



MUCKHART CONSERVATION AREA CHARACTER APPRAISAL

JUNE 2014



Clackmannanshire
Council

Contents

1	Introduction, Purpose and Justification
1.1	Date and reason for designation
1.2	Purpose of appraisal
1.3	Methodology
2	Location and landscape
2.1	Location & activities
2.2	Geology and topography
3	Historical Development
4	Character and Appearance
4.1	Spatial analysis
4.2	Buildings and townscape
4.3	Character areas
5	Map Analysis
5.1	Listed and unlisted buildings
5.2	Trees and landscape
5.3	Views and approaches
5.4	Areas for enhancement
5.5	Boundary review
6	Key Features / Assessment of Significance
7	Negative Factors
8	Sensitivity Analysis
9	Opportunities for Preservation & Enhancement
10	Monitoring and Review
11	Further information and links
	APPENDIX 1 - Listed Buildings
	APPENDIX 2 - Householder Permitted Development Rights
	APPENDIX 3 - Glossary of Architectural Terms

*Ordnance Survey maps are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (100020783)
All other images are copyright of the Scottish Civic Trust unless otherwise stated.*

This document was prepared by Gemma Wild, Heritage & Design Officer, Scottish Civic Trust.



1 INTRODUCTION, PURPOSE & JUSTIFICATION

1.1 DATE & REASON FOR DESIGNATION

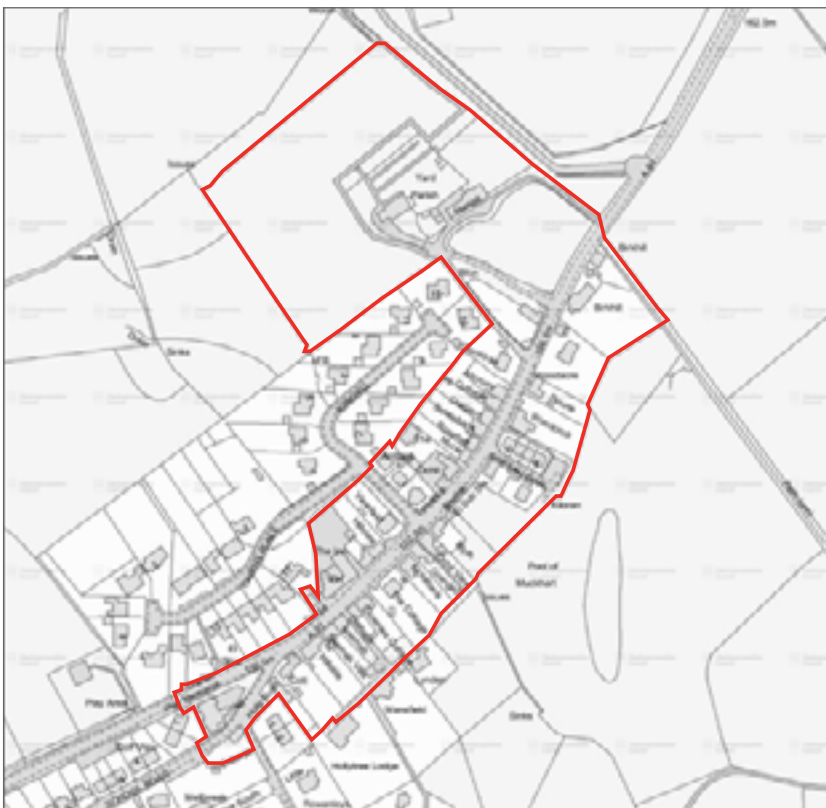
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Local authorities have a statutory duty to identify and designate such areas.

The Muckhart Conservation Area was designated in 2005 for its special architectural and historic character as a rural village which grew organically as a stopping point on several key routes.

Conservation area status brings the following works under planning control:

- Demolition of unlisted buildings and structures
- Removal of, or work to, trees
- Development involving small house alterations and extensions, the installation of satellite dishes, roof alterations, stone cleaning or painting of the exterior.

It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.



Muckhart Conservation Area

1.2 PURPOSE OF APPRAISAL

Planning Authorities have a duty to prepare proposals for the preservation and enhancement of conservation areas, although there is no imposed timeframe for doing so. The Act also indicates that planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of the designated area in making planning decisions that affect the area. A more considered and careful approach is therefore needed in considering development proposals in a conservation area.

This document therefore seeks to:

- define the special interest of the conservation area and identify any issues which threaten the special qualities of the conservation area
- provide guidelines to prevent harm and assist in the enhancement of the conservation area
- provide Clackmannanshire Council with a valuable tool with which to inform its planning practice and policies for the area

The appraisal conforms to Scottish Government guidance as set out in Planning Advice Note 71: Conservation Area Management (December 2004). Additional government guidance regarding the management of historic buildings and conservation areas is set out within Scottish Planning Policy (2010), Scottish Historic Environment Policy and Historic Scotland's series of Managing Change in the Historic Environment Guidance Notes.

This appraisal provides a firm basis on which applications for development within and in the vicinity of the conservation area can be assessed. It should be read in conjunction with the the planning policy framework in the Clackmannanshire Local Development Plan.

1.3 METHODOLOGY

This appraisal has been prepared by the Scottish Civic Trust. The Trust was contracted in October 2012 to undertake a Conservation Area Character Appraisal of the Muckhart Conservation Area on behalf of Clackmannanshire Council.

Previous appraisal drafts, prepared in 2009 and 2011, were consulted and used as a basis for the work, but were re-examined in light of the evidence on the ground.

This document was initially drafted following a meeting with representatives from Muckhart Community Council, Muckhart & Glendevon Amenity Society and the wider community on 12th December 2012, when the extent of the conservation area boundary was discussed, along with some of the main problems and issues which the community face and opportunities for enhancement.

The conservation area character appraisal and analysis are intended to help understanding and management of the historic village of Muckhart.

2 LOCATION & LANDSCAPE

2.1 LOCATION & ACTIVITIES

The Muckhart Conservation Area lies entirely within the village of Pool of Muckhart. The dispersed settlement of Yetts of Muckhart lies to the north at the junction of the A91 and A823 at the southern end of Glen Devon. The conservation area is centred on the main road through the village (the A91) and extends from the church and churchyard in the east to Coronation Hall in the west. Until local government reorganisation in 1975, Muckhart was part of Perthshire.

The village lies in the north east of Clackmannanshire, comprising the easternmost of the string of settlements lying along the hillfoots of the Ochil Hills. Pool of Muckhart is primarily a residential village. The conservation area has one public house, the Inn, and a cafe, Mona's of Muckhart, both of which lie on the main road. The Coronation Hall on School Road is busy and supports the active community spirit in the village. In the past Muckhart consistently performed well in Scotland's Best Kept Village competition

2.2 GEOLOGY & TOPOGRAPHY

Clackmannanshire is characterised by one of the most prominent topographic features in Scotland, the contrast between the high ground of the Ochil Hills and the flat carselands of the Devon and Forth valleys. Muckhart sits at an altitude of about 500ft above sea level at the foot of Seamab Hill half way along the southern slopes of the Ochil Hills. The Ochils extend from Bridge of Allan in the west to Newburgh in the east.

The dramatic relief is due to the scarp slope carved along the line of the Ochil fault, which crosses Clackmannanshire from Menstrie in the west to Yetts O'Muckhart in the east. This

line marks a major change in geology which defines the boundary between the resistant Old Red Sandstone lavas to the north and the softer Carboniferous sedimentaries to the south.

The dominant building material in the area is stone and this would have been quarried locally. The Statistical Accounts of 1835 state that, "The rock that prevails in the upper part of the parish is trap or whinstone. Near the banks of the Devon, at the Vicar's Bridge, there are some strata of ironstone, limestone, and sandstone or freestone." Whinstone is a provincial name used in the quarrying industry to describe any hard dark-coloured rock. Its natural angular shapes do not fit together well and are not easy to build with, and its hardness makes it a difficult material to work. This makes the stone not very convenient for building neat walls, hence the irregular nature of the rubble walling in the area.



Aerial view of Pool of Muckhart

3 HISTORICAL DEVELOPMENT

The name of the parish was historically Mucard, and more recently Muckart or Muckhart. It is derived from the Gaelic words 'Muc,' a wild boar or pig, and 'gart' the head or 'ard' meaning high. Some suppose that this alludes to the shape of the hill terminating above the Yetts which from one point of view is supposed to resemble a pig's head. Pool of Muckhart's name originally derives from a small sheet of water which lay to the south of the present village. The pool has now been completely drained.

Muckhart sits at the southern entrance to Glendevon, the pass through the central section of the Ochil Hills. Glendevon was an important section of Scotland's drove road network for herding highland livestock to the lowland markets. Industrial developments leading to expansion of urban areas and requirement for more food led to increased movement of livestock from Highlands, to lowland markets at Crieff and Falkirk. The paths taken by these herds of cattle and sheep became established as drove roads. From Crieff there was one route on the north side of the Ochils by Sheriffmuir and Stirling, and two parallel routes through Gleneagles and Glendevon. Cattle from north-east and Perth travelled through Dunning to the Yetts of Muckhart. The village probably developed during the 18th century as a stopping place for drovers to water their cattle on the Glendevon drove road which connected the markets of Clackmannanshire, Perthshire & Fife. The practice of drovers moving their livestock died away with the coming of the railways and later in the 19th century, the village further developed to support agricultural improvements in the surrounding area.

As the population increased, the heather moors and peat bogs around the village were improved and by 1835 the statistical accounts show that there were schools, a library and a meeting house in the parish. The 1st Edition OS map of 1864 shows ribbon development along the A91 and the 2nd Edition OS c.1900 indicates further consolidation of this linear pattern along Main Street.

By 1873, Muckhart appears to have been thinly dispersed along the public road. On Stobie's map a central cluster of houses is labelled 'Poal', the northern one is labelled 'Loanfoot', while the manse and church are shown to the north. Stobie drew the most significant buildings as a small elevation which, in the case of Muckhart, he considered to be 'Castletown' (Cowden castle), 'M. Balileish' (Middlehall), the church, and 'E. Balileish' (Balliliesk).

The ecclesiastical history of Muckhart is uncertain. Records refer to the ancient tradition of a fair dedicated to St Cuthbert in 'Pool in Muchart' a strong indication that there was a Celtic Church here. It is likely that there has been a church on the present site from an early date. What happened to this building is not known but it seems that a church at Muckhart was built in 1620, burned down by Montrose in 1645, rebuilt or restored in 1699, repaired again in 1715 and 1789. The existing church was built in 1838. The session house and offices were added in 1929 and the former manse was built in 1834.

The population of the parish in 1792 was 526. The main employment at this time was that of servant, mostly employed on big estates. As for trades people, there were cotton weavers, shoemakers, masons, tailors, wrights and

blacksmiths. By 1821 the population had leapt up to 704 as the estates in the parish were developing and employing large numbers of labourers. The big houses provided a wide range of work for coachmen, gardeners, gamekeepers, cooks and maids.

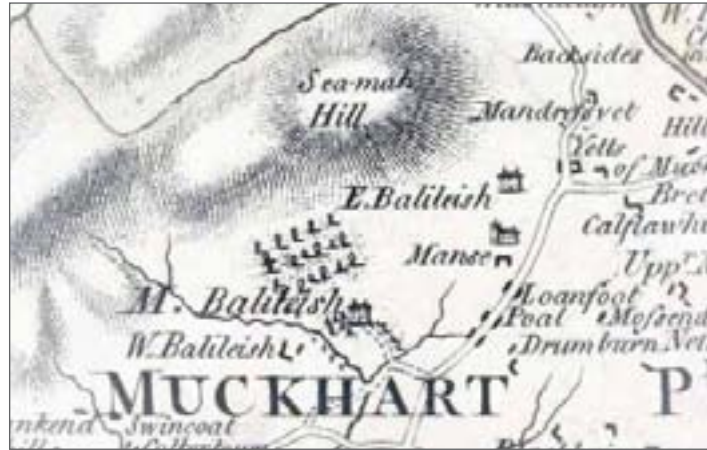
Through the 19th century the village developed at the intersection of three estates; Balliliesk, Cowden and Blairhill; each owning a number of properties, and their differing influences can just be detected in the architecture of the different parts. Balliliesk is now a private residence and remains as a reminder of the estates that marched westward along the southern slopes of the Ochils.

Cowden Castle, formerly known as Castleton, took its name from the castle at this site occupied by an English garrison during the Wars of Independence, following which Bishop Lamberton built an important house here in 1320. It must still have been defensible in the 1640s because it is said to have been one of only two buildings in the whole parish not razed by Montrose's marauders during the Civil War, in revenge on his enemy the Earl of Argyll to whom it then belonged. After 1900 the estate became home to Ella Christie, a great traveller, who created a Japanese garden at Cowden Castle. The last Japanese gardener, Matsuo, came to Cowden in 1925 and died in 1937. He is buried at Muckhart Parish Church. After WWII the estate became too expensive to maintain and the main house was largely demolished. By the early 1900s, the numbers in the village working on the big estates fell significantly.

The 20th century saw some infill development, with the Coronation Hall being the most significant addition to the village, at the junction of Main Street & School Road. The

Hall was bought from the 1911 Glasgow Exhibition as a wooden building, and has been the subject of major refurbishment, upgrading and extensions in 1929 and 2001. The 2001 extension incorporated the Christie coat of arms from Cowden Castle into the entrance way.

Other significant recent development in the conservation area includes the housing at Greenloan and more recently the new manse and housing at the Kirkhill junction.



Stobie's map of 1783 shows the linear village with the manse set back from the main road.



The 1st Edition OS Map of 1864 shows further consolidation of this ribbon development along the Main Street.



20th century development has expanded the village beyond the Main Street to the north, but the historic core of the conservation area remains much as it was in the 19th century.

4 CHARACTER & APPEARANCE

4.1 SPATIAL ANALYSIS

4.1.1 LAYOUT & ACTIVITIES

Muckhart is a linear, primarily residential village (see map at 1.1, page 1). The Main Street sweeps down the lower Ochil slope from east to west with the cottage roofs stepping down in parallel with it. Kirkhill on the north side of the Main Street leads to an area of 20th century housing outside the conservation area. There is an access road for the church and church yard on the north side of the Main Street at the east end of the village. To the south of the Main Street a lane provides access to Hollytree Lodge, Mansfield and Lynden which sit behind the main building line and outside the conservation area boundary. To the west of the village the road forks, with School Road branching off from the A91. Coronation Hall sits at the junction of these two roads and marks the western boundary of the conservation area.



Main Street features low one-storey cottages set directly on the roadside

The building pattern is one deep along the roadside with little modern infill within the conservation area. The village has several listed buildings, mostly set along this main spine. Generally these are set tight against the roadside, with gardens stretching behind. The former bowling green is the only obvious gap in the ribbon development along the Main

Street, allowing views out to the surrounding landscape. The new manse differs from this pattern in that it sits at right angles to the road, and forms a new landmark when entering the village from the east.

4.1.2 OPEN SPACES, TREES & LANDSCAPE



The former bowling green provides a gap in the building line and views over the surrounding landscape.

Due to its plan form there is little open space located within the conservation area (see map 5.2 page 15). The largest and most significant open spaces in the conservation area are the glebe fields that surround the church, churchyard and manse. In particular, the southerly glebe field allows key views from the Main Street to the listed church and manse. The northerly glebe field provides the setting for the church and churchyard and is intended to be used for the expansion of the graveyard in the future. This area of open ground is important as the setting for the church and churchyard and as the starting point for many walkers on the well-used network of footpaths that encircle and cross the village, providing access into the surrounding countryside and views back towards the village.

The only other area of open space is the former bowling green in the centre of the conservation area to the south of the Main Street. This site is currently vacant and unmaintained. As the only gap in the building line on the southern side of the village the

bowling green offers views from the centre of the village across neighbouring farmland and the golf course towards the Cleish Hills in the middle distance.

The hill land to the north of the village is an essential element in the character of the conservation area, providing a dramatic and scenic backdrop visible through the village. This inter-relationship between the village and the surrounding open spaces is very important and has an impact on the conservation area's ability to absorb new development.

Within the village, trees form important natural elements in the character of the townscape emphasising the enclosed nature of the conservation area. Trees on the northern boundary of the conservation area divide and screen the historic core from the modern housing to the north. The church and manse are also marked by trees which contribute to their setting above the glebe field.

Woodland provides an important element in the landscape setting of the village including remnants of the tree belts on the 1864 OS map to the north east of the conservation area. Woodland along the southern edge of the village defines the southern boundary of the village and provides a wooded backdrop to views in this direction, enhancing the intimate, rural character of the conservation area. The eastern and western approaches to



The glebe fields and several important trees provide the setting for the church and manse.

the village along the A91 are also wooded, framing the entrances to the conservation area. The lower slopes of Seamab Hill are currently being planted by the Woodland Trust as native woodland and it is anticipated that this will further assist in the enhancement of the setting of the village and the conservation area.

Key trees, tree groups and open space are marked on the Trees & Landscape map on page 15.



Wooded backdrop to Woodacre to the north east of the conservation area.

4.1.3 VIEWS, LANDMARKS & APPROACHES

Of importance are the open spaces (described in 4.1.2 Open spaces, trees and landscape) which relieve the linear street scene and allow views to the surrounding landscape. Views of special note are:

From the north:

- The views from the Main Street towards the church and manse
- The views from the Main Street north to the southern slopes of Seamab
- Street views within the conservation area, enlivened by the undulating character of the Main Street
- View over the former bowling green to the open landscape to the south of the conservation area
- Views towards the village from Seamab Hill and Muckhart Golf Course.

Views available from public roads are marked on the Views & Approaches map on page 16.

Approaching from the south, treed areas on both sides of the road frame the picturesque grouping of listed buildings centred on Seamab Villa. Approaching the conservation area from the north, the open space to the south of Balliliesk offers glimpses of the back of Birkhill, providing a sense that the village is linear.



Approach from the south, with trees framing the view

Once over the conservation boundary the village becomes more enclosed, with the new manse in the southerly glebe field acting as a significant new landmark building set at right angles to the Main Street. Otherwise, the linear street scene means that landmark buildings are those that differ slightly from the general character. The Inn, with its picturesque oriel windows is an obvious example, as is Pool Cottage with its recent extension stepping out beyond the building line.

4.2 BUILDINGS & TOWNSCAPE

4.2.1 TOWNSCAPE CHARACTER

Muckhart contains a pleasing mix of residential houses and cottages. The Coronation Hall, Muckhart Inn and the parish church are the main variations from these types. The conservation area therefore has a very domestic character with architecturally modest cottages.

The character of the conservation area is derived from the modest scale and low roof

heights of the mainly single storey buildings tightly abutting the Main Street. The buildings developed organically providing interesting variation in their detailing. Along the Main Street the street scene is enlivened by the inclusion of traditional dormers, idiosyncratic details and modest bay windows on a few of the properties. The two storey buildings also provide points of interest.

The oldest dated building in the conservation area is the Inn (1806 date on lintol) although some of the cottages such as Ivy Cottage, Ancrum and Woodend Cottage may be of an earlier date.

4.2.2 KEY LISTED & UNLISTED BUILDINGS

The conservation area contains 12 list entries. Each list entry may cover more than one building (for a full list of listed buildings in the conservation area see Appendix 1).

The conservation area also contains some unlisted buildings that make a positive contribution to the character or appearance of the conservation area. Buildings identified as being positive will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the street or landscape with interest and variety. These are identified on the Listed & Unlisted Buildings Map as 'positive buildings' (page 14).



Pool Cottage.

Key buildings and building groups



The Inn, built in 1806. A double white rendered cottage with black window surrounds, a pantiled roof with a slate easing course, typical of Muckhart cottages. Wooden oriel windows are a later addition but add to the picturesque character. Category C-listed.



Coronation Hall, 1911. Bought from the Glasgow exhibition as a wooden building, which was the subject of major refurbishment, upgrading and extensions in 1929 and 2001. Unlisted.



Muckhart Parish Church and Manse. 1838, manse 1834. Simple rectangular plan church with rubble walls, small square bellcote and arched windows. Four datestones set into east gable representing previous churches on the site: 1620, 1699, 1713 and 1789. Church: Category B-listed. Manse: Category C-listed.



Cottages, Main Street. All date from around early 1800s, with some later alterations. Generally 3 bay one-storey cottages which may have been thatched originally. Walls are rubble or snecked stone, some harled & painted, with painted window margins. Slate roofs with chimneys and clay stacks. Ancrum, Ivy Cottage & Craigard: Category C-Listed.



Glebe House. The new manse is a key new structure in the village reflecting the historic building features of the village and integrated well into its setting. Designed by local architect Matthew Pease, whose work can also be seen at the extensions to Pool Cottage and The Cottage.



Main Street looking south in 1920s/30s (top) and today (bottom).



Muckhart Main Street looking NE: c.1900 (top) and today (bottom)



4.2.3 MATERIALS & LOCAL DETAILS

The main buildings are of traditional 19th century Scottish design, built in traditional materials, with pitched roofs and plain gables topped by chimneys and clay stacks.

Traditionally, **roofs** are slated or covered with red clay pantiles, with a slate easing course. Some of the earlier buildings may have originally been thatched.

For **walls**, buildings are traditionally stone built, usually of rubble or snecked rubble construction, with pointing in a lime mortar. Many are harled and painted white, with painted margins.

Apart from the roofs and walls, the historic buildings in the conservation area are enlivened by the use of timber **windows and doors**, the design of which varies according to the status of the house. Windows are generally timber sash and case, vertically proportioned and painted white or stained. There are various glazing patterns found within the conservation area, but many are six over six, some one over one.

A small number of traditionally designed dormers add interest to the street scene, enabling the roof space behind the roofs to

be used effectively. These are most frequently piended dormers, with slated haffits, or wall head dormers.

Doors are generally panelled to front elevations, some with glazing in the top half, or simple timber vertically boarded doors, most often painted a dark colour.

4.2.4 PUBLIC REALM

Muckhart is a small rural village and the public realm reflects the countryside setting and informal character of the settlement. Along much of the Main Street there are pavements although in some places on the fringes of the village there are just grass verges.

Road and pavement surfaces are generally tarmac, with some areas of stone kerb stones. While these surfaces are unobtrusive, they do not enhance the conservation area or the setting of the adjacent buildings.

The buildings themselves generally form the boundary to the street, but boundary walls also exist contributing to the special character of the conservation area. They range from around ½ a metre to 1 metre high. Walls are generally of rubble stone and mortar construction. Repairs and replacement walling should utilise traditional materials



and construction methods for durability and strength.

Due to the narrow pavements on the Main Street, opportunities for the introduction of street furniture are limited. The usual litter bins and road signs are of standard off-the-peg designs which, while unobtrusive, do not enhance the conservation area or the setting of the adjacent buildings. Bus shelters are a standard utilitarian design which bears little relation to any of the detailing and character within the conservation area. Street lighting in the Muckhart Conservation Area is mainly provided by modern lanterns. There is a listed 'K6' telephone box beside the bus shelter on the Main Street.

4.2.5 CONDITION

One of the greatest threats to any heritage site is the loss of primary fabric through decay and damage, reducing the authenticity of the site. The vast majority of the buildings within the conservation area are traditionally constructed and despite some building defects and apparent lack of maintenance they remain robust and in sound structural condition. A common significant threat to the historic fabric is inappropriate modern details, such as replacement windows, doors and boundaries. While there are some modern replacement doors and windows they are generally in keeping with the character of the conservation area.

No buildings within the existing conservation area are included on the Buildings at Risk Register, compiled by RCAHMS on behalf of Historic Scotland.

4.3 CHARACTER AREAS

It is considered that the conservation area as a whole is brought together by the historic pattern of development, use of traditional local materials and prevailing architectural styles. No individual character areas were identified.



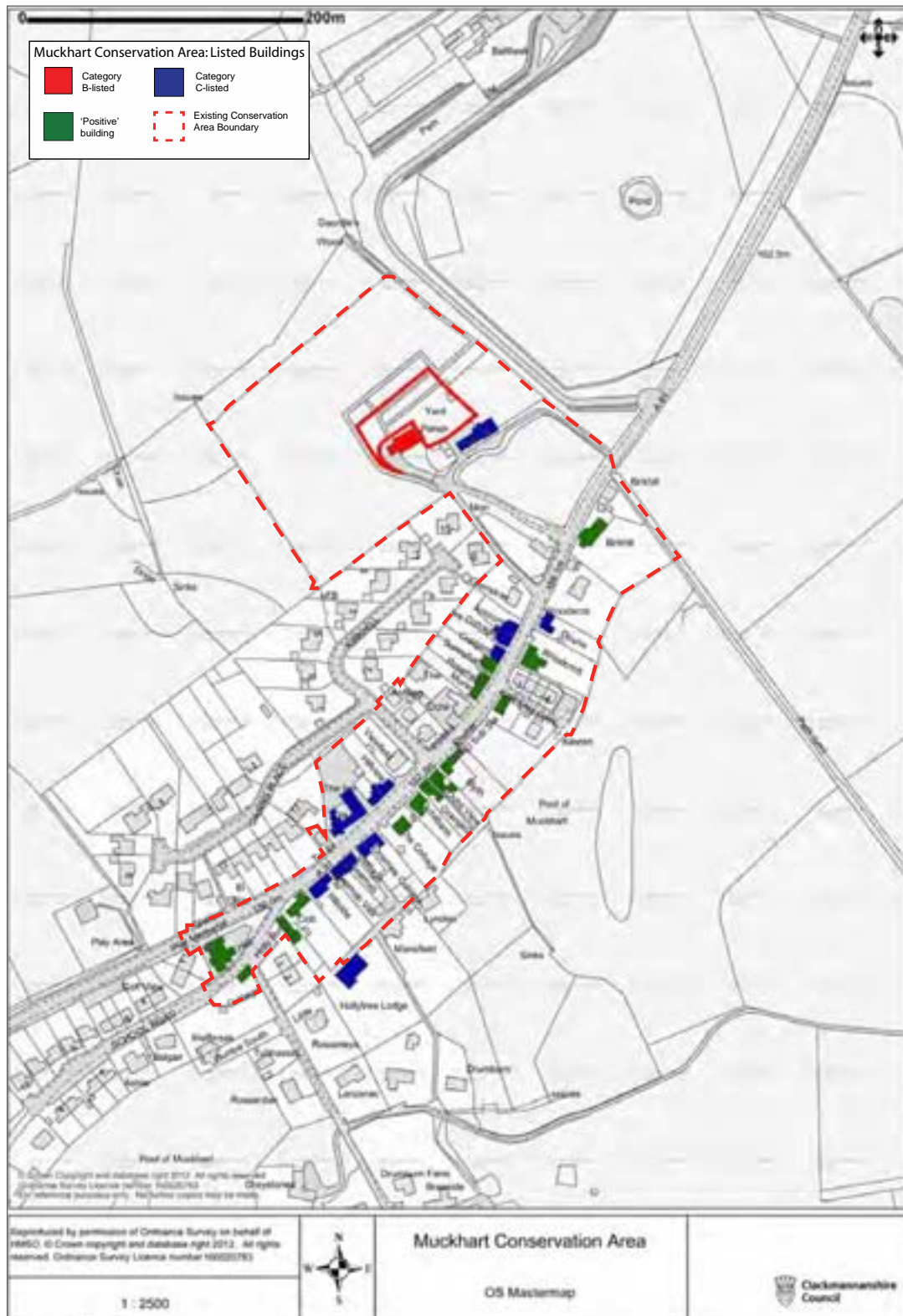
*Top: the bus shelter and listed telephone kiosk.
Middle: Boundary wall with timber boarded gate
Bottom: Road surfaces are simple and utilitarian*

5 MAP ANALYSIS

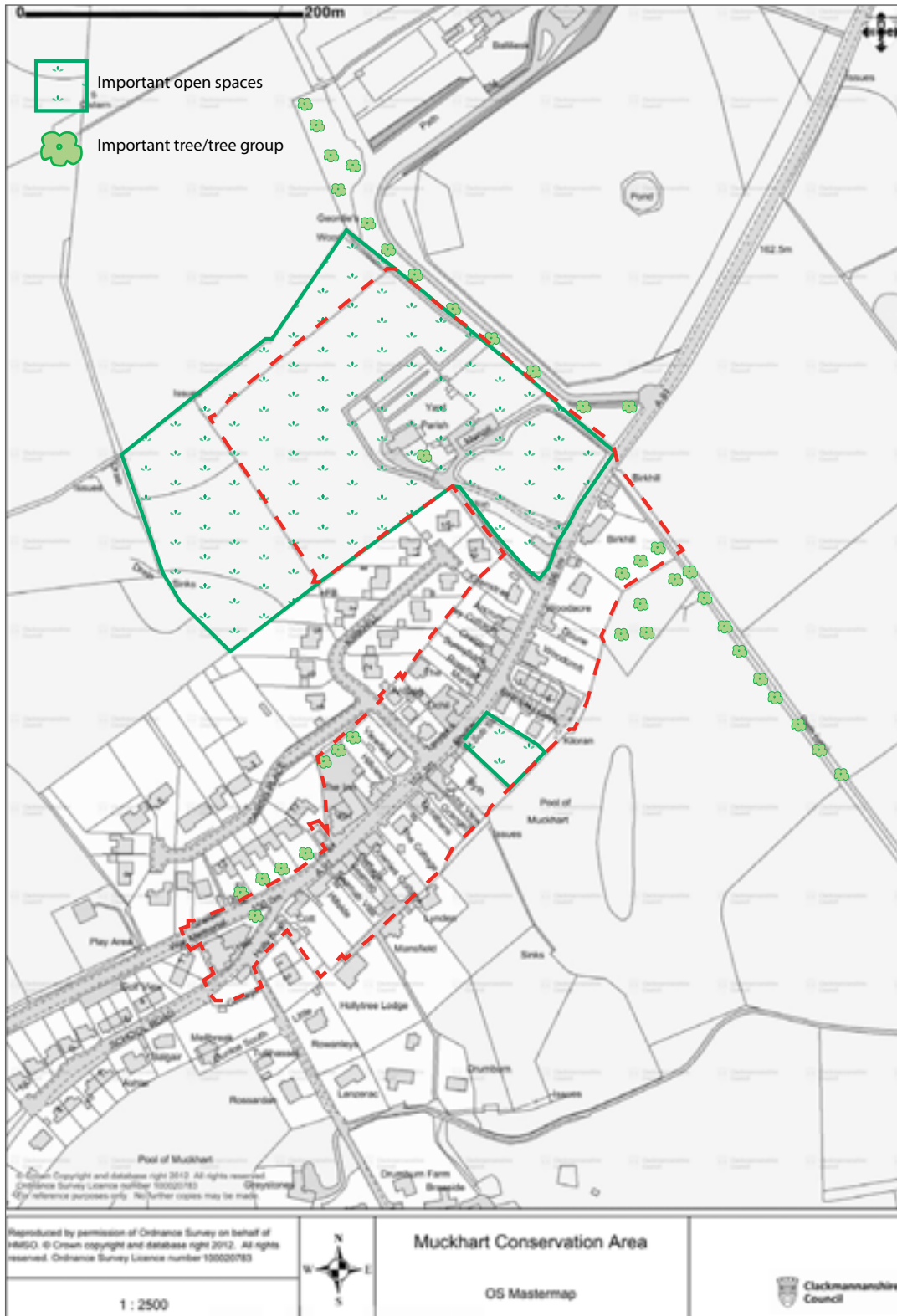
Maps in the following pages show the listed buildings and unlisted buildings, views, townscape features and proposed boundary of the Muckhart Conservation Area.

5.1 LISTED & UNLISTED BUILDINGS

(see section 4.2.2, page 9)



5.2 TREES & LANDSCAPE
 (see section 4.1.2, page 7)



5.3 VIEWS & APPROACHES
(see section 4.1.3, page 8)

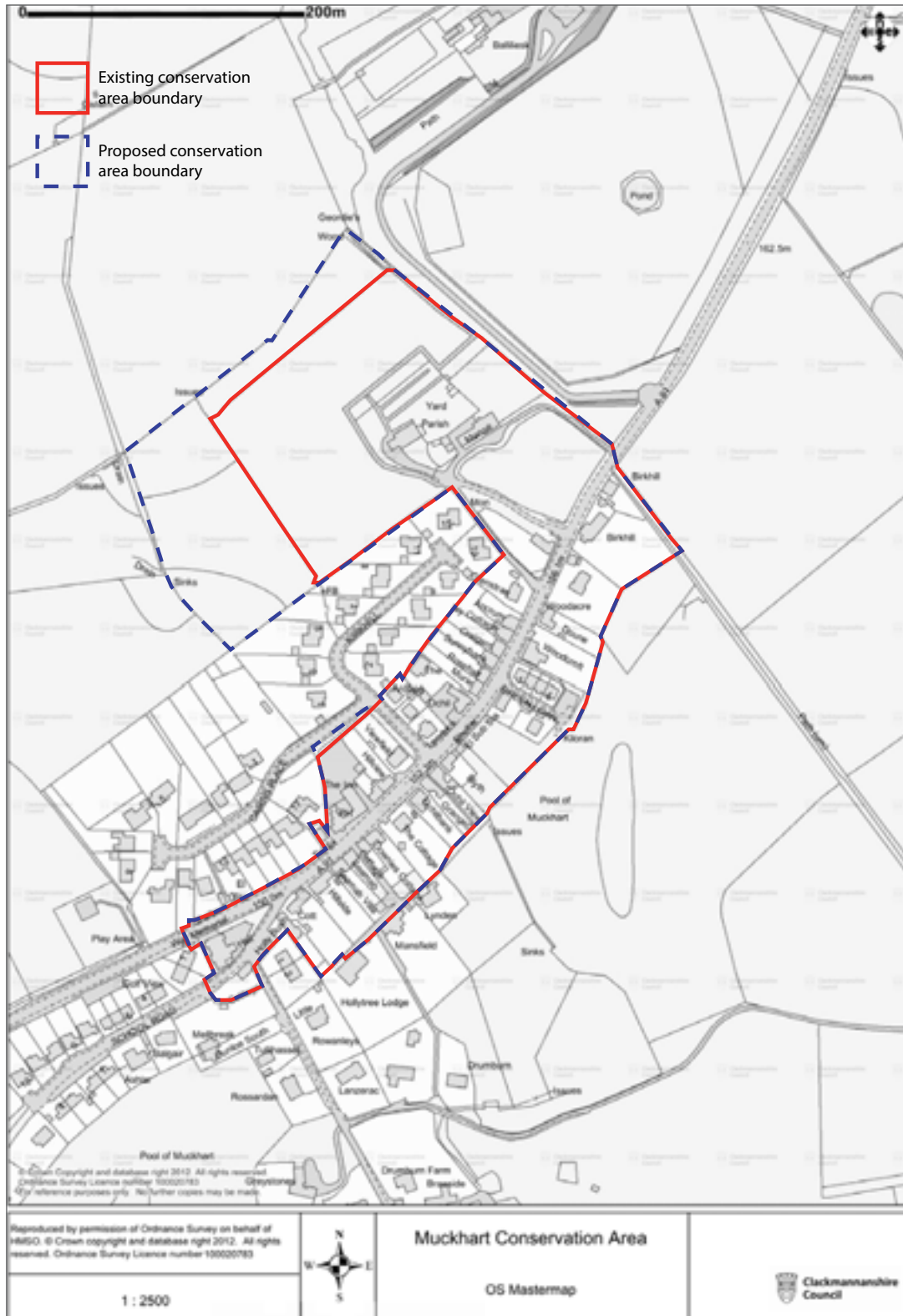


5.4 AREAS FOR ENHANCEMENT

(see section 8.6, page 21)



5.5 BOUNDARY REVIEW
 (see section 9.4, page 23)



6 KEY FEATURES / ASSESSMENT OF SIGNIFICANCE

Having carried out an assessment of the buildings and areas it is now possible to identify the key features that define the special architectural and historic character of the area. These are:

- Historic layout dating from 18th/19th century development as a stopping place on key routes
- Buildings sit tight to the roadside on Main Street
- Generally residential with low one storey cottages
- Use of natural stone and slate, and traditional sash and case windows and timber lined doors, with some idiosyncratic details
- Significant tree cover contributes to setting of the conservation area and individual buildings
- Traditional boundaries such as dykes and hedges make an important contribution
- Setting at the foot of the Ochils forms significant part of the character, with views between the conservation area and the wider landscape.

7 NEGATIVE FACTORS

A number of negative factors have been identified and are listed below. These form the basis for the Sensitivity Analysis and the Opportunities for Enhancement.

- Pressure on areas of open ground outwith the existing conservation area for development, and its potential impact on the setting of the conservation area
- The public realm, for example road and pavement surfaces and street furniture, is generally utilitarian in character and in some places detracts from the high quality built environment
- The A91 forms a major access route into the county from the east and remains the main corridor of activity and movement in the village. At some times of the day, and certain times of the year (e.g. during the 'T in the Park' festival when the route sees substantial increases in traffic) traffic levels can be comparatively high, bringing risk to pedestrians attempting to cross the road and detracting from the otherwise peaceful, rural character.
- Two areas are identified as underused and therefore opportunities for enhancement: the former bowling green and the area outside Coronation Hall. The area outside The Inn would benefit from enhancement to better define the roadway and to improve the setting of a key listed building.

8 SENSITIVITY ANALYSIS

8.1 Loss of original architectural details and building materials

Although the majority of the buildings in the conservation area are in good physical condition the area as a whole is at risk from small changes which can cumulatively dilute the special character of the area. Most replacement features are generally in keeping with the character of the conservation area. There are however instances of inappropriate materials used for repairs and maintenance. Some buildings appear to be in need of maintenance, which detracts from the high quality historic environment and may lead to more serious building defects in future.

8.2 Pressure for new development

Within the conservation area there is little opportunity for new development apart from the former bowling green, which is currently disused. Muckhart has a rural setting with an open landscape surrounding the village and any potential urbanisation of this rural setting would be a concern. The spaces around the village make a significant contribution to the character of the conservation area, providing the landscape setting of the village. The impact of any future development on the character and setting of the conservation area must be carefully considered.

There is interest in developing land immediately to the south and east of the conservation area boundary which has the potential to impact on the setting of the conservation area and its character. It is important that the opportunity is taken to ensure that this new development is planned in such a way enhances the character of the conservation area. It should respect and reinforce the historic linear development

pattern which is an essential element of the conservation area. Trees in the vicinity of the southern boundary of the conservation area are also important landscape elements and a key aspect of the village's setting in the countryside . Any new development should seek to enhance the distinctive features in and around the conservation area. Design statements for new development will be expected to include proposals to protect and enhance the landscape quality of conservation area and its setting.

Development in the vicinity of the conservation area is required to respect the historic development pattern as well as the treed margins of the conservation area. The open views over the former bowling green and north from the golf course are also important issues for the setting and character of the conservation area which require careful attention in any development proposals in the locality of its boundary.

8.3 Quality of new development, alterations and extensions

While most recent new development is sympathetic to the local details which have provided the group value of the conservation area, the Council will continue to pay particular attention to the character of the conservation area when determining planning applications affecting the conservation area.



New housing at Kirkhill.

8.4 Quality of public realm

The poor quality of pavement and road surfaces in some places, and the utilitarian character of street furniture do not reflect the character and significance of the conservation area. The tight urban form with housing fronting immediately onto the road results in limited parking provision for many residential properties. It is vital to ensure that public works and traffic management measures do not detract from the otherwise high quality historic environment. There may be opportunities to improve the surfacing and provision and quality of street furniture.

8.5 Protection of trees, hedges and boundary walls

Trees make an important contribution to the landscape and enhance the setting of historic buildings. Hedges and boundary walls also make a major contribution and similarly need to be retained. Trees, hedges and boundary walls must be properly managed and protected.

8.6 Areas for enhancement

The roadway and parking area outside Coronation Hall are poorly defined and surfaced. There is considerable scope to enhance this area as a civic space, perhaps in conjunction with a wider review of the public realm in the village. The community would



The area outside Coronation Hall has potential to be a useful civic space.

like the area to be a useful civic space which could include shared surfacing, taking in the roadway and the small parking area outside Hollybush to form an area which could be used for community activities. This could also include a review of the triangular space between School Road and the A91 to improve visibility of Coronation Hall and this potential 'civic space' from the A91.



Improvements to the surfacing outside The Inn would enhance the setting of this listed building.

The area outside The Inn would also benefit from improvement of the public realm to better define the roadway and to enhance the setting of this key listed building. As with the Coronation Hall area any enhancement works should take account of traffic management measures that might be put in place.

The bowling green area, while unkempt, sits below road level and with vegetation to the road so is not immediately viewed as a discordant element in the street scene. However it is a former community asset for which a new use needs to be found to prevent further deterioration and possible future blighting of the conservation area.

9 OPPORTUNITIES FOR PRESERVATION & ENHANCEMENT

9.1 The control of unlisted buildings

As part of the appraisal process unlisted but “positive” buildings have been identified. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area.

As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a building which is deemed to make a positive contribution to the character of the conservation area will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined.

The Council will consider applications for change to ‘positive’ buildings extremely carefully and will refuse any which adversely affect their architectural or historic interest.

Further reading:

[Managing Change Guidance Notes \(Historic Scotland\)](#)

9.2 Quality of new developments, building alterations and extensions

In assessing planning applications within the Muckhart Conservation Area or which might impact on its setting, the Council shall pay particular attention to the following:

- There will be a presumption against backland development within the original plots in Main Street
- New development should not result in a general increase in the urbanisation of the conservation area, and the rural qualities of the area should be preserved
- New development should protect significant views
- Developments which would generate significant on street parking or additional traffic through the village will be resisted
- New development should follow existing plot ratios
- New development, building alterations and extensions should be in accord with the prevailing form of historic development, including the scale, massing and layout of buildings
- New development, building alterations and extensions should not impinge on the setting of existing buildings
- Original or historic features should be retained where they exist. Replacement of windows, doors etc should be a last resort used when repair is clearly out of the question
- New development, building alterations and extensions should use materials which are traditional to the conservation area and of high quality (the use of UPVC, aluminium, concrete tiles or other non traditional materials are not considered appropriate)
- Trees, including those within private gardens, should be maintained and managed as an important townscape asset. New development should protect important trees, hedges, boundary walls and other established boundaries

- New boundary treatments should use traditional materials and be of appropriate design to suit the locality

The Council will require applications for new development which may have an impact on the Conservation Area to be accompanied by a Design Statement explaining and illustrating the principles and concept behind the design and layout of the proposed development and demonstrating how the proposal relates both to the site and its wider context. Applicants can use this Character Appraisal to assist them in this.

Further reading:

[New Design in Historic Settings \(Historic Scotland, Scottish Government and Architecture + Design Scotland\)](#)



New boundary treatments should use traditional materials.

9.3 Building maintenance & repair

It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques. Such repairs can be costly due to the additional expense of materials and employing skilled craftsmen. Clackmannanshire Council's planning team can provide advice on traditional repairs. The council will encourage owners of historic buildings to use traditional materials and repair techniques through advice and publications.

Further reading:

[Maintaining your home - A short guide for homeowners \(Historic Scotland\)](#)

[INFORM Guides \(Historic Scotland\)](#)

9.4 Boundary Review

As part of the assessment, the boundaries of the conservation area were inspected. It was considered that amendments should be made as follows:

- Add the whole of the northerly glebe field
- Add the tree bank to the rear of Muckhart Inn, Hillview and Viewfield.

A map of the existing and proposed boundaries can be found at page 18.

9.5 Public realm enhancement

The council will undertake a review of the public realm taking account of signage, traffic management, street furniture and street lighting.



Cairns Monument

The potential for new development to increase traffic levels to the detriment of the conservation area will be considered by the council in assessing planning applications in and around the village. The cumulative impact of traffic management measures on the character of the village will be assessed when

considering such proposals. There is a need to balance design issues with traffic safety.

The council will consider opportunities to improve the surfacing within the conservation area, in order to enhance the character of the area and the setting of key buildings. A change in surface in the village may also help to slow down drivers.

The council will also consider opportunities to replace existing street furniture with designs which reflect the locality, using traditional, local construction techniques and materials and/or local craftspeople. The Cairns Monument is a good example of a feature which reflects the local character through its use of drystone walling and traditional materials.

The local community should consider the potential for a positive use for the listed telephone box.

Further reading:

[Designing Streets \(Scottish Government\)](#)

9.6 Trees and landscape

Trees are very important in the Muckhart Conservation Area. Many of the important trees are in private ownership, in gardens which can only be glimpsed over walls or between buildings. Other trees, such as those which located around the church and manse are extremely visible and make an extremely important contribution to the special character of the conservation area. Many of the open spaces around the village make a significant contribution to the character of the conservation area, providing the landscape setting of the village.

Clackmannanshire Council will continue to enforce the relevant policies to ensure that the very special landscape qualities

of the Muckhart Conservation Area are protected from unsympathetic change. New development should protect important views, trees, hedges, dykes and other established boundaries.



Trees make a significant contribution to the character of the conservation area.

Boundary walls should be of traditional construction with natural rubble stone and lime mortar.

Further reading:

[INFORM Guide - Domestic Boundary Walls \(Historic Scotland\)](#)

[Managing Change in the Historic Environment - Boundaries \(Historic Scotland\)](#)

[Managing Change in the Historic Environment - Setting \(Historic Scotland\)](#)

10 MONITORING & REVIEW

This document should be reviewed every 5 years from the date of its formal adoption by Clackmannanshire Council. It will be assessed in the light of the Clackmannanshire Local Development Plan and government policy and guidance on the historic environment. A review should include the following:

- A survey of the conservation area including a photographic survey to aid possible enforcement action
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been, particularly in relation to:
 - Enhancement of the areas outside Coronation Hall & the Muckhart Inn
 - Traffic management
 - Quality of new developments re: Section 9.2
 - Tree works
 - Protection of views
- The identification of any new issues which need to be addressed, requiring further actions or enhancements
- The production of a short report detailing the findings of the survey and any necessary action
- Publicity and advertising

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement. Work towards the review will be taken throughout the period leading up to the formal review.

11 FURTHER INFORMATION AND LINKS

Scottish Historic Environment Policy (SHEP)

www.historic-scotland.gov.uk/shep

Historic Scotland's Managing Change

Guidance Note series

www.historic-scotland.gov.uk/managingchange

Historic Scotland - Advice for Owners of

Listed Buildings

www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings.htm

Historic Scotland's INFORM Guides

www.historic-scotland.gov.uk/index/learning/freepublications.htm

Historic Scotland's Knowledge Base website

<http://conservation.historic-scotland.gov.uk/home/resourcecentre.htm>

Historic Scotland - Grants

www.historic-scotland.gov.uk/grants

Funds for Historic Buildings

www.ffhb.org.uk

Scottish Civic Trust

www.scottishcivictrust.org.uk

Heritage Lottery Fund

www.hlf.org.uk

APPENDIX 1: LISTED BUILDINGS

Muckhart Conservation Area contains 12 list entries, which is a large number of buildings for a relatively small area. Each list entry may cover more than one building

The listing system in Scotland operates under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The Act places a duty on Scottish Ministers to compile or approve lists of buildings of special architectural or historic interest. Once included on the lists the building – both exterior and interior – has statutory protection under the provisions of the 1997 Act. Listing is intended to safeguard the character of Scotland's built heritage and to guard against unnecessary loss or damage. A listing applies to any building within the curtilage of the subject of listing that was erected on or before 1 July 1948. This could include many ancillary structures such as boundary walls, garages or estate buildings.

Any work that affects the character of a listed building or structure will require listed building consent (LBC). Any work carried out to a listed building without consent and that affects its character as a building of special architectural or historic interest is an offence punishable by a fine or imprisonment.

There are three categories of listed buildings:

Category A – Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.

Category B – Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

Category C – Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings which group well with others in categories A and B or are part of a planned group such as an estate or an industrial complex.

Address	Category
Muckhart Parish Church	B
Muckhart Parish Church Graveyard	C
Muckhart Manse	C
K6 Telephone Kiosk	B
Hillside Cottage	C
Sea Mab	C
Bonaly Cottage and Downies Cottage	C
Doune Cottage	C
The Inn	C
Innerdownie Cottage and Hillview	C
Craigard	C
Ivy Cottage and Ancrum	C

APPENDIX 2: HOUSEHOLDER PERMITTED DEVELOPMENT RIGHTS

Conservation Area status requires the character of the area to be maintained, but recognises the need for change, requiring a sensitive approach that respects the area and its important factors. Conservation Area status does NOT mean that the area should be 'frozen in time'. It does NOT prevent extensions or alterations to buildings, demolition of buildings or new construction. It does NOT require everything to look old.

Permitted Development Rights

Some development is classified as 'permitted development' and this is detailed in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequent amendments. 'Permitted development' is development for which no formal planning application is required.

The rules about changes made to a dwelling house or other property which is listed or within a Conservation Area are more stringent. Whilst there may be some restrictions in force that require permission to be sought for minor development, these restrictions are safeguards to ensure that the area remains special.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 Householder Permitted Development Rights changed the permitted development rights for homeowners, and in conservation areas. These changes came into force in February 2012 and further restricted PD rights in conservation areas.

Not Permitted Development in a Conservation Area or Curtilage of a Listed Building

(you would need to apply for permission in most circumstances)

Class 1 (Enlargement of a dwellinghouse)
includes extensions, porches, dormers

Class 2 (Improvements or alterations to a dwellinghouse which are not enlargements)
includes windows, doors, ramps, balconies, roof coverings

Class 3 (Other Development within the curtilage of a dwellinghouse)
includes hard surfaces, decking, outbuildings, gates, walls, fencing.

Class 4 (Development to a Building containing a Flat)
includes external alterations, extensions, balconies, dormers.

If you are considering making alterations to your property you should contact Clackmannanshire Council's planning service. They will be able to advise you if you need permission and the details required for any application.

APPENDIX 3: GLOSSARY OF ARCHITECTURAL TERMS

BACKLAND DEVELOPMENT Development on land that lies to the rear of an existing property that often, but not in all cases, fronts a road.	PANTILE A curved S-shaped red clay roofing tile
CHIMNEY STACK The clay pot at the head of the chimney	PIENED Angled, or hipped roof
CHIMNEYHEAD Masonry structure for carrying flue gases from internal fireplaces	POINTING Mortar for finishing off the appearance of joints between masonry units or bricks within a wall, for which the style of pointing may vary considerably; historically lime based
CLAY RIDGE TILES Fired red or yellow clay formed into profiles for roof ridges or hips; later examples will often have a black surface treatment	PVC Applies to plastic products moulded from polyvinyl chloride, and variations of this material such as unplasticised PVC (uPVC)
DORMER Window projecting above the roof slope or wallhead	QUOINS The shaped corner stones of a building
DRYSTANE Walling constructed of rubble stone without mortar	RENDER Finish applied in more than one coating to wall surfaces, from the 20th century normally cement-based; often applies to a smooth render, or one finished with a woodfloat
DYKE Stone boundary wall, often of drystone construction (see above)	RIDGING Ridge units at the head of a roof
EASING COURSE Where the bottom 3-5 courses of a roof is slated giving better protection from the rain at the wall head and helping to prevent the lower tiled courses from being uplifted by the wind.	RUBBLE Walling material of undressed or roughly shaped stones; in better work may be laid as coursed rubble
GABLE The end wall of a building; may also appear on the front walls of buildings	SASH AND CASE Vertically sliding windows, historically always of timber
HAFFIT Vertical panel, for instance of a dormer window	SKEWS Flat stones at the head of gables to prevent water penetration
HARLING Traditional method of coating walls applied in layers to finish surfaces and repel water; originally of lime but, from the 20th century, increasingly cement-based, finished normally with aggregate applied wet before the surface has set	SKEWPUTT The stone at the foot of the skews, often carved, to prevent them from slipping off the wallhead
LIME MORTAR Mortar based on lime and mixed with aggregate, for which the lime provides the hydraulic set	SLATES Thin stone roofing units from metamorphic rock, easily split; colour, face size, and texture will vary according to the quarry source and how the material is dressed
MARGIN Raised section of walling, with a smooth surface to provide a decorative edge	SNECKED WALLING Masonry laid up with squared rubble stones, fitted in irregular courses
ORIEL A bay window projecting from the wall supported on brackets	TILES Roofing units for pitched roofs, normally other than slates
PANELLED Framed doors most often with a central mullion	uPVC See PVC
	WALLHEAD DORMER Window which is built directly off the wallhead to give height to attic rooms; see DORMER



SCOTTISH CIVIC TRUST
The Tobacco Merchants House
42 Miller Street
Glasgow G1 1DT
www.scottishcivictrust.org.uk

Registered Scottish charity No: SC012569

July 2013