



TILlicouLTRY CONSERVATION AREA CHARACTER APPRAISAL

FEBRUARY 2018



Clackmannanshire
Council

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1 INTRODUCTION, PURPOSE AND JUSTIFICATION

1.1 Date and reason for designation

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

The Tillicoultry Conservation Area was designated in the 1970s (revised 2005) for its special architectural and historic character.

Conservation area status brings the following works under planning control:

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

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



Tillicoultry Conservation Area Boundary

1.2 Purpose of appraisal

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

This document therefore seeks to:

- define the special interest of the conservation area and identify any issues which threaten the special qualities of the conservation area

- provide guidelines to prevent harm and assist in the enhancement of the conservation area
- provide Clackmannanshire Council with a valuable tool with which to inform its planning practice and policies for the area

The appraisal conforms to Scottish Government guidance as set out in Planning Advice Note 71: Conservation Area Management (December 2004).

Additional government guidance regarding the management of historic buildings and conservation areas is set out within Scottish Planning Policy (2014), Historic Environment Scotland Policy Statement 2016 (HESPS) and the series of Managing Change in the Historic Environment Guidance Notes produced previously by Historic Scotland, now Historic Environment Scotland.

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

1.3 Methodology

This appraisal has been prepared by the Scottish Civic Trust. The Trust was contracted in December 2014 to undertake a Conservation Area Character Appraisal of the Tillicoultry Conservation Area on behalf of Clackmannanshire Council.

A thorough site survey of Tillicoultry Conservation Area was carried out including a character assessment comprising: setting, views, activity and movement; street pattern and urban grain; historic townscape; the evidence of change from historic photographs and maps; spatial relationships; trees and landscaping; and negative factors.

A previous appraisal draft, prepared in 2003 by Historic Scotland, was consulted and used as a basis for the work, but was re-examined in light of the evidence on the ground.

This document was drafted following a meeting with representatives from Tillicoultry, Coalsnaughton and Devonside Community Council, the Tillicoultry Clock Tower Campaign (TicToc) and the wider community in January and February 2015, when the extent of the conservation area boundary was discussed, along with some of the main characteristics of the conservation area and any issues which the community faces, along with opportunities for enhancement. A summary and analysis of the feedback is included at Appendix 4.

The conservation area character appraisal and analysis are intended to help understanding and management of Tillicoultry Conservation Area.

2 LOCATION AND LANDSCAPE

2.1 Location and activities

The Tillicoultry Conservation Area lies entirely within the town of Tillicoultry in Clackmannanshire. The conservation area encompasses the historic core of the town north of the High Street (A91), with Upper Mill Street to the west and Walker Terrace, Stirling Street, Ochil Street, Hamilton Street and Hill Street to the east.

The town lies in the north east of Clackmannanshire, and is one of a string of settlements lying along the foot of the Ochil Hills, which provide a spectacular backdrop.

2.2 Geology and topography

Clackmannanshire is characterised by one of the most prominent topographic features in Scotland, the contrast between the high ground of the Ochil Hills and the flat carselands of the Devon and Forth valleys.

Like the other Hillfoots settlements, Tillicoultry sits between the Ochil Hills range to the north and the River Devon to the south. The Ochils extend from Bridge of Allan in the west to Newburgh in the east.

Springs in these hills form burns, which run down the slopes of the Ochils. The burn which runs through Tillicoultry is one of the largest of these streams.

The dramatic relief is due to the scarp slope carved along the line of the Ochil fault, which crosses Clackmannanshire from Menstrie in the west to Yetts O'Muckhart in the east. This line marks a major change in geology which defines the boundary between the resistant Old Red Sandstone lavas to the north and the softer Carboniferous sedimentaries to the south.



Looking north up Ochil Street to the surrounding landscape.

The dominant building material in the area is sandstone and this would have been quarried locally. The Statistical Accounts of 1835 notes that, "There is abundance of sandstone in the parish, of varying colours, - reddish, straw-coloured and white, which greatly facilitates the increase of building, and is of considerable value to the proprietors." Sandstone is relatively soft and easy to carve, which makes it a popular building material. The Statistical Accounts also mention the presence of whinstone at the "quarries in the Mill-glen." Whinstone is a provincial name used in the quarrying industry to describe any hard dark-coloured rock. Its natural angular shapes do not fit together well and are not easy to build with, and its hardness makes it a difficult material to work. This makes the stone not very convenient for building neat walls, hence the irregular nature of the rubble walling in the area.

Coal has been worked in the area, with mining taking place at Coalsnaughton, to the south of the conservation area.

3 HISTORICAL DEVELOPMENT

3.1 Origins

Tillicoultry's natural advantages meant it developed as a textile town. The first definite cloth manufacture in the parish dates to the 1560s, but it is likely that the industry dates to before this time. The Ochils provided an abundant supply of sheep and therefore wool which would have been prepared and spun at home. Once water mills were developed, the fast running burns made Tillicoultry the ideal location for such advances.

Early Tillicoultry consisted of three villages – Westertown, Eastertown and Coalsnaughton. Westertown developed into the town of Tillicoultry, with the ancient village having been in the Burnside/Shillinghill area.

Tillicoultry Estate had a chequered history and changed hands frequently. Tillicoultry House was built in 1829, to the east of the village, but fell into ruin and was demolished around 1960.

In the early 18th Century the town was known for a coarse woollen cloth called Tillicoultry serge. Its popularity led to competition from other Hillfoots villages, and it flourished to such an extent that the supply of wool from the Ochils was occasionally insufficient and had to be purchased from further afield. The earliest textile workings were concentrated in Upper Mill Street. The town developed towards the south along the burnside and then east along the High Street. Most buildings would have been single-storey cottages or utilitarian weaver's accommodation with dwelling houses above.

The 1st Statistical Accounts of 1791-99, note a period of trade recession in Tillicoultry in the late 18th Century. In 1793 many weavers had left the town, only 21 weavers remained compared to 34 farmers. In fact, much of the account is given over to describing agricultural advances.

But Tillicoultry was by no means depressed in this period. The village profitably followed the example of others and the small farms in the area were growing increasingly good crops.

Unemployment was virtually unknown. The Devon Company had recently begun mining iron and employed 64 miners and 10 woman bearers.

Within a few years accelerating industrial change revolutionised Tillicoultry. The main catalyst was the harnessing of water power from the burn. Water-powered factories at first complemented, and then rapidly superseded the domestic textile industry.

The first water-powered mill was erected in the last years of the 18th Century by Thomas Harrower on an unknown site. This was rapidly followed by Castle Mills, and in 1806 the Craigfoot Mill high up on the burn.

3.2 19th Century and village expansion

Tillicoultry grew prosperous in the first half of the 19th Century with increased demand for woollen products from industrial centres such as Glasgow. Tillicoultry Burn supplied no fewer than 8 mills. In 1824 the firm of J and D Paton was founded and became an important source of employment in Tillicoultry into the 20th Century. The population of the town grew rapidly as migrant workers arrived to find employment. In the early 19th Century the population exceeded 1,000 for the first time and this rise continued throughout the century. By 1841 the population was 3,213, with a third of inhabitants born outside the parish. This mobility of labour is a hallmark of an industrial society, and new houses were built to satisfy demand.

Stirling Street, Ochil Street, Hamilton Street and Hill Street were built in the second half of the 19th Century to provide housing for this influx of mill workers. Philip Anstruther sold off seven acres of land which had formed part of Hamilton's Park to Tillicoultry Ochil United Housing Society, precipitating development of this part of the town. The streets run parallel to each other at an oblique angle to High Street. Ochil Street was laid out by the Society from the 1850s. Hamilton Street was developed in 1851. Hill Street wasn't laid out until 1892. Walker Terrace to the north dates to the late 19th Century and was named after Archibald Walker, former Provost.

By the 1860s industry had transformed Tillicoultry, growth had slowed and textiles were no longer the sole industry in the town. The growing importance of Tillicoultry was shown when the railway connecting Tillicoultry to Alloa was opened in 1851, and in 1867 the line was extended as far as Dollar. Tillicoultry ceased to be a village and to deal with the growing community, it became a Burgh in 1871. With Burgh status, basic amenities began to be provided – street lighting, drinking fountains, improved footpaths and a recreation ground.

The 19th Century also saw a flurry of public buildings being erected. Before the 1872 Education Act schooling was a private provision and there were 8 privately financed schools in the parish. In 1876 Tillicoultry Public School opened with 600 pupils. In 1879 Capt. James Archibald gifted the tower clock and bell for the Popular Institute, built 1859. In 1905 the Council took over the Popular Institute when it ran into financial difficulties, and it became known as the town hall.

The Walker Institute was established using funds bequeathed by Archibald Walker in 1906. In 1913 the Christian Fellowship Rooms became available and were bought by the Town Council using these funds to create a reading room, billiard room and games room.

These public buildings for the recreational use of the inhabitants of Tillicoutry were very popular and the Walker Institute had a membership of 300 in 1914. The Town Hall was used as a cinema from 1913.

3.3 20th Century

During World War I Tillicoutry became a garrison town. The outbreak of war actually stimulated trade in the town as Paton's received a war office order for 10,000 yards of khaki which kept the mills working at full capacity for 5 years. The end of the war gave way to a period of economic struggle in Tillicoutry.

As the demand for staple industries such as coal and textiles declined, Tillicoutry faced problems as a community relying on one industry. The depression drove some firms out of business entirely and the population began to dwindle. However the town did attract two new industries: knitwear and paper, and in 1934 Dunedin Stationery Co. took over Middleton Mills which had lain vacant for several years.

The Council began house building in the interwar years and the town saw a new period of expansion. In 1921 the Council began building 30 houses in Ann Street, Hill Street and Walker Terrace, which were completed in 1924. 222 houses were built in total by the Council in the interwar period in Stoneyacre, Hareburn Road, and Lower Mill Street. One third of Tillicoutry's population were living in publicly-owned property by 1939.

In 1919 the Walker Institute was refurbished. The British Linen Bank closed in 1941 and was acquired by the town to become the Municipal Buildings.

3.4 Post-war development

Further development and redevelopment of housing was carried out in the 1960s with extensive house building in Upper Mill Street, Eastertoun, Shillinghill, Braehead, Chapelle Crescent and Union Street/High Street. By the end of 1971 the Council owned 63% of the housing in the burgh.

Two architects worked on nearly all the Council contracts from the early 1920s: Arthur Bracewell and A.G Bracewell, a father and son. Bracewell Jnr worked on Scotland Place and Shillinghill in 1957-8 where he made a conscious attempt to blend in with, and preserve, the historic character of this most ancient part of the town. He was also responsible for the redevelopment of the High Street. In 1962 the 1860s houses and shops in the High Street were demolished and replaced by 42 new houses and 5 new shops in High Street and Park Street, completed in 1968.

In post-war Tillicoutry, industry was only of minor importance. Synthetic fibres dealt a death blow to the textiles industry and Tillicoutry became a dormitory town. By the 1960s less than half of the population were working within the town, most commuting to work elsewhere. In 1960 the cinema closed.

The growth of bus transport in the 1920s and 30s had posed a threat to the railways and the growth of private transport in the mid-century had a significant impact on the viability of rail services to Tillicoutry. Services were temporarily improved on the line in 1957 in a bid to encourage greater use of the services. The response was disappointing and the line finally closed in 1964.

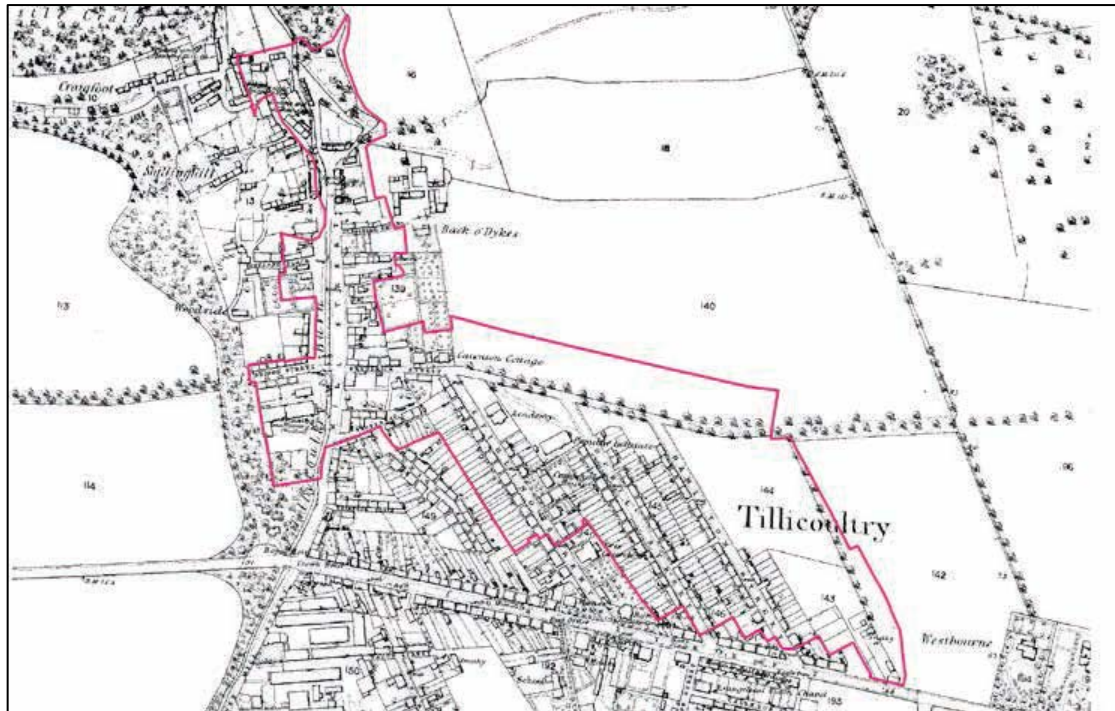


Above: Upper Mill Street, looking north in 1982 with the Middleton Mills to the left (Historic image copyright of Clackmannanshire Council)

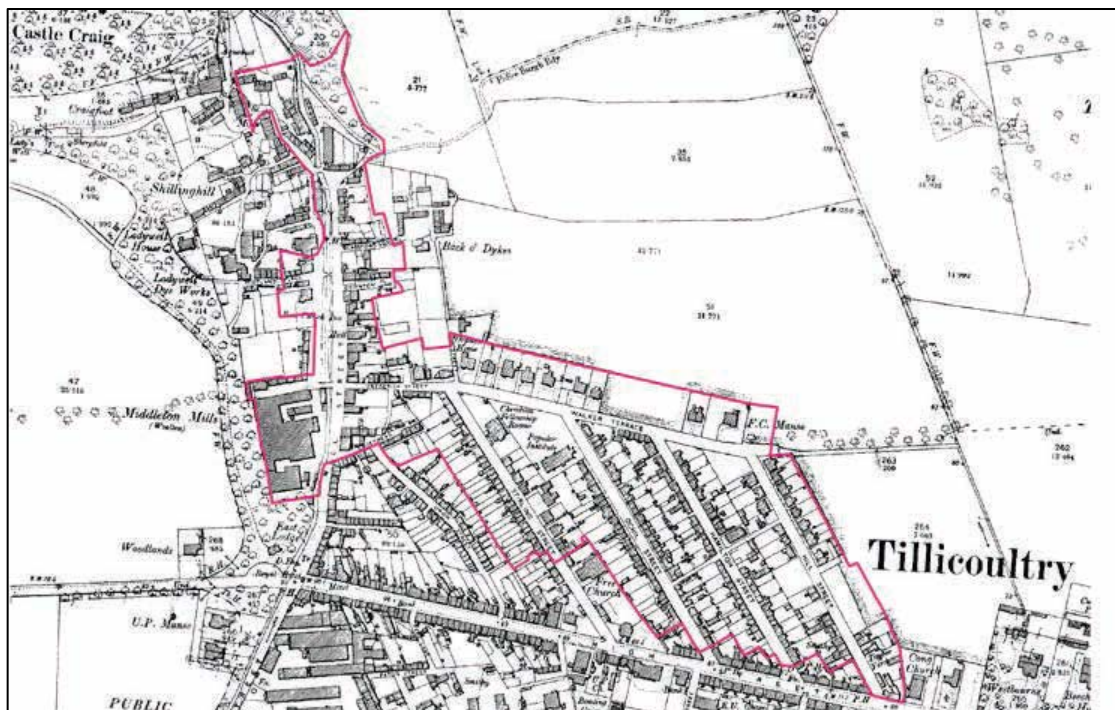
Below: today



Stobie's map of 1783 shows the old town clustered around the burn where it meets the main road connecting Tillicoultry with the other Hillfoots villages to the east and west.



The 1st Edition OS Map of 1863 shows the old town clustered in irregular plots around Upper Mill Street and the new workers housing in Stirling, Ochil and Hamilton Streets is being developed. Hill Street is yet to be laid out. Several mills are marked on the map. (Conservation Area Boundary shown in pink)



The 2nd Edition OS Map of 1898 shows that by the end of the 19th Century the new housing has expanded into Hill Street and Walker Terrace and the conservation area appears much as it is today. (Conservation Area Boundary shown in pink)

4 CHARACTER AND APPEARANCE

4.1 Spatial analysis

4.1.1 *Layout and activities*

Having developed as an industrial town, Tillicoultry is now a mainly residential settlement.



Aerial photograph of Tillicoultry, with conservation area boundary in pink.

The conservation area encompasses Upper Mill Street to the west, with Walker Terrace running perpendicular out towards the east. Stirling Street, Ochil Street, Hamilton Street and Hill Street run approximately southwest from Walker Terrace at an oblique angle. The conservation area boundary skirts around the back of the buildings on High Street, excluding them from the designation.



Hamilton Street

Historic maps show us that the old town grew up in the north-western corner of the conservation area in the area known as Shillinghill close to the burn, which has a loose unstructured character. While this area would have been the site of several mills in Tillicoultry's industrial heyday, it is now largely residential. Upper Mill Street is broad, to accommodate the burn, and the smaller streets accessed from its east side are more irregular, informal and probably relate to the 18th Century village growing up around the burn.

The wider road network in this 18th Century period included the King's Way which ran parallel to Walker Terrace to the north of the conservation area. This road joined the Hillfoots villages, and is now part of a walking trail developed by the Ochils Landscape Partnership.

The High Street (A91) was constructed in the early 19th Century providing a new main road running east-west across the south of the town.

In the mid-19th Century workers housing was developed on an oblique grid pattern between Frederick Street and the High Street. These streets developed parallel to each other, from west to east. Ochil Street was laid out from the 1850s, while Hill Street wasn't laid out until 1892.

Smaller lanes also exist, for example between Ochil Street and Hill Street, and between Frederick Street and Crofthead. The character in these areas is generally more informal and boundary walls make an important contribution to the character.

The building pattern varies across this layout, with more irregular plots around the burn and Upper Mill Street with buildings set on the roadside, compared to more regular and uniform plots in the grid-plan 'new town' area where some buildings are set directly on the roadside, while others are set back from the road behind low boundary walls. Walker Terrace features detached villas in larger plots, set back from the road in gardens. Larger plots are also associated with other larger properties and public buildings.

Modern infill has mostly been on the existing pattern usually in gap sites.

4.1.2 Open spaces, trees and landscape

The most significant open space in the conservation area is in Upper Mill Street, focused on the fast moving burn and its rocky bed and grassy banks. (see map 4.1.4). Cherry trees and railings line the banks. To the east side of the burn, the boundary wall is higher, marking the perimeter of the now empty Middleton Mills site.

A recreation ground exists in Upper Mill Street at the entrance to the Mill Glen, with interpretation boards and seating. This contributes to a slightly more picturesque and semi-rural character in this part of the conservation area.

An area of open ground exists at the north end of Stirling Street and Ochil Street. This grassy area is planted with trees along the roadside on Walker Terrace, with a curving low boundary wall and seating. This area has never been developed, and is shown on the 1st Edition OS map of with a path running through it. The boundary wall was once topped with railings - likely removed for the war effort - so may have been erected in the early 20th Century. It is shown for the first time on the 1961 OS map.



*Left: Open space and trees at Upper Mill Street
Right: Tillicoultry Burn.*

The hill land to the north of the town is an essential element in the character of the conservation area, providing a dramatic and scenic backdrop visible through the town. This inter-relationship between the conservation area and the surrounding landscape makes an important contribution to the character of the conservation area and long views to the north should be protected.

Within the conservation area, trees form important natural elements in the character of the townscape. The trees lining the burn contribute greatly to the setting of this part of the conservation area. The trees in the recreation ground at the entrance to the Mill Glen and

trees in private ground also add to the semi-rural character of this part of the conservation area.

At Walker Terrace trees lining the edge of the open space create a 'boulevard' character that is continued outside the conservation area by trees lining Stalker Avenue. Trees in private gardens also make a contribution to the townscape, for example the trees in the front garden at no.38 Walker Terrace which marks the north-east corner of the conservation area.

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

4.1.3 Views, landmarks and approaches

Of importance are the open spaces (described in 4.1.2 Open Spaces, Trees and Landscape) which relieve the built form and allow views across the conservation area and to the surrounding landscape. Views of special note are:

- The streets views along Stirling Street, Ochil Street, Hamilton Street and Hill Street especially to the dramatic Ochil hills to the north, enlivened by the stepping roofline of the cottages as the ground rises
- The views along the burnside, particularly north towards the Clock Mill
- Views of the clock tower throughout the conservation area

Views available from public roads are marked on the Views and Approaches map.



The stepping roofline enlivens street views in Stirling, Ochil, Hamilton and Hill Streets.

Approaches to the conservation area are generally from the south along Upper Mill Street or from the High Street. The approach from Upper Mill Street passes the junction of High Street/Upper Mill Street where the corner is marked by the former Royal Oak Hotel, built c.1840 and the granite Walker Fountain of 1900. This part of the town is outside the conservation area boundary. Once over the conservation boundary the view becomes more picturesque, with houses of various periods lining the burn and the Clock Mill terminating the vista at the northern end of Upper Mill Street.

From High Street, entering the conservation area along the mid-19th Century streets of workers' cottages, it is clear that the High Street and the corners with the terraces are not uniform in character, with some obvious modern intrusions. Good fragments do remain however, such as the mid-19th Century retail premises at nos. 92-102 with a bowed corner to Ochil Street. The boundary currently wraps itself behind these properties on High Street. On entering the conservation area from this direction, the views south to north along these streets, lined with modest single storey cottages and with the surrounding landscape to the north as backdrop, contribute significantly to the character of the conservation area.

The relatively dense pattern of development in the conservation area means that landmark buildings are those that mark corners or that differ slightly from the general character. The generally low roofline allows views of the Clock Tower from throughout this part of the conservation area. The Clock Tower is an obvious landmark, along with the Clock Mill, the former Walker Institute (now the McCalls of Daiglen premises) and Hamilton Street Hall.



4.1.4 TREES AND LANDSCAPE MAP
 (see section 4.1.2)



4.1.5 VIEWS AND APPROACHES MAP
(see section 4.1.3)

4.2 Buildings and townscape

4.2.1 Townscape character

Tillicoultry has a variety of building types, now largely in residential use.

The plan form makes a significant contribution to the character of the conservation area, particularly the contrast between the early informal street pattern and the mid-19th century oblique grid layout.

Building heights vary but are generally one or two storeys. The character of the conservation area is derived from the modest scale and low roof heights of the mid-19th Century single-storey workers cottages lining the four planned streets, contrasting with the more varied character of the Upper Mill Street area. Along the four streets of workers' cottages the rising stepped roofline enlivens the streetscene, along with small variations in detailing. Larger buildings and houses provide points of interest, some of them former public buildings, which are emblematic of the strong zeal for self-improvement among the population in the late 19th Century.

The individual buildings are brought together by an architectural unity derived from common materials and building techniques.

The earliest dated building in the conservation area is the Clock Mill, built 1824, though some of the cottages found around Upper Mill Street may be of an earlier date. For example, Glassford Square likely dates to Duncan Glassford's short ownership of the Tillicoultry Estate in 1806-10, and some of the cottages found there may have been constructed in this period. No buildings in their present form are likely to predate 1775. Slates and pantiles were not in common use until after 1800.

4.2.2 Key listed and unlisted buildings

The conservation area contains 3 list entries. Each list entry may cover more than one building (for a full list of listed buildings in the conservation area see Appendix 1).

The conservation area also contains many unlisted buildings that make a positive contribution to the character or appearance of the conservation area. Buildings identified as being positive will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the street or landscape with interest and variety. These are identified on the Listed and Unlisted Buildings Map as 'positive buildings' (see map 4.2.3).

Key buildings and building groups



Clock Mill, Upper Mill Street, dated 1824. Rubble walled, 3-storey woolen mill built for JandG Walker. Now converted to flats. Mill was powered from the lade and from an engine house, now gone. The gable, with clock and ball finial is an important feature in views north up Upper Mill Street. Category B-listed.



Tower Of Former Popular Institute, Ochil Street, dated 1879. The clock tower was gifted by mill-owner James Archibald as an addition to the Popular Institute, demolished 1986. The tower is the result of a design competition, won by John Melvin and Son. Both the tower and the surviving gable of the Institute are of pinkish sandstone. The tower features diagonal buttresses to the lower stage and a diagonal belfry. Cast iron crown spire now lost. The Tower is currently in need of maintenance and is the subject of a community campaign to repair the landmark structure. Category B-listed.



40-42 Hamilton Street, c.1851. Pair of single storey, 3-bay cottages. Snecked, tooled rubble walling with banding around windows and door. Both feature uPVC replacement windows. Surviving boot scraper to right of door at no.40. No.40 also retains a Scottish slate roof in diminishing courses, while no.42 has been reroofed in natural slate and a small rooflight added. Prominent chimneys with plain clay pots. Unlisted. 27 Stirling Street, c.1862, extended 1919 by William Kerr and John Gray. Built as the Academy and gifted to the townsfolk by David Paton. Taken over by the Town Council in 1913 as the Walker Institute. Now the premises of McCalls of Daiglen. The main block is two storeys, with painted rubble walling and a single storey extension to north. Large multi-pane windows to Stirling Street. Set back from road slightly behind low boundary wall. Ground floor has been recently repainted. Unlisted.



27 Stirling Street, c.1862, extended 1919 by William Kerr & John Gray. Built as the Academy and gifted to the townsfolk by David Paton. Taken over by the Town Council in 1913 as the Walker Institute. Now the premises of McCalls of Daiglen. The main block is two storeys, with painted rubble walling and a single storey extension to north. Large multi-pane windows to Stirling Street. Set back from road slightly behind low boundary wall. Ground floor has been recently repainted. Unlisted.



1-7 Cairnton Place, c.1840. 2-storey terrace of former handloom weavers' cottages. In these cottages the looms were on the ground floor, with living accommodation above. No.1 is a 3-bay house, covered in pinkish harl, with surviving timber 6 over 6 sashes. Pitched slate roof, with stone skewes. Gable set directly on Upper Mill Street with low boundary wall to Cairnton Place. No's 2-7 bare rubble walling, with single-pane timber sashes to front elevation. Unlisted.



38 Walker Terrace, built 1889, designed by Adam Frame. Originally a manse. Built in buff ashlar sandstone with hipped slate roof. Three wallhead gables to front elevation with decorative barge boards. Central door with bay window either side. Cast iron hoppers on downpipes. Set back from road behind low boundary wall and hedge, in mature gardens. Unlisted.



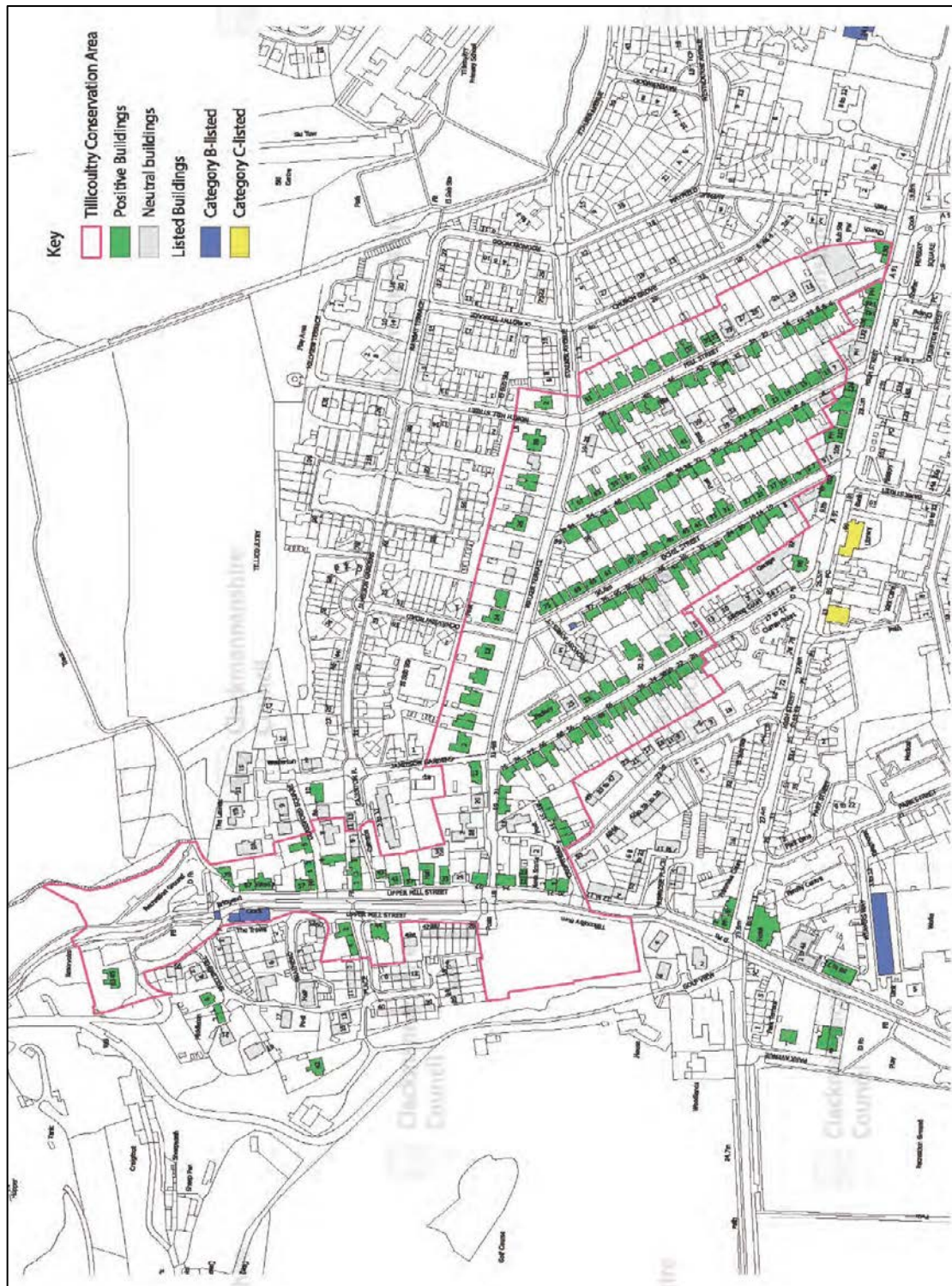
59-63 Upper Mill Street, early 19th Century. Single storey 5-bay weavers' cottage. Loom would have been to lefthand side of the door in the first 3 bays. Two chimney stacks with plain clay pots. Red clay pantiles to roof, with red clay tile easing course. Rubble stone walls, painted white to front elevation, window and door surrounds painted back. Replacement sash windows. Unlisted.



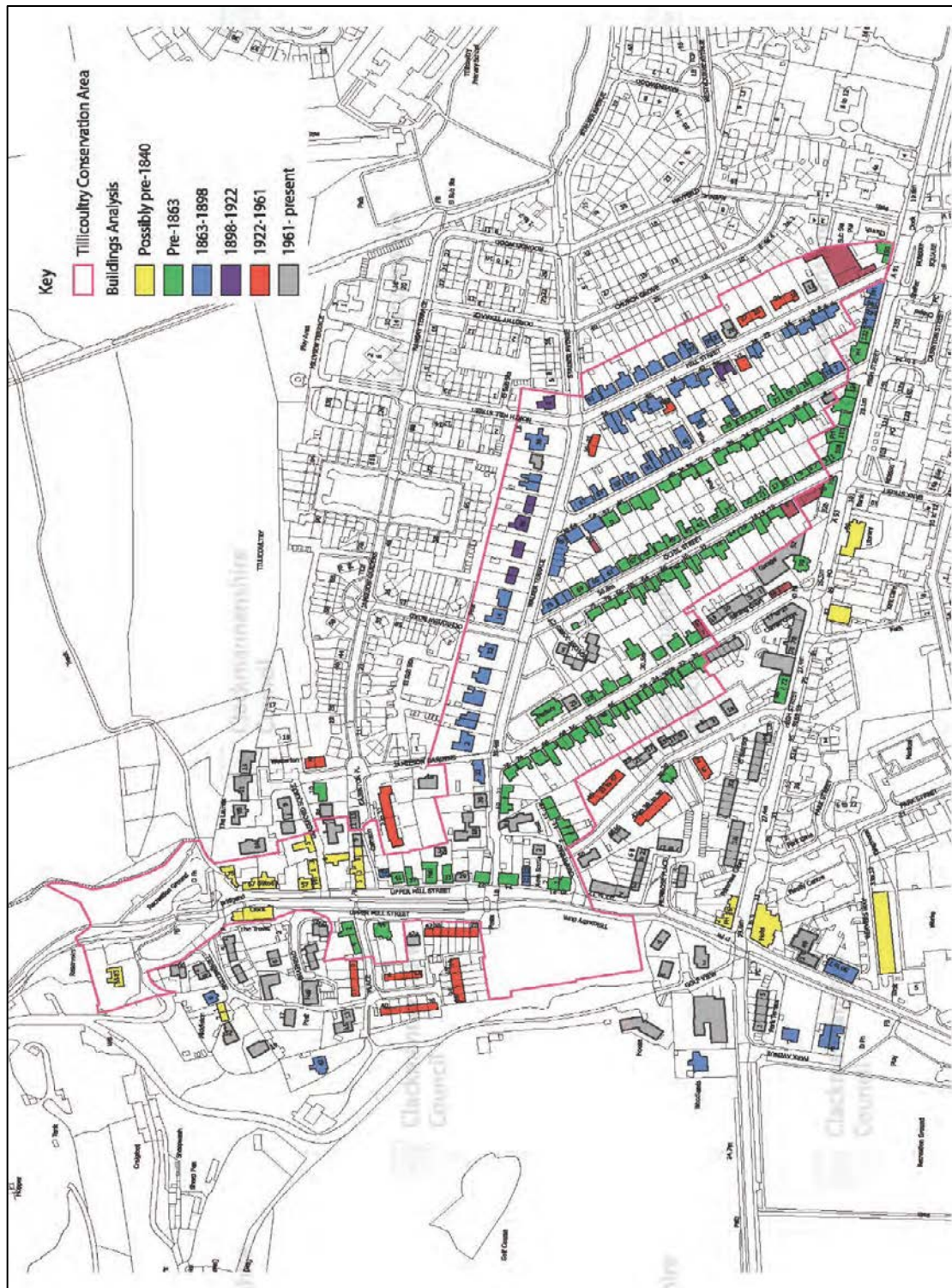
45 Hill Street, late 19th Century. Single storey cottage in pinkish sandstone, tooled and coursed to front elevation, rubble to sides. Possibly original 2 over 2 timber sash windows. Scottish slate roof of diminishing courses with bracketed skewputs and moulded cornice at eaves. Chimney end stacks with decorative yellow clay pots. Low boundary wall topped with modern railings to street. Unlisted.



53 Ochil Street, c.1850. Single storey, 4-bay cottage. Timber two over two sash windows. Renewed slate roof with modern rooflight. Snecked tooled sandstone walls with painted window and door surrounds. Low boundary wall and small front garden to Ochil Street. Unlisted.



4.2.3 LISTED and UNLISTED BUILDINGS MAP
(see section 4.2.2)



4.2.4 BUILDINGS ANALYSIS MAP
(see section 4.2.2)



Above: Walker Terrace from the east around the turn of the century (Historic image copyright of Clackmannanshire Council)

Below: the same view today





Above: looking north up Ochil Street, c.1900 (Historic image copyright of Clackmannanshire Council)

Below: the same view today.



4.2.3 Materials and local details

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

Traditionally, roofs are slated with Scottish slate in diminishing courses or covered with clay pantiles, which are common in the Hillfoots villages, occasionally with a slate easing course. The roofs are generally pitched with prominent chimneys at either end and, in some cases skews and moulded skewputts. Prominent chimney stacks are a feature of the conservation area and are particularly striking in the four streets of cottages, where the roofline steps up as the ground rises towards the north.

For walls, buildings are traditionally a sandstone, ranging in colour from buff to pink, or rubble whinstone of a dark grey colour. Walls are usually of snecked or rubble construction, with pointing in a lime mortar. Many walls feature tooling to the stonework. Stonework is mostly left bare but in some cases paint, pebble dash or a traditional harl has been applied. Generally, applied colours within the conservation area are muted neutral shades or white, often with banding in a contrasting colour around windows and doors.



Windows are traditionally timber sash and case, and vertically proportioned. There are various glazing patterns found within the conservation area, but historic photographs suggest that many would have had two over two panes, or six over six. Most properties now feature modern replacement windows.

Dormer windows are a characteristic of the conservation area, enabling the roof space behind the roofs to be used effectively. These are traditionally piended dormers, with slated haffits, or gabled dormers. Some box dormers and shed dormers can also be found, and are generally more intrusive. It should be noted however that many of these dormers are likely to be later additions.

Doors are generally panelled to front elevations and painted in a variety of colours. Most original doors have now been lost. Door surrounds are a feature of some of the later 19th Century properties in the conservation area, particularly along Hill Street and Walker Terrace. These mouldings are generally classical with some form of columns or pilasters supporting a hood or entablature. In some cases a moulding over a door is simply supported on brackets.

4.2.4 Public realm

The public realm in the main streets in Tillicoultry is generally fairly utilitarian in character.

Road and pavement surfaces are generally tarmac, with some small areas of cobbles. Whin kerbs are used extensively in conservation area. While the tarmac surfaces are unobtrusive, they do not enhance the conservation area or the setting of the adjacent buildings.

The buildings themselves generally form the boundary to the street, but boundary walls also make a significant contribution to the special character of the conservation area. To the front of properties boundary walls are generally low at around ½ a metre. These are usually rubble, or snecked stone construction with coping stones. Some of these walls originally featured railings, although most have been lost, presumably after being cut down to help the war effort

in the 1940s. At the rear of properties walls can be up to 2 metres high and are generally more informal in character, constructed of rubble stonework. Many walls are also combined with hedges.



*Above: Low boundary walls fronting properties on Ochil Street.
Below: Higher boundary walling to the rear of a property in Glassford Square.*



Due to the narrow pavements in the conservation area, opportunities for the introduction of street furniture are limited. The usual litter bins, benches and other street furniture are of standard off-the peg designs which, while unobtrusive, do not enhance the conservation area or the setting of the adjacent buildings. Street lighting is mainly provided by standard modern lamps. A small number of historic lamps do exist on private ground, for example at 8 Glassford Square and 12 Walker Terrace. While these are in the same style as those visible in 19th Century photographs of the village, it is not clear if they are historic features surviving from that period.

4.2.5 Condition

One of the greatest threats to any heritage site is the loss of primary fabric through decay and damage, reducing the authenticity of the site. The vast majority of the buildings within the conservation area are traditionally constructed and they remain robust and in sound structural condition.

A common significant threat to the historic fabric is inappropriate modern details, such as replacement windows, doors and boundaries. The majority of original doors and windows have been replaced throughout the conservation area. Replacement windows are rarely a close match to the detailing or traditional materials of the windows that have been replaced and the cumulative impact of these changes in detailing and the use of non-traditional materials such as uPVC has had a negative effect on the character of the conservation area.

No buildings with the conservation area are included on the Buildings at Risk Register, compiled by Historic Environment Scotland.

Two sites have however been identified as vacant or underused. These are:

- The Clock Tower of the former Popular Institute, Ochil Street
- The former Middleton Mills site



Above: Detail of the Clock Tower.

Below: The former Middleton Mills site in Upper Mill Street



4.3 Character Areas

An analysis of the Tillicoultry Conservation Area indicated that it can be divided into two character areas, roughly according to historical development; street pattern and layout; built form; and uses and activities.

These are:

1. The burn side
2. The village expansion

(see map 4.3.3)

It should be noted that the boundaries between these areas are blurred, and the buildings close to the boundary may contribute to the character of more than one character area.

4.3.1 Character Area 1: Burnside



This area is focused on Upper Mill Street and Tillicoultry Burn. This is the historic core of the town, where Tillicoultry developed as mills were erected close to the fast-running burn.

Cherry trees planted along the grassy banks of the burn help to create a rural and picturesque quality. The burn is crossed by three bridges, two 19th Century rubble stone bridges (one is Category B-Listed) and one 20th Century bridge constructed of steel.

The public realm is generally utilitarian in character and appears neglected in places. Some maintenance and improvements, for example to railings and verges, to improve its general appearance as a key feature of the conservation area would enhance the character and appearance of this part of the conservation area.

Along Upper Mill Street are mostly 19th Century residential properties. These are mostly along the eastern side of the street where a network of small lanes and narrow streets exists. The prevailing character is of informally arranged buildings, the earlier examples either facing the street or at right angles to it. The buildings are varied in scale and style but are generally one or two storeys, stone built with pitched slate roofs. Many would have originally been used as weavers' cottages such as the houses at Cairnton Place and the cottages at 59-75 Upper Mill Street.

One historic mill survives in this area, the Clock Mill built in 1824, which has been converted to residential use. The former Middleton Mills site has been cleared and only perimeter walls and a fragment of the entrance offices survive.

At the southern end of Upper Mill Street and on the western side of the burn at Shillinghill, there has been a significant amount of postwar housing redevelopment. These areas are therefore excluded from the conservation area.

4.3.2 Character Area 2: The Village Expansion



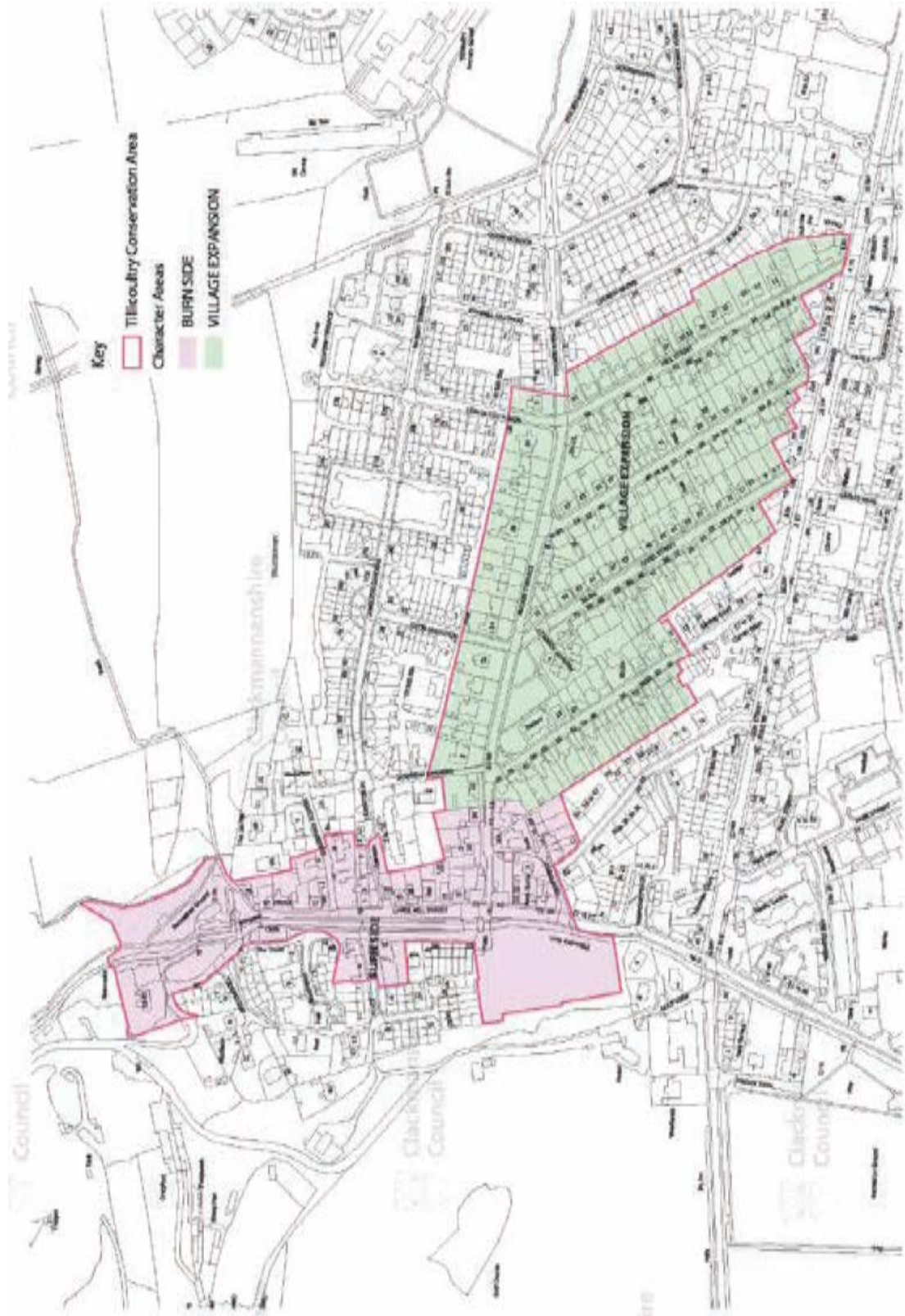
This area is focused on Walker Terrace and the four streets of cottages running southwards towards the High Street. This area, to the east of Upper Mill Street, was developed in the mid to late 19th Century as industry in the village expanded and more workers' housing was required.

Properties are mostly residential, with low one storey cottages in the four parallel streets and larger two-storey villas in Walker Terrace. Properties generally front the street directly, though some have small front gardens and a low boundary wall. Walls are built of either rubble stone, or tooled snecked sandstone.

The area features some former public buildings, such as the former Walker Institute, Hamilton Street Hall and the Clock Tower of the Popular Institute. These buildings were provided for social and educational purposes for the growing population in the town as it expanded in the 19th Century. There were generally developed on the same building pattern as the housing, though often in larger plots.

The public realm is generally utilitarian in character. Boundary walls make an important contribution. Many would originally have been topped with railings, which were mostly lost in the 20th Century. Some have been reinstated with modern replacements.

The quality and character of buildings in the High Street is mixed, and this area is excluded from the conservation area.



4.3.3 CHARACTER AREAS MAP
(see section 4.3)

5 KEY FEATURES/ASSESSMENT OF SIGNIFICANCE

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

- Historic landscape dating from 18th and 19th Century development as a centre for textile industry with burn, surviving industrial buildings and workers housing.
- Contrast between the early informal street pattern and the mid-19th Century oblique grid layout.
- The area around the Tillicoultry Burn and the entrance to the Mill Glen is a significant natural amenity and makes an important contribution to character.
- Generally residential area with modest single storey cottages dating from the 1850s and 60s laid out in four streets at an oblique angle to the High Street. Larger properties exist in Walker Terrace and Upper Mill Street.
- Several surviving public buildings which traditionally provided social and educational facilities to workers and their families, now in a variety of uses.
- Use of snecked sandstone, rubble whinstone, Scottish slate and pantiles, and a few surviving traditional sash and case windows and timber lined doors.
- Smaller lanes, boundary walls and trees make a key contribution to the character of the conservation area.
- Setting at the foot of the Ochils forms a significant part of the character, with views between the conservation area and the wider landscape.

6 CONSERVATION ISSUES

A number of conservation issues have been identified which have the potential to have a detrimental impact on the conservation area. These are listed below. These form the basis for the Sensitivity Analysis and the Opportunities for Enhancement.

- While the conservation area contains no properties on the Buildings at Risk Register, the Clock Tower and the site of the former Middleton Mills are two prominent sites which are currently neglected or underused and would benefit from redevelopment.
- The Burn area could benefit from some maintenance and improvements, for example to railings and verges, to improve its general appearance as a key feature of the conservation area.
- The replacement of traditional materials and details has led to a loss of historic fabric and a negative impact on the character of the conservation area. The use of colour within the Conservation Area is presently quite muted but there is a potential threat from the use of unsuitable colours as well as the painting or coating of previously unpainted surfaces.
- Modern development in the area is not always sympathetic to the traditional materials and styles of the historic buildings.
- The public realm, for example road and pavement surfaces and street furniture, is generally utilitarian in character and in some places detracts from the high quality built environment.

7 SENSITIVITY ANALYSIS

7.1 Loss of original architectural details and building materials

Although the majority of the buildings in the conservation area are in good physical condition the area as a whole is at risk from small changes which can cumulatively dilute the special character of the area. Most houses in the conservation area have now lost their original windows and doors, in many instances stonework has been painted or pebble dashed.

There are instances of inappropriate features and materials, which detract from the high quality historic environment.



Most traditional properties in the conservation area now have modern replacement windows and doors, often in uPVC.

7.2 Protection of the historic plan form

The overall layout, street pattern and historic boundaries makes a very significant contribution to the character of the conservation area. It survives largely intact, despite some 20th Century redevelopment and should be protected in any future developments in the conservation area.

7.3 Quality of new development, alterations and extensions

While most recent new development is sympathetic to the local details which have provided the group value of the conservation area, the Council will continue to determine applications affecting the conservation with regard to its statutory duty to preserve and enhance the character and appearance of the conservation area.

Any new development should seek to enhance the distinctive features in and around the conservation area. Design statements, where required for new development, will be expected to include proposals to protect and enhance the conservation area and its setting.

Development in the vicinity of the conservation area is required to respect the historic development pattern as well as the landscape setting of the conservation area. The long views north to the surrounding landscape are also important contributors to the setting and character of the conservation area which require careful attention in any development proposals in the locality of its boundary.

7.4 Quality of public realm

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



Public realm in some place appears tired and neglected

7.5 Need for effective management tools for the conservation area

Designation and review will not, in its own right, ensure that the character or appearance of the area is preserved or enhanced. An Article 4 Direction currently protects unifying features to help prevent erosion of character. Despite this, there are many instances of inappropriate replacement features and materials. The existing Article 4 Direction requires review in light of recent changes to householder permitted development rights and guidelines for development could address current deficiencies and guide future change in the conservation area.

7.6 Protection of trees, hedges and boundary walls

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



Trees and greenspace in Walker Terrace

7.7 Opportunities for enhancement

The Burn area could benefit from some maintenance and improvements, for example to railings and verges, to improve its general appearance as a key feature of the conservation area.

The Clock Tower is currently in need of maintenance with fencing around its base due to recent loose stonework at a high level. A community-led campaign has been established to secure funding to repair the tower and its clock, in partnership with the local authority who own the structure.

The former Middleton Mills site has been cleared and only the perimeter walls and a fragment of the doorway to the office building remain, alongside the burn in Upper Mill Street. The whole site is contained within the conservation area and any development of the site is likely to have an impact on the character of this part of the conservation area and on views around the burn area.



Surviving doorway at the former Middleton Mills site

8 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

8.1 Building maintenance and repair

It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques and property owners are encouraged to get specialist professional advice.

Clackmannanshire Council's planning team can provide advice on traditional repairs. The Council will encourage owners of historic buildings to use traditional materials and repair techniques through advice and publications.

Clackmannanshire Council will continue to work with the local community to secure the future of the Clock Tower, which is currently in need of repair and maintenance.

Further reading:

- [Maintaining your home - A Guide for Homeowners](#) (produced by Historic Scotland, now Historic Environment Scotland)
- [INFORM Guides](#) (produced by Historic Scotland, now Historic Environment Scotland)



The Clock Tower is in need of repair and maintenance

8.2 Trees and landscape

Many trees are in private ownership but nevertheless make an extremely important contribution to the special character of the conservation area. The open spaces within the conservation area also make a significant contribution to its character, providing relief to the built up areas and allowing views to landmark buildings.

Clackmannanshire Council will continue to enforce the relevant policies to ensure that the very special qualities of the Tillicoultry Conservation Area are protected from unsympathetic change. New development should protect important views, trees, hedges, boundary walls and other established boundaries.

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



Trees and boundary features make a significant contribution to the character of the conservation area

Further reading:

- [Inform guide - Domestic Boundary Walls](#) (produced by Historic Scotland, now Historic Environment Scotland)
- [Managing Change in the Historic Environment - Boundaries](#) (produced by Historic Scotland, now Historic Environment Scotland)
- [Managing Change in the Historic Environment - Setting](#) (produced by Historic Scotland, now Historic Environment Scotland)

8.3 Public realm enhancement

The Council will consider opportunities to improve the surfacing within the conservation area, in order to enhance the character of the area and the setting of key buildings.

The Council will also consider opportunities to replace existing street furniture with designs which reflect the locality, using traditional, local construction techniques and materials and/ or local craftspeople.

Further reading:

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

8.4 Quality of new developments, building alterations and extensions

In assessing planning applications within the Tillicoultry Conservation Area or which might impact on its setting, the Council shall consider them in relation to the relevant Local Development Plan policies and pay particular attention to the following:

- New development, building alterations and extensions should be in accord with the prevailing form of historic development, including the scale, massing and historic layout of buildings using traditional and compatible materials.

- New development, building alterations and extensions should not impinge on the setting of existing buildings.
- There will be a presumption against backland development within the original plots in the conservation area and new development should follow existing plot ratios.
- New development should protect significant views within the public realm.
- Original or historic features should be retained wherever possible.
- New development, building alterations and extensions should use materials which are of high quality, durable and which complement the palette of materials traditionally found in the conservation area (the use of UPVC, aluminium, concrete tiles or other non-traditional materials are not considered appropriate).
- Where stonework is not currently painted or covered a coating should not be applied. Traditional limewash and lime mortars are ideal as they allow the wall below to “breathe”, rather than sealing in any moisture and provide a flexible finish which expands and contracts with changes in temperature and humidity.
- Applied colours should be muted and in keeping with the rest of the conservation area.
- Trees, including those within private gardens, should be maintained and managed as an important townscape asset. New development should protect important trees, hedges, boundary walls and other established boundaries.
- New boundary treatments should use traditional materials and be of appropriate design to suit the locality.
- Historic photographs may be consulted to inform the design of new development, building alterations and extensions.
- New development in the former Middleton Mills site should incorporate the surviving doorway fragment on Upper Mill Street.

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

Further reading:

- [New Design in Historic Settings](#) (produced by Historic Scotland, now Historic Environment Scotland, Scottish Government and Architecture + Design Scotland)

8.5 Article 4 Direction and planning controls

The Town and Country Planning (Permitted Development) (Scotland) Order 1992 (known as the GPDO) sets out certain types of development that do not require planning permission, known as permitted development rights. In line with guidance, it has been common practice among planning authorities to extend control within Conservation Areas by way of an Article 4 Direction. Essentially, this requires planning permission to be sought for certain specified types of development where this would not normally be required.

The existing Article 4 Direction in Tillicoultry was served in the mid-1970s. The types of work that are controlled include alterations to a dwelling, such as new windows and front doors. These additional controls have had little impact on the replacement of historic features. Most buildings have now lost their original windows and doors and there are many examples of poor quality detailing and inappropriate replacement windows.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 Householder Permitted Development Rights changed the permitted development rights for homeowners, and in conservation areas. These changes came into force in February 2012 and further restricted permitted development rights for dwelling houses and flats in conservation areas (see Appendix 2).

It is therefore considered that the existing Direction in relation to Class 1 (Development within the curtilage of a dwellinghouse) is no longer required and could be cancelled. The other classes (2, 12 and 16) will remain.

Clackmannanshire Council will monitor unauthorised changes in the conservation area and will use its statutory powers of enforcement where necessary.

8.6 The control of unlisted buildings

As part of the appraisal process, unlisted but 'positive' buildings have been identified (see map 4.2.3). Generally, these are individual or groups of buildings which retain original architectural detailing and which add interest and vitality to the appearance of the conservation area.

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

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

Further reading:

- [Managing Change Guidance Notes](#) (produced by Historic Scotland, now Historic Environment Scotland)

8.7 Boundary review

As part of the assessment, the boundaries of the conservation area were inspected. In considering any review of the content and boundary of a conservation area, it is important to establish criteria against which decisions can be assessed. An overarching principle comes from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. In defining Conservation Areas and the role planning authorities have in considering development proposals within them, four main themes are identified. These are: a. architectural interest; b. historic interest; c. character; and appearance.

As shown in the historic maps, the existing boundary wraps fairly tightly around the historic core of the town. The boundary currently excludes the High Street where the character is more mixed.

Areas and features considered for inclusion were:

- Buildings appearing on the 1st Edition OS map of 1863.
- areas developed in the prevailing style of the conservation area.
- where the historic character remains relatively intact.
- small redevelopments within the boundary (with the aim of providing a contiguous area).

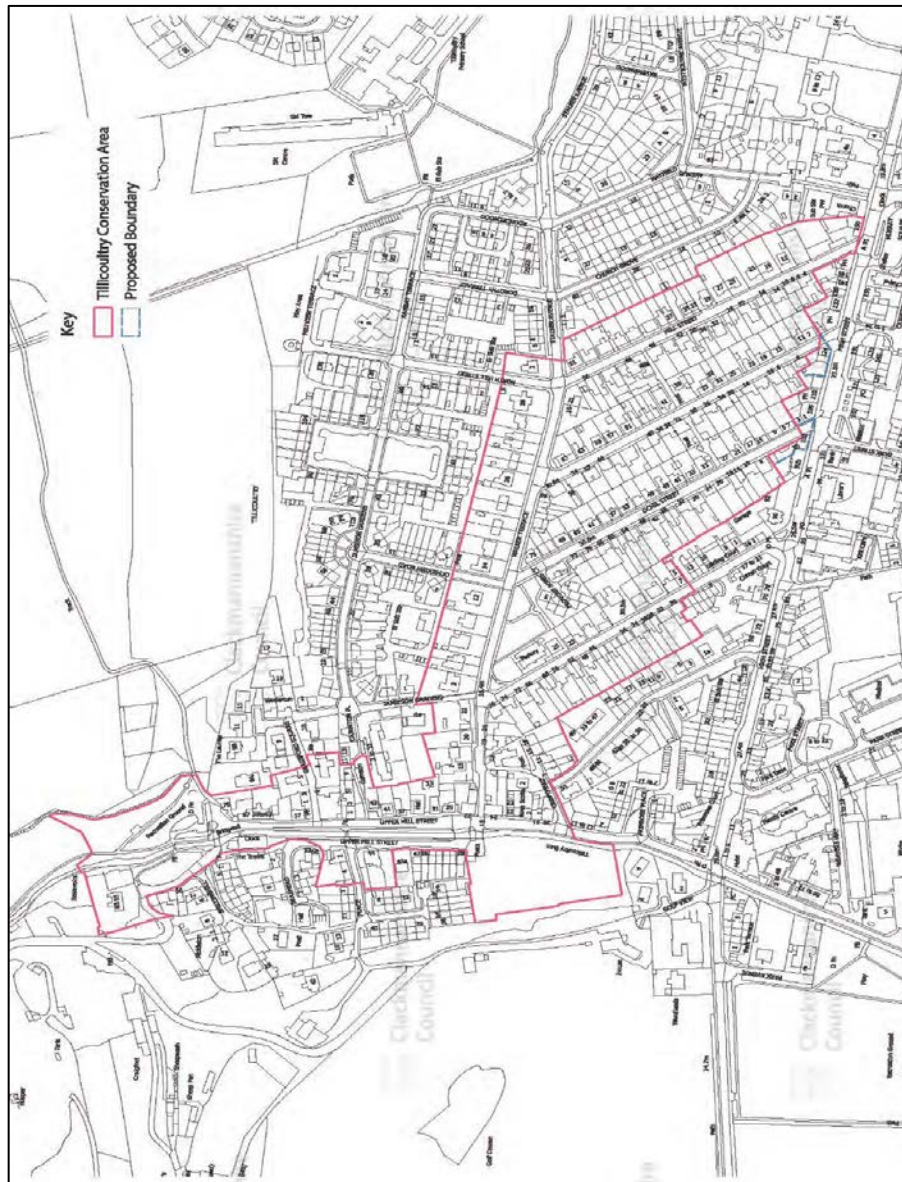
While there are historic 19th Century properties surviving on the High Street the character is not uniformly good, therefore it was not considered appropriate to extend the boundary to encompass the High Street as a whole. However, two corner sites marking the corners to Ochil Street and Hill Street were noted as making a positive contribution to views of those streets from High Street and were developed in the same period as the cottages. It would therefore be desirable to protect these corners.

It was therefore considered that the following amendments should be made.

- Extend the boundary on the western side of Ochil Street south to include the corner block at 102 High Street.
- Extend the boundary on the western side of Hamilton Street south to include the 2-storey 19th Century property at 124 High Street. See historic photograph below.



The boundary will be extended on the western side of Hamilton Street southwards to include the 2-storey 19th Century property at 124 High Street, in the centre of this historic image. (Image copyright of Clackmannanshire Council)



BOUNDARY REVIEW MAP
(see section 8.4)

9 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:
 - Protection of unlisted 'positive' buildings
 - Quality of new developments and building alterations re: Section 8.2
 - Maintenance and repair of the Clock Tower
 - 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 FURTHER INFORMATION AND LINKS

[Historic Environment Scotland Policy Statement 2016](#) (Historic Environment Scotland)

Historic Environment Scotland's Building Advice website
www.engineshed.org/building-advice/

Documents below produced by the former Historic Scotland can now be found on Historic Environment Scotland's website. Please follow the links provided.

Historic Scotland's Managing Change Guidance Note series
www.historic-scotland.gov.uk/managingchange

Historic Scotland - Advice for Owners of Listed Buildings
www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings.htm

Historic Scotland's INFORM Guides
www.historic-scotland.gov.uk/index/learning/freepublications.htm

Historic Scotland's Knowledge Base website
<http://conservation.historic-scotland.gov.uk/home/resourcecentre.htm>

Historic Environment Scotland - Grants
www.historicenvironment.scot/grants-and-funding/

The Heritage Funding Directory
www.heritagefundingdirectoryuk.org

Scottish Civic Trust
www.scottishcivictrust.org.uk

APPENDIX 1: LISTED BUILDINGS

Tillicoultry Conservation Area contains 3 list entries. Each list entry may cover more than one building.

The listing system in Scotland operates under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Historic Environment Scotland are responsible for compiling and approving lists of buildings of special architectural or historic interest. Once included on the lists the building – both exterior and interior – has statutory protection under the provisions of the 1997 Act.

Listing is intended to safeguard the character of Scotland's built heritage and to guard against unnecessary loss or damage. A listing applies to any building within the curtilage of the subject of listing that was erected on or before 1 July 1948. This could include many ancillary structures such as boundary walls, garages or estate buildings.

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

There are three categories of listed buildings:

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

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

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

ADDRESS	Cat.	LB Reference
Tower of Former Popular Institute, Ochil Street	B	LB42050
Clock Mill, Upper Mill Street	B	LB42054
Bridge over Tillicoultry Burn at Clock Mill	B	LB42055

APPENDIX 2: HOUSEHOLDER PERMITTED DEVELOPMENT RIGHTS

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

Permitted Development Rights

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

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

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

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

APPENDIX 4: 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

APPENDIX 5: COMMUNITY ENGAGEMENT ANALYSIS

Representatives of the Tillicoultry, Coalsnaughton and Devonside Community Council and the Clock Tower Campaign were informed of SCT's appointment to undertake this work in December. Both groups were subsequently contacted by the Trust to meet to discuss the process and gather feedback from the community on the special qualities and potentially negative issues in the conservation area.

SCT attended a meeting of the Tillicoultry, Coalsnaughton and Devonside Community Council on Tuesday 10th February 2015. A short summary of the background to the work, the appraisal process and findings so far were presented, followed by a brief discussion. Leaflets were distributed, with feedback forms and information on how to submit any comments to the SCT.

SCT met a representative of the Clock Tower Campaign separately on Monday 26th January 2015 to discuss the community-led efforts to have the listed Clock Tower repaired.

Comments made during these discussions were recorded in note form by SCT and are summarised below.

Issues raised	SCT notes
<p>The Clock Tower is in need of stone repairs, mostly at high level. There is also concern about the condition of internal roof timbers, which if allowed to continue to deteriorate may compromise the structural integrity of the tower. There is significant community support for retention and repair of the tower. The community are preparing a bid to the Heritage Lottery Fund for funding to repair the tower and clock, in partnership with Clackmannanshire Council. The Council have been asked to contribute some match funding.</p>	<p>Noted. The condition of the Clock Tower is noted in the appraisal and highlighted as an opportunity for enhancement.</p>
<p>There is a general sense that property owners are unaware of either the existence of the conservation area or its extent, and a lack of understanding of the permitted development rules.</p>	<p>Noted. It is hoped the appraisal process is an opportunity to raise awareness of the existence and implications of CA designation in Tillicoultry. The appraisal reviews the current planning controls and makes recommendations for change. A summary of the current permitted development rights is contained in the Appendices.</p>
<p>Is there a mechanism which informs property owners that they live in a CA?</p>	<p>Not that we are aware of. It may be useful for Clackmannanshire Council or the Community Council to consider an awareness campaign, e.g. leafleting properties within the conservation area.</p>
<p>How will inclusion in the CA impact on the former Middleton Mills site? Will it mean nothing can be developed there?</p>	<p>The former Middleton Mills site was included in the CA boundary when the buildings on the site were still standing. Continued inclusion in the boundary will not prevent future development of the site, but ensures that when development proposals come forward for the site, they will need to protect or enhance the character of the conservation area. This is likely to result in a higher quality development than might otherwise be expected. It will also protect views in this part of the conservation area, and allows scope for the fragment of doorway remained at the north of the site to be retained and integrated into a future development (as recommended in Section 8.4.</p>
<p>How is a decision made about which areas are in the boundary? Some of the 1960s housing at Braehead for example might be worth protecting.</p>	<p>The appraisal will consider opportunities for boundary review. There are criteria for designation of conservation areas, set out by Scottish Ministers in Scottish Historic Environment Policy (SHEP). These are broadly: a. architectural interest; b. historic interest; c. character; and d. appearance. Additionally, specific criteria were developed for the review of the boundary of Tillicoultry Conservation Area. These are noted in Section 8.7 Boundary Review, along with discussion of the proposed revisions.</p>