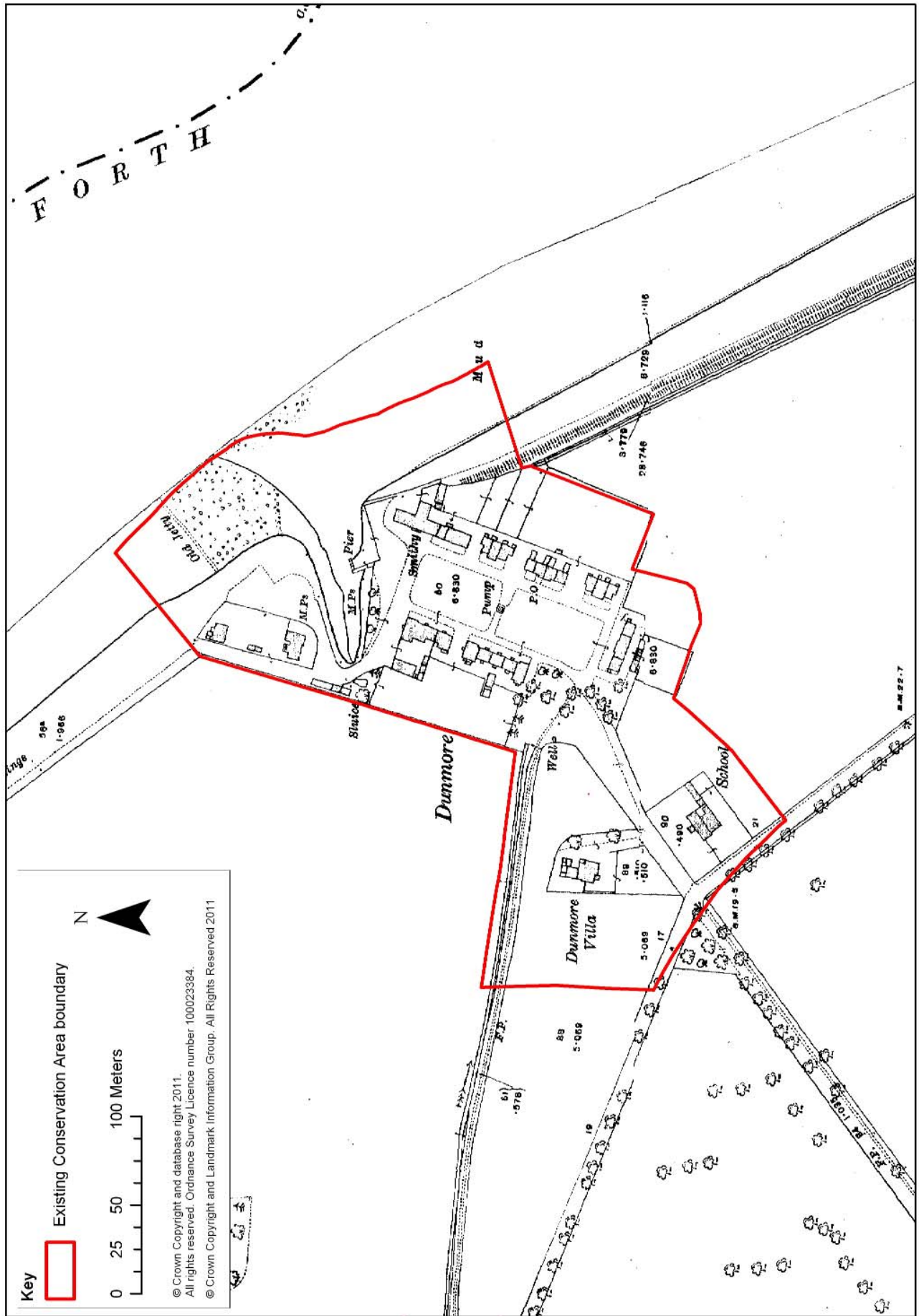


# Map 1 Dunmore Conservation Area : Existing Boundary 2010





Map 3 Dunmore Conservation Area : 1914 - 1918 Historic Development













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