

Scotlandwell Conservation Area Appraisal



June 2009



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INTRODUCTION, PURPOSE AND JUSTIFICATION

Conservation Areas

1.1 Conservation areas are crucial to the conservation of our built environment. There are over 600 conservation areas in Scotland. They contain groups of buildings extending over areas of a village or town and can also include public parks, woods and historic land. To safeguard them for the enjoyment and benefit of future generations any new development should preserve or enhance their varied character. The local planning authority is required to determine which parts of its area are of special architectural and/or historic interest. It may propose and designate these as conservation areas. The public will be consulted on any proposal to designate conservation areas or change their boundaries.

1.2 Conservation areas must be safeguarded and enhanced. This is defined through:

- Defining the character that merits protection, including the space between buildings;
- Use of appropriate controls over development, demolition and advertising;
- Financial assistance, where appropriate, for works of repair and restoration;
- Protection of trees;
- Interpretation schemes, through leaflets or exhibitions;
- The implementation of enhancement schemes based upon a conservation area appraisal.

1.3 Designation as a conservation area does not place a ban upon all new development within its boundaries. However new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or visual quality of the area. New development should also positively enhance the area through good design rather than just create a neutral effect.

Reason for Conservation Area designation

2.1 Scotlandwell is a small historic settlement located in a rural environment which at its core is relatively unchanged from its original pattern first laid out around 250 years ago. The forthcoming pages will examine its location, history and development from the medieval period to the present day.

2.2 The principle of a conservation area designation has already been established through the Local Plan consultation process. The Kinross Area Local Plan 2004 indicates that the Council will designate a conservation area in Scotlandwell.

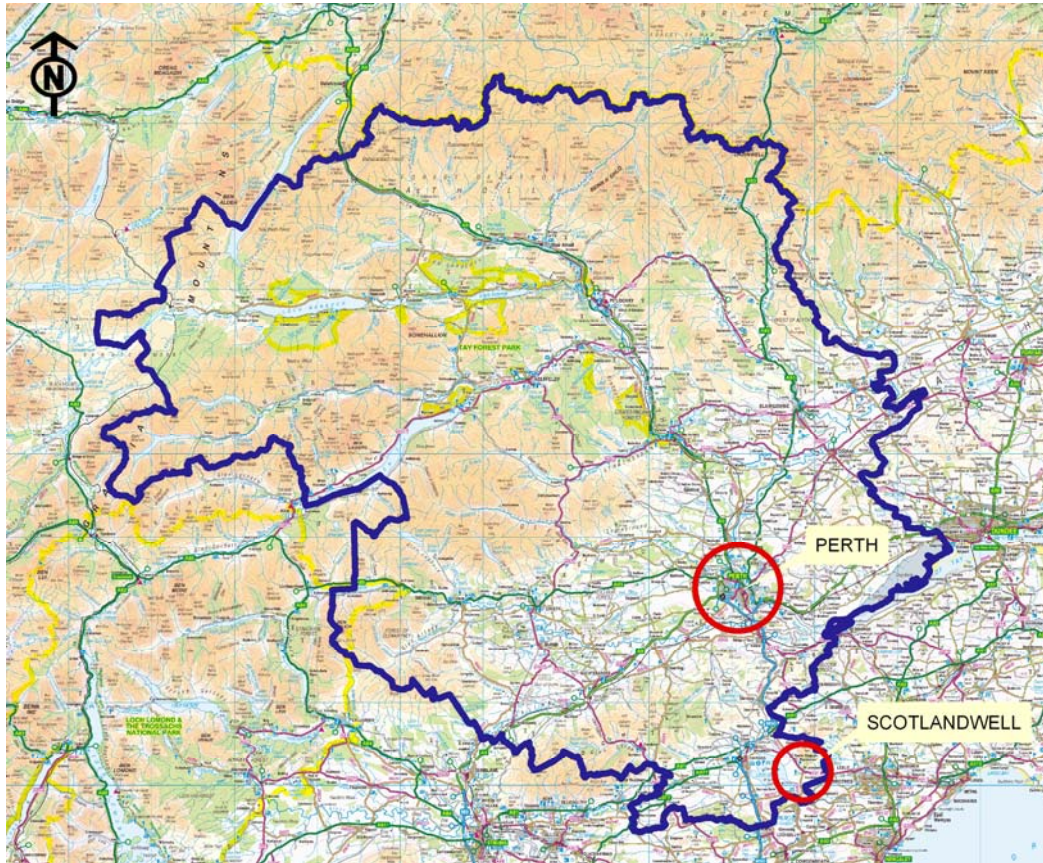
Purpose of the Conservation Area Appraisal

2.3 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Local Plan. The appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can enable the local authority to fulfil its statutory duties to protect and enhance that particular area.

2.4 Appraisals also assist development control and management. They provide the opportunity to inform residents about the special needs and characteristics of the

area and help developers identify and formulate development proposals. If a conservation area's special interest has been clearly defined and published in an appraisal then this definition will help those thinking to invest in the area and can be used to guide the form and content of new development.

Map1: Location of Scotlandwell within Perth & Kinross Council boundary



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CONTEXT AND SURVEY

Location, History and Development

3.1 Scotlandwell is located on the very south east fringes of the Perth and Kinross Council boundary, an area also referred to as the Bishopshire. Scotlandwell village lies east of Loch Leven and just south of Bishop's Hill, part of the Lomond Hills. The settlement of Scotlandwell is situated on the Kinross to Lochgelly Road (the B920) and terminates a string of small settlements along the north shore of Loch Leven from Wester Balgedie in the far west, with Easter Balgedie and Kinnesswood in between. The village stretches in two directions, in the north from just below the parish church south down through the village to the modern housing development at Friar Place, and from the centre of the village at the well east along Leslie Road.

3.2 The Romans were known to have been in the Kinrossshire area, although no Roman camp or road is known in the immediate vicinity. The name Fons Scotiae was used later to refer to the village and springs located within and adjoining. These plentiful pure springs of excellent water quality located at the base of Bishop's Hill

were the main attraction. The area then became famous for these waters with pilgrims travelling long distances to be 'cured'. William Malvoisine, Bishop of St. Andrews, founded a hospice close to the springs. His successor, David de Benham gifted the hospice to the Red Friars in 1250 who ran it until they were ejected in the mid 16th century. They had recognised the medicinal powers of the water and soon took advantage of the growing reputation, gaining financially as a result. In the Annals of Kinross-shire 490AD to 1870AD, it was recorded that in 1329 King Robert the Bruce visited the well and was believed to have found a cure for leprosy. The hospice referred to as a Hospital and/or Friary on old mapping was located to the east of the one spring that grew most in popularity and is the one that forms the heart of the village today.

3.3 The neighbouring estates are Kinross and Arnot. The former is home to the Montgomery family and the latter was home to the Bruce family. A direct descendant of the Bruce family was Sir William Bruce, the architect who designed Kinross House.

3.4 Portmoak Parish Church, erected in 1831, is the third church to be built on the elevated site between Kinnesswood and Scotlandwell. Detached from either settlement it lies centrally within the parish of Portmoak and was considered to be an accessible site for the congregation to reach. The name Portmoak derives from St. Moak who had a priory built in his honour on the east shores of Loch Leven. This site also became the landing ground and therefore Port to the nearby isle of Servanus, also serving as a priory. During the early 20th century various unions took place between the churches in the area and in 1937 the Free Church was converted and opened as the Portmoak Parish Hall by the Duchess of Atholl. The present church is the only one left serving the parish although the manse which pre-dates the church has been sold on as a private dwelling, now known as Portmoak House.



Portmoak Parish Church and former manse from The Green

3.5 The site of the hospice was also occupied by a chapel and graveyard, and 18th century remains of the graveyard are still in evidence. It is believed that the burial ground was originally used by the hospice and latterly by the villagers of Scotlandwell. The 1792 Statistical Account makes reference to the visible ruins of the church and house although the final remains were demolished over 150 years ago. The site of the hospice is now marked with a stone tablet which sits on the

boundary between the old caravan site and burial ground. Now only a handful of stones remain in the burial ground, the most notable being that of Ebenezer Erskine's mother, wife and four children. Ebenezer Erskine was the minister of Portmoak for 28 years until 1731. His actions led to the formation of the Secession Church. This event is commemorated by the obelisk Secession Church Monument at Gairneybridge Farm, Cleish.

3.6 The heart of the village we see today along Main Street is made up largely of 18th and 19th century single storey cottages and two-storey houses, many built as crofters' and weavers' houses. Leslie Road is later and in parts generally lower in density which has allowed for modern infill. Land to the east of Main Street and north of Leslie Road is divided up into long narrow paddocks, known as riggs. The layout and pattern of the village until very recently was largely unchanged when compared with mid 19th century maps.

3.7 Weaving in Scotland was originally based around cottage handlooms where linen was made from home-grown flax. The Parish of Portmoak was no different. It recorded an increase in weavers during the latter half of 1700's. It soon became a dependant form of employment until its unfortunate decline in the early 1900's. Country weavers often mixed weaving with farming according to the seasons; growing produce during the summer and weaving in the winter, therefore not solely relying upon the income from weaving. The rural location of Scotlandwell and the importance of farming in the area could have easily allowed for this form of mixed seasonal employment.

3.8 The riggs known locally as the 'crooked riggs' is a run-rig system which escaped the agricultural improvements passed by Parliament in 1695, largely due to the complicated land tenure between the Kinross and Arnot Estates. The run-rig system was communal land divided into narrow strips or riggs generally half an acre in size, each belonging to a different proprietor. It was originally an unenclosed space designed to allow a fair division of good and bad land. This was a typical arrangement for a fermtoun, the name given to a small rural settlement prior to the agricultural improvements of the 1750s. The 1695 Act allowed proprietors the right to break up the rigg system, enclosing large areas and establishing new crofts and farms. But Kinross-shire was slow to act on this new legal process of division and by the time the two estates had sorted their differences time had moved on. Years of use and one directional ploughing (downhill) by oxen or horse created 'baulks' or steep sided round field margins, visible to this day. Indeed the unenclosed riggs remained this way until the 1920s, and although some amalgamation has taken place the mediaeval layout has not been completely removed.

3.9 Schooling in the parish took place originally in Kinnesswood with the first school being built in 1777, but it was soon found to be too small and inconveniently placed. In 1834 a new and larger school was opened and named Portmoak Parish School. That school was replaced again in the early 20th century by a new school and headmaster's house on Main Street just to the south of the Well. This building survives and has been converted to a dwelling house. Primary schooling in the parish returned to Kinnesswood towards the end of the 20th century and pupils still travel to nearby Kinross for further education.

3.10 A village improvement scheme carried out by Thomas Bruce of Arnot, which was completed in 1860 with the construction of the Wash House, saw the upgrading of many cottages in the village and the clearing of land to create a bleachfield. Peat Hill, which had previously been divided up amongst the feuars to stack their peat, was beautified during this period with many exotic trees planted for the benefit of the villagers. During the works Bruce of Arnot's wife Henrietta Dorin died and so the canopy over the Well, the Wash House and the Well Cottage Garden became a memorial, and the couple's initials can be found either side of the water spout. In 1922 Charles Bruce of Arnot died and two years later the Well, Wash House, Well Cottage Garden and bleachfield were gifted to the people of Scotlandwell. Between the wars, the Third Statistical Account notes that further improvements and modernisation took place in many existing houses, including indoor sanitation.



The Well and Wash House



Modern housing in Leslie Road

3.11 Towards the turn of the 21st century Scotlandwell came under pressure for new housing development, with areas allocated for housing designated in the Kinross Area Local Plan. The eastern approach and southern fringes of the village have been developed as cul de sacs with brick, render and tiled-roofed bungalow-type detached units.

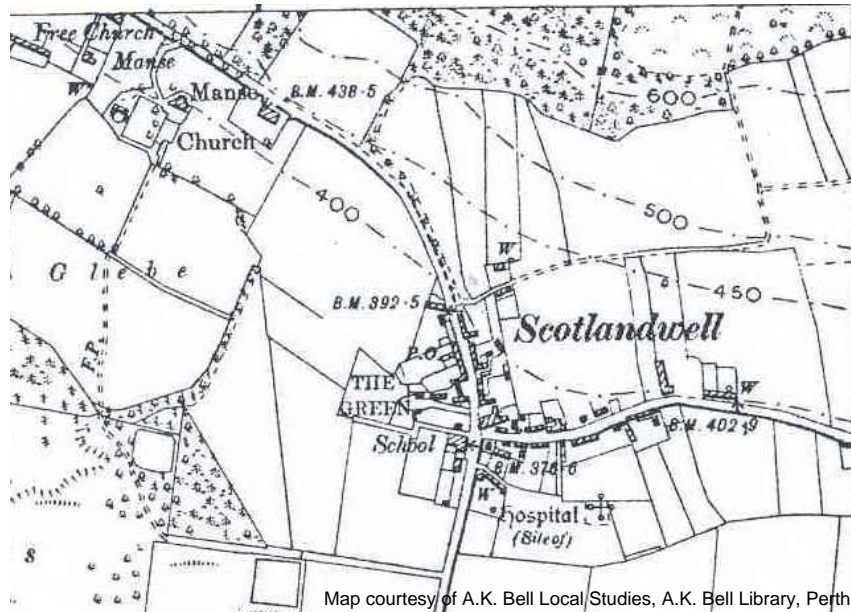
TOWNSCAPE ANALYSIS

CHARACTER AND APPEARANCE

Setting and topography

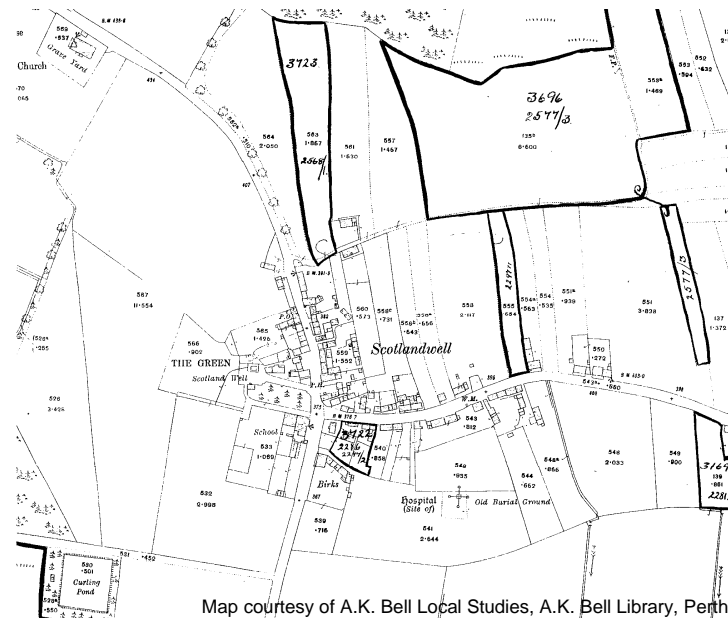
4.1 The compact size and location of Scotlandwell means that the surrounding topography plays a key part in its character. The village is built on the natural contours of the sloping land as any attempts at major earth moving or re-landscaping would in the past have been very labour intensive. Therefore the positioning of the structures rolling over the natural slopes and folds of the land give the village a unique character and make it highly visible from many vantage points, such as across the loch and at Vane Farm Nature Reserve. The shoreline of Loch Leven, to the south of the village, retreated as a result of the Loch Leven Drainage Scheme in 1830, which changed the landscape dramatically and producing 1000 acres of reclaimed land. The elevated location of the village means it has glorious views of the Ochill Hills, Cleish Hills and Benarty Hill, making the views in and out a key character feature.

Settlement development



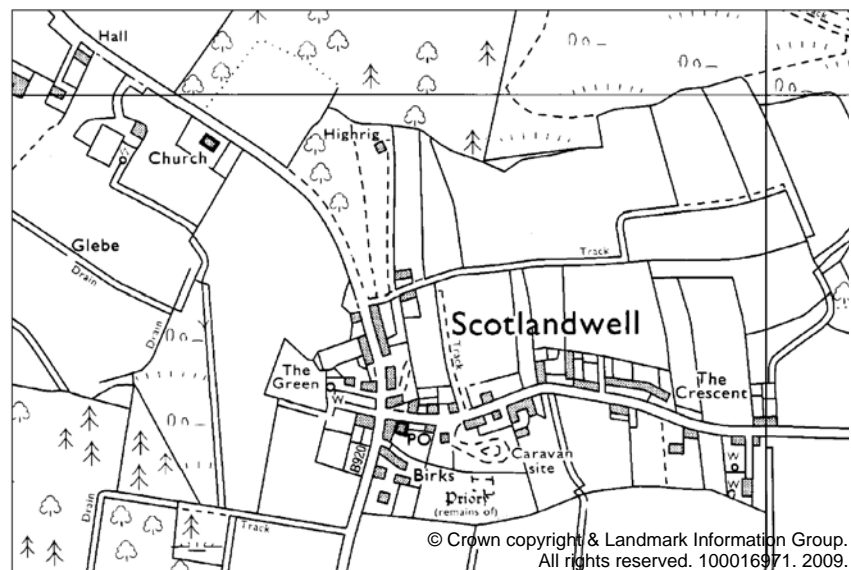
Map 2: c. 1896

Map courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth



Map 3: c. 1915

Map courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth



Map 4: c. 1977

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4.2 The rigg system to the north of the village (explained in para 3.8) is an extremely special and unusual landscape feature and essential to the historic character of the area. The riggs are divided and accessed by a historic track accessed from Sandy Lane which runs parallel with Leslie Road. This track is a continuation on the same line as Sandy Lane, perhaps aptly named from the ground condition underfoot carved deep through years of use. The whole eastern and northern lochside and Bishop Hill are defined in the Local Plan as an ‘area of great landscape value’ (AGLV). Within this area the riggs are included in the protected conservation area setting as defined by the Local Plan. The area extends up to and around the parish church and manse, enhancing their setting above the village, looking down over the valley. The riggs and tracks form a patchwork effect on the hillside, which can be viewed from afar and give the area great distinctiveness.

Map 5: Landscape setting



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Activity and Movement

4.3 The village now has no shop or post office of its own, the nearest facilities being located in Kinnesswood. The Well Country Inn was established in the 18th century and was originally known as the Loch Leven Tavern. It continues in operation today providing food, drink, accommodation and entertainment. Commercial and tourist activity in the village is limited to the Inn and the Well as a main attraction, concentrated in the centre of the village near the junction with Main Street and Leslie Road. The surrounding area provides a variety of leisure activities including shooting, fishing, woodland walks, wildlife and bird watching and gliding at Portmoak Farm.

4.4 The T-junction of the A911 with the B920 lies at the core of Scotlandwell. The A911 is the main route through the village between Kinross and Leslie, while the B920 Lochgelly Road branches off to the south to eventually connect with the M90 via the B9097. These routes have relatively high volumes of traffic throughout the year but especially during the peak tourist season when the car park at the Inn and

the informal Well car park are well used. There is no defined or light controlled pedestrian crossing on the main road. The speed limit throughout the village is 30mph.

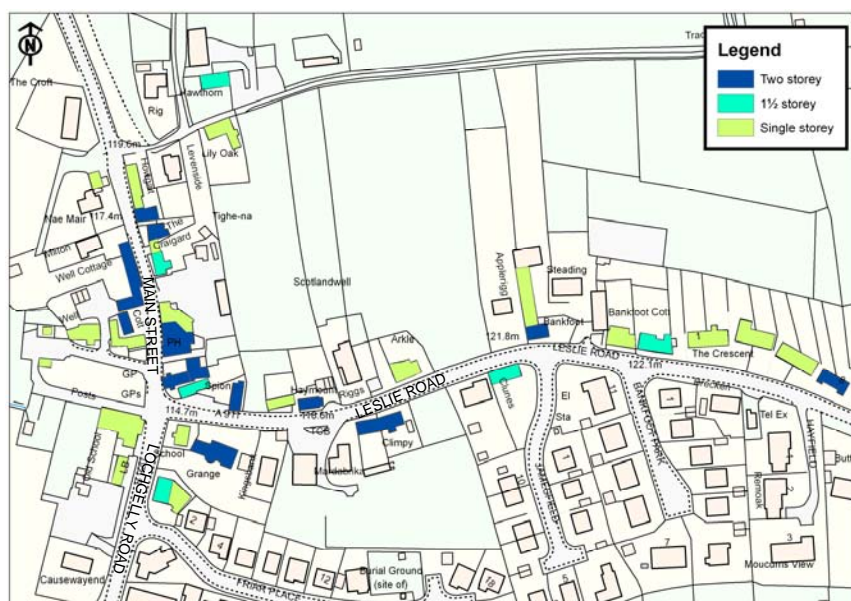
Street Pattern and Topography

4.5 Scotlandwell is primarily a linear development along two roads, Main Street, including Lochgelly Road, and Leslie Road. The buildings to the south in Lochgelly Road are predominately single storey with front and side gardens. From the private open square next to Smithy Cottage in Main Street the properties start to increase in height and density with the gradient in the road, forming a strong building line hard up against the roadside allowing for little in the way of a pavement on the west side. Gardens here are mainly to the rear.

4.6 From the centre of the village Leslie Road meanders off to the east. Properties here are detached and generally have more land between and around them. There has also been the occasional loss of an historic building. These factors have allowed for infill during the late 20th and early 21st century. Leslie Road appears wider than Main Street and allows for generous pavements on both sides of the road. There is a gentle increase in gradient from Main Street before levelling off and snaking out of the village.

4.7 The recent housing developments and cul-de-sacs in the east, feeding south off Leslie Road, have broken away from the original form of the village, urbanising an otherwise untouched historic village pattern. However, views out to the surrounding farmland are channelled down through the cul de sacs as the land falls away. The road into and through the length of Friar Place, a modern development on the south of the village, does try and replicate the curvilinear layout of Leslie Road which runs parallel to the north. All entrances to the village are fringed by new development and the historic character of the village is not at first apparent. Main Street has developed the character of a through road and more could be done to encourage visitors to stop and explore.

Map 6: Pre 1930 buildings - map indicating historic building heights



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Old Photographic Record

Main Street looking north,
before junction with
Leslie Rd, c.1919

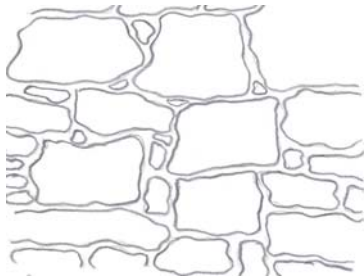


The Well, c.1909

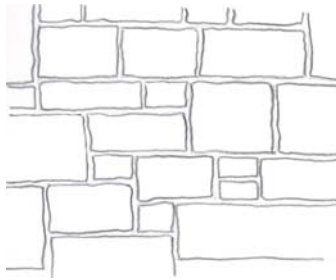
Old postcards courtesy of A.K. Bell
Local Studies, A.K. Bell Library, Perth

Buildings and Townscape

4.8 Scotlandwell village was essentially a simple vernacular fermtoun most of which is still evident today. The centre of the village, Main Street and part of Leslie Road are mostly 18th and 19th century stone buildings, many having been used as weavers' houses until the decline in the industry in the early 1900's. Construction of the stone is primarily squared and snecked rubble and random rubble with some ashlar dressings. The occasional building has been finished in a traditional wet dash harl. Chamfered corner details, forestairs and dated lintels are popular features throughout the village all of which add character and interest to the vernacular build. Traditional features such as crowsteps, skews, skewputts and occasional projecting eaves can also be found in Main Street. Buildings in Leslie Road tend to have more simple lines and less detailing to the roof structures. The historic roofscapes along both roads conform to the traditional 40° and 45° pitches. The close proximity to Fife could explain the popular use of pantiles of varying ages and styles with the occasional slate roof. It has been recorded in The Annals of Kinross-shire that in 1860 'houses that have long rejoiced in roofs of straw or reeds, have been covered with tiles'. Chimney stacks are an extremely important feature of the village, creating a strong impact puncturing the skyline on all approaches. They are mainly built of dressed stone or brick, the majority of the cans are plain, simple and displayed in a variety of shades of terracotta.



Random rubble



Squared & snecked rubble



Crowstepped gable

4.9 Main Street has a mixture of buildings which face roof-on to the main road or are placed at 90° with visually strong gables facing the street. This alternating layout creates interest and texture as it ripples up Main Street. The building line in Leslie Road is more constant, set back from the road and less dense. Only as you reach The Crescent does the building line change by forming an accentuated curve emphasising the line in the road. This is a good example of inter war housing, contrasting with the traditional built form in its semi detached pattern with a slightly lower roof pitch and brick detailing. This group of single and two storey buildings has matured well in its setting and makes a positive contribution to the area.

4.10 In contrast, some of the modern cul de sac development around the fringes of the village appears overscaled, in alien materials and with proportions, detailing and layouts more characteristic of urban or suburban locations. They seem not to have been designed to respect or enhance the original character of the village.

4.11 The overall massing of the traditional build with its subtle details is what gives the built environment its quality as well as individual buildings of architectural merit. Architecturally designed structures are found at the well area where the canopy for the Well and the Wash House were designed by David Bryce in 1860 for Charles Bruce of Arnot.



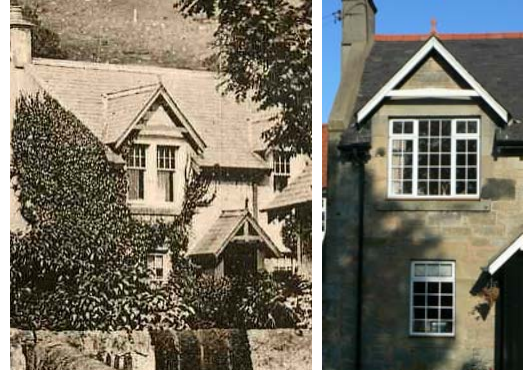
Looking north up Main Street



Looking east up Leslie Road

4.12 Most windows and doors have been replaced at some stage which has unfortunately eroded the character of the area. The original windows that do remain are timber sash and case, usually of two or four panes. Doors are simple timber lined, often storm doors (two-leaf; designed to protect from bad weather and allow for

ventilation). While some of the window units have been replaced the vertical proportioning of the openings remains undisturbed. Only Lomondfoot appears to have lost its first floor mullion (perhaps timber) from its wallhead dormer, and the original bipartite window has been replaced with a single window unit. This creates a visual imbalance between the ground and first floor window openings. Removal of such features should be resisted and original proportioning, scale and balance retained.



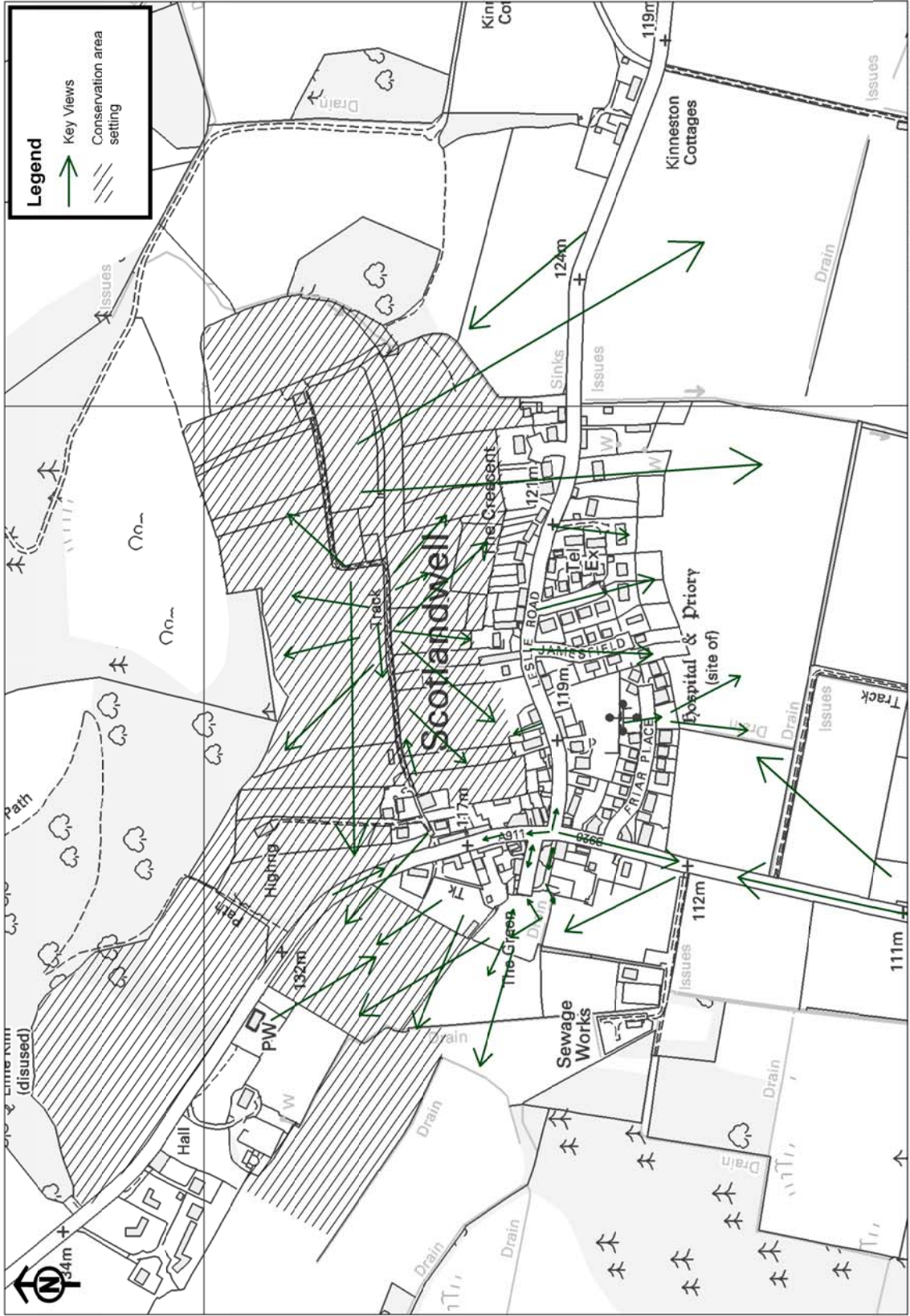
Lomondfoot: c.1919 & present day

4.13 The boundary treatments in Scotlandwell are strong, largely undisturbed and intact and form a very important feature in the village. They are predominately stone coped rubble walls, with the most decorative being right in the heart of the village at the Well Cottage Garden. This is walled on four sides with pairs of decorative piers and curved stone walls. As the ground level increases in Main Street so too does the height of the walls eventually performing as retaining walls with the houses mounted on the higher level above. Some of the stone boundary walls are interrupted by stone steps slicing through the higher ground leading up to front doors. Most gates are timber with the odd plain iron or steel exception. A variety of hedging exists, mainly along Leslie Road and along side lanes off the main road such as Sandy Lane.

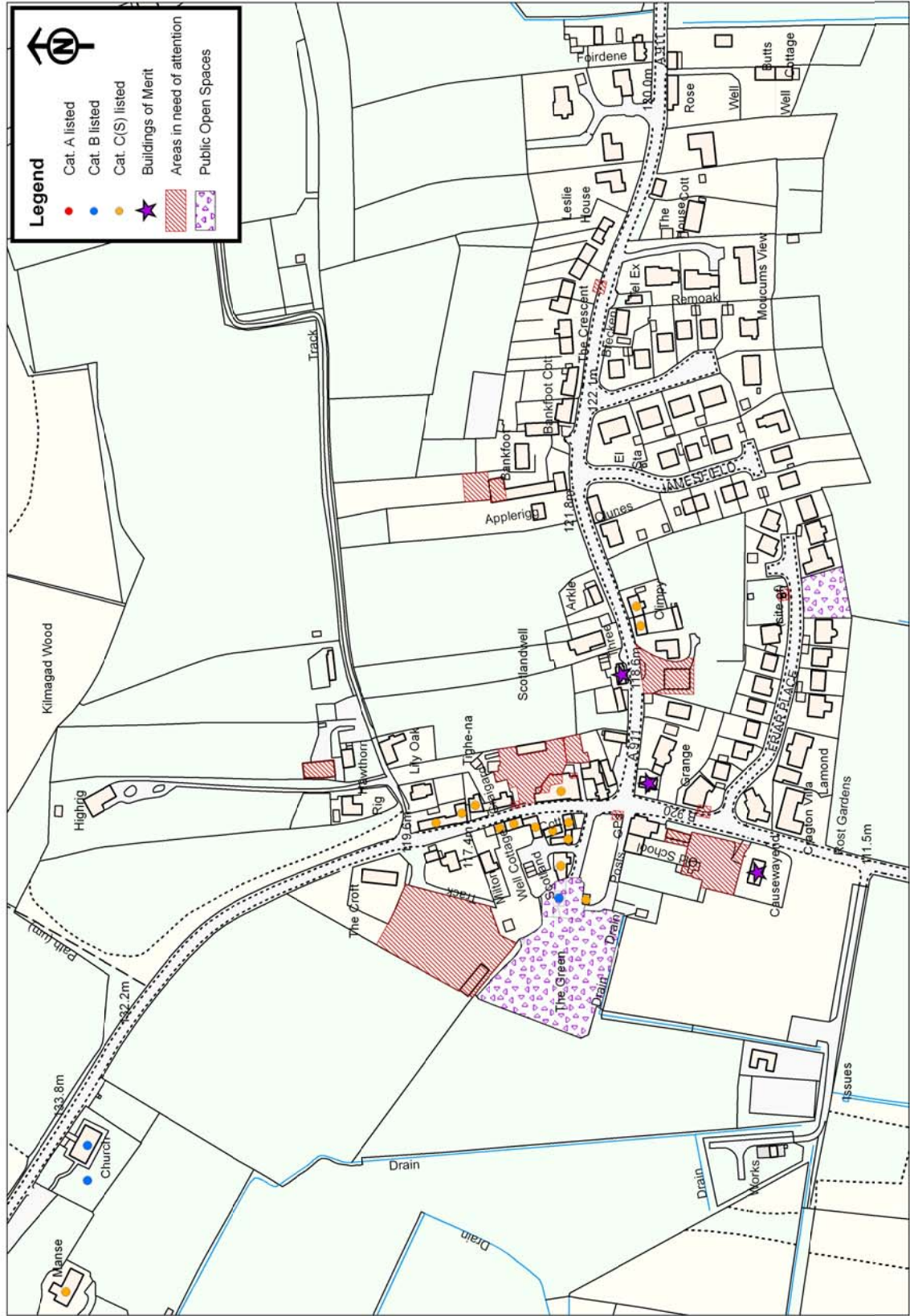
4.14 The built form is fairly compact with a reasonable proportion of garden ground to the rear of each property. There are significant tree groups dotted throughout the village from the riggs in the north to The Green (park area) in the west. Individual trees make a positive contribution to the townscape experience. The elevated village is largely exposed to the surrounding flat land with only semi mature tree and shrub screening to the modern developments in the south east fringes of the village, visible when approaching from the south on the Lochgelly Road.

4.15 Buildings of merit and spaces within the village are indicated on map 8.

Map 7: Setting



Map 8: Townscape Analysis



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Spaces

4.16 All spaces, regardless of ownership and accessibility (ie. public and private spaces) contribute to the amenity and character of an area, as indicated in Planning Advice Note 65, 'Planning and Open Space'. The term 'open space' covers green space consisting of any vegetated land or geological feature in a village and civic space including squares, market places and other paved or hard landscaped areas.

4.17 Although there are few front gardens in Main Street a few do stand out and make a positive contribution to the public realm. There is a group of small, well established and attractive gardens on Lochgelly Road across from the old school and schoolhouse. Located behind the stone rubble boundary walls are a couple of semi-mature trees which sit well in their location. The Well Cottage Garden is central to the village and planted with exotic trees. The small front gardens bounded by stone walls down Well Road are also of value. There are some gardens of interest on Leslie Road with framing of mature trees. The boundary of the green space, formerly a caravan site, behind the old garage is neatly defined with mature trees which are visible from both Leslie Road and the burial ground in Friar Place. All these significant spaces, individual trees and tree groups are extremely prominent from higher ground up in the rigg system, acting as foreground to the spectacular views over the village and far beyond.



Trees at the entrance to The Grange

View from the riggs over village & beyond

4.18 The main formal civic open space in Scotlandwell is the area known as The Green, originally the bleachfield laid out for the villagers to bleach cloth and hang their washing out to dry. It is now a reasonably well designed park and playing field with removable goalposts, three very small groups of play equipment, seating areas and a variety of park benches. In the north corner is a mixture of grey alders and mature silver birches and to the south semi mature grey alders, both groups offering high visual amenity value. The park is framed with a broken line of beech hedging complete with one mature beech tree, a great specimen, found on the west boundary. From this site there are significant views to the church and manse and the wider area.

4.19 There are a couple of informal spaces such as the car park area at the Well and Wash House. This area is partially cobbled and surrounded by rubble coped boundary walls allowing great views out over The Green and up Well Road to Main

Street. The burial ground in Friar Place and the land to the south are both used for informal recreation. The burial ground appears to be well maintained. The area to the south however is not and has no real definition or purpose. It does allow for long important views over the flat farmland beyond and leads to a short path which runs along the south side of houses in Friar Place to eventually meet the main Lochgelly Road. This open space south of the burial ground is marked in the Local Plan as 'private and public open space'. To the north of the burial ground is the former caravan park, still complete with toilet block. It is unknown whether this ground is used by the local villagers as it is in private ownership. It is a large green space in the heart of a built up area that appears to be well maintained. However it is marked in the Local Plan for residential development.



The Green



Former caravan site



Burial ground, Friar Place



Area south of the burial ground

4.20 Woodlands are key spaces which contribute to the amenity of the area. There is a defined walk to the south west of the village, through the woodland of Portmoak Moss, known locally as 'The Moss', leading to Kinnesswood. Although located just outwith the village boundary the woodland makes an important contribution to the setting of the village.

Trees and Landscaping

4.21 Scotlandwell, while primarily exposed to the wider landscape, does have a more enclosed green approach from the north. From the parish church southwards the verges are elevated, producing a tunnel-like approach to the village. The trees forming the verge on the left continue back up the slope of Bishop's Hill. Off the main road, Sandy Lane climbs gradually and narrows at the point where the rigg system starts. The lane is initially lined with small native trees and shrubs before opening out to the exposed higher ground. Some of the rigg boundaries are lined with trees and there is an occasional mature tree on the higher rounded field margins. All of the trees here are visible from the south approach to the village.

4.22 The approach from the south while exposed and open does have The Moss on the far left and the trees planted in The Green and to the north of The Green framing the west village boundary, making a positive contribution. To the east of the road there is semi mature screening to the modern developments which helps dilute the urban mass behind.

4.23 The east approach on Leslie Road has been slightly disturbed by modern housing but includes a series of important tree groups and individual statement trees including a young monkey puzzle (Chilean pine). Some of these trees probably predate the developments in which they are now located, and help to both screen many of the modern houses behind and enhance the approach into the historic part of Leslie Road. The modern housing to the north of Leslie Road before The Crescent has very little in the way of screening or tree coverage and the houses are rather elevated from the road level, which accentuates their bulk.

4.24 There is one Tree Preservation Order (TPO) in the village, which covers the Peat Hill area now known as Well Cottage Garden. This area has recently been given new planting and a more formal layout since it was purchased by the owners of Well Cottage. Within the garden the most significant trees are a wellingtonia, cypresses and holly trees. Immediately next to the Peat Hill TPO and behind the Wash House, but not covered by the TPO, are two very large and mature sycamore trees with fantastic crowns towering high into the skyline, which make a positive contribution to the amenity of the area.

4.25 Key tree groups in and around the village are indicated on map 9.



Approach from the north



Rigg system



Tree lined track up to the riggs

TPO at Peat Hill, now Well Garden

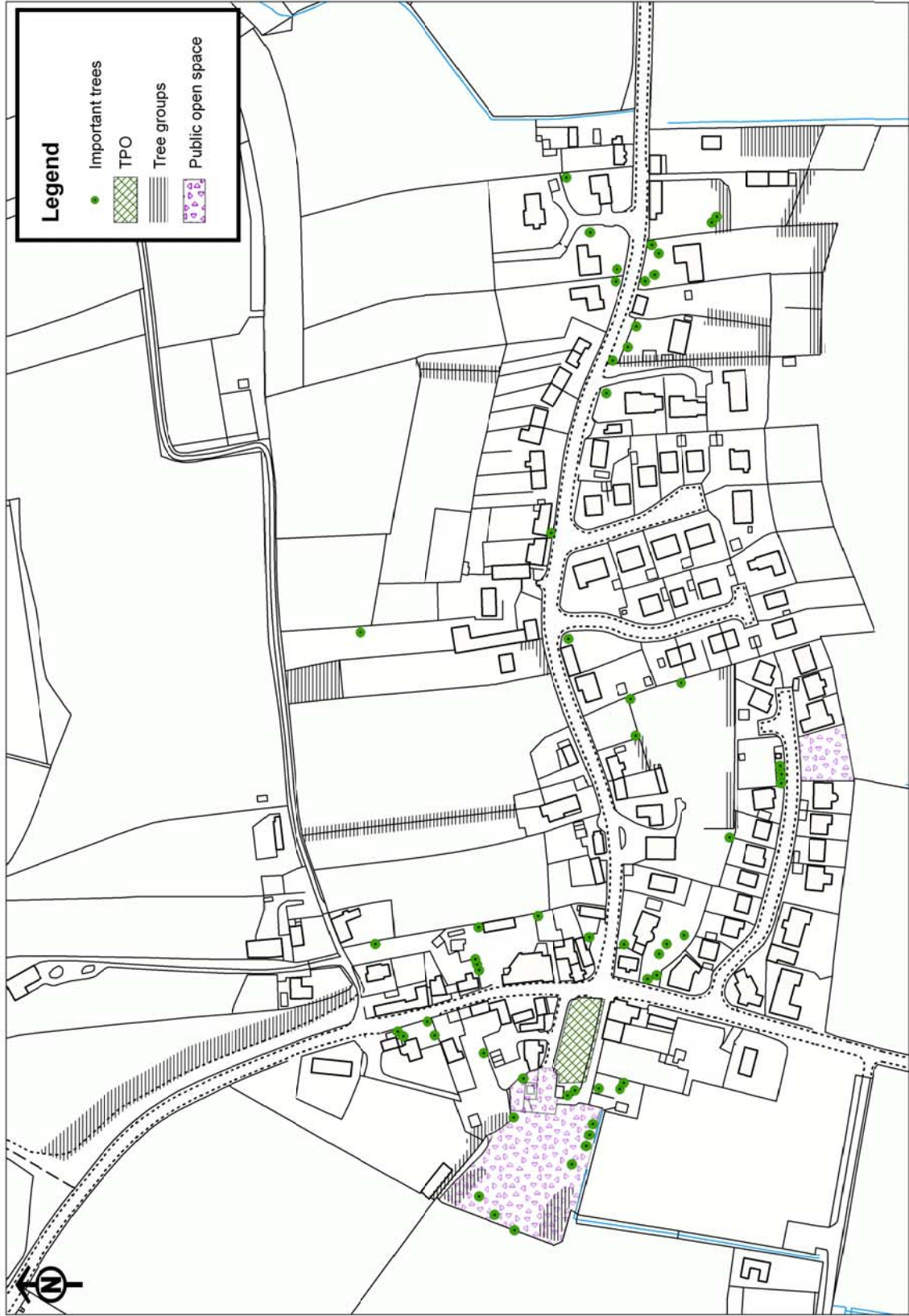


Entrance from the east



Two sycamore trees behind wash house, next to The Green

Map 9: Green areas



Character Areas

4.26 In larger or urban conservation areas distinguishable character areas or zones are often evident. These may reflect the predominant historic character that survives from different periods, for example, areas of Georgian, Victorian or later residential development, or the original function, design or current uses.

4.27 In the case of Scotlandwell there is only the one main historical period, with the majority of the original village developed by the end of the 19th century. For a long time the village carried out improvements and upgrading to many of the existing houses. Only in 1922 did the village undergo minor expansion with the construction of The Crescent, which although of a slightly different character has matured well in its setting. The historic core of Scotlandwell is therefore only considered to have a single character type.



7 & 8 The Crescent

Negative Factors

5.1 There are few negative buildings, structures or spaces that detract from the quality of the village townscape. Some areas of poor visual quality have been identified in the townscape survey and there may be potential to enhance or improve these areas.

Buildings

5.2 Both garage sites detract from the visual quality of the village. The former garage and shop on Leslie Road looks tired and in poor condition, and the former forecourt area is also in need of attention. This garage site and the former caravan park to the rear have both been included in the Local Plan and designated for housing, which will provide the opportunity for an enhanced environment.



Former garage, Leslie Road

5.3 The Wellside Motors site on the southern approach includes some structures in need of attention, especially the roof with a temporary tarpaulin covering. However planning permission has been granted for demolition of the existing garage and erection of a new house, garage and detached garage/workshop, which again provides the opportunity to improve the visual amenity of this site.

5.4 To the rear of Hawthorn Bank, just off Sandy Lane, there is a building that appears to be of dorm construction (a temporary post war building). It is completely out of character with the surrounding area and awkwardly placed behind the traditional stone built property.

5.5 To the rear of The Well Country Inn there is a collection of unsightly flue pipes projecting from a mass of flat roof structures. There are also cumbersome air handling units fixed onto the building close to the corner near the main entrance. Between the projecting units and the entrance there is an old chimney stack which has been rather abruptly reduced in height.



To the rear of The Well Country Inn

5.6 The farm buildings at Bankfoot Farm in Leslie Road are a mixture of very plain old stone buildings with a standard modern but tired single span structure to the rear facing the riggs. The area to the rear of the farm building, not visible from the main road, is untidy and cluttered with machinery but perhaps unavoidable given the nature of the business.

Spaces

5.7 The area of ground located behind the tall leylandii hedge west of Nae Mair and Moss Brae is untidy wasteland located on the edge of the village. This non native hedge is so tall and dense it prohibits the glorious views out to the loch and beyond; a key view denied.



Tall hedge prohibiting the view on the right View to the west over untidy land

5.8 The Well Country Inn car park is a mass of tarmac with very little in the way of soft landscaping except at the car park entrance from the main road. To the south of the car park hidden behind the 1.8m timber shiplap style panelled fence is a small area of untidy land. Located within this small piece of land is a very fine mature ash tree.



The car park at The Well Country Inn

5.9 The informal car park between the Well and the Wash House is laid out in a variety of materials. From Well Road the angular random setts disperse into a nondescript hardcore type surface and then tarmac which abuts the regular laid setts at the well. It appears cluttered and lacks thought.

Signage

5.10 There is a mixture of signage, old and new including notice boards on the roadside edge of the Well Cottage Garden. While the area would benefit from rationalisation and redistribution, the signs are opposite the main road junction in the village and there is probably little scope for major relocation or removal.

Electricity poles and wires

5.11 There are three points on the main road where the mass of cables and wires fixed to a single pole is overwhelming. One by the entrance to Friar Place, one by the well garden wall and one next to the entrance of The Well Country Inn. There are also points along Leslie Road that disrupt the visual harmony; one particular pole is located in front of the former garage and one in front of The Crescent.



**Pole, wires and signage on the Main Street,
opposite junction with Leslie Road**

Building by Building Analysis

Buildings at Risk Survey

6.1 There are no buildings currently listed in the Scottish Civic Trust's Buildings at Risk Register. However the Wash House is in poor condition with missing slates, failing rainwater goods and rotting roof timbers. Its condition will be monitored at regular intervals.

Public Realm Audit

7.1 Street furniture, including light columns, some benches and litter bins, are generally of standard, 'off-the-shelf' design. The Well Road is organic with angular stone setts laid sporadically, edged by stone kerbing. Although repairs would be welcome every effort should be made to retain this rare example of traditional road surfacing. The limited parking area at the Well is a combination of regular laid stone setts, tarmac, old hardcore chippings, and the angular setts carried through from Well Road. With so many different materials in a small space it quickly appears messy and requires some form of rationalisation and consistency of materials. The majority of the public benches and picnic benches are located in The Green of varying ages and styles. The greatest volume of road traffic and commercial signage is concentrated next to the well garden wall in Main Street.



From above and clockwise: Well road, picnic bench and public bench in The Green.

Surveys of Specific Issues

8.1 All conservation areas contain streets, building types and styles, architectural details and materials which are unique to that area and a result of their historical development. These features contribute to the area's local distinctiveness and a unique sense of place. Some of these characteristics are general but others can be closely defined.

8.2 The following photographs are not an exhaustive survey and will be augmented in the future. Important features and elements of the townscape are identified which contribute to its special identity and which may be most at risk of incremental erosion. A full survey of each category will be undertaken as part of a building analysis survey. This will provide example images which can be referred to when new development, extensions and alterations are proposed in the conservation area.

Surveys of Specific Issues: Roofscapes



Windows & Doors



Materials, decoration and detail



Boundary treatments



Sensitivity Analysis

Setting of the conservation area

9.1 The edges of the conservation area can be sensitive to potential development. There are two areas of land zoned for housing in the Kinross Area Local Plan. They are at mixed stages of development with Friar Place already developed, leaving the former caravan park still to be developed. Earlier phases of expansion have perhaps not adopted an ideal design approach for the character of the area, and it is important that future development gives greater consideration to the historic character of the village, respecting its features and producing contextual and perhaps innovative designs. A good example of this can be found on the Lochgelly Road, Causewayend. Although a modern build, Causewayend has been marked on the Townscape Analysis map (map 7) as a 'building of merit'. It is a contemporary interpretation of the long 19th century single storey cottages found in the village. Its scale and proportions are considered and work well. The materials used are a combination of traditional and new, such as the wet dash harl and modern cedar timber boarding which has been allowed to weather and match the grey harl. Contextual new development such as this, which relates sympathetically with the traditional townscape while expressing its contemporary character, should be promoted.



Causewayend, Lochgelly Road

9.2 There is a gap site below the burial ground which could come under pressure for development. This is identified as 'private and public open space' and it is vital that this area is left undeveloped to aid the setting of the burial ground and continue the key views through and beyond. The Green to the north of the zoned housing site near Wellside Motors is also defined as public open space in the Local Plan. With any public open space, it should be retained and any development which could erode this area must be resisted. Existing tree cover within these areas should be maintained and enhanced.

9.3 The area to the south and west of Wellside Motors has been subject to several planning applications for housing in the past. One was very recently granted approval for 16 dwelling houses with a previous application granted approval for 19 houses. Whichever application is developed will undoubtedly change the approach to the village from the south quite significantly.

9.4 It is important to preserve and enhance the character, appearance and setting of the conservation area and the design, scale and landscaping of any development must not adversely affect this. Also, existing tree belts should not be adversely affected.

Archaeology

9.5 There are no scheduled monuments within the conservation area. The nearest scheduled monuments are St. Serf's Priory to the south west and Arnot Tower to the east. Other, non-scheduled, monuments are indicated in the Perth & Kinross Heritage Trust's historic environment record (HER), including the former St. Mary's hospital/priory site in the area of the Well Caravan site.

9.6 Following national planning policy, a programme of archaeological works including an initial evaluation to assess the significance of any deposits, will be required to protect and record any archaeological remains impacted upon by any proposed development. Depending on the results of the initial evaluation, this programme of archaeological works is likely to include measures for preservation in situ and preservation by record, through excavation, analysis and publication.

Assessment of Significance

10.1 The townscape of Scotlandwell has altered in recent times with developments on all approaches, especially the south and east and infill through the length of Leslie Road. However in the heart of the village the essence of the old crofters' and weavers' housing still exists. Simple vernacular touches can still be found. The central well area and rigg system to the north of Leslie Road are the unique green spaces that give the area its distinctiveness. The random grouping of mature trees pierce the skyline and the views in and out of the village are some of the key character features of Scotlandwell. All of these features combined enrich the townscape and its setting.



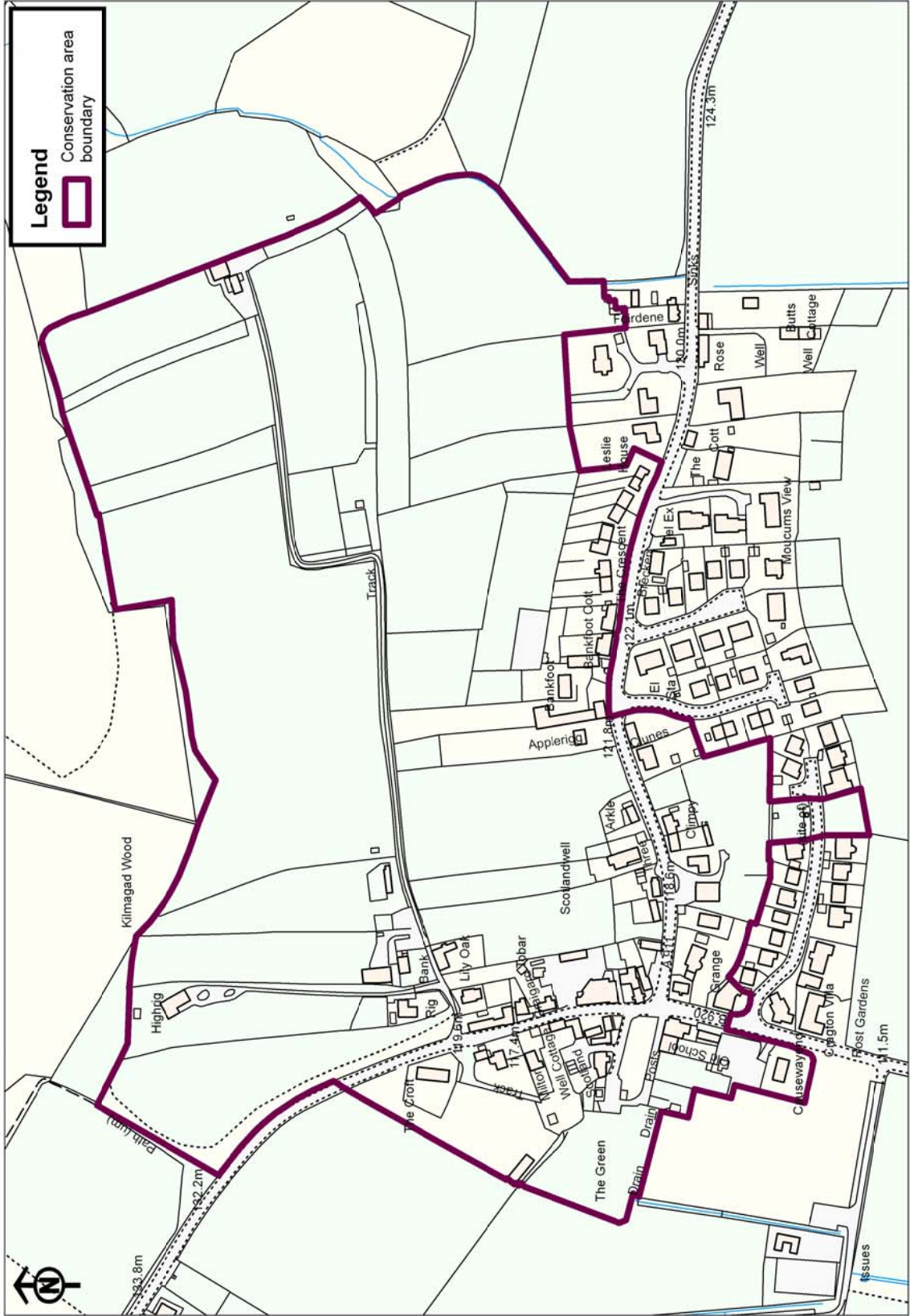
Houses in Main Street



Cottage in Leslie Road

10.2 The conservation area boundary is indicated on map 10.

Map 10: Conservation area boundary



CONSERVATION STRATEGY

Using the Conservation Area Appraisal

11.1 The Conservation Area Appraisal (CAA) provides a sound basis for development management and for initiatives to promote environmental and economic improvements. Key issues and features that contribute to the character of Scotlandwell are addressed and proposals will be put forward for enhancing the character of the area. This will be done through local consultation with amenity groups, businesses and other community organisations. Public meetings and exhibitions will also be arranged.

11.2 The CAA provides a framework for on-going management of the conservation area in the medium term as well as the near future. The key objectives are:
To ensure maintenance of the integrity of the conservation area;
To prevent erosion of character through small-scale change;
To enable future evolution and change as long as it is appropriately controlled.

11.3 Implementing these objectives will depend on a number of factors:

Development proposals must be in accordance with current development plan policies relating to conservation area status and special character of the historic buildings, open spaces and tree groups. Design, materials and detailing will require to be in accordance with design guidelines prepared by the local planning authority;

Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use;

Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring property and uses;

The potential for economic regeneration will be considered as a positive factor, subject to compatibility with neighbours.

11.4 Whilst current planning policies provide a framework for protection of the conservation area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:

Conservation area guidance: design advice covering conservation areas in general will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill in conservation areas;

Grant aid: the local planning authority will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works;

Enforcement action: the planning authority will assess any unauthorised works within

and adjacent to conservation areas with a view to taking enforcement action where feasible;

Article 4 Directions: the planning authority is committed to establishing this additional planning tool within the conservation area in order to bring certain classes of permitted development under planning control (as described in paras 14.2 to 14.5);

Repairs Notices: the planning authority will seek to work with owners of listed buildings but will take action in terms of undertaking urgent works or requiring repairs where owners allow buildings to fall into disrepair;

Compulsory Purchase orders: the planning authority will exercise its rights to acquire buildings in disrepair to assist their repair and conversion in partnership with other agencies;

Education and training: the planning authority is in the process of establishing links with Historic Scotland, business and enterprise bodies and construction skills providers to facilitate conservation training programmes for building contractors and other interested parties or private individuals. Perth and Kinross Heritage Trust has an ongoing interpretative and outreach education programme in conjunction with other agencies which includes events linked with conservation areas.

11.5 There is a firm commitment from the planning authority to ensure the protection and enhancement of Scotlandwell Conservation Area and to use statutory planning powers when these are required. The importance of public consultation with local civic amenity and community groups and local businesses is fully understood and this will continue after the conservation area has been designated and established.

Monitoring and Review

The Scotlandwell Conservation Area will be monitored through:-

12.1 Photographic surveys: a detailed survey of all buildings and open spaces within the conservation area has been undertaken as part of the appraisal and will form a basis for monitoring further change;

12.2 Observation: officers from the planning authority will visit the conservation area at regular intervals and check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;

12.3 Liaison: officers will liaise with the community council, local amenity groups, the public and other interested parties as necessary;

12.4 Review: the Conservation Area Appraisal will be monitored and reviewed from time to time depending upon budget constraints and other priorities.

PROPOSALS

Opportunities for Development

Local path networks

13.1 The management of the conservation area provides opportunity for the development of path networks passing through and around the area. The Michael Bruce Way, located north of the village and leading up Bishops' Hill, recently opened for walkers. The Council will liaise with villagers and the community council regarding potential or existing pedestrian routes and the possibility of enhanced information and interpretation for path users and other visitors.

Opportunities for Planning Action

Effects of permitted development

14.1 There are examples in the village of development which would not have required planning permission (under the General Permitted Development Order 1992), called 'permitted' development', but which in some cases, are not appropriate to the traditional character of the townscape. Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings, of which there are several in Scotlandwell, are not covered by this legislation. Small scale developments or alterations to unlisted buildings or open spaces may not be significant individually but cumulatively can erode the visual fabric of the townscape and there is the potential, without development management, for more of such developments to appear.

14.2 Classes of development which are usually 'permitted' include alteration of stone walls; small extensions or some types of alterations to the exterior of houses, including replacement windows; small buildings or alterations within the curtilage of houses; some satellite dishes; repairs to private streets; caravan sites; some forms of telecommunications development; some types of development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and certain types of development by local authorities, including lamp standards and street furniture. In Scotlandwell the townscape is particularly vulnerable to some if not all of these classes of permitted development. For example, window and door replacements; developments within the curtilage of gardens and possible loss of trees; the alteration of stone boundary walls; visual clutter of telecommunications and electricity apparatus on or near buildings, and alterations to roads or parking areas.

14.3 In addition, the special contribution made by the Crooked Riggs to the character of Scotlandwell could be at risk from various forms of development related to agriculture and forestry, which would normally also be permitted development, such as the erection of agricultural buildings or other structures, or engineering operations and excavations. Such development could also be brought under planning control in order to protect the special character of the village and its setting.

14.4 Under Article 4 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, the local planning authority can seek the approval of the Scottish Ministers for Directions that restrict permitted development rights. Development is not precluded, but such alterations will require planning

permission and special attention will be paid to the potential effect of proposals. In order to maximise the benefit of a conservation area designation it is considered that an `Article 4 Direction' should be drafted for Scottish Ministers' approval.

Advertisements

14.5 There are certain types of advertisements (shop or business signage) which do not require advertisement consent under the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984. It is possible for a local planning authority to propose additional advertisement controls through Regulation 11 of the Control of Advertisements Regulations and seek the approval of the Scottish Ministers.

14.6 It is uncertain whether Wellside Motors will continue after development of the site, leaving one business in the village, The Well Country Inn. This building is a listed building and has separate control measures. As there will be little competition for business it will not be necessary to have additional advertisement control in the village.

Opportunities for Enhancement

Buildings

15.1 Buildings in poor condition, such as the Wash House require attention through a possible enhancement and/or conversion scheme.



The Wash House



Rotting timbers at the Wash House

15.2 The extractor units and flue pipes to the rear of The Well Country Inn should be rationalised, then rehoused or relocated.

Spaces

15.3 The area surrounding the leylandii hedge to the west of Nae Mair and Moss Brae would be greatly enhanced if the hedge were thinned and significantly reduced in height, or ideally removed all together. Replacement with smaller native trees would create a more suitable enclosure and wind break while still allowing views to the wider area and loch beyond. The area enclosed by the hedge could be suitable for various forms of development and/or landscaping although any development here must preserve or enhance the character and appearance of the conservation area. At present the space would benefit from a ground maintenance plan and a planting

scheme could also be considered such as small groupings of native trees.



Leylandii hedge

15.4 The car park at The Well Country Inn would benefit from a soft and hard landscaping scheme to visually break up the solid mass of tarmac.

15.5 The informal car park area at the Well has its many different road surfaces and would benefit from the removal of the tarmac and a more traditional road surface laid to match that of the regular setts already located immediately round the well.



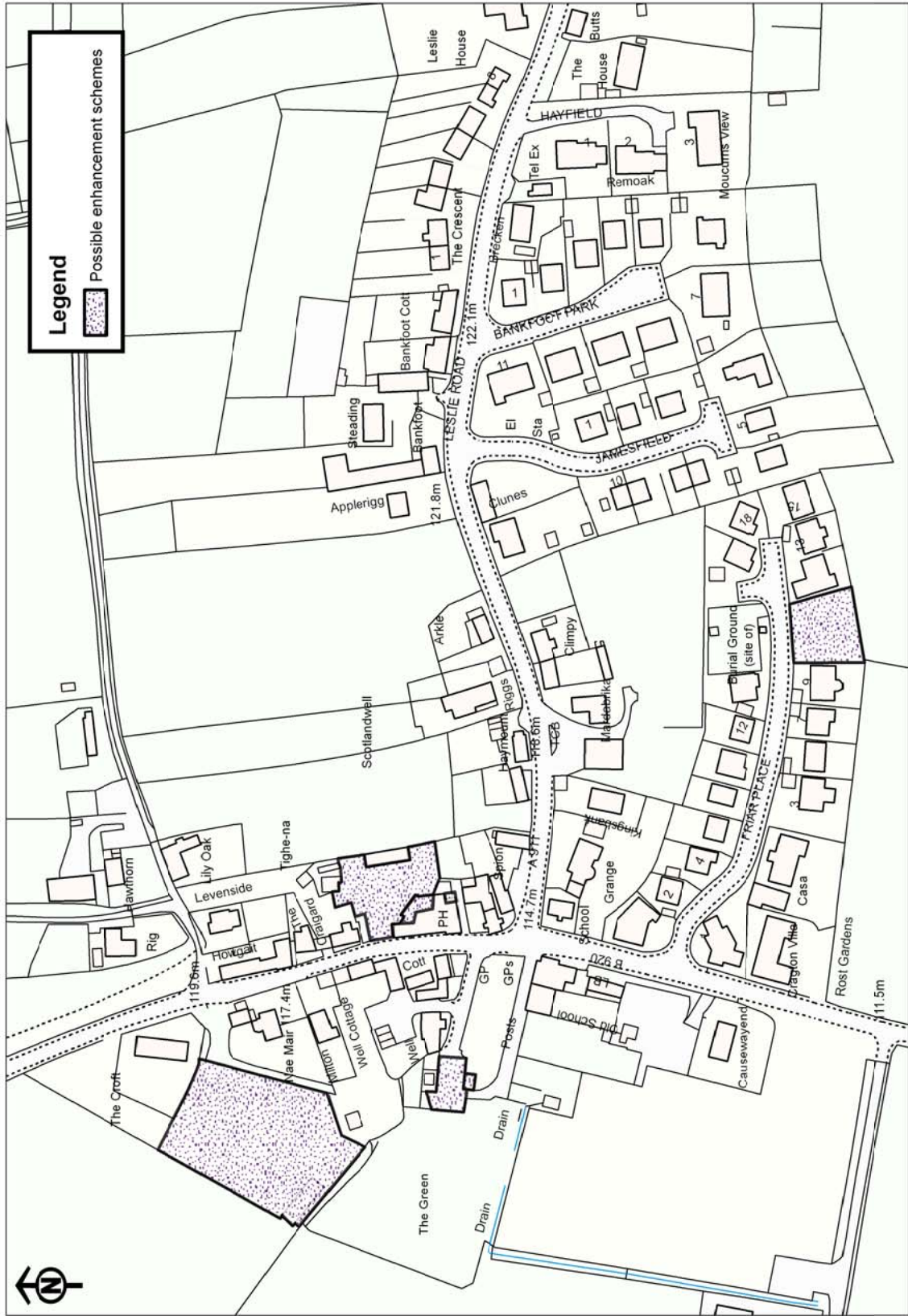
Surfacing between the Wash House and the Well

15.6 The area of open space to the south of the burial ground would benefit from a maintenance plan that would in turn improve the setting of the burial ground. There is a hedge that forms the boundary to the south which frames the site and should be retained. To the west a trodden area has been adopted as a path which leads you down to the edge of a field where the path continues. The area would be improved if the path were to be marked and laid out with proper surfacing material and steps formed down to the lower ground suitable for users all year round.

15.7 All proposals will be subject to further research, development and consultation. They will be designed to accord with the requirements to preserve the historic character of the conservation area and its listed buildings.

15.8 Possible areas for enhancement are indicated on map 11.

Map 11: Possible enhancement areas



APPENDICES

1) Article 4 Direction

Town & Country Planning (Scotland) Act 1997
Form of Direction by Planning Authority under Article 4(8)
Town and Country Planning (General Permitted Development)
(Scotland) Order 1992

Scotlandwell Conservation Area

The Perth & Kinross Council (Restriction of Permitted Development)
(Scotlandwell) Direction 2009

Perth & Kinross Council in terms of article 4(1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/223) being satisfied that it is expedient that all or any development comprising:-

- Class 1 - the enlargement, improvement or other alteration of a dwellinghouse;
- Class 3 - the provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure;
- Class 6 - the installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse;
- Class 7 - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- Class 16 - the use of land, other than a building, as a caravan site;
- Class 18 - the carrying out on agricultural land comprised in an agricultural unit of:-
works for the erection, extension or alteration of a building; the formation, alteration or maintenance of private ways; or any excavation or engineering operations, requisite for the purposes of agriculture within that unit;
- Class 19 - the winning and working on land held or occupied with land used for the purposes of agriculture, of any minerals reasonably necessary for agricultural purposes within the agricultural unit of which it forms a part;
- Class 22 - forestry buildings and operations;
- Class 27 - the carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way;
- Class 30 - the erection or construction and the maintenance, improvement or other alteration by a local authority;
- Class 38 - water undertakings;
- Class 39 - public gas transporters;
- Class 40 - electricity undertakings;
- Class 41 - tramway or road transport undertakings;
- Class 43 - universal service providers; and,
- Class 43A - sewerage undertakings;

should not be carried out within the Conservation Area of Scotlandwell (area of land as described in the Schedule hereto) unless permission is granted on an application in that behalf, hereby directs that the permission granted by article 3 in respect of:-

Classes 1, 3, 6, 7, 16, 18, 19, 22, 27, 30, 38, 39, 40, 41, 43 and 43A, as described above, shall not apply.

This direction may be cited as the Perth & Kinross Council (Restriction of Permitted Development) (Scotlandwell) Direction 2009.

Signature

Designation

Planning Service
The Environment Service
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD

SCHEDULE

The area of land outlined in black on the plan annexed and executed as relative hereto, in the district of Perth & Kinross Council.

Note: The plan annexed to the Direction should be executed in the same way as the Direction and duly docquetted with reference thereto.

2) Listed buildings

Item No	Name of Listing	Address	Category	Date of listing	HBNUM	Architect	Date	Description	Current Use	Condition
4	Well	Well Road	B	05-Oct-71	17979	David Bryce	1858	Decorative wooden canopy over spring. Low boundary wall below canopy. Stone basin and spout with moulded surround. Simple railings and steps to front of basin.	Decorative well used by visitors as a wishing well	Fair
5	Well Cottage	Well Road	C(S)	05-Oct-71	17980	Unknown	18th cent.	Originally two 1-storey cottages, now one house. Traditional random rubble with pantile roof. Single storey flat roof extension to rear.	Dwelling house	Good
6	Apple Grove	Well Road	C(S)	05-Oct-71	17948	Unknown	18th cent.	Originally two 1-storey cottages, now one house. Traditional random rubble with pantile roof. Single storey pitched roof extension to rear, hatted with pantiles.	Dwelling house	Good
7	House on west side of the square	Smithy Cottage, Main Street	C(S)	09-Jun-81	17949	Unknown	18th cent.	Traditional 2-storey random rubble with partial forestair remianing, panitle roof.	Dwelling house	Good
7A	The wash house including boundary walls	Well Road	C(S)	27-Aug-99	46338	David Bryce	1860	Single storey squared and snecked rectangular plan wash house with decorative projecting eaves and slate roof. Coped rubble boundary walls.	Unused	Poor

Item No	Name of Listing	Address	Category	Date of listing	HBNUM	Architect	Date	Description	Current Use	Condition
8	South View to old Post Office	Martin Workshop & Martin, Main Street	C(S)	09-Jun-81	17950	Unknown	18th cent.	Two-storey row partly random rubble and partly harled, crowstepped gables with modern forestair to rear and pantile roof. Post Office section now demolished.	Dwelling house and disused store	Fair/Good
9	House on Lochgelly Road (Duncan's)	Howgait, Main Street	C(S)	09-Jun-81	17951	Unknown	18th cent.	Traditional 2-storey, harled with chamfered corner detail and pantile roof, single storey outbuilding to rear partially converted to dwelling.	Dwelling house and store	Good
10	House on Lochgelly Road (Marshall's)	The Hoose, Main Street	C(S)	09-Jun-81	19846	Unknown	18th cent.	Traditional 2-storey, snecked rubble with pantile roof and stone boundary retaining wall.	Dwelling house	Good
11	Loch Leven Tavern	The Well Country Inn, Main Street	C(S)	09-Jun-81	17952	Unknown	18th cent.	Traditional 2-storey, harled with modern interlocking tiles to roof, single storey wing to north, harled with pantile roof, series of single storey flat roofed extensions to rear.	Small hotel	Fair
12	Climpey Cottage and Chapel House	Leslie Road	C(S)	09-Jun-81	17953	Unknown	18th cent.	Climpey Cottage, harled with pantile roof. Chapel House, random rubble with slate roof.	Both dwelling houses	Good

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