

CLACKMANNAN: CONSERVATION AREA APPRAISAL

FEBRUARY 2018



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Author: Peter Drummond Architect Ltd. on behalf of Clackmannanshire Council

Photographs: Peter Drummond Architect Ltd.

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Figure 1-1: Clackmannan, Tollbooth, Mercat Cross and Clackmannan Stone at Main Street, August 2014 (Peter Drummond Architects)

1.0 INTRODUCTION, PURPOSE AND JUSTIFICATION

In recognition of the quality of the historic townscape, Clackmannanshire Council have appointed *Peter Drummond Architects* to carry out a Conservation Area Appraisal (CAA) of Clackmannan assessing the condition and character of the current conservation area.

A conservation area was established within the heart of Clackmannan in 1972. The conservation area was created because Clackmannan was considered a good example of a small Scottish Burgh with strongly Scottish medieval street pattern along the lines of Edinburgh and Stirling i.e. with castle at the summit of the ridge to the west and market place and main street strung out along the spine to the east. The town grew up in the vicinity of Clackmannan Tower on King's Seat Hill from the 14th Century onwards. It secured Burgh of Barony status in 1551 under the Bruces of Clackmannan as feudal superiors. This enabled it to host weekly markets and allowed tradesmen to establish themselves within the town.

Clackmannanshire Conservation Area (fig 1-2) is located at the heart of the town being centred on the area around the Market Place with Market Cross and Tolbooth. To the east the conservation area boundary starts at the Cattle Market running along the back of the pavement until it skirts around the back of the single storey cottages at 4 Cattle Market to take in the Town Hall. It then follows the rear garden walls of the properties along Main Street, before stepping south to Garden Place and taking in the six 1970s terraced houses on Port Street. The boundary then heads along the Glebe, and steps around the Manse and Clackmannan Parish Church. The boundary then skirts along the back of the properties to the south of High Street before sweeping around and encompassing the summit of Kings Hill within the centre of which is Clackmannan Tower. The boundary then returns to the east along the southern boundary of Back Wood, steps around the cul-de-sac at Kersegreen Road, and follows the boundary walls of the properties along High Street while taking in the block of flats at 41-47 and 49-55 Woodside Terrace as well as the Church Hall. The boundary then leaps across Kirk Wynd before skirting along the rear garden walls of the properties to the north of Main Street. It then crosses the North Vennel, steps north to take in the former Print Works on North Street before reaching the Cattle Market.

1.1 Definition of a Conservation Area

Conservation Areas were introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out current legislative framework for the designation of conservation areas, defining Conservation Areas "*as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.*" Planning authorities are required to periodically determine which parts of their district merit designation as a Conservation Area. Clackmannanshire Council currently has seven conservation areas which range in character from village to urban. These protect important townscapes including Alloa, Dollar, Clackmannan, Kennet, Muckhart and Tillicoultry. Each is distinct, reflecting the history and development of individual towns and defining their individual character.

1.2 What does Conservation Area status mean?

Designation offers statutory protection of conservation areas in order to protect their special character. The designation requires Clackmannanshire Council to formulate and publish proposals for their preservation and enhancement. Where a development would, in the opinion of the planning authority, affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. The designation of a conservation area also provides control with current legislation dictating that Conservation Area designation automatically brings the following works under planning control:

- Demolition of buildings
- Removal of, or work to, trees
- Development involving house extensions, roof alterations, windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and wall, and;

- Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms

These controls are outlined within the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As amended).

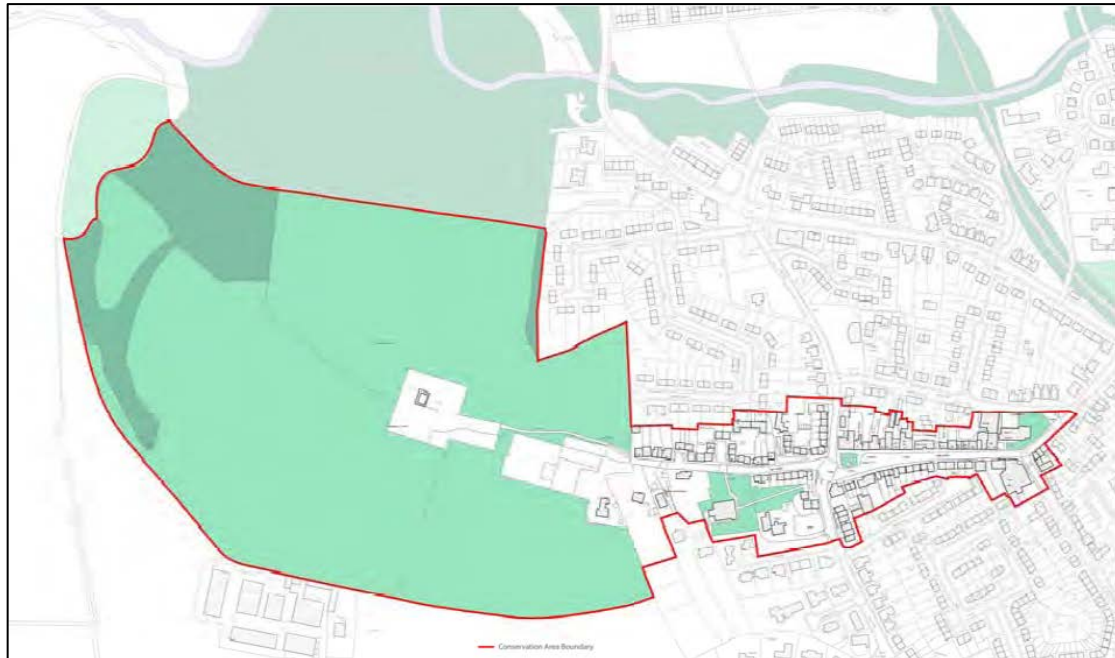


Figure 1-2: Clackmannan Conservation Area. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2014. All rights reserved. Ordnance Survey Licence number 100020783

Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the conservation area by ensuring that properties are regularly maintained and original features retained.

1.3 Purpose of Appraisal

A conservation area appraisal is seen as an ideal way of analysing the key elements that contribute to the special historic and architectural merit of the study area. It is a useful tool that can identify and promote development opportunities that enhance the conservation area while protecting its character from inappropriate development.

It is necessary for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.

Primarily this conservation area appraisal will define and evaluate the character and appearance of the study area, as well as identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation.

The area's special features and changing needs will be assessed through a comprehensive process set out by the Scottish Government, which includes:

- researching its historical development,
- carrying out a detailed townscape analysis,
- preparing a character assessment, and
- identifying opportunities and priorities for enhancement

Whilst a conservation area appraisal will help supplement the local development plan for the area, it is a material consideration when considering planning applications for new development. In that case it may be necessary for planning applications to be accompanied by a supporting statement that demonstrates how the proposal has taken account of the character of the area.

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.



Figure 1-3: Clackmannan Tower, August 2014 (Peter Drummond Architects)

1.4 Methodology

The appraisal follows the recommendations set out in the Scottish Government's *PAN71: Conservation Area Management* (2004).

This sets out a series of issues which should be assessed in order to determine and thereafter manage the special character of a conservation area.

The appraisal comprises five key sections:

- A description of the general location, geography, and geology of the area
- A brief historical overview setting out the development of the town
- An appraisal of key townscape features
- An assessment of the overarching character of the conservation area
- Identification of key issues in the future management of the site



Figure 2-1: Clackmannan, Country Barr, Main Street, August 2014 (Peter Drummond Architects)

2.0 LOCATION AND LANDSCAPE

2.1 Location

Clackmannan is located within the southern compartment of the historic county, now local government council area, named after it. Clackmannan sits on the east facing spine of a geographic feature, or drumlin, known as the Clackmannan 'Ridge'. This feature is located between the carseland of the Forth Valley and the southern escarpment of the Ochil Hills – one of the most significant and dramatic landscape features in Central Scotland. Clackmannan Tower sits at the summit of the drumlin, known historically as the King's Seat Hill, commanding a prominent defensive position within Clackmannanshire's landscape. The drumlin rises above Black Devon River the banks of which are lined with the Back Woods.

Clackmannan sits within the broader Forth Valley and on the east bank of the valley of the Black Devon. It is located along an historic route that led along the side of the Firth of Forth from Culross and entered Clackmannan at the Cattle Market before heading up to the Tolbooth and Mercat Cross at the Market Place and then exited the historic burgh via the Kirk Wynd. This route then headed west onto Alloa where a spur heading to the north and west joined up to the Kings Road - the military road from Stirling to Fort William.

This historic route has now been superseded with Main Street and Kirk Wynd, and the historic heart of the burgh, being bypassed first by the B910, or Alloa Road, and later by the A907. Clackmannan is located in Scotland's Central Belt about 2.5km to the east of the historic heart of Alloa and 11.6km to the east of the heart of Stirling. Edinburgh is circa 40km to the east south east of Clackmannan and Glasgow 42km to the south west.

Clackmannan Tower is located at the top of the Clackmannan 'Ridge' at an approximate datum of 57m above sea level with the settlement located on the lower slopes of the ridge approximately 225m to the east.

2.2 Geology and topography

The settlement of Clackmannan sits within the south-east of Clackmannanshire between the River Forth and the Ochil Fault. There are three distinct landscapes in Clackmannanshire: the steep south facing escarpment of the Ochil Hills, the low-lying plains of the Devon and Forth Valleys and the rounded hill of the Clackmannan 'Ridge'.

While Stirling Castle and the Wallace Monument are built on crags of a quartz dolerite sill, Clackmannan Tower and its associated burgh are located on the top, and to the east of, the Clackmannan 'Ridge' - a drumlin or small hill of boulder clay.

The drumlin was formed as a result of the erosion caused by the 1km deep Main late-Devensian ice sheet which produced striated bedrock surfaces, roche moutonnes and crag and tail features. When it retreated around 16,000 years ago, the sheet ice deposited substantial spreads of glacial till which the retreating ice revealed as drumlins - streamlined egg shaped mounds the 'whaleback' ridges of which taper in the direction of the movement of the ice sheet i.e. to the east. Clackmannan Ridge is the best example of a drumlin in Clackmannanshire but there are also examples at Gartmorn Farm steading and Lornshill in Alloa.

The surface of the drumlin is composed of glacial till which is generally 4m to 18m thick. Typically the glacial till is dark grey, with a sandy, silty clay matrix containing pebbles, cobbles and boulders. As the ice sheet retreated the permafrost ground revealed would have been exposed to freeze frost action.

With the melting of the ice sheets there was a consequent rise in sea level. Circa 6,500 years ago sea level in the Devon Valley was approximately 13m AOD resulting in the silting up of the valley and the creation of the Main Flandrian Shoreline. This raised beach is recognisable in the valley of the Black Devon and to the south of the Clackmannan 'Ridge'. A Lower Postglacial Shoreline and extensive abandoned intertidal mudflats occurs to the south of Alloa and Clackmannan and consists of clay, silt and sand, as well as reclaimed intertidal and subtidal sediments.

Within Clackmannanshire, and in particular around Clackmannan, there are extensive coal seams which were exploited as part of the coal mining industry of the Central Scotland Coal field. The seams were relatively thin up to 1.5m. These seams have been exploited as a resource with prolonged extraction from over 250 shafts sunk in the County of Clackmannanshire since the mid 17th Century with approximately 70 mine entries noted within the vicinity of Clackmannan itself. This has resulted in significant resource depletion to the extent that the last remaining underground mining in Clackmannanshire was that at the Longannet Complex which closed further to flooding in March 2002.

In addition to the coal mining, refractory fire clays were often found underneath the coal seams and these were also extracted for commercial use.



Figure 2-2: Aerial view of Clackmannan in 1928 (© RCAHMS)

The Ochil Fault forms the northern backdrop to Clackmannan. This dramatic feature is one of the finest examples of a fault line scarp in the UK and defines the southern boundary of the Ochil Hills. The fault remained active throughout geological time, and some later movements allowed intrusive eruptions of diorite or quartz-dolerite to rise at various places along its length. In terms of geology to the north of the Ochil Fault lie the older Lower Devonian volcanic rocks of the Ochil Hills while to the south of the fault are mainly Carboniferous sedimentary rocks.

The geography of the area is also affected by the course of the Black Devon which flows to the west along the north of Clackmannan before gradually turning to the south once past the Clackmannan 'Ridge'. The river then meanders south west across the plan of the Forth Valley before turning to the south east and flowing parallel to the River Forth before changing course once more to meander to the south west and its confluence with the Forth about 2.2km to the south east of Clackmannan's Mercat Cross. The stretch of the Black Devon where it flows into the Forth is tidal and this was where Clackmannan's port or 'pow' was located. However, the silting up of the port and the more rapid economic growth of Alloa – which was better connected to the Forth – led to Clackmannan being surpassed as the county town of Clackmannanshire in 1822.

2.3 Clackmannan

Clackmannan is one of the six principle settlements within Clackmannanshire and is part of the Alloa/Clackmannan/Tullibody Corridor. The corridor is the main area for employment and services within Clackmannanshire and has the highest population and number of households. Clackmannan itself has a population at the last census (2011) of 3,460. Clackmannan is a commuter settlement with Alloa being the key focus for economic activity within Clackmannanshire. The town benefits from good road links with A907 supplying access to the Clackmannanshire Bridge and the southern bank of the Forth. There is also a passenger rail service between Alloa and Glasgow Queen Street with the adopted Local Development Plan supporting the potential to extend passenger services along the freight line to Rosyth and the east and re-open the station at Clackmannan.

Though relatively late in securing Burgh of Barony status, the historic settlement of Clackmannan considerably pre-dates this and takes the form of a classic Scottish Burgh laid out in the fishbone pattern imported from the continent by David I in the 12th Century. The pattern is characterised by the Castle (Clackmannan Tower) on the summit of the hill, Mercat Cross and Tolbooth located in the Market Place at the midpoint on the spine of the ridge where Kirk Wynd supplied the link to Alloa to the north and west, and Main Street tapering off to the lower land to the east.

The extended urban space of Main and High Streets would have been lined with contiguous townhouses and tenements with the long narrow gardens or riggs of medieval burgage plots.

Unfortunately, as a result of the silting up of its harbour, Clackmannan was gradually eclipsed as the civic mercantile and industrial centre of the county by its better connected western rival Alloa. This was underscored by the transfer of the Clackmannanshire sheriff court to Alloa in 1822, and the subsequent demolition of much of the Tolbooth, as well as the bypassing of Main Street by the Alloa Road from Kincardine. As a consequence the historic heart of the town has a curious, somewhat faded, feel as though it is an embryonic version of Edinburgh or Stirling that didn't quite take off and, indeed, the history of the town over the course of the 18th and 19th Century has an air of decline.



Figure 2-3: Aerial view of Clackmannan in 1928 (© RCAHMS)

The story of decline appears to be belied by the considerable suburban growth the town endured in the interwar years with cul-de-sacs of Garden City style housing appearing from the 1930s onwards. However, these urban expansions give a misleading impression of indigenous economic growth. In fact these estates were planned and built by the County Council in order to house miners working in the Clackmannan Coalfield.



Figure 2-4: Aerial view of Clackmannan in 1928 (© RCAHMS)

In the post war period such was the disrepair of the historic heart of the burgh that in the late 1950s and early 1960s the town centre was comprehensively redeveloped with many of the original buildings lining Main Street, High Street, Port Street and Kirk Wynd being demolished. Clackmannan was fortunate indeed that the Clackmannan County Architect - William Higgins Henry - had the intelligence and sensitivity to respect the character and attributes of the historic burgh in its regeneration. Henry carefully replaced the original built fabric in as sympathetic a manner as possible in the best tradition of Sir Patrick Geddes' idea of Conservative Surgery. Henry's creative and selective re-use of many traditional vernacular ornamental features from the original buildings, as well as the small scale of the replacement buildings, adds much to the urbanism and character of the reformed town centre, underscoring both why Henry's work in Clackmannan won a Civic Trust Award in 1959 and why the reconstructed heart of the burgh was then created a conservation area in 1972.

3.0 HISTORICAL DEVELOPMENT

3.1 Early History

There is an inevitability about the establishment of a settlement on this site. It has an obvious strategic importance being an easily defensible site that overlooks the River Forth at a point where there is sufficient depth for large vessels to navigate and where a harbour – the pow of Clackmannan - can be readily formed at the mouth of the Black Devon River. It is also within the vicinity of Stirling Castle – possibly the most strategic site in Scotland being the lowest crossing point of the Forth and at a key position between the Lowlands and the Highlands. The setting is also highly attractive with the views from the King's Seat Hill being admired by every traveller of taste for centuries.



Figure 3-1: Engraved view of Clackmannan Tower and Mansion by Robert Scott 1807 (© RCAHMS)

There is evidence of religious settlements within the vicinity of Clackmannan dating back to the 5th Century. It is thought that the present day Clackmannan Parish Church is built on the same early Christian site as a previously established church.

The first connection between the settlement and the Royal Family emerges in the 9th Century with a link between Kenneth MacAlpin (810-858) and the local place-name 'Kennet'. It is likely that the vicinity of the Clackmannan forest, with its good hunting, made it attractive to someone of Kenneth's status and position.

In the 12th Century when Malcolm IV (c.1153-1165), had a royal residence at the Tower, he led a dangerous and short life being under constant threat from rivals and being challenged by neighbouring Kingdoms. It is therefore easy to see why the setting of the King's Seat Hill, and its associated town, would have appealed as the site of a Royal residence as it would have been both easy to monitor the surrounding countryside for signs of attack and readily defensible. In addition its location gave ready access to the Royal Forest of Clackmannan for hunting, fuel and building material while, to the south were the salt-pans of Kennet and the salmon from the Forth.

3.2 Development of the Castle

The first written evidence of the presence of a castle emerges later in the 13th Century. Sometime prior to 1264 A.D. a charter was issued by Roger de Quencey, the Constable of Scotland. de Quencey is giving away the perquisites of Clackmannan in exchange for a comfortable house to stay in on his visits and a good stable for his horses. However, the key thing is the mention of the castle with a hint that it is of stone.

In the final decade of the 13th Century and the first decade of the 14th Century the Royal Castle was under control of Edward I and there is evidence that oaks from the Royal Forest were used as part of his campaign with these being supplied to the Order of the Knights Templar and a party from Clackmannan's guild of carpenters being sent to Stirling Castle to assist with Edward's siege works, as well as further oaks being given to the prior and convent of St Andrews to help repair buildings in 1305.

By 1306 all had changed and Robert the Bruce had been crowned King of Scotland. Between 1323 and 1327 there is evidence in a charter issued to Andrew of Moravia that Bruce is

residing at the Royal Castle as he makes reference to *'apud Clackmannan'*. It is also thought that around this time the northern portion of the Tower of Clackmannan was erected.

By 1331 Bruce's successor, his son David II, was living at Clackmannan. Due to David's need to pay the ransom fee to the English after his capture in 1346 he was forced to issue a charter handing over 'the Castle and Baronie of Clackmannan' to his kinsman "*dilecto consanguineo*," Robert Bruce and the castle passed out of Royal hands.

The transfer of the Castle to a strong, local landlord who showed a keen interest in the welfare of the community was something the town may have welcomed.

By the 15th Century the Castle was being expanded by the Bruce family who felt the accommodation was too limited and not of suitable prestige. This resulted in the construction of the southern and more imposing half of the tower with the Bruce's benefiting from more accessible and commodious kitchen premises, and the addition of bedroom chambers, turrets and battlements.

A charter of 3rd February 1506 from James IV is revealing with regards to how much the Castle has expanded by this point. The mention of "*fortalice*", which does not appear in previous charters, helps to fix the date of the outwork, which, as can be seen at the present day, connected the moat with the main building.

Further evidence of the expansion of the Castle appears in Church Session records that date from 1593. From these it appears that during this period Bruce of Clackmannan built the fine baronial mansion, that once stood on the west side of the Tower. By this point it was the mansion, and not the Tower, which was the real residence of the Bruces'.

The next evidence of the quality of the Bruces' residence emerges in the 18th Century. There is testament from Sir David Bruce of Clackmannan in 1712 which refers features such as a Brewhouse and a Summer House in the yard, rooms included a Tower Vault, the Laigh Hall, the Little Laigh Room (referred to as the Baron's Room), the Ladies' Room, the High South Room, the Laird's Closet, the Large Upper Hall, the little room off the Laird's Room, and the Room at the Wardrobe Door.

During the course of the 18th Century the Castle was largely occupied by Lady Catherine Bruce. In 1791 Lady Bruce passed away, unfortunately without an heir, so by the end of the 18th Century the Castle's fortunes were in decline. Records indicate that it was occupied by a house keeper for a while but by 1795, barely four years later, the Castle is recorded as crumbling into ruins, and exhibiting a sad spectacle of human grandeur that *'...they now afford only a very comfortable dwelling to a common ploughman'*. By 1841 the Mansion House had been removed.

3.3 Burgh of Barony: The 16th Century

The earliest references to the town itself occur with Malcolm IV's reference to 'my town' during his reign from 1153-1165. As well as the mill on the Black Devon there was also a medieval fair – St Bartholomew's Fair. The Main Street of Clackmannan was also part of the main route between Alloa and Kincardine so, being in the neighbourhood of a Royal Castle and a church with a possible religious order, this was a logical location for a settlement.

The first description of the town is in a document of 12th July 1456 recording that William, mason of Clackma-a, gives to Dunfermline Abbey the whole croft, called Ditschescroft, adjoining ppe. Villa de Clackmana in Wynde on the west side, and a small croft on the east side, and another piece Smediland ex parte australi, and the north Wynde of Clackmana on the north side. Smediland may be a reference to the old "smiddy" which until recently was situated on the south side of the hill.

More evidence begins to emerge in the 16th Century with reference in a charter to *"...the island called the Island of Clackmannane, and the ground on the east side of the Litol Dovane."* This may be a reference to what was known as "*The Inch of Ferryton*", or Ferrytown

the inference being that at this time the waters of the Forth reached this and surrounded this area as the river would have been much broader at this time and high spring tides would have caused it to overflow onto what was known as the Saltgrass.

By 1551 Clackmannan had been made a free burgh of barony - an indication that the settlement must have been of some importance. This is underscored by a petition to Parliament in 1592 when William Mentieth, Sheriff of Clackmannanshire, argued for the "biggan" of a tollbooth. Parliament granted this request on 29th April 1592. The tollbooth was to be "where courts may be holden, justice administered, and malefactors and transgressors may be kept and warded until justice may be administered upon them according to their demerits."



Figure 3-2: Extract from Roys map of 1752 illustrating Clackmannan and Alloa (© National Library of Scotland)

The current remains of the Tollbooth date from the 1680s when it was enlarged; however, the original was presumably similar incorporating Tower with round arched openings in each face of the belfry and smaller rectangular openings below with rusticated quoins at the corners. The roof would have had an ogee domed slated spire with weathercock.

3.4 Evolution of the Town: The 17th, 18th and 19th Century

In the early 17th Century there are further references to the varied ownership of land within the burgh. By this time Wester Kennet, Easter Kennet, Shanbody and The Green had all been divided off from the original patrimony, the Bruces' barony may only have included the lands within the vicinity of the Tower. In 1612, when James VI choose to recognise the thirty years of service rendered to him by Lord Scone, amongst other gifts he included "tenements and lands in Clackmannan."

A fillip to development of Clackmannan occurred between 1652-54, when Cromwell declared war on the Dutch. This had the immediate effect of closing English ports, resulting in an entrepreneurial Edinburgh merchant, Mr Marjoribanks, seeing an opportunity for the right of working the coal at Kennet. This is the first evidence of the working of coal of within the district on a large scale with the coal being shipped from the Pow of Clackmannan.

The development of trade with the continent is underscored in a more physical form with the construction in circa 1700 of the Royal Oak Hotel at the corner of Main Street and Port Street. The curved gable of the Hotel has a very Dutch flavour recalling Clackmannanshire's

extensive trade with the Low Countries. The name Royal Oak is taken from a locally owned 18th Century ship, a painting of which once hung in Clackmannan Tower.

Further evidence of continental links appears in 1716 with reference to Dutch soldiers being quartered in Clackmannan as a result of the proximity of the ships in the harbour at the Pow of Clackmannan.



Figure 3-3: Extract from OS 25 inch to mile map of 1861 illustrating Clackmannan (© National Library of Scotland)

Evidence of the growing population of the town is revealed in a 1755 survey of the parish (including Sauchie) which had a population of 1,913. A survey by a Dr Moodie in the 1780s put the parish population at 2,528.

In 1765, Sir Laurence Dundas, the new owner of the estate of Clackmannan, improved the Pow of Clackmannan by straightening out and deepening the Black Devon where it entered the Forth.

The whisky distilling at Kennetpans and Kilbagie became a major industry and by the 1780s was exporting significant quantities to the London market to the extent that London based rivals put pressure on the government to levy duties which made the Clackmannanshire whisky too expensive.

By 1788 the population had increased to the extent that a new Relief Kirk was built at the corner of North Street and Dovan Wynd.

However, the population and economic growth was not reflected in the quality of Clackmannan's built fabric with commentary in 1795 noting that:

Its street is broad and regular enough; but many of the houses are wretched and mean. In the middle of the street stands the tollbooth and court-house; a heap of ruins! And a nuisance to the publick. Here, however, the sheriff sometimes holds his courts. ... It contains 117 houses and 639 souls... It cannot be said to have any trade: the artificers which live in it are chiefly employed for the use of the surrounding country.



Figure 3-4: Extract from OS 25 inch to mile map of 1898 illustrating Clackmannan (© National Library of Scotland)

Both the pows of Kennetpans and Clackmannan were thriving with large exports of coal and whisky with 7000 tons of Clackmannan coal being exported annually. In addition the distillery at Kilbagie had been replaced by a flourishing new paper mill.

Nevertheless the church, in tandem with the Castle and mansion, was falling into a state of dilapidation and ruin. While by 1796 Mary's Bridge had been constructed so as to improve road connections to Alloa.

By 1815 the decision was made to erect a new neo-perpendicular gothic parish church by Edinburgh based architect James Gillespie Graham. The new church was significantly larger than the more ancient one, so much so that it was built around its predecessor. There were further developments within the vicinity of the town at this time with the construction of Clackmannan House to the north of the town.

Such was the eclipse of Clackmannan by the neighbouring town of Alloa that only seven years after the erection of the new parish church the last court was held at the now ruinous tollbooth and the Sheriff Court was removed to Alloa.

In 1833 the stone of Mannan or Clackmannan Stone was re-sited adjacent to the Market Cross. Industry was also continuing to develop with the creation of the Pottery at the Black Devon and the construction of the Clackmannan Brick and Tile Works to the north of the settlement. By 1841 the population of the town had increased to 1077. To service this enlarged population a new church was built in 1845 by architect John Burnet Senior of Glasgow. The New Free Church was located at the base of Kirk Wynd and was later converted to a Masonic Lodge.



Figure 3-5: Extract from OS 25 inch to mile map of 1922 illustrating Clackmannan (© National Library of Scotland)

The railway arrived in 1850 with the opening of Clackmannan Road Station on the Stirling and Dunfermline Railway. By 1861 the population had gradually increased to 1159, rising again to 1309 in 1871. In the interim, in 1865, a new clock was inserted into the Tolbooth steeple. A further change in the economic profile of the area occurred with the transformation in 1871 of the distillery at Kennetpans into a chemical fertilizer factory. In 1876 Patons constructed a new factory on the Black Devon to deal with heavier wools. In the same year gas was introduced to Clackmannan. By 1881 the population had increased to 1503. Despite the economic changes and population growth the built fabric of the town had still to improve with Groome's Gazetteer for Scotland noting in 1882 that: *the town itself, with a wide main street, but many poor houses, there is little to admire beyond its ruined Tower and an old market cross, surmounted by the arms of Bruce.*

Evidentially this was noted because social progress did begin to arrive in the construction in 1883 of the Clackmannan Co-operative Society building on Main Street. In 1888 this was joined by a new town hall by Adam Frame; however in 1903 this was superseded by a new Art Nouveau red sandstone two-storey extension fronting on to Main Street by architect Ebenezer Simpson.

In a philanthropic gesture this was gifted by Mill Owner John Thomson-Paton to provide library, billiards and reading rooms to the local community. Other innovation included the opening in 1892 of a new pavilion for the Bowling Club and in 1895 the Lawn Tennis Courts at Chapelhill.

3.5 Modern Clackmannan: 20th Century

The most significant changes to the urban fabric of Clackmannan since the medieval ages take place over the course of the 20th Century and occur first in the interwar period and then later in the 1950s, 60s and 70s when the area of the town is enormously expanded with estates of suburban housing built to accommodate mine workers and their families. However, prior to this is the creation in the 1920s of the Clackmannan War Memorial Park at the junction Alloa Road and Kirk Wynd, with the war memorial by Sir Robert Lorimer to commemorate those who fell in both the Great War and subsequently the fallen in WW2.



Figure 3-6: Clackmannan, Main Street, August 2014 (Peter Drummond Architects)

The next change occurs in the early 1930s when cul-de-sacs of Parker and Unwin style four in block cottage flats are carefully inserted into the existing built fabric and roads of the settlement.

This in turn is mirrored by the new houses along Castle Street which extend away from the medieval spine of the town into a very Garden City arrangement of blocks along Lochies Road. These new streets could not be more different in character to the traditional Scottish Urbanism of Main Street and High Street.

However, with regards to the medieval heart of the town and the conservation area itself the most important development is the comprehensive redevelopment of Clackmannan's town centre in the 1950s, 60s and 70s in order to tackle the substandard housing conditions existing in many of the rundown buildings within the heart of the town.

For these works the County Architect - WH Henry – took his cue from the philosophy of Sir Patrick Geddes and adopted a strategy for Conservative Surgery for the new buildings and overhauling existing buildings within the town centre. If a building was in such an advanced state of repair that it could not be salvaged its best ornamental features were removed and set aside for incorporation into the new building designed to take its place. The new buildings were contextually designed so that they fitted in and respected the designs of the existing buildings. Such was the contextual sensitivity that the new work was awarded a Civic Trust Award in 1959 and resulted in a monarch once more visiting the burgh on Friday 28th June 1963, when Queen Elizabeth II, accompanied by Prince Phillip inspected the award winning scheme.

4.0 CHARACTER AND APPEARANCE

4.1 Activities and Uses

Clackmannan is a good example of a surviving small Scottish burgh, but it is one where the medieval settlement has been significantly enlarged by urban and suburban extensions in the course of the 20th Century. It has also been strongly influenced by its proximity to a larger more vigorous settlement which contains the administrative, employment and retail centres for the county.

As the original medieval heart of Clackmannan has been bypassed, not once but twice, traffic flows through the heart of the town have been reduced and the conservation area does not suffer from peaks and troughs of commuter traffic that would otherwise have a major influence on the ambience and amenity of the town centre and Main Street in particular. However, though a bus route still traverses the length of Main Street, the removal of the majority of the traffic has had an impact on the commercial activity of the space with, in summer 2014, only ten commercial premises remaining along the street.



Figure 4-1: Clackmannan, Clackmannan Stone and the Market Place, Main Street, August 2014 (Peter Drummond Architects)

It is clear from the nature of these premises of small hairdressers and beauty salons, pubs, and small scale retail and fast food outlets are geared to serving a dormitory domestic market from the surrounding neighbourhoods and indeed the majority of buildings within the conservation area, and along Main Street, are now of domestic use with limited evidence of earlier shop units having been converted to residential use.

In addition there are also civic and health uses along Main Street with both the Clackmannan Health Centre and opposite the Town Hall containing the Library and a public hall.

It is clear that throughout the course of the 20th Century uses have disappeared from within the conservation area and its vicinity with the removal of the Penny School, later Drill Hall, from North Street and the closure of the Clackmannan Co-operative Society.

4.2 Topography

Though the geology and topography of the broader area Clackmannan sits within is quite complex, the topography of the settlement itself is relatively straightforward. The town sits along the east facing slope of the drumlin known as the Clackmannan 'Ridge' or King's Seat Hill that tapers down to the plain of the Black Devon and its tributary the Goudnie Burn.

The Clackmannan Tower is located on the summit of the hill about 58m AOD. The summit was presumably levelled to accommodate both the Tower and the later 16th Century mansion that sat to the south west of the Tower.

The town proper starts at the end of the High Street about 225m to the east of the Tower. High Street then descends down the spine of the hill until the cross roads with Main Street, Port Street and Kirk Wynd about 200m to the east.

Located on the southern side of High Street and set back from the street is the Parish Church. The Church is actually set a couple of metres above the High Street so sits on the actual ridge of the hill. The land then falls away from the Church towards the Glebe to the south. The land then falls away again to Craigrie Road and thereafter the gradient diminishes as the hill segues into the plain of the Rivers Black Devon and Forth.

A similar fall in gradient is described at Port Street. At first Port Street descends slowly to the south but the gradient accelerates once past the Glebe as the road gently turns to the south east. The land then levels off in a broad shelf between Criagrie Road and Wellmyre before falling away again after the road leaves the town and descends past the wooded escarpment of raised beach (known as the Main Flandrian Shoreline) into Lookaboutye Brae. The road then levels off again as it crosses the fields that comprise the relatively flat flood plain of the River Forth.

Kirk Wynd is similar with a very shallow gradient as it descends away from the cross roads to the north. However, the gradient considerably increases once past North Street as Kirk Wynd descends the drumlin towards its intersection with the Alloa Road or B910. The Alloa Road then levels off as it heads west before turning sharply to the north, crossing the bridge over the Black Devon and continuing north to its intersection with the A907.

After the cross roads at the Mercat Cross and Tollbooth Main Street, which served as the market place, falls away along the east facing slope of the ridge on a continuous and shallow gradient until its intersection with the Cattle Market and Castle Street which signifies the end of the street and what was the historic end of the town.

The current route out of the town to the east is via the Cattle Market which descends the remainder of ridge to the north east at faster rate until its junction with the Alloa Road.

4.3 Gateways

The original, historic approaches to Clackmannan would have been via Kirk Place (now Kirk Wynd) from the Alloa and the West and Green Wynd (now Castle Street) from Kincardine and Culross to the East. However, the way the town is entered has altered over the centuries with the eastern route being more affected by change than the west.

The route via what is now Kirk Wynd remains the key entrance into Clackmannan from the west though the environs of the route have evolved with significant suburbanisation since the First World War. However what has stayed consistent since at least 1845 is that the entrance to Kirk Wynd from Alloa Road was denoted by John Burnet's Free Church which is now a Masonic Lodge with its prominent bellcote. Kirk Wynd ascends from the irregular space partially enclosed by the Free Church and the earlier Tower Inn. Together these buildings in conjunction with the pocket park around Sir Robert Lorimer's war memorial of 1921 continue to frame the gateway to the historic town from the west.

The eastern gateway has undergone more significant changes. The current gateway to the town centre is by ascent up the Cattle Market from Alloa Road but this was not always the case. According to Roy's Map of 1747-55, Green Wynd or Castle Street was the original historic route into Main Street from the east but this role has been superseded since the early 19th Century and the bypassing of the town by the Alloa Road.

This end of Main Street has also been significantly altered by suburbanisation which started with a series of Edwardian semi detached villas at south east corner of the junction of Cattle Market and Alloa Road as illustrated by the 1922 25 inch to the mile OS Map. However, the gateway building from at least the mid 19th Century remains – the single storey terrace of cottages that turns the corner at 1-3 Castle Street and 4-6 Cattle Market. The terrace is clearly indicated on the 1861 25 inch to the mile OS Map. However the cottages' role as

gateway has been somewhat surpassed by the greater scale and urban presence of the adjacent Town Hall building which, since 1902, has acted as the gateway building at the junction of Cattle Market and Castle Street.

The other gateway into the historic centre of Clackmannan is from the south along Port Street. This is now characterised by the 1970s terrace of two storey houses that extends down the hill from the former Royal Oak Hotel.

4.4 Street Pattern

Clackmannan's medieval street pattern is still very much evident though it has been nearly overwhelmed by the significant urban expansion the town has undergone since the first half of the 20th Century.

The original street pattern conforms to David I's 12th Century 'fish bone' pattern of a long single street/elongated market space (Main Street/High Street) as backbone to the town. The street is approximately 400m long and is composed of contiguous buildings laid out in shallow curves with frontages that close off the distant ends of the street. Approximately half way along the street is the cross roads with Kirk Wynd and Port Street with Kirk Wynd providing access to the west and Alloa, and Port Street descending south to Clackmannan's port at the confluence of the Black Devon and the Forth. Located at the cross roads are the Mercat Cross and the Tolbooth.

Over a century later the main change to the street pattern is the backs of the long narrow fues descending the northern slopes from Main Street are now linked by a passage between Cattle Market and Kirk Wynd known as Back Street (now North Street). With buildings along the bases of these long gardens – an embryonic urban block is forming.

Ordinarily cul-de-sac streets result in poor pedestrian connectivity but in this instance a pedestrian link has been formed between the top of Erskine Place, past the church hall, and linking up to High Street between the buildings at 10–16 High Street.

Garden Place; however, is a different matter. It is clearly visible as a path or back lane on the aerial survey photograph taken on 1st January 1970. The architecture of the council houses lining Garden Place follows a mix of the aesthetic of the houses at 2-4 High Street and 1–11 Kirk Wynd and those at 42-48 High Street. Like Erskine Place, Garden Place is not a true cul-de-sac rather it is linked back to Main Street via a small pedestrian pend – South Vennel - tucked between 34 and 36 Main Street.

4.5 Plot Pattern

The contiguous buildings located within the medieval heart of Clackmannan face onto either the Main Street, High Street, Kirk Wynd, Port Street or Castle Street. These buildings are located hard up against the pavement. Roy's Map (fig 3.2) of 1747-55 illustrates that extending away down the slopes from these buildings were the long narrow gardens of the medieval burgage plots. This describes the original plot pattern of the settlement.

However, this pattern has been subsumed as the town has evolved. This first erosion of the pattern is documented in the 1861 25 inch to the mile OS Map (fig 3.3) where the backlands of the long narrow gardens to the north of Main Street have been developed with buildings being connected back to Main Street by the North Vennel.

The second erosion is in the 1970s with the introduction of Garden Place as part of the comprehensive redevelopment of Main Street.

Though buildings have begun to appear to the ends of the long narrow gardens on the south side of Main Street in the 1861 Map, and they are linked back to the Market Place by South Vennel, it is not as strong a pattern as that to the north. When Garden Place was finally developed as council housing, it resulted in a significant reduction of many of the long narrow back gardens of the Main Street plots.

This pattern repeats itself at High Street, where the comprehensive redevelopment in the late 1950s and 60s resulted in the demolition of circa 80% of the contiguous buildings on the street. This allowed for the reconfiguration of the traditional plots with the exception of the five houses between 64-72 High Street which have retained their narrow plots. The reconfiguration has resulted in a mix of shared backcourts and smaller private gardens. It has also resulted in a reticulated street wall with pockets of housing such as those at 26-40 High Street (which frame an opening that addresses Clackmannan Parish Church) and 44-48 High Street, which has allowed High Street to increase its density.

Directly beyond the medieval spine of Clackmannan there is a further plot pattern of occasional detached Georgian villas located within the centre of much larger and broader plots.

These include the former manse of the now demolished UP Church at 23 Kirk Wynd and the Clackmannan Manse off Port Street as well as Zetland Cottage which is accessed via the top of High Street. They tend to be tucked at the backs of the long narrow back gardens of the Main Street plots.

4.6 Open Space

Open space, whether by accident or design, is an important component in the character and amenity of a conservation area. This can extend to formal gardens, as found in Edinburgh's New Town, or a more ad-hoc pattern such as the former private gardens which punctuate otherwise very tight street patterns in traditional towns such as Kirkwall. Every town is different, and an assessment of such spaces is therefore essential.

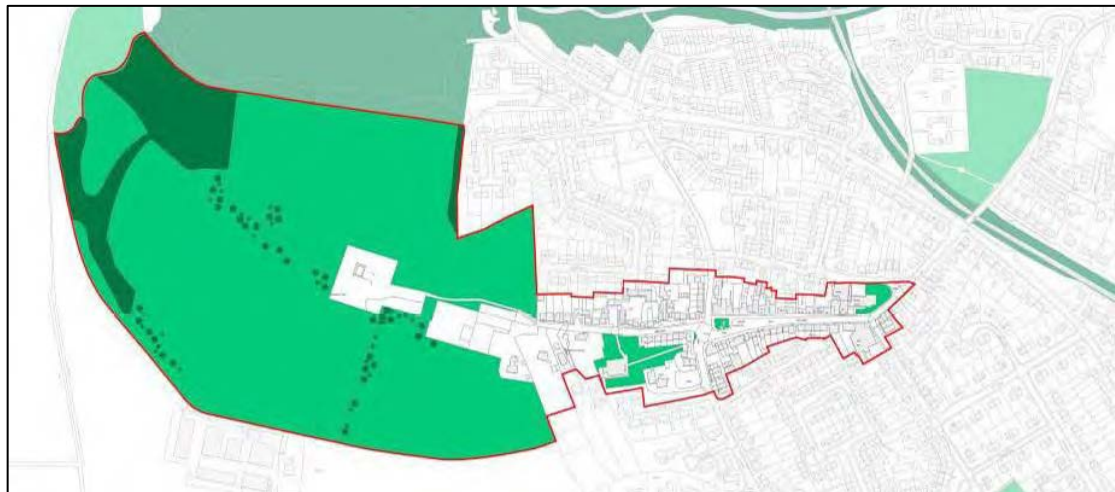


Figure 4-2: Clackmannan, Conservation Area indicating Open Spaces. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database rights 2014. All rights reserved. Ordnance Survey License Number 100020783

The original development of the medieval settlement at Clackmannan did not concern itself with open space for environmental, aesthetic or leisure purposes per se rather it was focused on the formation of an urban space that served to function as the main space for markets and gathering. However, beyond this urban space are the large open fields around the Clackmannan Tower which now have a pastoral quality.

There are also other open spaces that have developed within the settlement since the First World War though these are either located just on the edge of or outwith the Conservation Area. Therefore the following open spaces have been noted as having developed in the town:

The grounds of Clackmannan Tower - have the pastoral quality of open fields. The area within the direct vicinity of the Tower is accessed through three sets of gates, the first at the top of High Street and then two at the agricultural fences in the fields thereafter. The cattle

grid at the gate to the north of Zetland Cottage is in a state of disrepair. The path, or track, is partially screened mature deciduous trees. The area of the former water works, which was once a nursery, has undergone recent environmental improvement. The Tower itself is approached through the ruins of the former courtyard walls and there remains evidence of the moat to the south. Policy planting of mature deciduous trees runs east west along the ridge to the south of the Tower. It is the massiveness of the Tower that dominates the landscape at the summit of the King's Seat Hill. There are superb 360° views across the Clackmannanshire landscape and Scotland's Central Belt from the area directly around the Tower.

The views, which make the visitor appreciate the strategic importance of the Tower, take in the broad meandering sweep of the Forth and its confluence with the Black Devon as well as the fields and wetland of their flood plains to the south, Alloa, Stirling Castle and the Wallace Monument to the west, and the dramatic Ochil fault to the north.



Figure 4-3: View South East from The Tower (Peter Drummond Architects)

The Clackmannan Parish Church Graveyard - atmospheric graveyard containing a fine collection of late 17th Century and early to mid 18th Century headstones, the variety and high quality of which was noted in the archaeological watching brief in September 1988. However, the archaeologists also noted that many of these are threatened with decay, something that remains an issue. The graveyard is accessed via both High Street and Port Street/Market Place. The High Street entrance is a simple opening in the boundary wall topped by an ornamental iron arch over a simple crested double gate that is a modern replacement.

The entrance sequence from Port Street/Market Place is more impressive and takes the form of an elegant lych gate with stone piers and timber gate. This gate dates from 1966 being part of the reconstruction of the medieval town centre. The gate is a modern intervention with its roots in the early redevelopment of the town centre by WH Henry. The lych gate gives access onto a garden that did not form part of the original graveyard - from historic map and photograph analysis this appears to have been formed out of the back garden to the manse as well as gardens of the demolished houses on High Street. The graveyard proper is now accessed through this garden.

The Market Place - the long wedged shaped Market Place that tapers off to the east into Main Street. The space has good enclosure with contiguous urban walls of townhouses, commercial premises and tenements shallowly curving away. At its broadest point the space contains the Mercat Cross, Clackmannan Stone and the remains of the Tolbooth set on a small lawn. It is enclosed to the west by both the former Royal Oak Hotel, the gabled bay of which steps forward to help bring Main Street to a full stop, and by the main elevation of 2 Port Street which addresses and contains the Market Place square on.

The area in front of the Clackmannan Health Centre - a triangular wedge of green space that has an unconvincing character and appears to lack purpose. The north side of the space has been given over to a small parking courtyard. The remainder of the space has been set aside as lawn. There are three mature trees in the space, two either side of the path to the Health Centre's main entrance, and one adjacent to the parking courtyard off North Street. Tucked into the building setbacks are two mature shrubs. A poor quality timber fence has recently been erected around the lawn partially screening it but mainly depriving ready access to the space.

The Clackmannan War Memorial park - though outwith the Conservation Area, it forms a key part of the spatially enclosed entrance sequence from Alloa Road in the west up along Kirk Wynd to the Cross at the heart of the medieval town. The pocket park is 40m x 48m at its widest and is arranged so as to form a peaceful contemplative backdrop around the Clackmannan War Memorial. The park slopes towards the north and the garden of the former manse.

4.7 Circulation/Permeability - Vehicular

Though the original medieval layout of the town was geared to through flow of traffic along the Green Wynd (now Castle Street), Main Street and Kirk Wynd (refer to Roy's Map of 1747-1755, fig 3.2), the changes documented through the course of the 20th Century (see section on Street Pattern above) have resulted in a variety of possible vehicular routes through the town. This is as a result of the shift away from the single medieval spine of the town to an interconnected network of streets, roads and urban blocks. The two most significant changes affecting vehicular circulation through the heart of Clackmannan, and hence the conservation area, are the formation of the Alloa Road - the B910 - which, in the first half of the 19th Century, bypassed the original medieval settlement, and the formation of the A907 in the second half of the 20th Century, which now acts as a bypass to the enlarged settlement.

The development of both roads has acted to divert traffic away from the Town Centre and reduce the number of vehicles there. Nevertheless there is still traffic calming along the Main Street spine. The Main Street flow has been restricted to one-way and reduced to a single lane from Kirk Wynd to Castle Street and then a further narrowing of Kirk Wynd with vehicles heading up the hill being prioritised.

4.8 Circulation/Permeability - Pedestrian

The layout of Clackmannan benefits from good permeability with a fine scale of detail urban blocks and streets. The small scale of the original settlement's Main and High Street urban spine along with the North and South Vennels to North Street and Garden Place respectively, as well as the pedestrian link to Erskine Place and Woodside Terrace assists permeability and makes the medieval town centre readily walkable. The pedestrian route through North Vennel to North Street links up to another pedestrian link at the north end of Mar Terrace cul-de-sac. This pedestrian route must have once served as a link to the Clackmannan Public School (1910) which has been demolished. However, this pedestrian link now terminates at the bus stop on Alloa Road.

4.9 Views and Landmarks

The Clackmannan ridge drumlin/the King's Seat Hill, Clackmannan benefits from both attractive enclosed views along the Main Street and High Street spine of the town centre and partially enclosed but dramatic views across the Clackmannanshire countryside to the Ochils and the Forth from key points such as the Cross, Kirk Wynd and Port Street.

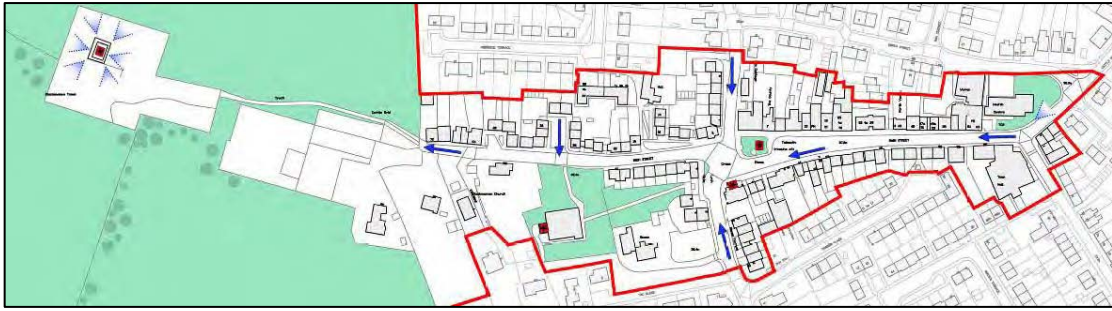


Figure 4-4: Clackmannan, Conservation Area views and landmarks. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database rights 2014. All rights reserved. Ordnance Survey License Number 100020783

Notable views of key Clackmannan landmarks include:

- (View 1) As Main Street broadens out into the wedge shaped Market Place there is a view of the Tolbooth, Clackmannan Stone and Mercat Cross cluster and also the 2 Port Street townhouse of 1966, the neighbouring Lychgate and the tower of Clackmannan Parish Church.



- Figure 4-5: Clackmannan, Main Street, August 2014 (Peter Drummond Architects) VIEW 1
- (View 2) Once the Tolbooth, Clackmannan Stone and Mercat Cross cluster has been reached, there is a framed view of the houses at 2 and 4 Port Street frame a view of the tower, porch and tympanum of Clackmannan Parish Church rising above the lych gate.
- (View 3) At the top of High Street there are views to the west across the fields to Clackmannan Tower.
- (View 4) The buildings between 26-40 High Street set back in a small courtyard so as to frame the view of the north elevation of Clackmannan Parish Church and its tower.
- (View 5) Looking up Kirk Wynd towards the Cross the staggered gables of the houses along the west side of Kirk Wynd lead the eye towards the Cross, with the building line coming closer to the kerb as you approach the Cross.
- (View 6) Looking North up Port Street towards the Cross, with the setting of the buildings at the Cross framing the entrance to the historic heart of the town.



Figure 4-6: View 5 Clackmannan, Kirk Wynd, August 2014 (Peter Drummond Architects)

4.10 Character Zones

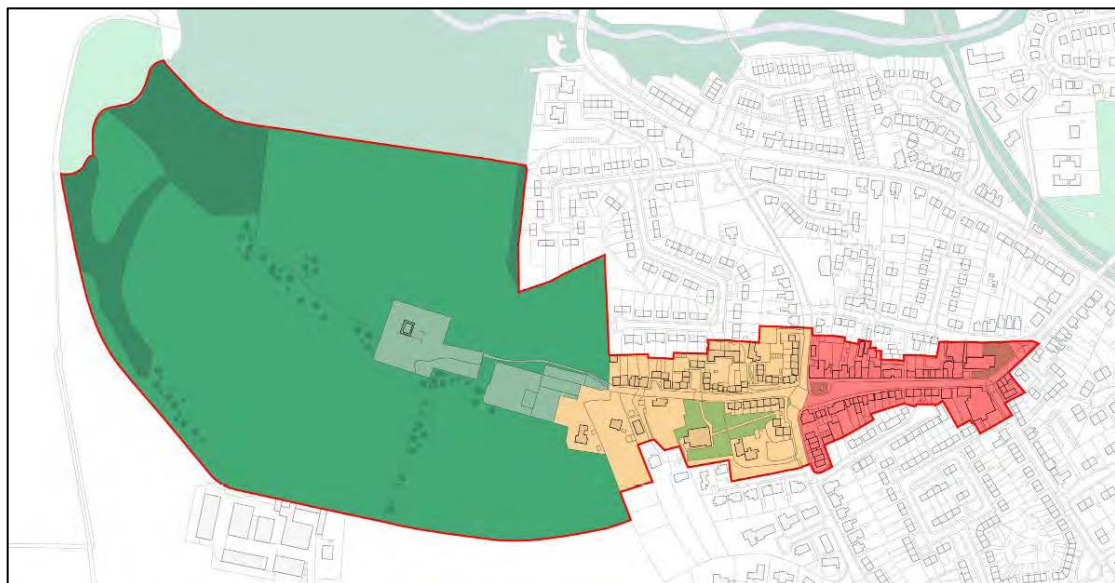


Figure 4-7: Clackmannan, Conservation Area indicating character areas. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database rights 2014. All rights reserved. Ordnance Survey License Number 100020783

The appraisal has identified three character zones within the conservation area, each occupying approximately a quarter to a half of the total area:

The Main Street and the Market Place (shown red on Fig 4-7):

This was the traditional market place for the town and is centred on the junction of Main Street, High Street, Port Street and Kirk Wynd where the Tolbooth, Mercat Cross and the Clackmannan Stone are located. This is the most urban of the character zones. It has good enclosure with contiguous urban walls of townhouses, commercial premises and tenements shallowly curving away as the wedge shaped Market Place tapers down the ridge of King's Seat Hill towards the east. The urban space is characterised by one and predominantly two

storey buildings. There is a mix of ages and styles of buildings with some vernacular survivors as well as Georgian, Victorian and Edwardian buildings. There are also stretches of more modern infill dating from when the town centre underwent comprehensive redevelopment between the mid 1950s and the early 1970s. The infill buildings are sympathetic to the historic town centre, generally employing vertical proportions of openings, traditional detailing, materials and textures in order to reflect the character of the remaining buildings. With the exception of the lawn around the Tolbooth, Mercat Cross and the Clackmannan Stone, there is very little open green space in this section of the conservation area.



Figure 4-8: Clackmannan, Royal Oak Hotel, Main Street, August 2014 (Peter Drummond Architects)

The High Street and the Parish Church (shown yellow on Fig 4-7):

This was the traditional street connecting Clackmannan Tower and the lands surrounding the Bruce's residence to the heart of the settlement at the Cross and the Market Place. The street curves slightly to the north, giving the street a gently unfolding character, but at its eastern end its axis aligns with and frames the Clackmannan Tolbooth. Though smaller and more domestic in scale than the Main Street spine, the High Street retains a good sense of enclosure though the space is quieter as the street is not a through road. Unlike Main Street, the vast bulk of buildings along High Street date from the comprehensive redevelopment of the medieval burgh between the mid 1950s and early 1970s. The buildings have a character sympathetic to the traditional character of the town with dry-dash render, sandstone trims, and pantile roofs while openings employ vertical proportions. In a further nod to context several of the buildings incorporate ornamental details to align the street. As the terrace of houses on the southern side of the street only extend a third of the way up High Street, the spatial enclosure of the street opens out to expose the significantly larger scaled gothic box of Clackmannan Parish Church within its Graveyard. Beyond this is the two storey detached townhouse at 33 High Street which, with its crow-stepped gable, supplies a coda to the traditional character of the street. On the north side of the street a small cul-de-sac between 26-40 High Street aligns its axis to frame the north elevation of the church. This cul-de-sac plus the openings in the street wall between 10-16 High Street and 44-64 High Street give the street a reticulated character that is entirely lacking in Main Street with its harder edge and stronger enclosure. The character of the space is considerably softened by the groupings of trees in the Graveyard and the gardens of 33, 37 and 39 High Street before the street comes to an abrupt halt at the end of the terrace of single storey cottages at 64-72 High Street. Here

the tarmac of the street gives way to the grass track to Clackmannan Tower while the spatial enclosure of the terraces and tall garden walls open out onto the fields of the Kings Seat Hill.

Clackmannan Tower and park (shown green on Fig 4-7):

With its pastoral quality and open views of the summit of the Kings Seat Hill this is the most important green and open space in the Conservation Area. The central focus of the space is the Clackmannan Tower which is visible from as far afield as Stirling despite being partially obscured by a line of mature deciduous trees along the edges of the fields to the south. In contrast to the spatial enclosure of Main Street and High Street, the fields of the Kings Seat Hill have an open outlook with excellent, unrestricted, views of the surrounding countryside with the escarpment of the Ochils to the north and the Firth of Forth to the south. From the tower the open land falls away to the north where the space is contained by the Back Wood with its dense coniferous trees. The parkland around the Clackmannan Tower now forms an important part of the town's amenity being popular with walkers and dog walkers.

The evolving feu patterns, architectural vocabulary, and level of open space in each character zone combine to create a distinct identity, albeit one that perhaps blurs around the edges. In assessing any development proposals, it will be important to ensure that each reflects the specific character of each zone.

4.11 Architectural Character

As a result of successive waves of redevelopment the Main Street and High Street spine of the Clackmannan Conservation Area has a mix of architectural characters according to age and location within the Conservation Area. Styles range from Georgian to late Victorian with the occasional Edwardian or Interwar building. Interspersed amongst this are the contextually sensitive domestic buildings dating from between the mid-1950s and early 1970s when the town centre underwent comprehensive redevelopment. There are also two buildings from the 1990s - the neo vernacular extension to the Town Hall and the relatively simple volume of the Clackmannan Health Centre.

Beyond this spine are the open fields of the summit of King's Seat Hill and the massive Scottish renaissance architecture of Clackmannan Tower.

4.12 Public Realm

There are no observable examples of the original medieval street fabric within the medieval heart of Clackmannan. Probably as a result of the comprehensive re-development of the town centre in the 1950s and 60s, very little appears to have survived from the Georgian and Victorian street fabric either. The majority of the street fabric stems from the post war era.

The main urban space within the settlement is Main Street and the Market Place. This wedged shaped urban space benefits from good enclosure. The public realm is of good quality and in a good state of maintenance. This is a relatively busy space that accommodates parking and social space. It is the main drop off and collection point for buses accessing the town centre.

The current appearance of the space dates from the 1960s. The contemporary appearance of Main Street and the Market Place is very different from its earlier roots. Analysis of Historic photographs indicates that the space was dominated by its surface of compacted dirt; however, judging from the photographs taken during the visit by Queen Elizabeth II in 1963, by then the space was dominated by asphalt.

What is revealing about the historic images is the lack of street furniture and signage. Despite this, it is interesting to realise how, relatively speaking, little appears to have changed. Main Street and the Market Place remains a broad and open space with a good sense of enclosure and the Tolbooth, Clackmannan Stone and Mercat Cross cluster has a real presence that dominates the space.

Analysis of historic photographs confirms that the surface of the Market Place was compacted earth with a verge of whin setts. Interestingly the pavements in the 1861 25 inch to the mile OS map appear to be broader than they are now. The surface of the space is now predominantly dark Caithness stone paving with a bituminous carriageway and areas of grass and hard landscaping around the Cross and the Tolbooth, Clackmannan Stone and Mercat Cross cluster.

While retaining that sense of enclosure, the contemporary Main Street and the Market Place is more cluttered with street furniture and signage. The space is more emphatically subdivided into roads, car parking, pavements and landscaping zones. In contrast to what was once a largely shared surface these areas are all very clearly designated. As a result of the rows of parking either side of Main Street, and the parking bays to the east of the Tolbooth, Clackmannan Stone and Mercat Cross cluster, Main Street and the Market Place appears quite congested with vehicles.

Other than the quality of the materials that make up the surfaces of the space, the most significant change to the visual amenity of Main Street and the Market Place is the inclusion of traffic management signage both on pavement mounted poles and visually prominent markings on the street surface. In addition there are several examples of street furniture including different types of bins along with heritage style street lights and barriers.

The issues of street furniture signage and parking detract from the quality of the surrounding conservation area.

4.13 Building Materials - Traditional

As might be anticipated, given the historic nature of the majority of the properties in Clackmannan Conservation Area, traditional building materials predominate:

Stone - The predominant building material in the Clackmannan Conservation Area is stone. The majority of blonde sandstone appears to have been sourced from local quarries. An example of the use of Ballochmyle stone is the Town Hall of 1902. In the case of the early Georgian townhouses and tenements the blonde stone has been reserved for key features such as quoins, architraves and doorframes.

Render - Many of the older buildings along Main Street and the Market Place are composed of local stone that has then been stuccoed and limewashed.

Slate and Pantiles - The buildings within the Conservation Area are roofed in either Ballachulish slate or pantiles with about a 50/50 split along Main Street. High Street, however, is all pantile roofs.

Cast Iron - The Conservation Area benefits from having fragments of good decorative cast iron from the late Victorian, Edwardian eras remaining in situ. Examples include the hoppers on both the Town Hall and the former Cooperative Society building on Main Street.

4.14 Building Materials - Modern

Though not of consideration in the designation of the Conservation Area, many modern materials are having a detrimental impact upon its special character and our appreciation of it. These include:

uPVC - An increasing number of the buildings that make up the Conservation Area have had their traditional timber sash and case windows replaced by uPVC windows. These have differing proportions of opening lights, varying opening mechanisms and sizes of glazing bars. uPVC replacement front doors are fewer but not infrequent. Some cast iron drainage pipes and gutters have also been replaced by uPVC equivalents.



Figure 4-9: Clackmannan, Laura's Hair and Beauty, Main Street, August 2014 – uPVC windows (Peter Drummond Architects)

Brick - There are instances of alterations to historic masonry fabric being executed in brick though it tends to be in buildings such as garages and outbuilding within backland areas.

Cast stone - There are occasional examples within the Conservation Area of houses dating from the 1990s that have used cast stone in random coursing in an attempt to mimic the stone of the adjacent historic built fabric. Examples of this are the two shop fronts of the former Co-operative Society Building of 1863.

Roughcast or pebbledash - A significant number of the more recent 20th Century buildings in the Conservation Area also resort to render though in this case a dry dash.

Cementitious render - Several of the buildings in the Conservation Area have utilised cementitious render systems. An example of this is the council housing at 2-4 High Street and 1-11 Kirk Wynd.

Asphalt - All the roads in the Conservation Area have been asphalted during the course of the latter half of the 20th Century. This, combined with road markings, has had a profound impact on the appearance of the Conservation Area. Formerly the Conservation Area would have been dominated by a mix of compacted dirt or tarmacadam roads with a verge of whin setts.

4.15 Condition

In general there is a high degree of occupation of buildings and variable maintenance within the Conservation Area. In general the buildings are not being maintained with traditional materials. There are also instances of a need to bring forward or increase routine maintenance particularly along the Main Street and High Street spine and in the backlands of the two streets. Though the bulk of the building stock is in reasonable repair there is one building, the North Street Printworks, on the Buildings at Risk Register for Scotland. During 2017, a survey of the building confirmed that it was in an advanced state of disrepair. Whilst repair and reuse are preferred, it was agreed that consideration to repair was financially unviable. Proposals have been submitted for the demolition of the building and the redevelopment of the site. Historic Environment Scotland have confirmed that they have no objections to this.



Figure 4-10: Clackmannan Co-operative Building, North Street – August 2014 (Peter Drummond Architects)

As part of the survey of the Conservation Area a further series of potentially problematic buildings were identified:

- 4-6 Main Street
- 22-28 Main Street
- 32-38 Main Street
- 33-39 Main Street
- 41-43 Main Street
- 2 Port Street
- 4-8 Port Street
- 1-9 Kirk Street
- 1-13 High Street
- 24-26 High Street
- 44-48 High Street
- 4-8 North Street
- 12-14 North Street



Figure 4-11: Clackmannan, 33-39 Main Street, August 2014 – weathering of stone base course (Peter Drummond Architects)

Interestingly what these buildings have in common is that they all date from the comprehensive re-development of the town centre from the 1950s and 60s. The issue is that there appears to be an endemic problem with either the quality of the pointing, or the sandstone, used in the base courses of these buildings. In many cases the pointing and the stone arises have weathered so badly that the internal wall cavity has been clearly exposed leading to water ingress. If this is not to lead to accelerated decrepitude of the post war building stock within the town centre then the problem needs to be tackled. The problem is particularly pronounced on Main Street so could be associated with a combination of salting of the pavements in winter and splash back from vehicles, pedestrians and street cleaning.

4.16 Townscape Details

There are a number of architectural details and construction materials found throughout the Conservation Area which make a contribution to the special character and appearance of the town:

- **Windows** - some of the principal buildings retain their original windows or have windows of high aesthetic value. These include examples of mid 20th Century stained glass at Clackmannan Parish Church. Some of the domestic properties also retain their original sash and case windows. However, there appear to be increasing numbers of uPVC replacement windows along the Main Street and High Street spine.
- **Doors** - many of the original panelled timber doors survive to both domestic and commercial premises though it is notable how many have been replaced by modern timber doors and uPVC.
- **Rainwater Goods** - many buildings within the Conservation Area retain original or early cast iron rainwater goods while more modern mid 20th Century buildings have also sympathetically employed cast iron rainwater goods.
- **Boundary walls, Gateways and Gate piers** - the best example of an entrance treatment within the Clackmannan Conservation Area is the modern lych gate to Clackmannan Parish Church with dates from 1966 and is a superb example of the conservation surgery approach adopted by WH Henry.

- **Chimneys** - many of the original chimneys remain on the buildings within the Conservation Area.
- **Shopfronts** - there are no significant surviving shopfronts within the Conservation Area.
- **Street furniture** - further to survey of the Conservation Area there appeared to be no examples of surviving Georgian, Victorian and Edwardian street furniture remaining within the heart of Clackmannan.
- **Recycled Ornamental details** – unusually, the County Architect WH Henry opted to retain many of the traditional details from the demolished buildings that previously lined Main Street and High Street. He then sensitively and imaginatively re-used these in the detailing of the new buildings.



Figure 4-12: Clackmannan, 42-44 High Street, August 2014 – recycled ornamental scroll bracket detail (Peter Drummond Architects)

4.17 Landscape and Trees

Generally the Conservation Area is urban in character, with localised pockets of landscape and trees.

At the top of Main Street, where it broadens out into the Market Place and Mercat Cross the space is again very urban in character; however, when looking towards the west one is presented with the very different character of the trees of the Clackmannan Parish Church Graveyard which sit above the ridgeline of the buildings at 2 and 2-8 Port Street and the lych gate and help frame the view to Clackmannan Parish Church. These views help from the west backdrop to the Market Place and considerably soften its urban character.

The graveyard trees are very much central to the character of the Conservation Area. They are picturesquely scattered in groupings around the graveyard with the majority of the trees clustered in the terrace to the east of the church i.e. at the backs of gardens of houses at 4-8 Port Street, 2 Port Street and 1-13 High Street with the largest grouping just to the north of the Manse. There are a further two groups of trees located either side of the upper terrace of the graveyard with the largest group being at the west of the terrace of houses at 1-13 High Street.



Figure 4-13: Clackmannan, Parish Church Graveyard, High Street, August 2014 (Peter Drummond Architects)

Beyond the Clackmannan Parish Church graveyard, as the urban section of the Conservation Area terminates at the top of the High Street, more trees emerge being disposed in groups along the edges of the fields surrounding Clackmannan Tower as well as along the summit of the King's Seat Hill. These are large deciduous trees which help frame the pastoral qualities of the summit and provide a backdrop to the Clackmannan Tower. The western edge of the King's Seat Hill, and the Conservation Area, is defined by a sweeping tree belt of deciduous trees. In contrast the northern edge of the Conservation Area is defined by the dense coniferous plantings of the Back Wood which effectively contains the pastoral spatial quality of the King's Seat Hill.

Trees within the Conservation Area are protected by the Town and Country (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997. Clackmannanshire Council must be given six weeks' notice of the intention to cut down or carry out work on a tree in a conservation area except in the circumstances prescribed by planning legislation. Failure to give notice renders the owner liable to the same penalties as for contravention of a Tree Preservation Order (TPO). There are no Tree Protection Orders within the Clackmannan Conservation Area.

4.18 Biodiversity and Ecology

The area map of Clackmannanshire accompanying the adopted Local Development Plan indicates that the section of the Clackmannan Conservation Area that extends over King's Seat Hill is also designated Green Belt. The purpose of the Green Belt is to prevent coalescence between Clackmannan and Alloa as well as protect and enhance the quality, character, landscape setting and identity of the towns and protecting and giving access to open space within and around them.

This section of conservation area is also used as pasture. In addition, the countryside between the Clackmannan settlement boundary and the Ochils to the north, though not impacting on the Conservation Area per se, does form a key part of the outlook and backdrop of the Clackmannan Tower as well as the Main Street/High Street spine. The south escarpment of the Ochils is identified as a Special Landscape Area.

The Back Wood at the northern base of King's Seat Hill forms the boundary of the Conservation Area. The woods are owned by the Council and have been managed through partial felling and replanted adjacent to the Black Devon. The Central Scotland Green Network Trust recently reassessed management of the wood and Clackmannanshire Council is considering options for taking forward the management recommendations which include further measures to address windblown trees and access issues.

The agricultural land to the south of Clackmannan lies adjacent to the Firth of Forth Special Protection Area, which is an internationally designated site of importance for birdlife. The Black Devon is known to contain salmon and sea trout and also European Otter. The confluence of the Black Devon and the Forth is also the location of the Black Devon Wetland, a 28 hectare area of wetland that is a priority habitat for the Scottish Biodiversity Strategy.

4.19 Public Art and Lighting

There are two main examples of Public Art or sculpture within the Clackmannan Conservation Area: the Mercat Cross and the Clackmannan Stone both of which are described at length in the section on Listed Buildings below. However there are also the individual monuments within the graveyard of the Clackmannan Parish Church. As concerns lighting, in September 1998, exterior lighting was installed around Clackmannan Parish Church to celebrate the Millennium. The work was funded by the Millennium Commission and co-ordinated by Clackmannanshire Heritage Trust.

On Kirk Wynd, just outwith the Conservation Area, but forming a key part of the entrance sequence to it from Alloa Road and the West, is Clackmannan's War Memorial. The War Memorial takes the form of a Mercat Cross and was designed by Sir Robert Lorimer.

4.20 Listed Buildings

An important part of the character assessment of a place involves an evaluation of its buildings stock and the identification of key buildings that make a valuable contribution to the urban form, character and appearance of a conservation area.

There are 117 buildings within the Clackmannan Conservation Area. Of these, one building is category 'A' listed, four buildings are category 'B' listed and one is category 'C' listed. There are also 30 unlisted buildings of importance. In addition to listed buildings there are also four designated scheduled monuments one of which is not listed. Outside the Conservation Area, but within the settlement boundary, are one category 'B' listed building, one category 'C' listed structure (the Iron Bridge to the former Paton and Baldwin's Clackmannan Mill) and one unlisted building of importance.

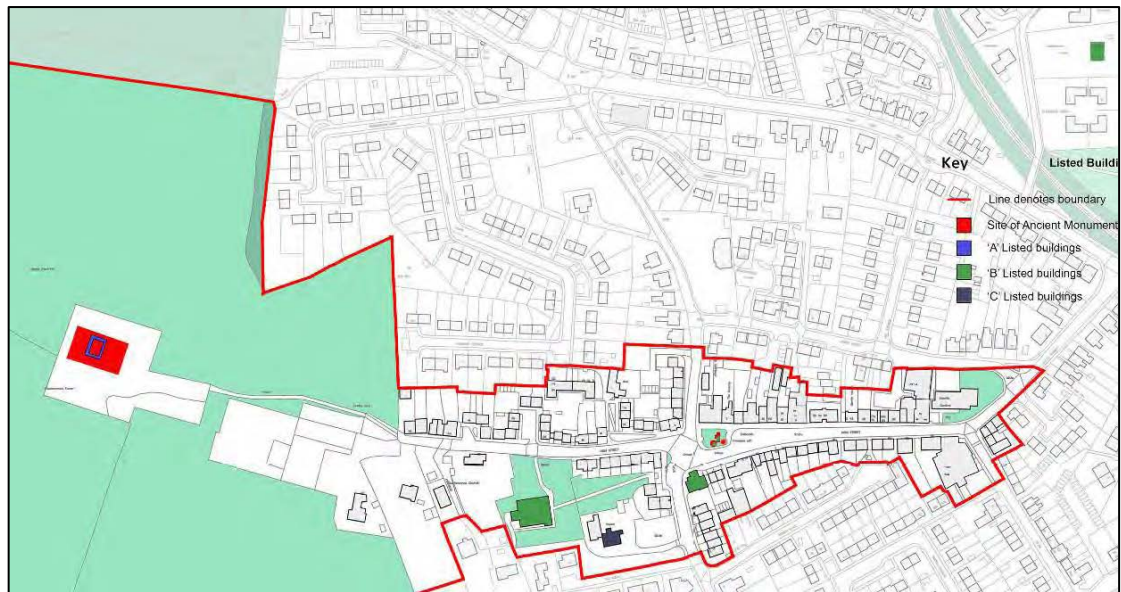


Figure 4-14: Clackmannan, Conservation Area indicating listed buildings. Reproduced by permission of Ordnance Survey on behalf of HMSO.
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The following are listed buildings which contribute positively to the townscape and appearance of the Conservation Area:

Clackmannan Parish Church (Category 'B' Listed on 12/06/1972)

There is believed to have been a chapel in Clackmannan since at least the 8th Century. The current church is a replacement for a much smaller church that may have been the one consecrated by Bishop David de Bernham of St Andrews in 1249. Allegedly the new church was built around the smaller older church it was replacing. The new church dates from 1813-1815 and the Georgian gothic design was by then fashionable Edinburgh architect James Gillespie Graham. It is a very delicately detailed Regency box with a four stage tower with diagonal buttresses to the west and entrance porch to the east. Gillespie Graham's design is carefully calibrated to its location. The four buttressed bays are surmounted by a crenelated battlement - a nod to the architecture of the nearby Tower.

The church also has very fine mid-century stained glass by some of the very best Scottish Stained Glass artists of the second half of the 20th Century including Douglas Hamilton, Gordon Webster and Sadie McLellan.



Figure 4-15: Clackmannan, Clackmannan Parish Church, High Street, August 2014 (Peter Drummond Architects)

Clackmannan Manse, Port Street (Category 'C' Listed on 17/06/1977)

To the south of the parish church lies the manse. The listing of the building gives a date of 1741 but it is also attributed to John Paterson in 1797 and is known to have been considerably altered at the end of the 18th Century with fine Adamstyle fireplaces in the public rooms. The two storey bay window is later being added in 1863 by Edinburgh based architect J M Wardrop.

Former Royal Oak Hotel, 2 and 2a Main Street and 1 Port Street (Category 'B' Listed on 09/06/1960)

White harled with black margins, this 'L' plan building of circa 1700 with attractive stepped Dutch gable to Main Street is sadly missing its chimney. The building was reconstructed by the County Architect WH Henry in 1963 when the crow stepped gabled but chimneyless south wing was added. The Dutch gable of the former hotel acts to terminate the view up Kirk Wynd.



Figure 4-16: Clackmannan, Royal Oak Hotel, Main Street, August 2014 (Peter Drummond Architects)

Clackmannan Mercat Cross (Category 'B' Listed on 09/06/1960 and designated a scheduled monument on 15/03/1950)

The Mercat Cross dates from the 17th Century and takes the form of an octagonal shaft with moulded capital and ball finial. The shaft appears to taper before flaring out at the base. This erosion was caused by the practice of chaining to the cross prisoners awaiting trial in the next door Tolbooth. The east and west faces have weathered coats of arms with the eastern one being that of the Bruces of Clackmannanshire. The ball finial actually comes from the grounds of Clackmannan Tower and was placed there in 1887 as a replacement for the original which had been duntaken half a century beforehand and perhaps to mark Queen Victoria's Golden Jubilee. The original plinth of the cross was replaced during the re-construction of the town centre by Clackmannanshire County Architect WH Henry in the late 1950s. The small, elegantly designed, stainless steel rail around the base of the Cross is a recent intervention that was carried out during conservation works to both the Mercat Cross and the Clackmannan Stone.



Figure 4-17: Clackmannan, Mercat Cross, August 2014 (Peter Drummond Architects)

Clackmannan Stone (Stone of Manau, Clach Manau or King Robert's Stone) (designated a scheduled monument on 15/03/1950)

Giving its name to both town and county, the Clackmannan Stone is not listed but is a scheduled monument and very prominent feature within Main Street. The stone is an ancient, massive and irregularly shaped whinstone boulder that was originally located to the south of the town at the foot of Lookabootye Brae. So that it was better preserved the stone was relocated here in 1833 when it was raised on a shaft chosen from amongst the large boulders at the Abbey Craig at Causewayhead.

One explanation for the name is that the stone was believed to be worshipped by pagans being the embodiment of the Celtic sea deity – *Manau* and it is thought that its location on Lookabootye Brae would have been at what was once the shore of the Forth. The link to Robert the Bruce is also to do with the source of the motto for the county – '*Look about ye*'. Reputedly the king had been hunting in the Forest of Clackmannan and upon his return realised that he had dropped his glove. His instructions to his followers were to '*Look about ye*' for the glove which was known as '*mannan*' in Scots and it was found at the stone, known as a '*clack*', on the brae – hence the name of the brae and the stone.



Figure 4-18: Clackmannan, Mannan Stone, August 2014 (Peter Drummond Architects)

Clackmannan Tolbooth (Category 'B' Listed on 09/06/1960 and designated a scheduled monument on 15/07/1954)

What we see today is just the tower and western crow stepped gable of what was a much a larger tollbooth structure that dated back to 1592. The surviving element is actually younger than the original structure and dates from circa 1680. The tollbooth with its tower was allegedly a heap of ruins and a nuisance to the public by the late 18th Century. By 1822 the ruins of the larger, older structure were demolished and the Clackmannanshire sheriff court was transferred to Alloa which had eclipsed Clackmannan as the civic mercantile and industrial centre of the county. The tollbooth was original built further to an Act of Parliament after William Menteith, the Sheriff of Clackmannanshire, complained the he and his predecessors had been compelled to hold open air courts in the Market Place while the prisoners had to be held in his house.

The Tower has round arched openings in each face of the belfry and smaller rectangular openings below with rusticated quoins at the corners. The clock faces are a later Victorian insertion. The current roof is a temporary replacement (2005) for the original ogee domed slated spire that was very similar to that on Old St Mungo's Church Alloa though the weathercock remains.



Figure 4-19: Clackmannan, Tolbooth, August 2014 (Peter Drummond Architects)

Clackmannan Tower (Category 'A' Listed on 09/06/1960 and designated a scheduled monument on 20/02/1935).

Late 14th Century ashlar walled 'L' plan tower house developed on this strategic site with spectacular outlook over the Forth and the surrounding countryside. This was the medieval base of the Bruces of Clackmannan with the site having been sold to Sir Robert Bruce by his kinsman David II, son of Robert the Bruce, in 1359. There is thought to have been a royal castle on the site previously, and the drumlin on which the tower stands is known as King's Seat Hill.

The tower house developed in two main phases. The 14th Century first phase provided the lower floors of the north block in the form of a rectangular tower of sandstone. This contains ground floor cellars, with great hall above and square caphouse with crow stepped gabled roof. The second phase is from the 15th Century. This remodelled and increased the height of the first phase to four storeys while adding a taller squarer tower to the south east.

Both towers were given crenelated walkways with machicolations. On the third floor there is a corbelled garderobe slightly to the north of the main entrance.

According to the Royal Commission Ancient and Historic Monuments Scotland's statement in 1933 in the late 16th Century the tower house was joined by a large turreted mansion block that the Bruce's built to the south west. In the late 17th Century the tower house was again altered with a new walled entrance court surrounded by a moat being extended out to the east between tower and town. However, James IV's charter of 3rd February 1506 indicates that the barbican is earlier and possibly constructed in the 14th Century by Sir David Bruce. As part of this new entrance sequence a new doorway was inserted into the base of the southern tower. The door case was formed of fluted Doric pilasters with panelled bases. A semi-circular arch with ornamented keystone springs from the two pilasters. Balanced over the arch is a tympanum with heavy finials that frames a carved tree in the pediment. The Tower and Mansion were sketched by Robert Adam between 1745 and 1750 with a print being published in Francis Grose's *The Antiquities of Scotland* (London, 1797) (vol.2, p.57). There is also a superb mid 19th Century engraving of the Tower by Robert William Billings.

The Bruce family resided in the mansion until the death of Lady Catherine Bruce, widow of Henry Bruce, last of the male line in 1791. The mansion was subsequently abandoned, demolished and the stones re-used elsewhere. However, the ancient tower was retained. An account of the Tower is given in MacGibbon and Ross *The Castellated and Domestic Architecture of Scotland* 5 vols. (Edinburgh, 1887) (vol.I, pp.178- 82).

In the late 1940s the Tower was threatened with subsidence from coal mining resulting in a very substantial crack emerging on the east elevation and a slightly less substantial crack on the west elevation. This resulted in a substantial collapse to the east elevation in the mid 1940s (fig 4.23). Part of the west elevation Tower was taken down and re-erected in the early 1950s by the Ministry of Works but the continuing structural problems resulted in a further programme of consolidation being announced by Historic Scotland in 2001 with the aim of eventually securing full public access.



Figure 4-20: Clackmannan Tower, August 2014 (Peter Drummond Architects)



Figure 4-21: Clackmannan, Clackmannan Tower collapse in mid 1940s (© RCAHMS)

4.21 Key Buildings



Figure 4-22: Clackmannan, Conservation Area indicating key buildings. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database rights 2014. All rights reserved. Ordnance Survey License Number 100020783

There are also key unlisted buildings which make a positive contribution to the character and appearance of the Conservation Area. Some of these buildings are important for telling us about Clackmannan's civic life while other buildings are mid 20th Century interventions - sensitive and creative examples of Patrick Geddes' concept of conservative surgery that collectively act to unify and repair the post medieval townscape. These buildings include:

Clackmannan Town Hall

Dating from 1903, the Town Hall takes the form of a symmetrical Scottish Renaissance three bay two storey red sandstone townhouse with Art Nouveau flourishes and lettering by architect Ebenezer Simpson from 1903. Impressive door case with pedimented aedicule of fluted pilasters framing coat of arms. The pediment of the doorcase is echoed in the three large pedimented dormers above the first floor. The town hall was gifted by Thomas Paton, owner of the Clackmannan Mill.

The hall the building fronts is earlier dating from 1887-8 by architects Thomas Frame and Sons. The east side of the hall is now concealed behind a vernacular extension by Clackmannan District Council in 1992-4.



Figure 4-23: Clackmannan, Town Hall, August 2014 (Peter Drummond Architects)

While the Town Hall forms part of the contiguous urban wall of Main Street it is of greater scale than its single storey neighbours and dominates the street scene though in an ebullient manner. Sadly the ogee domed cupola on the roof is now missing.

The Co-operative Society

On the opposite side of Main Street from the Town Hall is the late Victorian Clackmannan Co-operative Society building of 1863. The shopfronts of the two storey three bay building have sadly disappeared (with the area of glazed shopfront reduced by cast stone infill) but the remaining upper storey still gives a good impression of the society's level of ambition and self confidence. The symmetrically composed building has a central pediment with crest and date that rises up into a twinned chimney stack with attractively scrolled gable. Either side of this are two deeply modelled tympanums held up on console brackets framing twin light sash and case windows. On the outer sides of the console brackets are elaborately modelled hoppers with square downpipes.



Figure 4-24: Co-operative Society, August 2014 (Peter Drummond Architects)

The Co-operative Food, 23- 25 Main Street

23-25 Main Street houses the current Cooperative Food shop.



Figure 4-25: The Co-operative Food, 23-25 Main Street, August 2014 (Peter Drummond Architects)

The building comprises a three bay two storey townhouse that is executed in blonde polished sandstone. Large central pedimented dormer with Edwardian scrolled tympanum over four light sash and case windows with leaded upper lights with consoled bracket cornice above and twin sash and case windows either side. Prominent skews frame the cornice and gutter at either end of the building. In terms of scale the building is significantly larger than its more vernacular scaled neighbours.

The Tower House, 8-10 Main Street

A simple well proportioned Georgian townhouse that has two sections dating from the 18th and 19th Centuries. The first lower section is a three bay two storey vernacular house that rises directly at the back of pavement. This section is older and forms part of the contiguous building wall of Main Street. The second section is also three bay two storey but has taller floor heights, more elegantly proportioned six over six sash and case windows and is setback from Main Street being fronted by a small garden lined as entrance porch projects into the garden. The building has been limewashed white with dressed margins to windows, corncing and rainwater goods picked out in black. The elegant cast iron brackets supporting the half round gutter add a delicate filigree to this elegant townhouse.

Cottages at 2-4 Cattle Market.

Rare 17th Century survivors, these small single storey vernacular cottages turn the corner between the Cattle Market and Castle Street. Though situated at the terminus of Main Street they struggle to enclose the view down the long tapering street.



Figure 4-26: Clackmannan, Cottages at 4 Cattle Market, August 2014 (Peter Drummond Architects)

Council Housing at 2-4, 16-20 High Street High Street and 1-11 Kirk Wynd

Civic Trust Award winning council housing scheme of 1957-8. Two storeys with pantiled roofs and dry dash walls. The scheme is arranged as a terrace extending down Kirk Wynd from a corner building that turns the corner into the High Street in a complex manner characteristic of a Scottish Burgh with rectangular gables corbelled out above rounded corners. The scheme incorporates a range of ornamental details set aside and retained from the earlier now demolished buildings. This includes re-used door lintels with original 17th and 18th Century dates and initials, reset panels carved with garlands. Contextually sensitive work that epitomises Patrick Geddes' concept of conservative surgery. This work is potentially of listed quality.

Council Housing at 1-13 High Street and 2-8 Port Street

Good council housing scheme of 1963 by County Architect WH Henry. Port Street buildings disposed in two blocks with the first two storey house at 2 Port Street confidently facing down

Main Street while remaining three buildings to Port Street are arranged around a raised terrace accessed by external stairs. Slung between the two blocks is WH Henry's understated dressed blonde sandstone lych gate of 1966. A terrace of single storey houses extends up the High Street. Buildings composed asymmetrically with dry-dash render and dressed blond sandstone door and window surrounds with quoins and unusual keystone lintels over windows to end elevations. Buildings have base courses of random rubble faced ashlar and retain their sash and case windows. Pantile roofs with random rubble faced ashlar chimney stacks. More inventive but sensitively scaled and composed work by an award winning architect that again epitomises Patrick Geddes' concept of conservative surgery but more mature than his earlier late 1950s work. Again this work is potentially of listed quality.



Figure 4-27: Clackmannan, council housing, 1-13 High Street and 2-8 Port Street, August 2014 (Peter Drummond Architects)

Council Housing at 42-48 High Street

A further inventive council housing scheme of 1963. Single storey buildings arranged in 'L' shaped courtyard with pantiled roofs and dry dash walls but with door and window surrounds picked out in dressed blonde sandstone. Random rubble faced ashlar gable addressing High Street incorporates roll-moulded skewputts. These three houses adopt the same language as at 1-13 High Street. Inset covered porches have been infilled with well detailed double glazed screens to form sun spaces.

4.22 Gap Sites



Figure 4-28: Clackmannan, Conservation Area indicating gap sites. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database rights 2014. All rights reserved. Ordnance Survey License Number 100020783

Clackmannan is fortunate in that the sympathetic comprehensive re-development of the medieval town centre from the late 1950s onwards has resulted in remarkably few gap sites within the Conservation Area.

Despite the demolition and redevelopment of much of the original building stock, the strong sense of spatial enclosure that characterised the medieval heart of the town has been largely retained. Nevertheless, whilst respectful in scale and design, some of the new buildings are detached so do not abut their neighbours in the traditional Scottish urban manner. Rather, the contiguous street wall is retained through use of boundary walls which bridge the gaps. Examples of these boundary walls include 38-56 Main Street, 30-32 Main Street, 39-41 Main Street and 31-33 Main Street.



Figure 4-29: Clackmannan, Gap site at 56-62 Main Street, August 2014 (Peter Drummond Architects)

There is a further, more historic, gap site at 56-62 Main Street. This gap site came about as the result of the demolition of one of the traditional single storey vernacular cottages. The cottage appears to have been demolished between the 1861 and 1898 editions of the 25 inch to the mile OS Maps. The site of the former cottage now forms part of the gardens of the properties either side. The resultant large gap in the street wall has been simply infilled with a boundary wall that has been cut through to form the driveways to the properties. Timber gates of poor quality conceal the driveways and gardens. The boundary walls and gates lack the spatial enclosure of the surrounding buildings resulting in a section of reduced spatial enclosure on this section of the South side of Main Street.

Though not a gap site per se, the single storey building at 57-59 Main Street has lost its roof. As the building sits between two storey neighbouring buildings the lack of roof makes it appear as a spatial gap within the street wall. Again, this erosion of spatial enclosure has resulted in a section of reduced spatial containment on this section of the North side of Main Street. A brief prepared for the site requires any new buildings to fill this gap, which are of traditional scale, massing, detail and finished to fit in with the well established pattern of development on this frontage. They should have their principle elevations on the heel of the footway, in line with adjoining buildings either side, and have wall head, roof ridge height and angle of slope generally in keeping with the building to the west; 55 Main Street. Similarly, window and door size and proportions should be traditional and in keeping with those generally on Main Street, and finishing material should include natural slate or clay pantiles to roof, natural stone or wet dash ender to external walls, and timber doors and windows. The use of other design features characteristic of Main Street, such as window bands, arch topped doorways, stone chimneys and coping should also be considered.

4.23 Archaeological Resources

Aside from Clackmannan Tower, Clackmannan Parish Church and graveyard, and the Royal Oak Inn, there are no known archaeological excavations that have uncovered remains within the town itself.

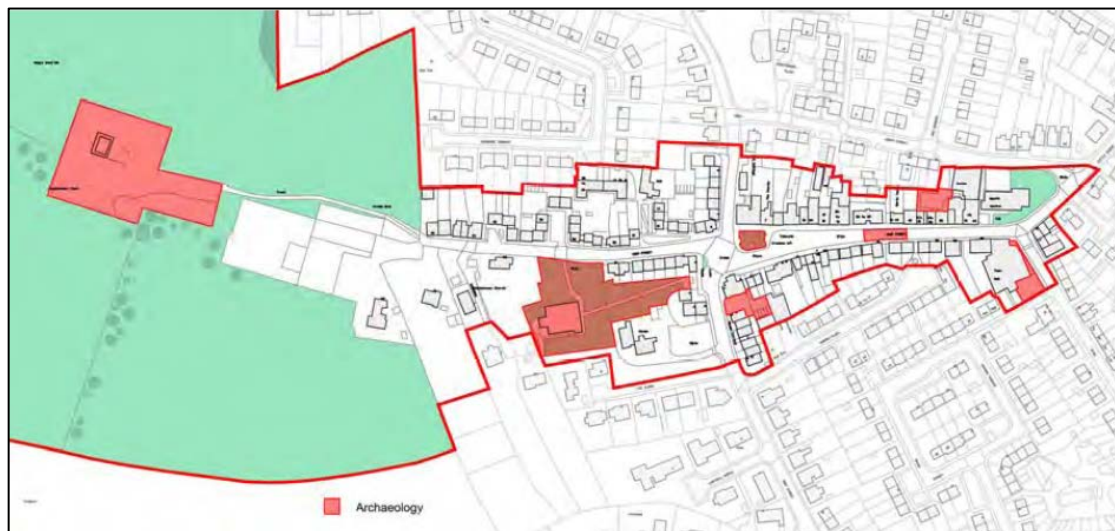


Figure 4-30: Clackmannan, Conservation Area indicating Sites of Archaeological Interest. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database rights 2014. All rights reserved. Ordnance Survey License Number 100020783

Previous excavations at Clackmannan Tower (NMRS: NS99SW 1 90658 91958)

The trench, excavated by a small mechanical excavator, ran between an existing manhole immediately within the remains of a barmkin enclosure on the E side of the tower house. The trench was dug towards the E doorway and measured c 16m E-W, being up to 600mm deep. (NS 9065 9195)

Two shards of reduced post-medieval pottery (jug and handle sherds) were found along with the base of a glass bottle. Initial assessment suggests that these finds date to the 17th Century.

Previous excavations at Clackmannan Parish Church and Graveyard (NMRS: NS99SW 19 90977 91838)

These produced a small amount of human bone, buried gravestones and a probable coffin handle. The absence of buried walls around the church tends to confirm that the pre-Reformation church (attributed to St Serf, 7th Century) lies under the present building.

Previous excavations at Royal Oak Inn (NMRS: NS99SW 56 NS 911 918 (centre))

A standing wall was recorded in July 2005 at the rear of 2 Main Street. The fabric was in a poor condition, requiring urgent repairs and partial demolition. Six phases of activity were identified on the site; all belong to the post-medieval period and are connected with the development of plot boundaries and backland activities.

4.24 Archaeological Conclusions and Recommendations

Given the limited nature of this desktop study of the Conservation Area Appraisal it seems likely that there is a relatively high potential for survival of archaeological remains, particularly of the medieval, early post-medieval and early Georgian periods within the immediate vicinity of Clackmannan Tower. It is therefore recommended that more detailed historical and archaeological research be conducted when opportunities arise, including a detailed study of the upstanding remains within the core area of streets that define the early town plan.

5.0 KEY FEATURES/ASSESSMENT OF SIGNIFICANCE



Figure 5-1: Clackmannan, Market Place and Main Street, August 2014 (Peter Drummond Architects)

Following an assessment of buildings, areas and significance it is possible to identify the key features which define the special architectural and historic character of the Conservation Area. These are considered when determining development applications within the Conservation Area:-

Street Pattern - Clackmannan's medieval street pattern emerges as the dominant pattern within the historic heart of the town but is underscored by nuances that have developed as it has evolved and grown over the centuries. Main Street has, to a large extent, retained its

character as a street. Likewise, so has High Street with the exception that as a result of comprehensive redevelopment in the 1950s and 60s the street wall on the northern side of the street has become more reticulated with pockets of courtyard housing appearing. During the comprehensive redevelopment of the town centre in the 1950s and 60s, the entrances into the Market Place from Port Street and Kirk Wynd were widened but the historic route still retains a strong sense of enclosure. Beyond the Conservation Area, the pattern opted for in the 1930s took the form of large urban blocks populated with a more suburban layout of semi detached houses and four in a block tenements. The exception to this is the Castle Street and Lochies Road superblock which is composed of terraces. However, from the 1970s to date the preference has been for a suburban street pattern of cul-de-sacs of detached houses. These later streets have little in common with the historic medieval heart of Clackmannan.

Plot pattern - The tightly packed feus along the streets in the medieval and post medieval heart of Clackmannan contrast with the large feus of the Georgian manses and the later Victorian and Edwardian cottage and villa plots on Kirk Wynd, Port Street, Cattle Market and Alloa Road. The tight feus within the centre of Clackmannan provide an enormous contrast with the open space of the pastoral fields around Clackmannan Tower.

Building Line - The principal streets within the medieval and post medieval settlement and the late 18th Century extensions to the town are reinforced by a strict adherence to a strong building line where buildings rise from the heel of the pavement. The cottages and villas in contrast are either set in front of the street or set back from the street observing a more informal building line.

Building Height - Building height is generally defined by the original two, two and a half storey buildings interspersed with the contextually sensitive domestic buildings from the comprehensive redevelopment of the town centre in the 1950s and 60s.

The River Forth and Black Devon - The flow of the Black Devon around Clackmannan and views towards the Forth from King's Seat Hill impact on the setting of the Conservation Area and create a natural attractive feature of interest linking town with surrounding landscape.

Vernacular Architecture - Traditional stone one, two and three storey building with sash and case windows, slate roof, cast iron rainwater goods and chimneys dominate the original medieval town centre.

Vernacular terraces - Traditional stone built but harled one storey terraced properties still line parts of Main Street, High Street, Castle Street and Cattle Market.

Victorian and Edwardian Cottages - The one storey and attic cottages lining Kirk Wynd, Port Street, Cattle Market and Alloa Road.

Large Villas - The handful of Georgian villas and manses within the vicinity of the medieval town centre are built on a large scale within their own spacious grounds.

Traditional Materials - Traditional materials predominate including slate, red and blonde sandstone, stucco, timber windows and doors, stained glass, all contributing significantly to the character of the Conservation Area.

Roofline - Characterised by the varying heights of chimney stacks and roofs along Main Street, High Street, Kirk Wynd and Port Street. This is contrasted with the simple massiveness of Clackmannan Tower looming over the spine of the town as well as the elegant vertical accents of the buttresses and tower the late Georgian gothic of Clackmannan Parish Church.

Architectural details - Many of the original buildings retain original details such as traditional timber entrance doors with fan lights above, decorative stonework, leaded glass and ornamental cast iron. Fortunately many of the details of the buildings demolished during the comprehensive redevelopment of the town centre in the 1950s and 60s have been retained and reincorporated into the contextually sensitive domestic buildings that replaced them.



Figure 5-2: Clackmannan, lych gate, Port Street, August 2014 (Peter Drummond Architects)

Green Character - The large open space of the Clackmannan Parish Church graveyard and garden, and the pastoral fields and policy planting of the open summit of the King's Seat Hill around Clackmannan Tower contribute to the special character of the Conservation Area.

Landscape Setting - The outstanding visual qualities of the surrounding wetlands and agricultural landscape of the flood plains of the Forth and Black Devon as the two rivers meander past Clackmannan, as well as the drama of the Ochil Fault backdrop to the North and the open views to south east and west across much of Scotland's Central Belt, contribute positively to the visual amenity of the town.

6.0 CONSERVATION ISSUES

Key Challenges

Loss of Architectural Detail - Original architectural details form the key defining characteristic to the appearance and value of the Conservation Area. Their retention and repair is critical to the area's preservation and enhancement.

Insensitive alterations and insertions - The roofscape of the buildings in the Conservation Area is highly visible from the surrounding landscape particularly to the south. However, there have been instances of alterations and insensitive insertions to historic roof fabric. New dormers or even entirely new roofs to accommodate further floor space have had an impact on the proportions of the original property. Examples include the inappropriately scaled dormers and skylight inserted in the roof of the early Victorian County Hotel at 6 Main Street. There is also an over-dominant and very lengthy dormer on the south facing roof of former Royal Oak Hotel at 2 and 2a Main Street and 1 Port Street.

Insensitive shopfront alterations including inappropriately sited roller shutters and replacement doors and windows are detrimental to the special character of the Conservation Area.

Use of Inappropriate materials - Where modern materials have been introduced for purposes of repair, this has led to a diminishment of the special character of the Conservation Area. Examples include the replacement of timber sash and case windows with unsympathetic uPVC windows of differing proportion, and occasional replacement of cast iron rainwater goods with uPVC and aluminium, inappropriate render repairs utilising cement based products or linostone and insensitive roof repairs using incorrectly sourced slates, pantiles or other roofing products.

Gap sites - The strong sense of spatial enclosure of the medieval heart of the town has been largely retained through the comprehensive redevelopment of the town centre during the 1950s and 60s. Nevertheless, whilst respectful in scale and design, some of the new buildings are detached so do not abut their neighbours in the traditional Scottish urban manner. Rather, the contiguous street wall is retained through use of boundary walls. Examples of these include 38-56 Main Street, 30-32 Main Street, 39-41 Main Street and 31-33 Main Street. The building at 57-59 Main Street sits between two storey neighbouring buildings and the lack of roof makes it appear as a spatial gap within the street wall.

Satellite dishes - There is also an issue with endemic installation of inappropriately sited satellite dishes disfiguring the street elevations of the buildings within the Conservation Area. The dishes have to some degree eroded the special character of the Conservation Area.



Figure 6-1: Clackmannan, 2-4 High Street and 1-11 Kirk Wynd, August 2014 – satellite dishes (Peter Drummond Architects)

Public realm - The impact of traffic management schemes including road markings, traffic signage, barriers, as well as road and pavement maintenance has a significant effect of the special character of the Conservation Area. There are also several areas where the hard landscaping installed as part of the comprehensive redevelopment of the 1950s, 60s and 70s is reaching the end of its serviceable life and is in urgent need of repair. The best example of this is the public realm and steps at the lych gate which are now in a very poor state of repair.

Open Space - The summit of the King's Seat Hill is the most important open and green space within the Conservation Area. At the centre of the space is the Clackmannan Tower - the

most important building within the Conservation Area. This space would benefit if it were better screened by trees from the 20th Century suburban housing on Kersegreen Road, Erskine Place and Woodside Terrace, i.e. the north eastern side of the hill, as these currently adversely impinge and affect the rural appearance of the King's Seat Hill and the pastoral setting of the Tower.

7.0 SENSITIVITY ANALYSIS

Clackmannan has an educational, social and physical significance. The original medieval and post medieval settlement follows the classic fishbone arrangement of Main Street/Market Place spine with narrow fues set out perpendicular to the ridge of a hill with the settlement being tucked in the eastern lee of the Royal Castle at the summit of the King's Seat Hill. This fits with the classic pattern of planned towns imported into Scotland from the continent by King David I - the central plank of the traditional Scottish organically planned town prior to the 17th Century Scottish enlightenment.

There is an obvious significance with regards to Clackmannan Tower and the open space around it given the strong links to the royal castle, various key Kings of Scotland and one of the key families of the Scottish nobility.

There is also an obvious significance in the form the settlement takes. Such was the slow pace of development of the Burgh thereafter that the classic fishbone arrangement of development can be discerned for several centuries, and indeed can still be discerned, before it slowly gets extended in the 18th Century Georgian era with villas such as the Manse being erected in spacious grounds on the slopes of the King's Seat Hill just outwith the urban core of Main Street and the Market Place. After the arrival of the railway and the increase in industry with the development of Paton's Mill, the next phase of development is Victorian suburban which extends linearly away from the medieval core but changes the typology from a continuous street wall of townhouses and tenements that rise from the back of the pavement to semi detached and detached villas within their own garden grounds and set back from the street.

The largest shift in the pattern of development comes in the interwar and post war years of the 20th Century with the development of suburban estates that at first tucked into the classic fishbone arrangement of Main Street and High Street before extending off in an interconnected network of urban blocks and streets to the south. These new estates were built to accommodate mine workers and their families that came into the area with the expansion of the coal mines in the interwar period onwards.

The next shift in development is when the local authority shifts its lens from this suburban development to the comprehensive redevelopment of Clackmannan's town centre in the 1960s and 70s in order to tackle the substandard housing conditions existing in many of the rundown buildings within the heart of the town.



Figure 7.1 Clackmannan, council housing at Kirk Wynd by W H Henry, August 2014 (Peter Drummond Architects)

What is particularly fortunate is that the County Architect WH Henry adopted a strategy of Conservative Surgery for the new works within the town centre and appears to have taken his cue from the work of Sir Patrick Geddes. His design approach is such that the character, style, construction and material detailing of the new infill buildings are respectful of the traditional urban fabric of the town. This sensitivity has extended to the incorporation of a range of historic ornamental details set aside and retained from the earlier now demolished buildings as well as the insertion of new picturesque elements of townscape – such as the lych gate – that enhance the character of the Conservation Area. Taken collectively the existing buildings and landmarks combined with the contextually sensitive new work within the heart of the ancient Burgh form an excellent example of Patrick Geddes' concept of conservative surgery resulting in Clackmannan being an exemplar of this approach.

These attributes collectively give Clackmannan a rich culture and history giving a High Regional Significance to the Clackmannan Conservation Area as a good and important example of an ancient Burgh, the core of which in turn has benefited from a sensitive and creative approach to comprehensive redevelopment during the 1960s and 70s when, rather than sweep the history of the town away, a sensitive architect has attempted as much as possible to improve housing conditions whilst still doing his utmost to conserve Clackmannan's unique sense of place.

8.0 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

SUMMARY RECOMMENDATIONS

This section of the appraisal sets out recommendations to assist Clackmannanshire Council in the effective management of the Conservation Area, helping support the local community whilst sustaining the cultural heritage.

Conservation Area Boundaries

Having been established in 1972, minor amendments to the boundaries of the Clackmannan Conservation were made in 2005 further to consultation on the Clackmannanshire Local Plan in 2004. Completion of the Conservation Area Appraisal, along with the accompanying community consultation, has highlighted no potential boundary changes.

Development

Minor works such as the replacement of traditional timber sash and case windows and their replacement by unsympathetic uPVC or aluminium framed windows with differing proportions and opening mechanisms, and the removal of other small scale detail such as decorative cast

iron railings, or the inclusion of inappropriate shopfront details such as a different awning style can have a cumulative impact on the visual integrity of the Conservation Area.

Clackmannanshire Council is committed to the preservation and enhancement of the Conservation Area's special characteristics through the application of Local Development Plan policies.

Development Sites

Development guidance could be drawn up so that developers have a clearer idea as to the size and scale of development as well as appropriate materials that can be sensitively and sensibly accommodated within the Conservation Area and so can budget accordingly. A brief has been prepared for the brownfield site between Main Street and North Street and has informed proposals submitted to the Planning Department in August 2017.

Shopfronts and Signage

Shopfronts play a major role in the character of our historic streets; they help to attract more customers to individual shops and enhance our town centres, creating attractive places to live and work. The few remaining shops on Clackmannan's Main Street have had their original shopfronts removed. These have been replaced by unsympathetic modern facades which are detrimental to both the building and street as a whole. Shopfront initiatives elsewhere have shown that simple improvements to the signage, security (including positioning and incorporation of roller shutters) and awnings can have a significant impact on the visual integrity of the Conservation Area's townscape.

Maintenance

One of the greatest threats to the buildings of the Clackmannan Conservation Area is limited maintenance and care leading to decay and loss of fabric. The most effective means of preserving the character and appearance of the Conservation Area is by encouraging regular programmes of repair and maintenance of the buildings. Various elements in traditional buildings – windows, doors, guttering, chimneys, pointing of masonry, and roofs need regular attention so as to extend their serviceable life. The greatest cause of building decay is failure of the roofs and exterior walls. Regular maintenance is a cost effective way of doing this as it can help reduce longer term repair costs and extend the life of the building fabric.

Information and Advice

Building owners, residents, and local businesses are key stakeholders in ensuring the preservation and enhancement of the Conservation Area. Information and guidance for owners can explain the implications of living in a Conservation Area and provide advice and pointers on the best and most economic way for them to maintain their properties. The guidance can help explain, in an accessible and non-technical manner, the principal causes of decay, how they can be prevented, and where repairs are necessary how they should be carried out. The information can also provide details of any available grant assistance. The INFORM Guides prepared by Historic Scotland (now Historic Environment Scotland) are also useful sources of information. The can be downloaded from www.historicenvironment.scot. A list of useful names, addresses and contact details is supplied at the end of this document.

Public realm

During 2016/17 the public realm in Main Street and Market Square was significantly improved through the community led Clackmannan Regeneration project. The street scape in Market Square and Main Street was redesigned in an initiative led by Clackmannan Development Trust in partnership with Clackmannan Community Council, Clackmannanshire Council and Ian White Associates. This drove the implementation of one-way working, re-organised parking and bus stopping facilities, replacement of asphalt social areas and footways with dark Caithness stone paving and speed reduction and accessibility improvements. Street furniture, although still conspicuous, has been regularised and is of a higher standard. The addition of cycle parking and a contra-flow cycle lane reflect the changing attitudes to travel and tourist visits to Clackmannan.

There is scope to continue to improve the standard of, and better co-ordinate, street surfaces, street furniture and signage in other select locations throughout the Conservation Area.

It is essential that all parties involved in street design ensure that streets contribute as positively to the environment of the Conservation Area as is possible and respect and enhance local character and contribute to placemaking. Street markings should also be kept to a minimum so as not to undermine the existing character of the Conservation Area. The opportunity should be taken in cases where the carriageway is being resurfaced or where lines have worn off completely to introduce narrower lines and markings that are less likely to distract from the character of the Conservation Area.

Article 4 Directions

Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a planning authority can seek approval of the Scottish Government for Directions that restrict permitted development rights.

The effect of an Article 4 Direction is to control minor works which could erode the character and appearance of the Conservation Area. Article 4 Directions do not preclude the carrying out of certain works but do require planning permission be sought.

Clackmannanshire Council already has an Article 4 Direction in place within the Clackmannan Conservation Area as this was previously drawn up by the County of Clackmannanshire. The Article 4 Direction was confirmed in 1972 and covers Classes 1, 2, 7 and 16.

Recent changes in Scottish legislation, the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, has amended the scope of Permitted Development rights for householders. This has meant that these Permitted Development rights have been removed for householders in all conservation areas throughout Scotland and includes development such as:

- House extensions
- Roof alterations
- Window replacement
- Stone cleaning or painting of the exterior
- Erecting satellite dishes
- Provision of hard surfaces
- Alterations or erection of ancillary buildings such as sheds/garages and
- Raised platforms or decking

These cover all key areas where incremental small-scale proposals might have an impact, however one area which the local authority may wish to consider is a restriction on statutory undertakers and utility providers in order to ensure that any such development within key areas like the Market Place and Main and High Streets are sensitively designed.

Enforcement

Any policy is only of assistance if it is followed. There are a number of areas in the Conservation Area where there are clearly issues around historic non-compliance. In order to prevent any future erosion of character it is recommended that the local authority develop additional planning guidance specific to the Clackmannan Conservation Area.

9.0 MONITORING AND 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:
 - Traditional shopfronts
 - Public realm enhancement

- 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.

10.0 FURTHER INFORMATION AND LINKS

Bibliography

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Watters D and Glendinning M, (2006) *Little Houses: The National Trust for Scotland's Improvement Scheme for Small Historic Homes* Royal Commission on the Ancient and Historical Monuments of Scotland

Legislation and Statutory Instruments

Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.(As amended by the Historic Environment (Amendment) Scotland Act 2011)

The Historic Buildings and Ancient Monuments Act 1953; (As amended by the Historic Environment (Amendment) Scotland Act 2011)

The Ancient Monuments and Archaeological Areas Act 1979; (As amended by the Historic Environment (Amendment) Scotland Act 2011)

Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (and subsequent amendments)

Policy Context

Adopted Clackmannanshire Local Development Plan (2015)

Scottish Planning Policy (SPP) 2014

Historic Environment Scotland Policy Statement 2016

Planning Advice Note 71: Conservation Area Management

Designing Places – A Policy Statement for Scotland (2001)

[Designing Streets](#) – A Policy Statement for Scotland (2010)

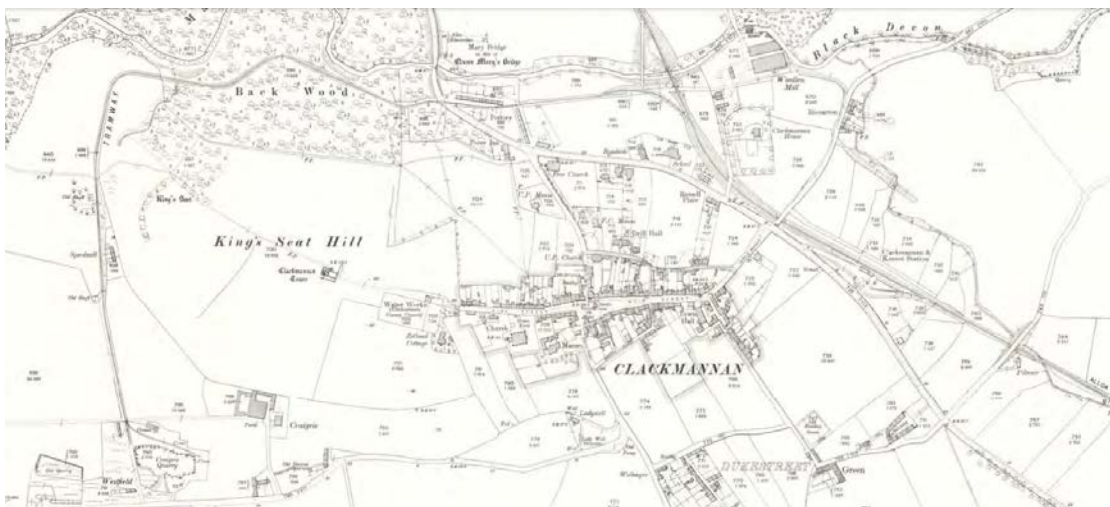
Conservation

Historic Scotland's INFORM Guides are available from Historic Environment Scotland's website. These are short leaflets which gives owners of traditional buildings information on repair and maintenance – www.historicenvironment.scot

USEFUL CONTACTS

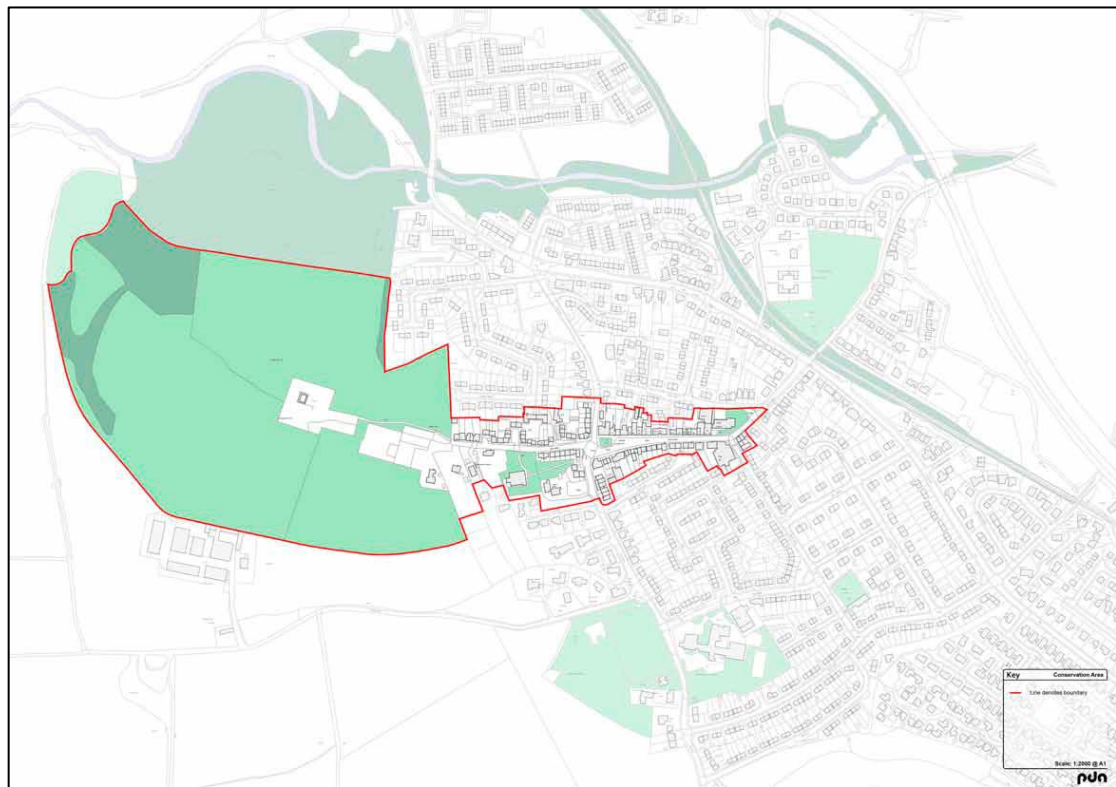
Clackmannanshire Council
Development Planning
Kilncraigs
Greenside Street,
Alloa,
Clackmannanshire,
FK10 1EB
Tel: 01259 450 000

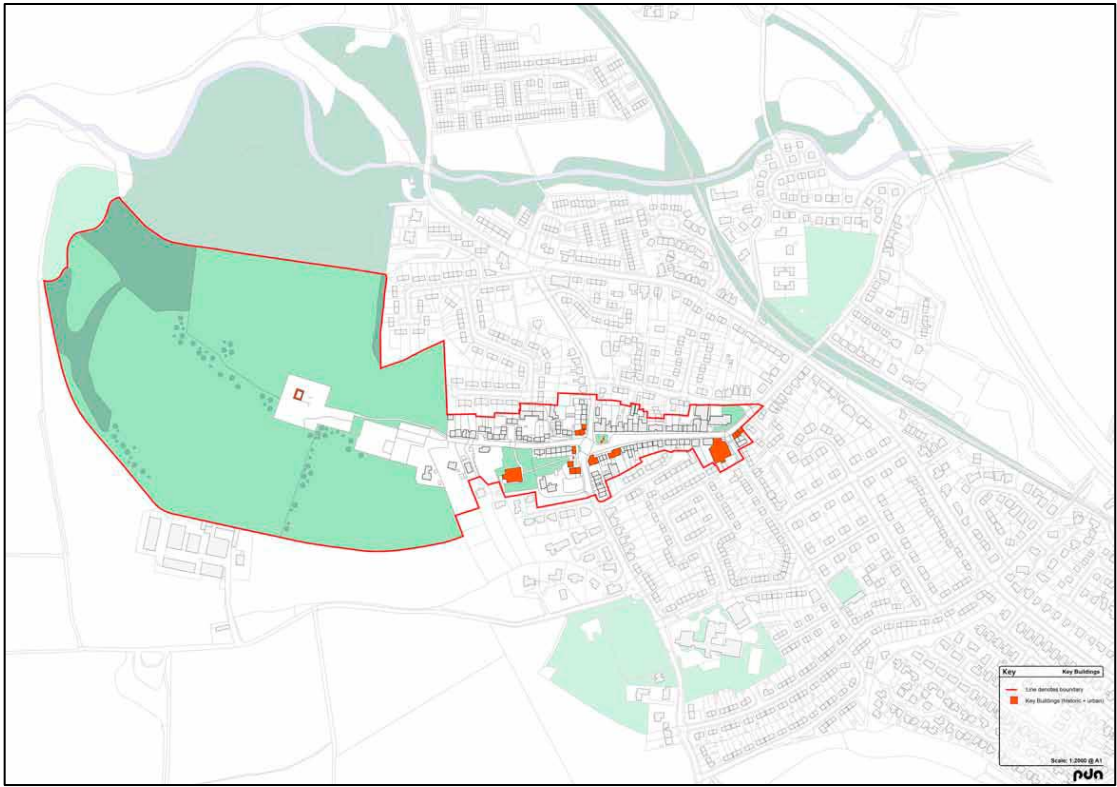
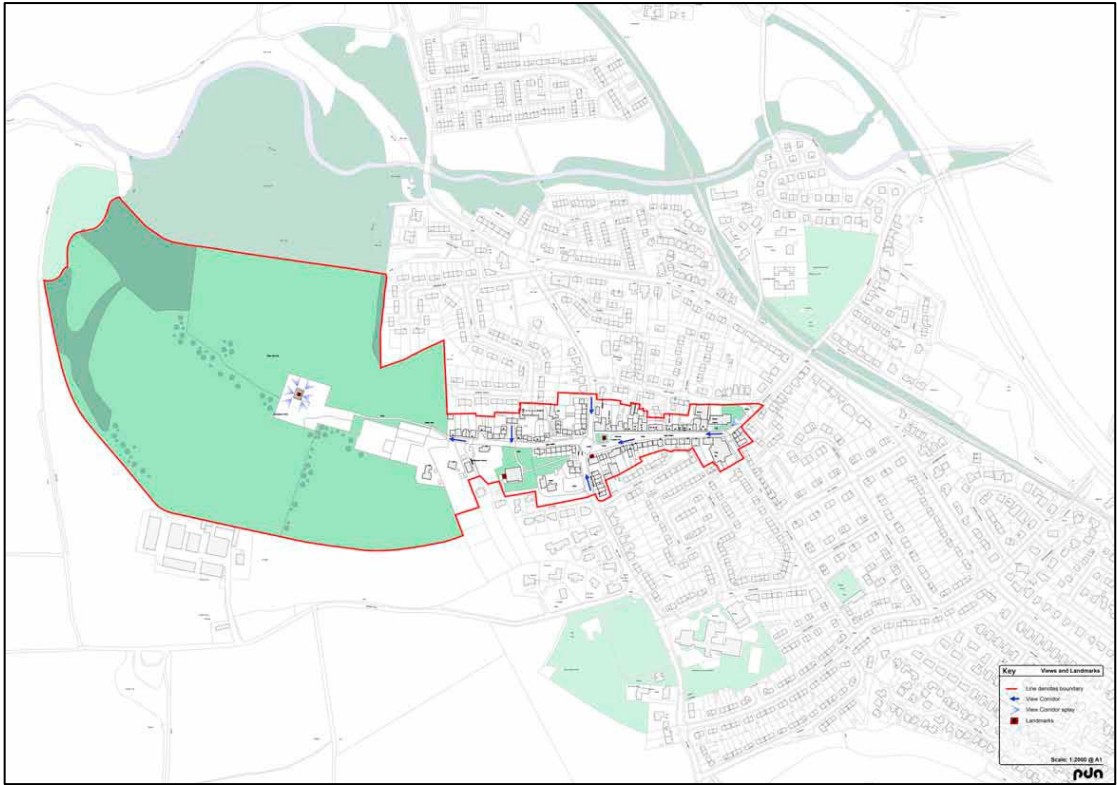
APPENDIX 1 HISTORIC MAPS

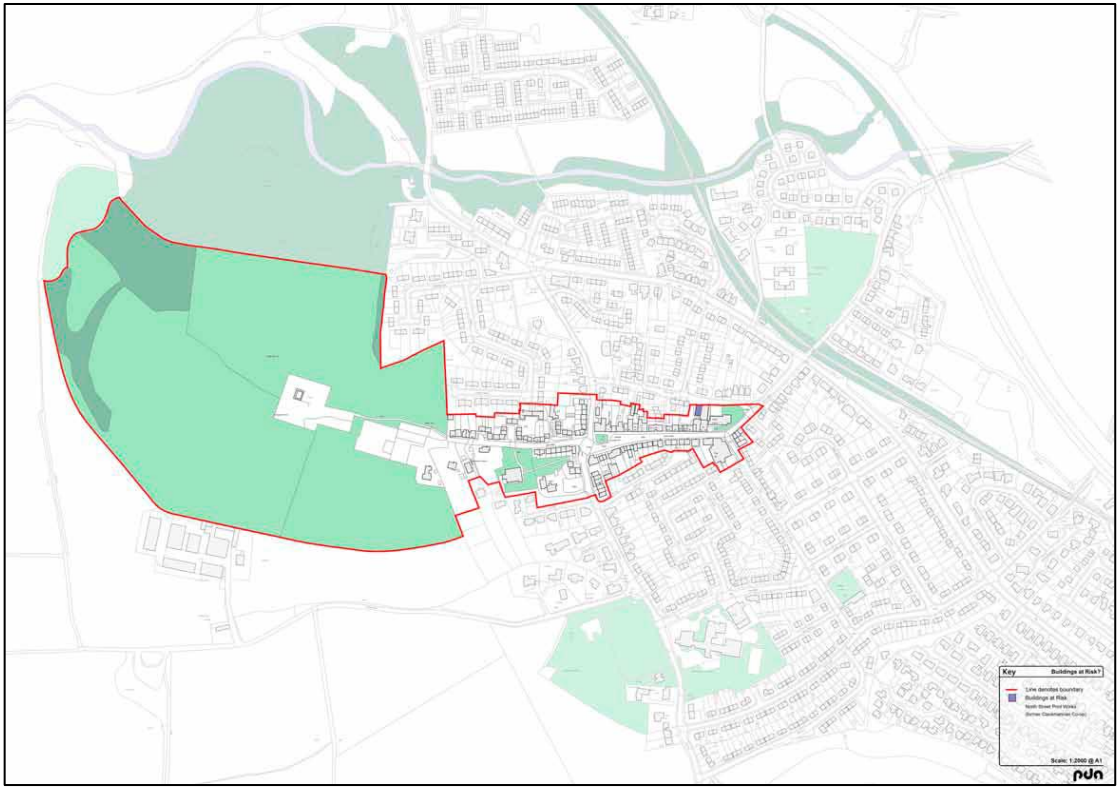
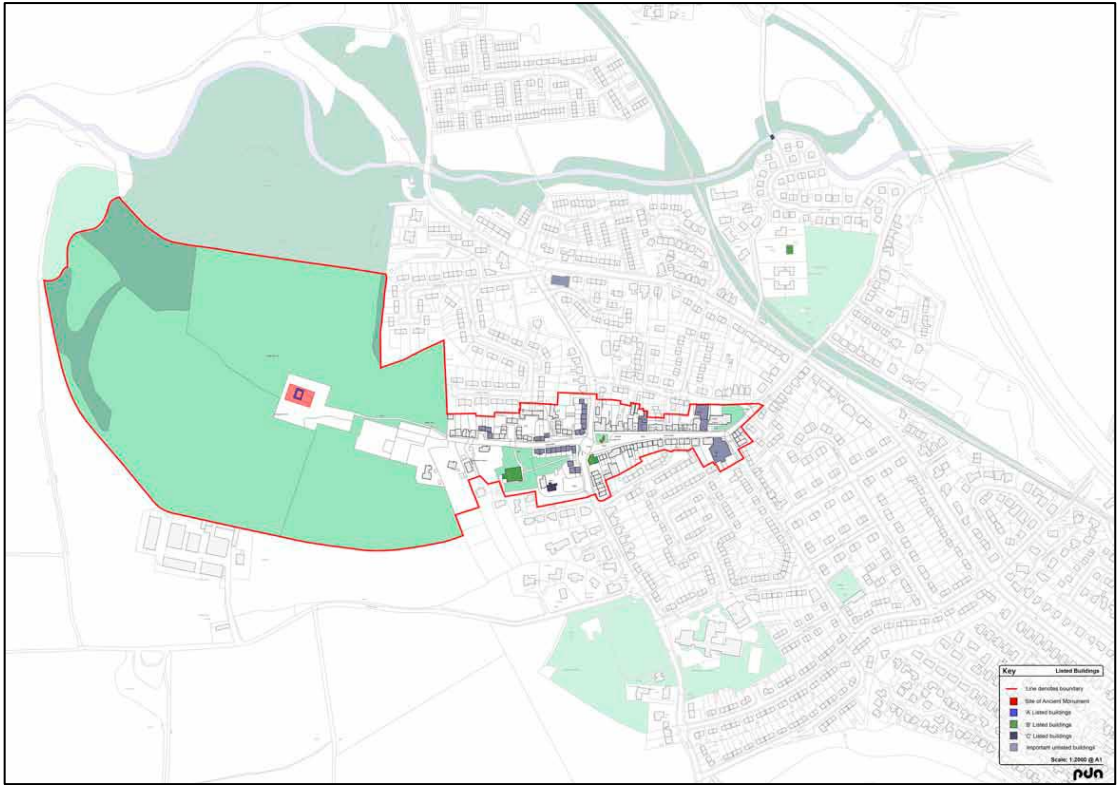


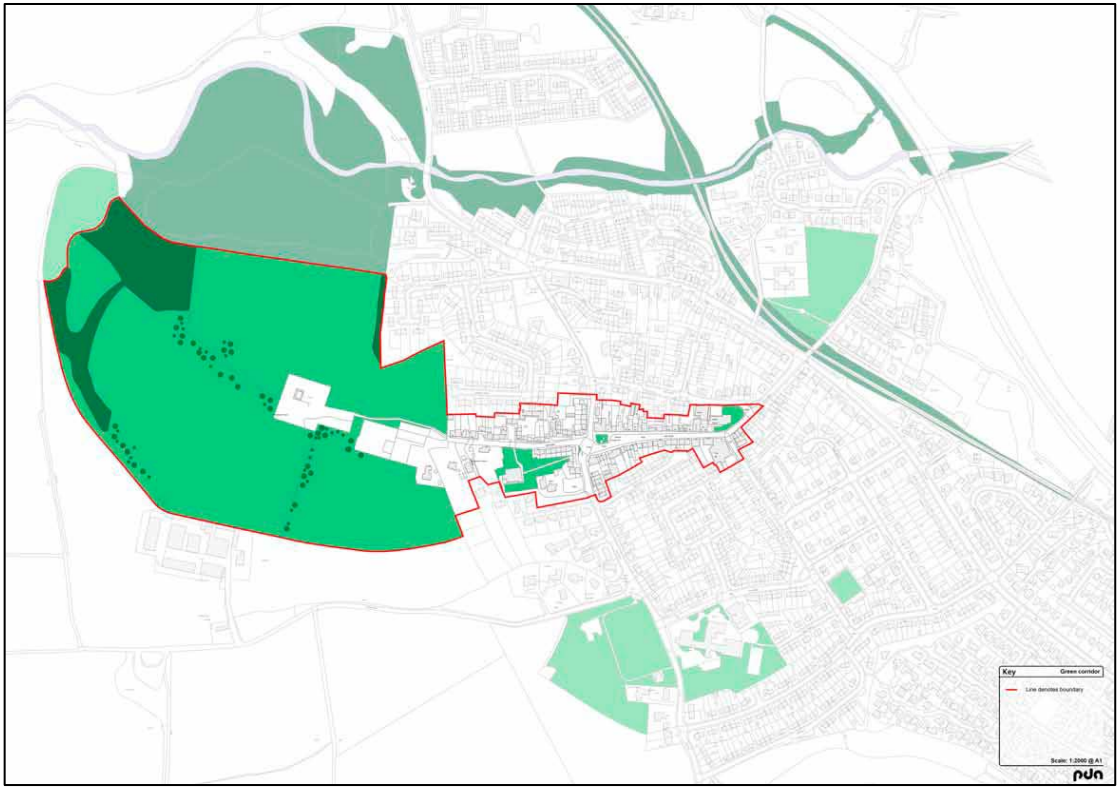
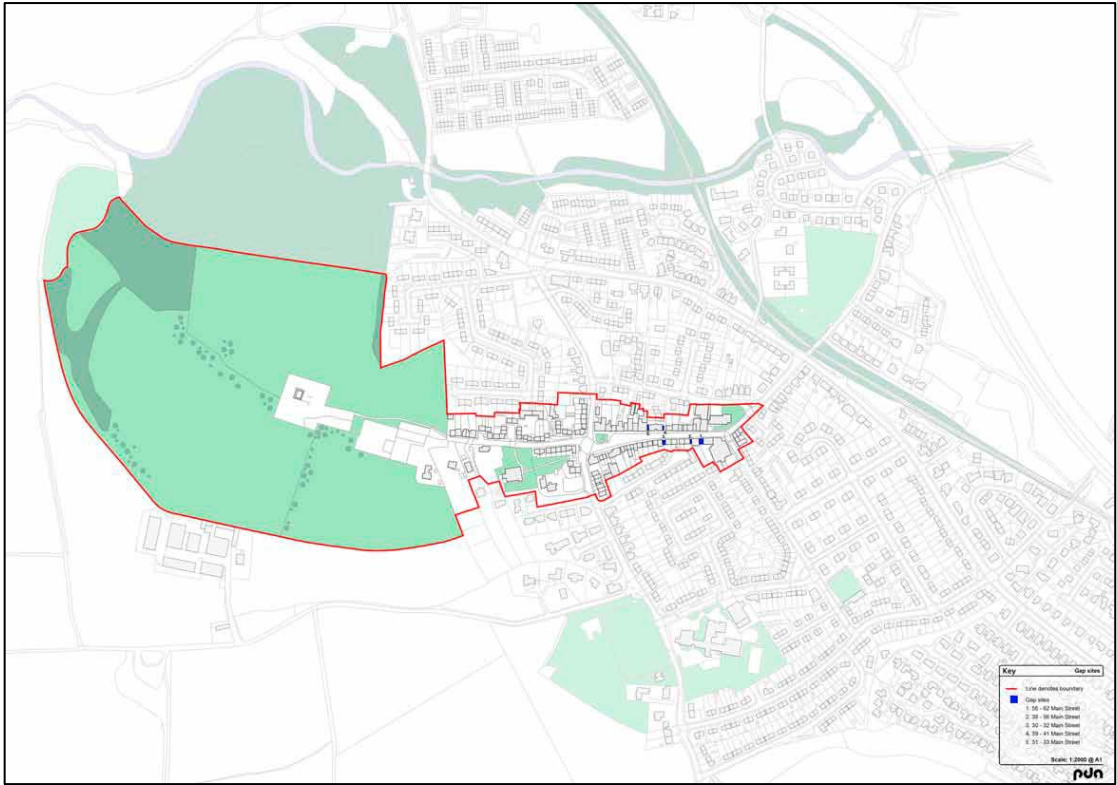


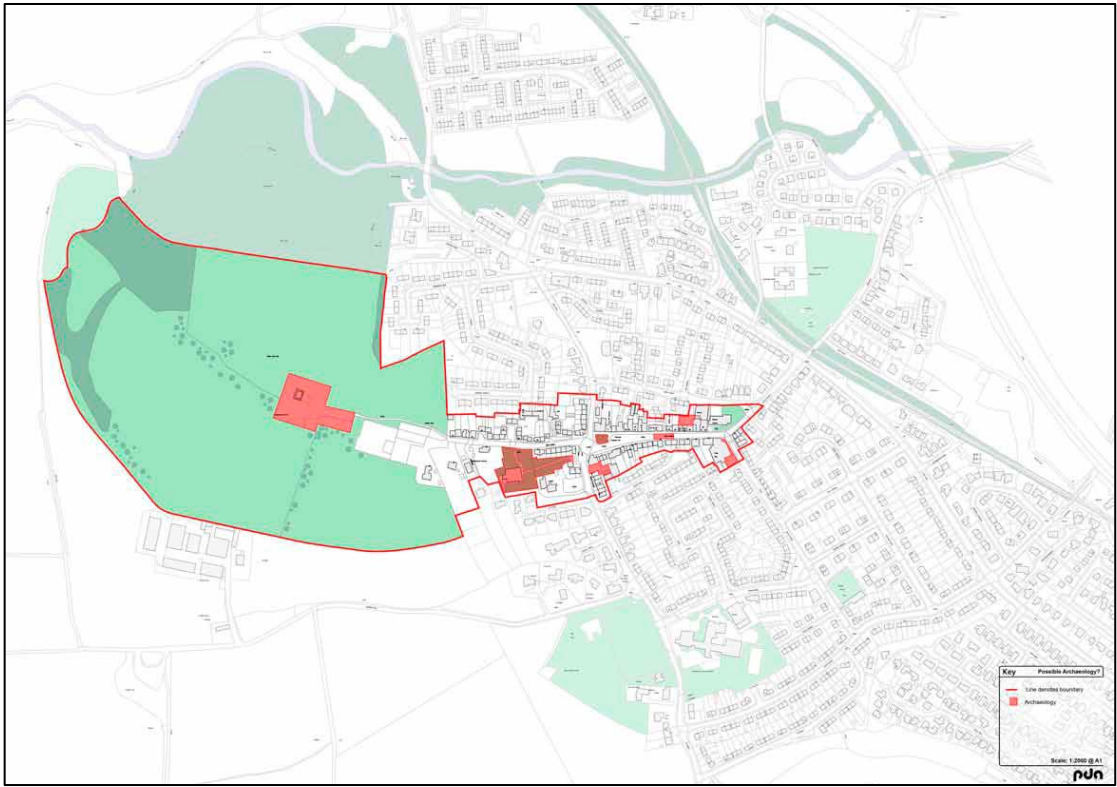
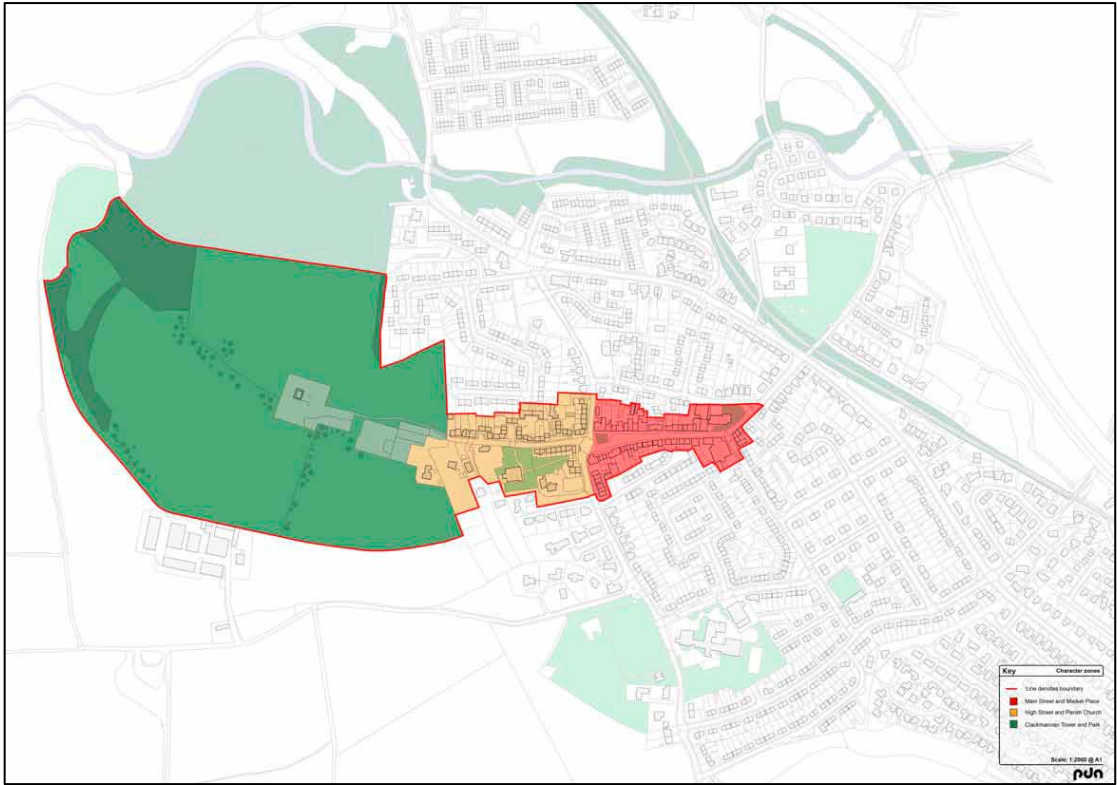
APPENDIX 2 ANALYSIS DIAGRAMS











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.

CHIMNEY STACK - The clay pot at the head of the chimney

CHIMNEYHEAD - Masonry structure for carrying flue gases from internal fireplaces

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

DORMER - Window projecting above the roof slope or wallhead

DRYSTANE - Walling constructed of rubble stone without mortar

DYKE - Stone boundary wall, often of drystone construction (see above)

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.

GABLE - The end wall of a building; may also appear on the front walls of buildings

HAFFIT - Vertical panel, for instance of a dormer window

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

LIME MORTAR - Mortar based on lime and mixed with aggregate, for which the lime provides the hydraulic set

MARGIN - Raised section of walling, with a smooth surface to provide a decorative edge

ORIEL - A bay window projecting from the wall supported on brackets

PANELLED - Framed doors most often with a central mullion

PANTILE - A curved S-shaped red clay roofing tile

PIENDED - Angled, or hipped roof

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

PVC - Applies to plastic products moulded from polyvinyl chloride, and variations of this material such as unplasticised PVC (uPVC)

QUOINS - The shaped corner stones of a building

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

RIDGING - Ridge units at the head of a roof

RUBBLE - Walling material of undressed or roughly shaped stones; in better work may be laid as coursed rubble

SASH AND CASE - Vertically sliding windows, historically always of timber

SKEWS - Flat stones at the head of gables to prevent water penetration

SKEWPUTT - The stone at the foot of the skews, often carved, to prevent them from slipping off the wallhead

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

SNECKED WALLING - Masonry laid up with squared rubble stones, fitted in irregular courses

TILES - Roofing units for pitched roofs, normally other than slates

uPVC - See PVC

WALLHEAD DORMER - Window which is built directly off the wallhead to give height to attic rooms; see DORMER

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