Conservation Area
Character Appraisal

Bridge of Allan
The name Bridge of Allan derives from its development around the crossing point on the Allan Water. Originally Bridgend, the name was in use from at least the mid-18th century.
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1.0 Introduction

1.1 Background

The purpose of this document is to provide an illustrated appraisal of the Bridge of Allan Conservation Area following national legislation and governmental guidelines (refer bibliography).

First introduced in 1967, conservation areas are defined in Section 61(1) (a) of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as:

“…areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”

More specifically, Historic Scotland’s Scottish Historic Environment Policy Annex 3 (2009) stipulates that:

“It is the character or historic interest of an area created by individual buildings and open spaces and their relationship one with the other which the legislation covering conservation areas seeks to preserve.”

Under Section 63 (1) of the 1997 Act, local authorities are required to “formulate and publish from time to time proposals for the preservation and enhancement of any parts of their district which are conservation areas.” Furthermore, the Scottish Government’s policy Scottish Planning Policy (SSP, Para. 144, 2014) states that “Conservation Area Appraisals should inform development management decisions.”

In order to carry out the proper preservation and enhancement of the conservation area it is necessary to first have a full and detailed understanding of all the factors which contribute to the special character and interest of the area. This is the objective of the Conservation Area Appraisal.

In accordance with Planning Advice Note: Conservation Area Management (PAN 71, 2005), the appraisal is a vital tool to enable the active management of the conservation area and aims to:

- Identify factors and features which create the special interest of the conservation area;
- Review and justify the boundaries of the conservation area;
- Provide a basis for developing & implementing a conservation area management strategy;
- Identify opportunities and priorities for enhancement;
• Assist policy formulation and inform development plans;
• Inform Development Control to ensure consistent decision making;
• Form supplementary guidance in the protection and enhancement of the conservation area.

In turn this will:

• Enable Stirling Council to fulfil its statutory duty to preserve and enhance its conservation areas;
• Increase public awareness on the special needs and characteristics of their area;
• Assist owners and developers identify and formulate their development proposals;
• Form supporting documentation for any future funding bids.

1.2 Methodology

This report draws on a number of academic and practical guidelines. As a result, the appraisal relies upon both field and desk study and it should be recognised that the appraisal is not intended to be comprehensive; the omission of any particular building, feature or space should not imply that it is of no interest.

The appraisal has been prepared by Sonya Linskaill RIAS RIBA on behalf of Stirling Council’s Planning Department. Initial research was undertaken in March 2011, updated by Stirling Council in September 2012 and August 2014 to produce a Conservation Area Character Statement (Supplementary Planning Guidance SG07).

This initial Statement was reviewed and extended in January 2015 by Sonya Linskaill RIAS RIBA on behalf of Stirling Council’s Planning Department to produce a full Conservation Area Appraisal which will replace the Statement as Supplementary Planning Guidance.

1.3 Copyright

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Bridge of Allan Conservation Area

Fig 1A: the Allan Water; B: Inverallan Mill and Old Bridge Inn; C: former Hydropathic Establishment and Well House; D: typical mid-Victorian villa in the Upper Town; E: typical early Victorian house on Henderson Road; F: traditional shops on Henderson Street; G: typical early-Victorian villa in Sunnylaw; H: view on Keir Road.
2.0 Summary of Significance

Bridge of Allan Conservation Area is located to the north of Stirling at the south-western limits of the Ochil Hills. With the exception of Inverallan, the whole conservation area is set out on the east bank of the Allan Water.

Bridge of Allan was established as a grand Victorian spa development in the 19th century to support the enterprise of the Airthrey Mineral Springs. Previously, a medieval clachan was located at Bridgend, where a grain mill existed at the crossing point of the Allan Water. The Victorian town consists of three parts: Sunnylaw, set on the steep north-eastern slopes of the Allan Water and characterised by its meandering streetscape; Lower Town, set out south of, and including Henderson Street on the flat river plain; and the Upper Town above and north of Henderson Street. Mine Wood encloses the town to the north providing a natural wooded backdrop. The conservation area has historic significance for a number of interrelated reasons, all of which contribute to its character and appearance:

- Inverallan, the remains of the clachan at Bridgend, the earlier crossing point of the Allan Water. The last grain mill (1710) survives, with its mill lade and sluice, the adjacent eighteenth century Inverallan House, former smithy and inn.

- The grand Victorian spa development of the 19th century including Sunnylaw, the Lower and Upper Towns. The town exhibits significant examples of Victorian villa design and development of the mid and later nineteenth centuries. The former Hydropathic Establishment and both Well Houses survive, two now converted to other uses.

- The natural setting of Bridge of Allan stretching from the riverside of the Allan Water to the enclosing Mine Wood on the hills above the town. Mature woodland and trees, much the legacy of the Airthrey and Westerton estates, provide an exceptional natural environment for the town.

Bridge of Allan is one of 26 conservation areas designated in the Stirling Council area to safeguard the settlement’s distinctive historical form (fig 2).

“The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places.”

(PAN 71: Conservation Area Management, 2005, 1)
Fig 2A: Bridge of Allan, the conservation area (shaded in orange) with character areas indicated. © Crown
Fig2B: Bridge of Allan, the conservation area (shaded in orange) with character areas indicated. © Crown
Bridge of Allan Conservation Area is characterised by:

**Its setting:**
- The natural setting of Bridge of Allan stretching from the riverside of the Allan Water across the sloping hillside below Mine Wood.
- Mature woodland belts and trees throughout the town and in particular in Sunnylaw and the Upper Town; the imposing Mine Wood enclosing the town to the north.
- Meandering street pattern in Sunnylaw and the Upper Town set out along the contours of the hillside creating an organic feel to house plots.
- An atmosphere of Victorian grandeur through the town’s buildings and monuments.

**Its landmarks:**
- Natural landmarks: The Allan Water and Mine Wood.
- Former Hydropathic Establishment and Well House.
- Fountain of Nineveh on Fountain Road.
- Paterson Memorial Clock.
- Museum Hall.
- Pullar Memorial Park.
- Former Chalmers Church.
- Bridge of Allan Parish Church and St Saviour’s Episcopal Church on Keir Street.

**Its buildings:**
- 2-storey houses often 3-bays wide with pitched roofs, and commercial premises, predominately Victorian.
- Scots slate roofs without skews and prominent chimney stacks; some properties have more elaborate roofs including canted & curved dormers or dormers which break the eaves line, all with pitched roofs; some have decorative timber bargeboards, ironwork cresting and finials.
- Exposed blond/ochre/buff sandstone coursed dressed rubble construction with finely dressed stone margins, quoins and door pieces.
- Timber sash & case windows now painted white, with a range of astragal patterns from 6 over 6, 4 over 4, 2 over 2; several houses with lying panes.
- Mature gardens and trees often with stone boundary walls and hedging.

**Its vulnerability:**
- Erosion of original fabric with inappropriate replacement and repair affecting individual properties, their grouping and the wider conservation area context.
- Significant numbers of unlisted properties of quality and character in Lower Town and Sunnylaw.
- Buildings in multiple ownership (semi-detached and flatted); changes to one property affect the whole building and conservation area in general.
- Erosion of setting by inappropriate development within and out with the conservation area.
- Commercial area with increased development pressure and more frequent change.
- Erosion of the setting by loss or poor management of public realm, green space, mature trees and woodlands including maintenance of surrounding landscaping on the banks on the Allan Water and the Mine Wood.
- Erosion of private green space: vulnerable elements such as private gardens, mature trees, boundary walls etc.) which play a key role in the character of the area.

Table 1: Bridge of Allan Conservation Area: Key Characteristics
3.0 Location and Population

This chapter places the conservation area in its geographical and regional context.

3.1 Location

“A genteel town of suburban character lying between the Allan Water and the wooded slopes that mark the SW limit of the Ochils…”
(Gifford & Walker, 2002, 279)

Bridge of Allan is situated north of the City of Stirling on the A9 from Stirling to Perth, approximately 3 miles from the city centre. The City of Stirling is the major civic centre of the region approximately 30 miles from Glasgow and 35 miles from Edinburgh on the M90; grid reference NS 794973 (fig 3).

Fig 3: Map of Stirling Council area showing Bridge of Allan and Stirling (Loch Lomond & the Trossachs National Park is shaded).
The town is sited on the A9 north of the Allan Water at the western limits of the Ochil hills (fig 4).

![Fig 4: Bridge of Allan showing the location on the Allan Water close to the major north-south route on the M9, the older A9 route passing through the centre of the town. © Crown](image)

3.2 Population

Bridge of Allan is a small town with a population of 4,930 with around 1,750 living in the conservation area (2014). Historic accounts record the population at around 200 in the 1840s (NSA, 1834-45), just as the spa town was developing, rising to 1,800 in 1861 and over 3,000 in 1871 (Groome, 1883).

The City of Stirling is the largest settlement in the Stirling Council area, its population is around 33,700 with almost 46,000 living the greater urban area (2008).

Similarly to Scotland as a whole, the population of the Stirling Council area is predicted to increase by 7% by 2033. Development pressures are therefore likely to increase, compounded by the area’s close proximity to Stirling.
4.0 Historic Context

This chapter outlines the reasons behind the origin of the settlement and makes reference to key periods of political or economic change, former uses and phases of development and their effects on shaping the physical form of the settlement. The emphasis is on the survival of those elements which have determined the form of the conservation area today.

4.1 Origins and Development

The origins of modern day Bridge of Allan and the immediate area are threefold: A small clachan at the river crossing at Bridgend (now known as Inverallan); the copper and silver mine communities on the Airthrey estate at the western foot of the Ochils; and the grand spa town development of the adjoining Airthrey and Westerton estates.

Early origins

A medieval clachan, Bridgend, was established around the crossing point of the Allan Water. The earliest record of a bridge is 1520 (Groome, 1883) and the location is clearly marked on Adair (1685) as the first crossing point north from Stirling Bridge. The last mill (1710; figs 20A & B) survives, with its mill lade and sluice, and the adjacent eighteenth century Inverallan House (fig 20C).

From the sixteenth century a second small settlement, Pathfoot, developed around copper mining to the north-east on the Airthrey estate. Cartographic records from the mid eighteenth century illustrate the early village of Bridge of Allan, a small settlement on the Airthrey Estate, Pathfoot, and a settlement on the Westerton estate (Roy, 1747-55; fig 5).

As well as copper, ore containing silver was also wrought; the first Statistical Account records that over 12 tons of silver were wrought from a mine in Bridge of Allan from 1761-4 before one of the proprietors went bankrupt (OSA-1, 1791-99, 289). Mine House, (No. 4 Mine Road; 1738) is a survivor from these times, as is the small laird’s house of East Lodge (1731; now Blairlowan, Logie Lane; not in the conservation area).

Three decades later, Stobie’s map (1783; fig 6) shows little change in the scale of development. Nevertheless, it captures the industries in the area with several mills and mines illustrated. The Allan Water formed the parish boundary between Lecropt, Perthshire on the west and Logie, Stirlingshire in the east. The early village is therefore recorded in the first Statistical Account for the parish of Lecropt stating it consisted of 28 families residing in Keir estate property (OSA-2, 1791-99). The Account notes there is a brewery, several mills for meal, barley and flour and three mills for making a course paper known as ‘Callander paper’ used for pressing cloth. The Account notes the potential of the location stating that “…no situation seems to be better adapted for erecting a village on a large scale…” due to its proximity of coal deposits and at the separation of the two great military roads to the North and West of Scotland (OSA-2, 1791-99, 55).
Fig 5: Roy’s map (1747-1755): Bridge of Allan in the mid-18th century: a settlement is established on the west side of the Allan Water (the clachan of Bridgend). At the foot of the Ochils there are three small settlements Wr Aithrey (Westerton), Airthrey and the village of Pathfoot. © The British Library

Fig 6: Stobie’s map (1783): clearly records the industry at Bridge of Allan with the Silver Mines as well as a Flower (Flour) Mill and the Mills of Ethra (Airthrey paper mills). © National Library of Scotland
Nineteenth century
The last mining activity occurred around the turn of the nineteenth century when the mine at Mine House was wrought by the Caledonian Mining Company (NSA, 1834-45, 222-3). This abandoned mine was reopened after favourable results and including construction of ore smelting furnaces at Alloa. However production did not meet expectations and the operation closed. Any further extraction of metal ore from the estate ceased when Sir Robert Abercromby bought Airthrey from the Haldanes in 1807, and the village of Pathfoot was cleared to create the Airthrey policies. As mining ceased, a new industry emerged. The spring waters emanating from the mines were found to contain minerals beneficial to health, and Abercromby had the waters analysed and published their healing qualities. The second Statistical Account includes a summary of the analysis of the waters and notes there were four principal springs, three of which were subsequently used for medicinal purposes:

“The value of these springs, in a medicinal point of view, is unquestionable […] the Airthrey springs must be placed in the very highest rank among the mineral springs of Great Britain”

(NSA, 1834-45, 218)

This accolade put the Airthrey spring waters on a par with other spas including Bath, Cheltenham and Harrogate in England; and stated as superior in minerals of those at Dunblane and Pitcaithly (Pitkeathly) in Scotland. A well house (or pump room; fig 29) for ‘taking the waters’ opened on Mine Road in 1821 with its underground infrastructure improved in 1826 including an arched roof to the drift (which ran 400 yards north-east from the Well House) as well as cisterns, pipework, and pumps at the base of the shaft, thirty fathoms deep (Roger, 1853). This small well house was augmented in around 1861 with a second well house with a covered verandah set back from Mine Road (fig 23A). The well houses provided hot and cold waters to drink and were separate from the Hydroopathic Establishment which opened in 1864 (figs 13 & 23A). The concept of the hydropathic, to use the water for pain relief and treatment, was introduced to Scotland when the first establishments opened in Dunoon and Glenburn in 1843 based on the founding hydropathic at Grafenburg, Austria, founded by Vincent Preissnit in 1826 (Historic Scotland, LB Ref: 52198). Other large ‘Hydros’ opened in Perthshire at Crieff (1868) and Dunblane (1878). Prior to the opening of the Hydro there was a bath house at the corner of Kenilworth Road and Mine Road (fig 7).

The Account records Bridge of Allan as a “flourishing village” with a population of 200, however the account also notes that this success is in despite of an inadequate provision of lodgings and the condition of the accommodation which was available to visitors:

“It is much to be regretted that both the lodging-houses, and the pump-room itself, are still in a style so little corresponding to the increasing fame of the water…”

(NSA, 1834-45, 218)

However before publication of the Account accommodation had already improved with the “…erection of a considerable number of very comfortable lodging-houses…” (NSA, 1834-45, 218).
Initially it was the development of the adjoining Westerton estate, to the west of Airthrey, which established Bridge of Allan as a destination for the ‘taking of the waters’. Major John Henderson succeeded to the estate in 1844, at a time of expanding tourism and the arrival of the railway (Bridge of Allan station opening in 1848 on the Caledonian Railway). Feus of the Lands of Westerton were advertised in Roger’s book *A Week in Bridge of Allan* (1853) described as feus in ‘Sunnylaw’, ‘the Strath or lower grounds’, and ‘the Central Division’. Roger notes “…the rapidity with which the houses and villas have sprung up at this rising Spa…” (Roger, 1853). To accommodate the increasing number of visitors, lodging houses and spa villas were initially erected on Henderson Street (formerly MacFarlane Street) for holiday letting. Around the same time a number of what are described by Roger as ‘retired villas’ were built on the slopes to the west of Mine Woods in Sunnylaw along earlier roadways, the most easterly (now Pendreich Road) to Sunnylaw Farm. Major Westerton is said to have taken a personal interest in the feuing and delighted in the ‘elegant walks and promenades’ (McKean 1985, 75). Feuing and house building in the Upper Town developed over the 1850s and 1860s, commencing chiefly along Kenilworth Road.

The 1st Edition Ordnance Survey (1861; fig 7) captures the town’s mid-nineteenth century development. Henderson Street is largely complete and a new avenue has been laid out (now Fountain Road) with the Fountain of Nineveh in a small oval circus (fig 11; 1851) erected by Major Henderson as a focal point closing the vista. In the Upper Town, new villas have been constructed on Kenilworth Road, south of the original Well House (before the Hydropathic was built) and in Sunnylaw, stretching from Ferniebank Brae to Upper Glen Road.

The town became a Police Burgh in 1870 and was connected to Stirling by a tramway in 1874. The Gazetter of Scotland published in the mid-1880s described the new town:

“It comprises two parts or sections, an upper and a lower, the former on a small plateau of considerable elevation, the latter on alluvial ground adjacent to the river: and the declivity between these sections is adorned with trees and shrubs and public walks. Although containing several rows of well-built houses and many handsome shops, it mainly consists of elegant separate villas, with flower plots or gardens attached.”

(Groome, 1883)

Its facilities included five ‘first-class’ hotels, at least 140 private boarding and lodging houses, as well as a fine art and natural history museum, Turkish baths, a large hydropathic establishment, a handsome well-house; the population was by this time over 3,000 persons (Groome, 1883). By the 2nd Edition Ordnance Survey (1895; fig 8) the Victorian town was largely complete.
**Twentieth century to the present day**

The town played an important role in both world wars, being a base for large numbers of troops in hotels and hutment camps around the town (Allan, 1996). Westerton House was used as a prisoner of war camp for a while during the Second World War (Mair, 1990) with the construction of a series of Nissen huts across its grounds, for example in the wood between Well Road and Alexander Drive and to the immediate west of John Murray Drive. In the 1920s, the Pullar Memorial Park, was set out with the town’s war memorial at its centre; the land and funding of the war memorial gifted by Edward Pullar.

There was a small amount of interwar house building, and the town continued to expand after the Second World War with house building to the south of Westerton Drive on Castleview Drive, Strathallan Road, and around Forglen Road. As the fashion for ‘taking the waters’ declined, the Hydropathic became the Allan Water Hotel sometime before 1930 at which time the spa was sold to the Town Council and redeveloped in 1930 to provide more sophisticated treatments and a semi-circular lounge was built for the water drinkers. The hotel, and then the spa were sold to the Scottish Co-operative Wholesale Society in 1946, the Town Council reserving the right to draw off mineral water (Allan, 1996). The Hydropathic was later converted to flats in the 1960s.

A design to bypass the old bridge over the Allan Water was made in 1938, but it was not until 1956-8 when a new reinforced concrete bridge was built to carry a double carriageway bypassing the original route through Inverallan.

In the 1960s the whole of the Airthrey estate was sold to Stirling University who developed the grounds with contemporary student residences and lecture facilities. House development continued in the later twentieth century including in Sunnylaw on the slopes below Upper Glen Road, and beyond Inverallan towards the railway line. Within the Upper Town and Sunnylaw there was also building on previously undeveloped sites and garden ground particularly where large private gardens existed. In addition, the larger grounds of Westerton House and around the Hydropathic were developed with contemporary housing.

In the Lower Town and particularly on Henderson Street a number of sites were redeveloped. This is most evident on the north side between Chalmers Church and New Road where late twentieth century buildings dominate. A significant loss was the Trinity U.P. Church which occupied the corner of Well Road and Henderson Street and was demolished in 1948 due to structural faults. Alongside, opposite the Westerton Arms and former Queens Hotel, a row of early Victorian houses and terraced 2-storey cottages (1831, William Stirling) were replaced by 3-storey flats and commercial premises (c.1968).
Fig 7: Bridge of Allan, 1st Edition Ordnance Survey (1861) captures the spa during its early development. Henderson Street is largely complete with an avenue extending south to the Fountain of Nineveh in a small circus. In the Upper Town, there are new villas on Kenilworth Road, south of the original Well House (1821); and stretching from Ferniebank Brae to Upper Glen Road in Sunnylaw; note the original Well House and Bath House before the Hydro and new Well House were constructed. (The conservation area outlined in orange). © Crown
Fig 8: Bridge of Allan, 2nd Edition Ordnance Survey (1895): the Victorian town is now largely complete, the conservation area (outlined in orange) corresponding closely to this. © Crown
4.2 Archaeological Significance and Potential

This section identifies any Scheduled Monuments and information held on the local Sites and Monuments Record (SMR).

Beyond the conservation area the cairn at Fairy Knowe is a Scheduled Monument on the hill above Mine Wood. There are no Scheduled Monuments in the town however its early origins, including the early mining, milling and mineral water sites should be borne in mind; likewise those areas militarised during both World Wars. Sites have the potential to contain objects associated with past activity and contain earlier structures and artefacts relating to previous uses. Any findings or inquiries should be reported to Stirling Council’s Archaeology Officer.
5.0 Character and Appearance

This chapter will analyse and illustrate the key features and factors which contribute to the conservation area’s special qualities and local distinctiveness.

The general urban structure of Bridge of Allan Conservation Area is illustrated in figure 9 (Lynch, 1977, Appendix A). This consists of four character areas.

Bridge of Allan Conservation Area comprises a significant area of the town but excludes later development such as: north-west around the listed Westerton House; south-west of Inverallan on the west bank of the Allan Water; and to the south of Keir Street.

The conservation area can be divided into four character areas:

1. Inverallan: the remains of the earliest development at the Bridgend crossing;
2. Sunnylaw: mid-19th century villas;
3. Lower Town: the spa town development south of, and including Henderson Street;
4. Upper Town: the villa and spa development north of Henderson Street.

Mine Wood encloses the town to the north providing a natural wooded backdrop to the whole conservation area and strong natural edge. Other woodland belts, including the areas known as Mid Wood and woodland on Well Road, create edges to the urban developments.

Henderson Street is the major route through the town with roads to Sunnylaw and the Upper Town branching off. Fountain Road is a strong arterial road through the Lower Town and southward toward Stirling.

Three of the town’s churches provide major landmarks, as well as the Museum Hall and Pullar Memorial Park at the east end of Henderson Street. The Allan Water and Mine Wood are major natural landmarks.
Fig 9: The general structure of Bridge of Allan Conservation Area using Lynch's methodology. © Crown

Character Areas:
1. Inverallan
2. Sunnylaw
3. Lower Town
4. Upper Town
The character and appearance of the conservation area will be described through the following sections:

- Setting
- Character Areas
- Buildings and Townscape
- Open Spaces, Trees and Landscaping
- Public Realm

5.1 Setting

This section addresses the relationship of the conservation area with its surrounding landscape. The sense of space dictated by the interplay of topography and street pattern is described including important landmarks and views.

The strength of setting of Bridge of Allan comes from several key factors:

Landmarks and Views

- Inverallan: The Old Mill (figs 20A & B), the former grain mill remains a pivotal landmark to the former Bridgend settlement.

- Lower Town: Three churches provide landmarks: the former Chalmers Church on Henderson Street (now residential; figs 10 & 28A); and the Bridge of Allan Parish Church and St Saviour’s Episcopal Church facing each other at the intersection of Keir Street (fig 10). The spires of the Chalmers Church and the Parish Church provide important orientation markers. The Fountain of Nineveh (fig 11) similarly provides a focal point in the flat Lower Town. On Henderson Street, the three early hotels remain and form minor local landmarks: the Royal Hotel (1842; fig 12), the former Queen’s Hotel (1839) and the Westerton Arms (1842; fig 12). The Paterson Memorial clock outside the Westerton Arms likewise provides a minor landmark in the streetscape (fig 12).

- Upper Town: The former Hydropathic Hotel, although now converted to residential use remains a significant building (fig 13).

- River views both north and south from the bridge (fig 14).

- Views of Mine Wood from throughout the town (figs 15).

- Views of the wooded west bank and slopes above the Allan Water (not in the conservation area), particularly from the Lower Town and Sunnylaw.

- Long vistas on Henderson Street (fig 17) and on Keir Street (fig 1H).

- Upper Town and Sunnylaw: changing views and vistas as roads curve with glimpsed views of villas, gables, towers behind enclosing boundary walls and mature landscaping and trees (figs 16, 24E & F).
Open views back to Stirling and Stirling Castle on its crag across the open fields at the eastern end of Henderson Street, and distant views south to the hills beyond Stirling from open and higher ground. Glimpses of the Wallace Monument on Abbey Craig (fig 31D).

Street Pattern and Topography
Bridge of Allan is set out below the western end of the Ochil Hills, chiefly on the east bank of the Allan Water. The conservation area extends from the flat riverside north-eastward on the steep sloping hillside below Mine Wood. The broad, straight thoroughfare of Henderson Street divides the area into a Lower and Upper Town.

Inverallan, immediately south of the road bridge consists on an organic grouping of the remaining buildings of the former Bridgend settlement. The new carriageway has bypassed this earlier crossing point.

The Lower Town on the flat land next to the river is set out chiefly on a regular grid plan south-west of Henderson Street and is enclosed by the sweeping curved routes of Allanvale Road and Westerton Drive. The principal north-south route is Fountain Road with the Fountain of Nineveh (fig 11) closing the vista. The street pattern of the most westerly section between Allanvale Road and Union Street is more organic due to redevelopment on earlier plots (fig 6).

To the north-east of Henderson Street, the Upper Town sits on a raised plateau enclosed by Mine Wood and consisting of a series of meandering routes following the contours and slope of the hillside: Kenilworth Road, Chalton Road and Abercromby Drive. A number of narrow steep lanes link Kenilworth Road with Henderson Street through the woodland of Lesser and Lower Westerton (part of the original ‘pleasure grounds’ of the spa town and also known as Mid Wood; figs 24A, 26G & H).

Long sinuous roads are also characteristic of Sunnylaw set on the steep eastern slopes of the Allan Water at the northern extent of the town. From the bridge over the Allan Water, Blairforkie Drive (the former Miln of Airthrey Road to the paper mills on the banks of the Allan Water) passes the wooded slopes below the former Westerton House grounds before climbing steeply and continuing north-west as Ferniebank Brae and Pendreich Road on the original road to Sunnylaw Farm. Glen Road and Upper Glen Road split off along the contours of the hill with villas laid out on the raised ground facing westward.

Activity and Movement
Approaching from the east on the A9, the town is entered on Henderson Street. The street is a mixture of residential and business premises including hotels, shops and restaurants, becoming increasingly more commercial heading west, the heart of the town being the section between the bridge and Fountain Road (fig 18). The approach from the M9 in the west is more rural, a significant landmark being the Lecropt Church, with its manse and school, on the west side of the A9. Entry to the town more sudden.

The traffic and bustling activity around Henderson Street contrasts with the residential streets beyond which are quiet with much less traffic.
Fig 10: Landmarks: the town’s three Victorian churches remain pivotal landmarks, particularly the spires of the former Chalmers Church (left), and the Parish Church opposite St Saviours Episcopal Church on Keir Road.

Fig 11: Landmarks: the Fountain of Nineveh (1851) gifted by Major Henderson of Westerton was the centrepiece of a small oval Victorian circus (refer fig 7), the heron added in 1895. Whilst the Victorian garden has been removed, the monument remains a landmark and good example of Victorian public realm.

Fig 12: Landmarks: the Royal Hotel (left) and the Westerton Arms both established in 1842 remain local landmarks on Henderson Street; the Paterson Memorial clock outside the Westerton Arms adding positively to the streetscape.
Fig 13: landmarks: the former Hydropathic Establishment constructed to meet the needs of the Victorian spa now converted to residential use, remains the most prominent building in the Upper Town.

Fig 14: landmarks: the Allan Water looking north from the bridge with Blairforkie Road on the right. The river is a significant natural landmark enclosing the south-west edge of the Lower Town and Sunnylaw (this section north of the bridge is not in the conservation area).
Fig 15: landmarks: Mine Wood encloses the town to the north and forms a constant green wooded backdrop throughout the conservation area, and in particular as here in the Upper Town.

Fig 16: views & street pattern: the Upper Town is characterised by long sweeping vistas, properties often hidden from view behind mature trees, planting and hedging. The plots are large with houses set back from the road; traditional stone boundary walls and gate piers and hedging form important elements in defining the street line.
Fig 17: views & approach: the eastern section of Henderson Street is residential with some commercial use. Looking west, the houses are set back from the road behind front gardens enclosed by stone boundary walls. The long broad vista is softened by mature trees, planting and hedging to the front gardens.

Fig 18: activity: the west end of Henderson Street is the commercial centre of the town with small street level shops occupying traditional shop units with residential properties above. A significant percentage of traditional shop front features and detail remains adding distinctive character to the commercial area: e.g. Nos. 54-56 on the far right.
5.2 Character Areas
This section introduces each character area before more detailed description in the remainder of this chapter.

As identified in section 5.0 (fig 9) Bridge of Allan Conservation Area consists of four character areas.

Character Area 1: Inverallan
This character area (figs 9 & 20; table 2) is set apart from the main town on the west bank of the Allan Water. A small group of historic buildings remain from the former settlement at Bridgend. Set out loosely around the former route of the road north, the group consists of the former grain mill, Inverallan House (now forming the centre piece of a small development), the Old Bridge Inn, Nos. 1-5 Inverallan Road and Nos. 1 and 3 Station Road.

Character Area 2: Sunnylaw
This character area (figs 9 & 21; table 3) is accessed from the north-east side of the bridge over the Allan Water, the meandering Blairforkie Drive follows close to the east bank of the river and is enclosed by woodland to the west (fig 14). As the road climbs the slope it splits with the earlier Ferniebank Brae forking to the north-east; its character is reminiscent of a back lane with the tall enclosing wall of Ferniebank / Glenbrae House on its south-east (fig 26D). The character area is centred on Upper Glen Road (figs 21B-E) with large houses dating from the early development of the spa town laid out across the sloping site. Set in spacious grounds, their aspect is predominantly to the west across the Allan Water to its wooded western slopes.

Character Area 3: Lower Town
This character area (figs 9 & 22; table 4) comprises Henderson Street and the streets stretching southward to the Allan Water. Henderson Street (figs 17 & 18) is the main artery of the town, and stretches east from the bridge over the Allan Water to the Stirling University campus. The Museum Hall (fig 22A), now converted to housing, is a prominent landmark on the eastern approach addressing the Pullar Memorial Park (fig 24C). The street is a mixture of residential and business premises including hotels, shops and restaurants.

East of Fountain Road, Henderson Street is residential in character with regular Victorian villas set in gardens (fig 17). The buildings are predominately mid-nineteenth century, many built before 1860, with the majority of residences based on a 2-storey 3-bay symmetrical model (figs 1E & 22B & C). This house style is a particularly characteristic feature of Bridge of Allan, where the canted double height bays have unusually tall window openings with a variety of glazing patterns, perhaps reflecting the high quality of new accommodation required for the Victorian spa town.

The south side of Henderson Street has a strong continuity of design; the north side is more varied, with larger villas set further back from the road and punctuated by the spire of the former Chalmers Church (figs 10 & 28A). West of Fountain Road the Victorian character remains but is more varied in both building form and style. Larger tenements, for example the Penzance Buildings (fig 22C), sit alongside earlier 2-storey houses and single storey
shops at street level. These different styles and building types provide local points of reference, such as the former Post and Telegraph Office at corner of Fountain Road (1904; fig 31A) and the large hotels (fig 12). This range of Victorian and turn of the twentieth century designs form the character of the commercial area, however later twentieth century development either side on Well Road is unsympathetic (refer section 6.1; fig 28).

Behind Henderson Street to the south-west, houses are set out on a regular street plan toward the river enclosed by the sweeping curve of Allanvale Road. Classically designed houses such as those on Allanvale Road (fig 22F) represent the earliest houses, contrasting with the later Victorian twin bayed villas on Keir Street. Amongst the residences on Keir Street two churches address each other across Fountain Road: the Bridge of Allan Parish Church and St Saviour’s, both important landmarks in the surrounding flat urban plan (fig 10). Further south on Fountain Road, the tall Doric column of the Fountain of Nineveh also breaks the uniform 2-storey roofline (fig 11). The houses east of Fountain Road on Keir Street and Westerton Drive were built from the 1860s onwards and are mid to late Victorian in style, several with more elaborate roof plans and intricate bargeboards.

At the southern end of Allanvale Road a group comprising of one single storey row, two 2-storey houses and four 2-storey terraces of flatted dwellings (fig 22E & 31B) is thought to have been built by Pullar’s for workers at Keirfield Bleaching and Dyeing Works on the opposite back of the Allan Water. Similar housing was built in Ashfield from 1868, and it is thought the experience there led the company to construct homes for its workforce in Bridge of Allan with fourteen cottages owned by 1880 (Williams, 1980, 91).

Character Area 4: Upper Town
This character area (figs 9 & 23; table 5) consists chiefly of the three streets: Kenilworth Road, Chalton Road and Abercromby Drive. Houses are largely mid-Victorian in style set back from the road in spacious grounds often enclosed by stone boundary walls (figs 15 & 16). Their design is described as… ‘more ruggedly baronial’, in keeping with their dramatic setting than those of the similar suburb of King’s Park in Stirling (McKean, 1985, 76). The Upper Town is accessed at the west end of Henderson Street via Well Road; an approach enclosed by woodland of the former Westerton House gardens to the north (fig 24B) and Mid Wood to the south (fig 24A). The former Hydropathic Hotel and two well houses are sited at the top of the hill where Well Road joins Mine Road (fig 23A).

Kenilworth Road was the first of the three roads to be developed (refer fig 7; 1st Ed OS). The villas express a wide range of architectural styles (Italianate, Arts & Crafts, Jacobean, and Baronial). Chalton Road is described as “…a series of rather grander villas, each one its own little spa castle, most probably from the same architect’ (McKean, 1985, 77); and there is a repetition of certain stylistic features such as the cavetto splayed gable (fig 23D & E) on a number of villas. Abercromby Drive at the top of the hillside was developed in the later 1800s and at the turn of the twentieth century. Abercromby Drive continues in the east as Claremont Drive, with the dominant Drumpark House overlooking the town, originally built as a sanatorium. Despite the range of architectural styles, and the suburb’s development over half a century, there is a strong overall coherence in the area through plot sizes, building scale, traditional materials and enclosing garden grounds and boundary walls.
Rogers account ‘A week in Bridge of Allan’ written in 1853 provides some detail of the building of the spa town:

“...there will be no restrictions as to the style or elevations of the houses or villas, provided they have a neat appearance, as more particularly explained in the Conditions of Feu.”

“Handsome and commodious houses are annually reared […] the inexhaustible supply of building materials that at very reasonable cost may be obtained in the immediate neighbourhood […] Behind Westerton Park, is an extensive quarry from which the village has been reared…”

The local Sherrifmuir Formation of Old Red Sandstone may have been used in Bridge of Allan as well as the local quarry at Wolf’s Hole on Sunnylaw Road mentioned by Rogers.

5.3 Buildings and Townscape

This section describes the significant architectural and historic qualities of the buildings and the contribution made by scheduled monuments, listed buildings and key unlisted buildings of townscape value. Any dominant architectural styles, prevalent types or periods of buildings are identified and their essential characteristics including prevalent and traditional building materials, textures, colours and local details are outlined.

“The retention of character of individual buildings in the Conservation Area is essential to retain the variety of detail and visual interest of the area. Each street and every building has its own character and influence on its surroundings. However, it is useful to consider the general character of the area.”

(A Character Appraisal for Stirling Town Conservation Area, 1999, 14)

A significant part of the special character and appearance of the conservation area is provided by its buildings and other townscape features. Tables 2 to 5 and figures 20 to 23 below will detail key characteristics of the character areas identified in section 5.0 (fig 9) and described in section 5.2.

Buildings considered to be of special local, regional or national importance are given statutory protection as listed buildings. Listed buildings in the conservation area are indicated on figure 19 and listed in Appendix B. Bridge of Allan Conservation Area has almost one hundred and fifty listed building entries, notably much of Henderson Street and the Upper Town are listed.

The following table indicates ‘key’ listed and unlisted buildings. Key buildings are assessed on their contribution to the character of the conservation area and therefore not necessarily on their individual merit as historic buildings. Omission from the table does not mean a listed building is not important, or that an unlisted building makes no contribution to the conservation area. Key unlisted buildings should be considered in preparation of a local list of buildings by Stirling Council (section 6.5).
Fig 19: Bridge of Allan Conservation Area: outlined in orange with listed buildings (Category A: red; Category B: blue; Category C: green). © Crown
<table>
<thead>
<tr>
<th>BRIDGE OF ALLAN INVERALLAN</th>
<th>BUILDINGS AND TOWNSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Key Listed Buildings and Scheduled Monuments</strong></td>
<td>Old Mill (1710; figs 20A &amp; B) Category B; rubble built L-plan former grain mill, crowstepped gables and cross finials. Rare survivor of its type, restored 1979. Inverallan House (No.5 Station Road; fig 20C) Category B; late 18th C symmetrical 2-storey house with Gibbsonian door piece (see note below). Nos. 3-5 Inverallan Road (e. 19th C; fig 20E) Category C; former smithy.</td>
</tr>
<tr>
<td><strong>Key Unlisted Buildings of Townscape Value</strong></td>
<td>The Old Bridge Inn (late 18th C; fig 20D) traditional inn addressing the road junction.</td>
</tr>
<tr>
<td><strong>Key Views</strong></td>
<td>View from the road bridge across the Allan Water to Inverallan (fig 20H).</td>
</tr>
<tr>
<td><strong>Landmarks Major</strong></td>
<td>Old Mill.</td>
</tr>
<tr>
<td><strong>Landmarks Minor</strong></td>
<td>The Old Bridge Inn.</td>
</tr>
<tr>
<td><strong>Predominant Buildings</strong></td>
<td>Residential and commercial.</td>
</tr>
<tr>
<td><strong>Dominant Architectural Styles or Periods</strong></td>
<td>Vernacular, 18th century.</td>
</tr>
<tr>
<td><strong>Key Characteristics</strong></td>
<td></td>
</tr>
<tr>
<td>Building plot size</td>
<td>Small irregular plots; original feu plot boundaries are largely maintained.</td>
</tr>
<tr>
<td>Prevalent Building Height</td>
<td>1½ and 2-storey often 3-bays wide with pitched roofs.</td>
</tr>
<tr>
<td>Skyline and Roofscape</td>
<td>Predominantly Scots slate slate roofs with short chimney stacks and plain skew copes; 1½ storey buildings with canted pitched roofed dormers.</td>
</tr>
<tr>
<td>Prevalent Building Materials, Textures and Colours</td>
<td>Stone rubble construction, exposed or rendered and painted white (replacing original harl and lime wash), some contrasting / raised margins. Timber sash &amp; case windows now painted white, chiefly in 6 over 6 astragal patterns.</td>
</tr>
<tr>
<td><strong>Architectural Features and Local Details</strong></td>
<td>Inverallan &amp; No.3 Station Road: Gibbsonian door pieces (door piece to No.3 thought to be original (later 19th C) and used as model for replica on Inverallan during adaptation). <strong>No. 3 Station Road</strong>: stone garden walls remain, possibly part of original walled enclosure to garden of Inverallan House (refer 1st &amp; 2nd Ed OS); ironwork railings and gate piers to road side. <strong>Old Bridge Inn and Nos. 3-5 Inverallan Road</strong>: canted bay pitched dormers. <strong>Old Mill</strong>: crowstepped gables and stone cross finials at apex Sluice gates and mechanism (figs 20G &amp; H) on Allan Water behind Inverallan Road.</td>
</tr>
</tbody>
</table>

Table 2: Bridge of Allan Conservation Area: Inverallan: Character & Appearance
Buildings and Townscape: Inverallan

Fig 20A & B: the Old Mill, restored in 1979 and in commercial use is a rare survivor; C: Inverallan House, the 18th century house forms the centre piece of a small modern housing development; D: the Old Bridge Inn; E: No.5 Inverallan Road, part of the former smithy; F: general view of the building group; G & H: view from the bridge over the Allan Water to the weir and sluice infrastructure at the rear of No. 1 Inverallan Road.
There are no listed buildings in Sunnylaw (refer section 6.5).

Pendreich Road:
Three pre-1860 houses on raised ground above the Glen / Pendreich Road junction including: No. 4 Glen Road (formerly Balmoral Cottage; fig 21A), twin canted 2-storey bay windows with 4 over 4 pane windows and columned porch; and Bellevue, No. 2 Pendreich Road, ½ storey with twin canted 1-storey bay windows with 4 over 4 pane windows; original stone steps from road. Across the road, No. 1 Pendreich Road (formerly Tweed Terrace; fig 21B) driveway off Pendreich Road but overlooks Upper Glen Road is of similar style.

Upper Glen Road:
Mount Iver, No.2 (formerly Mountpleasant; pre 1861; fig 21C) is more elaborate with intricate bargeboards on tall gable and at rear to 2 eaves projecting windows; further canted bay dormers on steep pitched roof, lying pane glazing to frontage; gate piers. (New houses to rear in garden grounds; former gatehouse now garage on Pendreich Road). No. 4 (pre 1861) former UP Manse.

No. 12 (post 1861; fig 21D); mid-late Victorian, more complex roof plan with overhanging eaves on projecting eaves windows; re-entrant porch. Also of later design,
No. 20 (post 1860; fig 21E); gable addressing the road with decorative bargeboards, more complex roof plan with overhanging eaves; carved stone entrance; gate piers, manicured lawn and shrubs with low curving boundary wall ending houses on Upper Glen Road.

Sunnylaw House (pre 1861); addresses both roads with turret at rear.

Glen Road:
Nos. 6, 8 & 10 (all pre 1860; fig 21F&G); all simpler more Classical in transition from Georgian to Victorian styles.

Blairforkie Drive:
Nos 6-16 (c.1900-1914; fig 21H); grouping of 3 Edwardian semi-detached 2-storey houses in dark red sandstone and blond margins; continuity of materials and design with detail variations; 6 over 1 pane glazing.

Ferniebank Brae:
No.5 Ferniebank House & No.7 Glenbrae (1855); double villa with 2 entrances on corner with Sunnylaw Road. The high boundary wall of No. 7 enclosing the brae (fig 25D); double gable elevations (west and south) with canted and projecting bays, lying pane glazing, stone pillared entrance porch, fine panelled door, gate piers & setts at entrance.

Views of the wooded west bank and slopes above the Allan Water (not in the conservation area).
Changing views and vistas as roads curve with glimpsed views of villas behind enclosing boundary walls and mature landscaping and trees (figs 21C, E & 23E).

Table 3: Bridge of Allan Conservation Area: Sunnylaw: Character & Appearance
<table>
<thead>
<tr>
<th>BRIDGE OF ALLAN SUNNYLAW</th>
<th>BUILDINGS AND TOWNSCAPE (cont.)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Predominant Buildings</strong></td>
<td>Residential.</td>
</tr>
<tr>
<td><strong>Dominant Architectural Styles or Periods</strong></td>
<td>Early to late 19th century; predominately early-Victorian. Mainly plain symmetrical designs with other Victorian styles including Italianate and Baronial.</td>
</tr>
<tr>
<td><strong>Key Characteristics</strong></td>
<td>Medium and large sized plots; original feu plot boundaries are largely maintained. There has been some sub-division and building in garden ground.</td>
</tr>
<tr>
<td>Building plot size</td>
<td>2-storey houses often 3-bays wide with pitched roofs.</td>
</tr>
<tr>
<td>Prevalent Building Height</td>
<td>Predominantly Scots slate roofs laid in diminishing courses, without skews, and with prominent chimney stacks; some properties have more elaborate roofs including canted &amp; curved dormers or dormers which break the eaves line, all with pitched roofs; smaller number have decorative timber bargeboards.</td>
</tr>
<tr>
<td>Skyline and Roofscape</td>
<td>Exposed blond/ochre/buff sandstone coursed rubble construction with dressed stone margins, quoins and door pieces; some raised margins suggest earlier properties intended to have render finish.</td>
</tr>
<tr>
<td>Prevalent Building Materials, Textures and Colours</td>
<td>Timber sash &amp; case windows now painted white, with a range of astragal patterns from 6 over 6, 4 over 4, 2 over 2; several houses with lying panes.</td>
</tr>
<tr>
<td>Architectural Features and Local Details</td>
<td>Refer to Key Unlisted Building notes above. Stone boundary walls define the road lines and plots, several houses retain stone gate piers and external stone steps (fig 23).</td>
</tr>
</tbody>
</table>

Table 3: Bridge of Allan Conservation Area: Sunnylaw: Character & Appearance (cont)
Buildings and Townscape: Sunnylaw

Fig 21A: No. 4 Glen Road on raised ground; B: No. 1 Pendreich Road on the corner of Upper Glen Road; C: adjacent, No. 2 Upper Glen Road (Mount Iver) continues the attractive architectural character, mature gardens and stone boundary walls; D: No. 12 Upper Glen Road, later Victorian, more elaborate in form with overhanging eaves & re-entrant porch; E: No. 20 Upper Glen Road, also later Victorian; F & G: Nos. 8 & 10 Glen Road, early Victorian and simpler in design; H: 6-16 Blairforkie Road, group of interesting Edwardian semi-detached houses.
<table>
<thead>
<tr>
<th>BRIDGE OF ALLAN LOWER TOWN</th>
<th>BUILDINGS AND TOWNSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Key Listed Buildings and Scheduled Monuments</strong></td>
<td></td>
</tr>
<tr>
<td>Bridge of Allan Parish Church (also known as Holy Trinity, 1860; James Henderson; 1876; fig 10) Category B; early medieval gothic style with robust stone steeple marking corner; steep fish-scale ventilator over central crossing; (CRM furnishings internally 1904). Directly opposite, St Saviour’s Episcopal Church (1857; John Henderson; 1872; 1928; fig 10) Category B; red sandstone with contrasting dressings; enlarged. Gable bellcote addresses Fountain Road. Rectory (1857; Category B) adjacent at No. 21 Fountain Road.</td>
<td></td>
</tr>
<tr>
<td>Allanvale Road Nos. 27-29, 31-33, 35-37 (early 19th C; fig 22F) Category C; three 3-bay houses with varied doorways, moulded cornices. No. 35-37 with coursed ashlar frontage; No.27-27 fine moulded window margins. Of similar date: Union Street Nos. 9-11 (early 19th C) Category C; two 3-bay houses with pilastered doorpieces. Provide an interesting juxtaposition with adjacent listed Victorian block Penzance Buildings. Union Street No.19 (1844-53) former Free Church until 1853, then school until 1875. Now Drummond Cottage.</td>
<td></td>
</tr>
<tr>
<td>Henderson Street (evens) No. 34 Westerton Arms (1842; fig 12) Category B; prominent hotel in the commercial heart, in front the Paterson Memorial (1898; fig 12) Category C; clock topped cast iron column &amp; (disused) fountain; in memory of town’s medical officer Dr Alexander Paterson. Nos. 36-50 with Nos.1-11 Union Street, Penzance Buildings (1868; 1880; fig 22C) Category B; impressive corner block in Greek revival style with ashlar facades and pilastered first floor windows and aedicule dormers; original timber sash &amp; case windows largely remain and close entrance doors at Nos. 38, 48, 3 &amp; 5; original Victorian shop fronts lost but structure of moulded pillared openings remain &amp; a fanlight at No. 42. No 52 (fig 22C) Category C; good example of modest mid-19th C detached house with twin canted 2-storey bay windows with original 2 over 2 panes and pilastered doorpiece. Similarly, Nos. 54-56 (figs 18 &amp; 22G) Category C; but with single storey slender shop fronts extended onto street; decorative cast iron brattishing &amp; stone urns at the roof line, with dentilled cornice &amp; carved consoles below. Nos. 118-124 (former Belmoir House c.1851; James Collie; fig 22B) Category B; 2-storey Classical villa, with gabled bays with scrolled bargeboards and large spike finials; ironwork balcony supported on consoles. Nos. 136 (Prospect House) Category C; tall 2-storey, basement and attic villa with entrance at raised ground floor with entrance staircase and decorative ironwork railings; original windows and traditional dormers. Henderson Street (odds) Royal Hotel (1842; fig 12) Category C; classical style twin bayed villa much enlarged in neo-Jacobean style c.1885-95. Chalmers Church (1856; J, WH &amp; JM Hay; figs 10 &amp; 27A) Category B; former Free Church with graceful south spire, impressively set back above the street; now converted. Traditional lamp standard at the entrance. Nos. 77-83 (fig 22J) Category C; semi-detached variant of the 3-bay model with 2-storey canted bay windows, canted dormers with decorative ironwork remaining to No.81, some original 6 over 6 pane windows remain; cast iron columned porch. No. 99 Category C; 6 over 6 lying pane dormers. Nos. 113-119 Category B; originally 3 houses grouped as one mansion with Doric porch, now flattened; well set back in large garden grounds. No. 121 Coney park, plain Jacobean, strong garden walls to Henderson Street and boundaries. Museum Hall (1886-7; fig 22A) Category B; prominent building by Stirling Architect Ebenezer Simpson now converted and extended for residential use.</td>
<td></td>
</tr>
<tr>
<td><strong>Key Unlisted Buildings of Townscape Value</strong></td>
<td></td>
</tr>
<tr>
<td>Henderson Street: 19th C tenements and No. 15 Allan Water cafe (1902 adaptation) form a gateway at the west end of the street. Former Post and Telegraph Office (1902-3; fig 31A) corner of Fountain Road. Union Street No.6 (1888), a distinctive mock Tudor and red sandstone former Photographer’s studio with bowed shopfront.</td>
<td></td>
</tr>
</tbody>
</table>

Table 4: Bridge of Allan Conservation Area: Lower Town: Character & Appearance
<table>
<thead>
<tr>
<th>BRIDGE OF ALLAN LOWER TOWN</th>
<th>BUILDINGS AND TOWNSCAPE (cont.)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Key Unlisted Buildings of Townscape Value (cont.)</strong></td>
<td>Keir Street: Nos. 35 &amp; 37 (fig 22D) semi-detached house with highly decorative bargeboards to expressed gables addressing the street, castellated single storey bay windows with ironwork bracketing. Nos. 47 &amp; 49 poss. by McLuckie and Walker with trademark 2-storey canted bay raised to project through eaves. Nos. 54 &amp; 56: unusual red sandstone semi-detached house with date stone 1899 terminates the road, original 9 over 1 pane windows, decorative clay ridge (damaged). <strong>Allanvale Road:</strong> Nos. 15-17 (early 19th C) 3-bay house of same style and date as those listed at Nos. 27-35 (fig 22F). Nos. 39-65 and Nos. 75-103 (fig 22E &amp; 31B): one single storey row, two 2-storey houses and four 2-storey terraces of flatted dwellings probably built by Pullar's for workers at Keirfield Bleaching and Dyeing Works on the opposite back of the Allan Water; gate piers remain inscribed 'Keirfield Cottages'. Similar housing was built in Ashfield from 1868 – 1c.1900. <strong>Westerton Drive:</strong> a number of attractive late Victorian detached and semi-detached houses. For example the group from the large corner house on Fountain Road (No.33 Fountain Road) and including Nos. 1, 3, 5 &amp; 7, 13 &amp; 15: varying decorative bargeboards, overhanging eaves, expressed gables addressing the street, tall chimney stacks, roof finials and arched entrances.</td>
</tr>
<tr>
<td><strong>Key Views</strong></td>
<td>Long vistas on Henderson Street, Keir Street and Westerton Drive. Views of the Fountain of Nineveh (fig 11) on Fountain Road. Views north to the Upper Town and Mine Wood beyond. Views across the Pullar Memorial Park to Museum Hall and Upper Town.</td>
</tr>
<tr>
<td><strong>Landmarks Major</strong></td>
<td>Former Chalmers Church, Parish Church, St Saviour's Church, Fountain of Nineveh, former Museum Hall, Pullar Memorial Park.</td>
</tr>
<tr>
<td><strong>Landmarks Minor</strong></td>
<td>Former Post and Telegraph Office, Westerton Arms and Paterson Memorial, Royal Hotel, Former Queen’s Hotel.</td>
</tr>
<tr>
<td><strong>Predominant Buildings</strong></td>
<td>Residential and commercial, hotel / guest house use.</td>
</tr>
<tr>
<td><strong>Dominant Architectural Styles or Periods</strong></td>
<td>Early to late 19th century; predominately mid-Victorian. Mainly plain symmetrical designs 2-storey, 3-bay with tall double height cantilevered bay windows on frontage; mixed with other Victorian styles including Grecian, Arts &amp; Crafts, Jacobean, and Baronial.</td>
</tr>
<tr>
<td><strong>Key Characteristics</strong></td>
<td>Medium sized plots with larger plots to north-east end of Henderson Street; original feu plot boundaries are largely maintained. There has been some sub-division / building /extension in garden ground. 2-storey houses often 3-bays wide with pitched roofs. Predominantly Scots slate roofs laid in diminishing courses, generally without skews, and with short chimney stacks; later Victorian properties have more elaborate roofs including canted bay dormers and curved dormers all with pitched roofs; decorative timber bargeboards and timber or ironwork finials. Exposed blond/ochre/buff sandstone coursed dressed rubble construction with finely dressed stone margins, quoins and door pieces. Timber sash &amp; case windows now painted white, with a range of astragal patterns from 6 over 6, 4 over 4, 2 over 2; several houses with lying panes.</td>
</tr>
<tr>
<td><strong>Architectural Features and Local Details</strong></td>
<td>Numerous properties retain architectural detail which cannot be listed here including timber bargeboards, finials, ironwork for balconies, boundary railings and stair railings. Stone boundary walls are very important / define the street lines e.g. walls east of No. 121 Henderson Street. <strong>Archway to The Avenue</strong> (1868; fig 22H) Category B; distinctive pedimented arched entrance. <strong>Fountain of Nineveh</strong> (1851; fig 11) gifted by Major Henderson of Westerton to celebrate recent Babylonian excavations; hero added by James Drysdale, Chief Magistrate in 1895. <strong>War memorial,</strong> Pullar Memorial Park (1923, John Stewart; fig 24C).</td>
</tr>
</tbody>
</table>

Table 4: Bridge of Allan Conservation Area: Lower Town: Character & Appearance (cont.)
Buildings and Townscape: Lower Town

Fig 22A: Museum Hall, now in residential use; B: typical Bridge of Allan villa on Henderson St. (Nos. 118-124), 3-bays wide with tall twin double height canted bays; detail includes decorative bargeboards and spire finials, a moulded door piece and balcony with ornamental ironwork; C: juxtaposition of the earlier houses and later commercial properties at the west of Henderson Street (No. 52 & Penzance Buildings); D: elaborate detail on Nos. 35 & 37 Keir Street; E: Allanvale Road: former workers’ housing for Pullars incl. Keirfield Cottages; F: Nos. 27-37 Allanvale Road, some of the earliest houses of the spa town, classically styled with door pieces. G: Henderson Street: small traditional shop units with residential properties above; significant shop front features remain e.g. nos. 54-56. H: Victorian grandeur added by the stone archway to The Avenue; J: No.81 Henderson Street with original 6 over 6 sash & case window and decorative cast iron balcony.
### BRIDGE OF ALLAN
#### UPPER TOWN

**BUILDINGS AND TOWNSCAPE**

<table>
<thead>
<tr>
<th><strong>Key Listed Buildings and Scheduled Monuments</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Former spa buildings: Hydropathic Hotel</strong> (1861-4 by James Hamilton; fig 23A) Category B; towered Italianate and Romanesque; fine fretted timber and ironwork cresting, gate piers; converted into flats in 1960s. (Modern development on grounds to rear). Alongside <strong>Well House</strong> (1861 by William Mackison; fig 23A) Category C; symmetrical gabled Gothic with pointed arch porch in E; bowed extension 1930; and earlier <strong>Well House</strong> (1821; fig 29) on Mine Road, one of earliest in Scotland (in very poor condition). <strong>Moven Cottage</strong> (1A Alexander Drive, 1859) Category B; originally south lodge to Westerton House</td>
</tr>
</tbody>
</table>

**Kenilworth Road**

| **No. 9 & 11 The Gables / Bombay House** (pre 1861) Category C; example of earliest houses on road, semi-detached villa with later 2-storey mock Tudor extension. **No.10** (The Brae; post 1861) Category C; projecting central bay with Jacobean gable and stylised dormerheads; single storey coach house, gate piers and boundary returning to pathway on east side. **Nos. 13-15 Kilronan** (pre 1861; formerly Viewforth, No. 13 later extension) Category C; Italianate tower with weather vane, boundary wall and gate piers. **No. 17 Iona Lodge** (1848) Category C, tall boundary wall on curve in road, iron railings to lower wall; gate piers and sets to drive entrance. **No. 18 Coniston** (c 1853 by Francis Mackison) Category B; gate piers. **Nos. 19 & 21** (post 1861; fig 23C) Category C; similar to 14-16 Abercromby Place, Stirling by William Simpson. Arched openings and stone balustrade to single storey canted bay; ironwork railings to basement well and stair flights. **No. 23 Inglewood** (& 14 Abercromby Drive; fig 23E) Category C; Baronical style, 2-storey canted bays terminate with cavello to crowstepped gables. Similarly **No. 27 Deanville** (fig 23F) Category C; also with central 3-storey tower with fish-scale slate and ironwork cresting; weathervane and ridge cresting. And, **No. 47 Eastwell** Category B; possibly by William Mackison, asymmetrical Italianate villa with cavello corbel supporting overhanging eaves. **No. 26-28 Coneyhill House & Lodge** (1863) Category C; gate piers with sculpted eagles. **No. 56 Meadow Park Hotel** Category B; Neo-Jacobean style with finely carved stonework including scrolled crowstepped gables and tall octagonal chimney stacks. |

**Chalton Road** (all post 1861 except No. 1)

| **No. 1** (Zetland House, pre-1861; fig 23B) Category B; similar to contemporary examples on Well Road. **No. 15 Rowanhurst** (1863) Category C; 3 bay asymmetric villa with single gable to front bay with 2-storey canted bay window. **No.16 Auchengarrock** (post 1861; alts 1906) Category C; augmented mid-Victorian villa. Perhaps by Lepier, heralded extensions conical roofed octagon. **No. 18** Category C; very large traditional glass conservatory (in poor repair). **No. 21 Thornton Lodge** Category C; cavetto corbelling sweeps the flanks of the bay into the gable above. This detail is repeated at **Nos. 27-29** (fig 23D), **No. 31 Ashcroft, No.33 Rokeby, No. 35 Abbotsleigh** all Category C. **Double villa Nos. 43-45** Category B; a good example. **No. 47 Dalnair** Category B; more Classical, Ionic porch, low piended roof, fine ironwork. House set well back from the road with front lawns / mature trees. |

**Abercromby Drive**

| **No. 15 Uplands** (1907 by William Leiper) Category B; large mansion in English manner, part harled, part timbered, mullioned windows, oriel windows, tower and Tudor porch. Later Arts & Crafts with red tiled roof. **Claremount Drive** **No. 7 Drumpark House** (1905) Category B; Arts & Crafts style, built as a sanatorium, harled and whitewashed, steep red rosemary tile roof. |

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Table 5: Bridge of Allan Conservation Area: Upper Town: Character & Appearance
### BRIDGE OF ALLAN
#### UPPER TOWN

#### BUILDINGS AND TOWNSCAPE (cont)

| Key Listed Buildings and Scheduled Monuments (cont) | Mine Road  
Mine House (c.1738; c.1830) Category B; original 2-storey row of house, bothy and workshop for copper miners; enlarged and converted to single dwelling c.1830, restored 1975.  
Well Road  
Nos. 4-6 (1840-50; former Eden House) Category B & Nos. 5-9 (pre 1861, former Rose Villa) Category C; two large houses sit opposite each other on Well Road representing some of earliest houses in the Upper Town, more contemporary with those of Henderson Street. Lying panes, original ironwork. |
|---|---|
| Key Unlisted Buildings of Townscape Value | Abercromby Drive: No. 1 Woodlee (fig 31C) & No. 3 Ardfarach with tall Italianate towers at the head of Mine Road.  
Kenilworth Road Nos. 53-55, decorative single storey cottages with intricate timber bargeboards and slated roof of canted bay, decorative ironwork railings and sets to drive; (replacement windows and box dormers detract). Nos. 2-32 Coneyhill Road (fig 31D): 2-storey terraced row; some retain original lying pane windows. |
| Key Views | Changing views and vistas as roads curve with glimpsed views of villas, gabled roofs, towers behind enclosing boundary walls and mature landscaping, hedging and trees. Organic plot layout provides views between houses and across to other roads (fig 15).  
Views of the enclosing Mine Wood to the north (fig 15).  
Views south across the carse to distant hills particularly as height is gained. |
| Landmarks Major | Former Hydropathic Hotel and later Well House |
| Landmarks Minor | None |
| Predominant Buildings | Residential. |
| Dominant Architectural Styles or Periods | Early 19th – early 20th century; predominately mid-Victorian.  
Victorian in a range of styles (Italianate, Baronial, Arts & Crafts) or plain symmetrical designs of typical 2-storey, 3-bay model with tall double height canted bay windows on frontage. |
| Key Characteristics | Medium and large sized plots; original feu plot boundaries are largely maintained.  
There has been some sub-division and building in garden ground e.g. a number of new houses at Nos. 32-36 Kenilworth Road; development also in the grounds of larger properties including the Hydro. |
| Building plot size | 2-storey houses often 3-bays wide with pitched roofs. |
| Prevalent Building Height | Predominantly Scots slate roofs laid in diminishing courses, without skews, and with prominent chimney stacks; some properties have more elaborate roofs including canted & curved dormers or dormers which break the eaves line, all with pitched roofs; decorative timber bargeboards; finials and some Italianate towers. |
| Skyline and Roofscape | Exposed blond/ochre/buff sandstone coursed dressed rubble construction with finely dressed stone margins, quoins and door pieces.  
Timber sash & case windows now painted white, with a range of astragal patterns from 6 over 6, 4 over 4, 2 over 2; several houses with lying panes. |
| Prevalent Building Materials, Textures and Colours | Numerous properties retain architectural detail which cannot be listed here including timber bargeboards, finials, ironwork used for balconies, boundary railings and stair railings.  
Stone boundary walls are very important / define the street lines and plots.  
Stone boundary wall on Well Road of former Westerton estate boundary and high stone walls on Sunnylaw Road of the former estate walled garden. |

Table 5: Bridge of Allan Conservation Area: Upper Town: Character & Appearance (cont.)
Buildings and Townscape: Upper Town

Fig 23A: former Hydropathic with Well house of 1861 (on the right); B – G: examples of the range of Victorian architecture, B: No. 1 Chalton Road; C: Nos. 19 & 21 Kenilworth Road; D: Nos. 27 & 29 Chalton Road and E: No. 23 Kenilworth Road displaying the cavetto corbelled into crowstepped gable common to a number of houses; F: No. 27 Kenilworth Road. G: No. 23 Chalton Road.
5.4 Open Spaces, Trees and Landscaping

The section addresses the role of open space, trees and landscaping on the townscape structure and its effect on the character and relationship of spaces within the conservation area. This includes the contribution made by both public and private green space; natural or cultivated elements; woodlands; individual trees; hedges and other landscaping. Similarly to the built environment, these features may also have historical and cultural significance.

All trees within conservation areas are protected through the Town and Country Planning (Scotland) Act 1997; any lopping or cutting must first be notified to the Planning Authority. In addition, a Tree Preservation Order (TPO) can be placed on any individual tree within or out with the conservation area. Bridge of Allan has TPO designations (fig 25). In addition, open green space and mature trees, woodland and gardens are well represented in the conservation area, a combination of its natural setting, former estates, private gardens, and civic planning of the Victorian spa town to create walks and access to the town’s natural environment as part of the spa’s healing benefits. Some of the most significant features include:

Within the conservation area:

- The Allan Water is a significant natural landmark, with natural riverbanks and woodland.

- The legacy of the large Westerton and Airthrey estates has provided belts of mature woodland and numerous mature and specimen trees throughout the conservation area. In particular:
  - The area enclosed on the west by Blairforkie Road (now part of Mid Wood; fig 14) with pathways to Sunnylaw Road and Well Road, and seating areas along the roadside with river views.
  - The area enclosed on the east by Well Road (and extending over the former Westerton House grounds; figs 24B & 25, part of TPO);
  - Lower and Lesser Westerton Woods (now part of Mid Wood) which separate Henderson Street from the Upper Town with dense tree cover and paths, laid out during the development and feuing of the Upper Town (figs 24A & 25, part of TPO).
  - South side of Claremont Drive.
  - North-east of Henderson Street in the grounds of Beaconhurst School.

- The Pullar Memorial Park, a formal public park set out in the 1920s with the town’s war memorial at its centre (fig 24C). There are other small green spaces with grass and trees for example on Allanvale Road and Westerton Drive (fig 25F).

- Recreational spaces including tennis courts on Keir Street and Mine Road, and bowling greens on Mine Road (fig 24D) and Westerton Drive. The bowling green and lawns in front of the former Well House allow an open view to the former spa building the adjacent former Hydropathic Hotel. The bowling green and small public park on Westerton Drive similarly allow views of the Fountain of Nineveh on Fountain Road. There is also a small area of allotments off Inverallan Road on the west bank of the river.
Private gardens play a particularly significant role in the conservation area, especially on Henderson Street, the Upper Town and Sunnylaw. Numerous mature and specimen trees, large shrubs and hedging create a very attractive environment, enclose roadways and provide privacy for the houses (figs 24 E & F). The significant numbers of firs and evergreens create a permanent green coverage maintained throughout the year. In many locations there are landmark trees of striking individual quality (fig 25). A small number of private gardens are protected by TPOs in Sunnylaw (fig 25).

Out with the conservation area boundary:

- Mine Wood is very important; by enclosing the town to the north it contributes to the setting of the conservation area providing a significant wooded backdrop and public recreation area (fig 15).
- The wooded slopes on the east and west bank of the Allan Water at Sunnylaw provide an important setting and backdrop on the west side of the town. There are pathways along the slopes on the east bank.
- The Allan Water and its west bank between Henderson Road and Blairforkie Road providing open public green space next to the river (fig 14).

The following table identifies the key open spaces, trees and landscaping which contribute to the character of Bridge of Allan:

<table>
<thead>
<tr>
<th>BRIDGE OF ALLAN</th>
<th>OPEN SPACE, TREES AND LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Open Space</strong></td>
<td>West bank of the Allan Water north of Henderson Road (fig 14; not in conservation area). Small green space on Westerton Drive with seating and granite fountain (fig 26F). Small green space on Allanvale Road / Fountain Road.</td>
</tr>
<tr>
<td><strong>Public Green Space and Woodlands</strong></td>
<td>Pullar Memorial Park (fig 24C). Small play park on Westerton Drive. Lower and Lesser Westerton Woods and walkways and woodland north-east of Blairforkie Road (now jointly called Mid Wood; fig 24A). Mine Wood (not in conservation area).</td>
</tr>
</tbody>
</table>
| **Private Green Space** | Woodland belts:  
  - Woodland of former Westerton House gardens north-west of Well Road (fig 24B). 
  - Woodland south of Claremont Drive. 
  Private gardens throughout the conservation area and in particular on Henderson Street, Upper Town and Sunnylaw. Bowling green and lawns on Mine Road (fig 24D). Bowling green on Westerton Drive. |
| **Landmark Trees** | Numerous mature trees through the conservation area (fig 25). |
| **Landscaping Features** | Walls (refer section 5.5) |

Table 6: Bridge of Allan Conservation Area: Open Spaces, Trees and Landscaping
Open Spaces, Trees and Landscaping

Fig 24A: Lesser and Lower Westerton Woods (now Mid Wood) were set out during the feuing of the spa town and remain as an amenity and green buffer between Lower and Upper Towns; B: Well Road woodland, part of the former Westerton House grounds, encloses Well Road in the north; C: Pullar Memorial Park with the town’s war memorial (1923) as its centre piece. D: the green of Airthrey Spa Bowling Club north of the former Hydro provides an ideal setting for this important landmark; E & F: private gardens in Sunnylaw such as on Upper Glen Road add significant character to the area; whilst similar to the Upper Town (F) with ornamental trees, stone boundary walls and hedging, the narrower road layout of Sunnylaw creates greater enclosure.
Open Spaces, Trees and Landscaping

Fig 25: (top) Tree Preservation Orders (TPOs) outlined in green in Sunnylaw and the former Westerton House grounds and Mid Wood. (below) examples of striking individual trees: outside the former Hydro (top-left); on Keir Street (top-right) and on Kenilworth Road (below).
5.5 Public Realm

This section describes street and road finishes; street furniture; signage; and associated issues such as car parking. Existence of original and traditional surfaces and elements is stated.

Bridge of Allan retains elements of the spa town’s Victorian public realm. Civic monuments and memorials, typical of the era, punctuate the public realm such as the Fountain of Nineveh, the Paterson Memorial Clock and The Avenue archway (figs 11, 12 & 22H). Little remains of original road finishes, however in the Upper Town several driveways retain whinstone setts at their entrances (fig 26A), and kerbstones and external stone steps can also be found throughout the area. In Sunnylaw in particular there are few pavements, and whilst the road is tarmacadam, the lack of hard modern pavement finishes and softening of grass verges and gardens directly onto the carriageway creates a special atmosphere. This is augmented by the lack of on-street car parking which creates a streetscape in contrast to most residential suburbs.

Plots boundaries and roadways are frequently defined by means of the original and traditional stone boundary walls. Their number is too great to list individually, but boundary walls ranging in height are found throughout the conservation area. Many are private, belonging to individual houses, others remain from the Westerton House estate where walls define the approach on Well Road (fig 24B) and along Blairforkie Road (fig 14), and part of Sunnylaw Road including the former estate walled garden (figs 26B & C). On Ferniebank Brae, the tall wall to Glenbrae house defines the brae adding considerable character to the approach (fig 26D).

In addition to the public green spaces (section 5.4) there is a public open space on the corner of Well Road and Henderson Street (previously the site of the Trinity UP Church). The open space has been maintained and set out with public toilets, a Victorian canopy, seating and the Victorian Provost’s street lamp (fig 26E).

The Upper and Lower Town are connected on foot by a number of narrow lanes which climb the steep slope between the two areas, some talking pedestrians through the Lesser and Lower Westerton Woods (Mid Wood; figs 26G & H). There are interpretation panels along the pathways in Mid Wood and Mine Wood, and part of the former gatepost of the toll bar at Bridgend is preserved above its original site on the pathway connecting Blairforkie Drive and Well Road (fig 26J).
Public Realm

Fig 26A: one of several driveways with whinstone setts across the pavement; B & C: walls enclosing the former Westerton House grounds: gate piers at the Sunnylaw Road lodge and (C) tall wall of former walled garden (only east wall in conservation area); D: wall of Glenbrae house defines Ferniebank Brae; E: public space on the corner of Well Road with public toilets, seating and Provost's lamp; F: small green space with granite fountain and seating on Westerton Drive; G & H: lanes connect Henderson Street and the Upper Town; J: part of the former toll gate post of the Bridgend crossing now sited on a pathway in Mid Wood.
6.0 Conservation Area Management

The Conservation Area Appraisal is a tool in the future management of the area: it is neither a full ‘conservation area study’ nor ‘management plan’. Further specific studies may be required in some areas dependant on their individual conservation needs. As such this section identifies these and provides a basis for formulating and implementing a conservation area management strategy.

This chapter will address the following issues:

- Identify negative factors and vulnerability of the area
- Identify buildings which may be at risk
- Review of existing conservation area boundaries and suggest refinements
- Identify unlisted buildings which may require statutory protection
- Assess the effects of Permitted Development and identify the requirement for planning action including the implementation of Article 4 directions

6.1 Negative Factors

This section addresses the extent of loss, intrusion or damage in the conservation area. Most conservation areas will contain buildings; gap sites and inappropriate street furniture that have a negative impact on the area detracting from its special character and represent opportunities for change or enhancement.

There are a number of negative factors in the conservation area:

1. Detrimental change

The special character and appearance of the buildings in Bridge of Allan has been eroded to some extent due to alterations, extensions and inappropriate replacement elements. There is noticeable detrimental change and loss of original fabric to some properties in the conservation area including those which are listed buildings. This occurs more frequently in the commercial part of Henderson Street and Lower Town, but is evident throughout.

Windows and doors

A number of properties have inappropriate replacement windows including listed properties; this is particularly detrimental where properties are in multiple ownership, semi-detached or terraced rows. Replacements in uPVC and/or non-traditional fenestration patterns and opening methods are generally unsuccessful and diminish both the character and quality of individual buildings and the character of the conservation area as a whole. Where distinctive fenestration patterns remain it is important these are retained wherever possible, or accurately replicated in any necessary replacements, for example original lying pane designs frequently found in mid-nineteenth century properties. Similarly replacement doors in non-traditional forms and materials detract.

Guidance should be provided by the Planning Authority to allow appropriate protection of the remaining traditional and original fabric and informed replacement where this is necessary.
Walls
In general traditional properties are constructed in exposed high quality building stone with only a small number of properties having cement based render and/or modern film forming paints applied to their masonry walls. In these cases, this has been applied to replace traditional lime harling and/or limewash during their repair or maintenance at a time when our understanding of the role of permeable traditional materials was not well developed. Attention should be drawn to the risks associated with impermeable materials and finishes and opportunities taken to repair in traditional materials when they arise. One building on New Street has been inappropriately repaired (fig 27B).

Roofscape
The roof finishes in Bridge of Allan are predominately traditional Scots slate with many good examples of diminishing slate coursing and local Aberfoyle slate. However, a number of roofs have been replaced in slate types which do not match the colour, texture and pattern of the traditional Scots slate roofs, and some have modern roof vents inserted which detract. Some roof finishes are likely to be in need of repair or reslating in the near future. Particularly in later Victorian properties there can be considerable articulation and detail at roof level including dormers, gablets, bargeboards and finials. Care should be taken in any roof repair or reslating so as to maintain the principle of the original character of the roof finish and its component parts (chimneys, skews, eaves details, dormers etc). Guidance of appropriate materials should be provided by the Planning Authority.

Traditional canted bay dormers, some with curved roofs, are commonplace in the conservation area. Detrimentally, some have lost their original windows and have inappropriate replacements. Non-traditional dormers designs, and dormers introduced where not appropriate to the building design, can interrupt the roofscape and detract from the original building.

Shopfronts
There are a good number of traditional shop fronts on Henderson Street, commonly in groups which would have originally been of similar design (figs 27C-G). Several shopfronts have been replaced or covered by modern frontages and fascias, however often in these circumstances the structure of the shopfront opening remains and could provide a basis for reinstatement. In some cases an original shop front remains in the group which could be used to guide design principles for any reinstatement or enhancement works. Historic photographs are also a good resource for repair and enhancement works. Original elements of traditional shopfronts should be retained, and opportunities taken to improve existing shopfronts when these arise.
Fig 27A: boundary wall on Sunnylaw Road to the former Westerton House garden is in poor repair; B: property on New Street with poorly rendered and painted wall finishes detracting from an attractive and characterful property which turns the corner into Henderson Street; C-G: examples of traditional shopfronts on Henderson Street, whilst there has been loss of detail and detrimental changes, several traditional shopfronts survive and make a positive contribution to the commercial centre; these could be reused as a basis for enhancement; H: inappropriate materials used on the public space at the corner of Well Road.
2. Non-traditional buildings
Overall, Bridge of Allan has retained much of the character and authenticity of its Victorian design. A significant factor is the retention of original feu plots and garden grounds, the result of the Council’s long term presumption against new development in garden ground in the conservation area. This has been successful in maintaining the special character on the conservation area particularly in the Upper Town. However, a limited amount of subdivision and redevelopment has occurred, and there are a number of properties which are not sympathetic to the character and appearance of the conservation area. This can be a combination of a number of factors including: massing and a lack of articulation; a horizontal rather than vertical emphasis particularly to fenestration; the palette of materials, textures and colours; and plot density and setting. Examples include:

Henderson Street (fig 28A): single storey bank adjacent to the former Chalmers Church strongly detracts from the setting of the church and the conservation area as a whole. The recent housing in the church grounds in contrast is sympathetic in its palette of materials and elevational treatment, which is well articulated and has a vertical emphasis.

Nos. 17-37 Henderson Street (c. 1968; fig 28C) and Allan Leisure Centre (1971; 1999): the massing, horizontality and materials of these later twentieth century buildings is not in keeping with the conservation area.

In the Upper Town and Sunnylaw a number of large villa plots have been subdivided for new house building, for example at No. 32 Kenilworth Road and No. 2 Upper Glen Road. At the east end of Henderson Street, a cluster of later twentieth houses are easily visible in the view of the Upper Town (fig 28B). Their designs are out of character with the area and have little or no softening from garden grounds or planting. The grounds of the former Hydro have been developed with housing designed in a modern suburb style (fig 28D) which is not sympathetic in design, density or materials to the conservation area or this landmark building.

3. Public Realm and Setting
The appropriate treatment of building curtilage is important. Bridge of Allan contains significant traditional boundary treatments such as stone walls and hedging which contribute positively to the public realm as well as individual properties. Several stone boundary walls are in need of maintenance and repair (fig 27A). In some cases inappropriate materials have been introduced, for example modern reproduction railings of poor quality and design and the use of brick pavioirs in strong colours for driveways. Garden ground has also been lost to hard standings for car parking.

In Sunnylaw, shared surfaces and green edges to roads and pathways provide character to the public realm. Any required introduction of hard landscaping (either public or private) should be carefully managed to retain the special informal feel of the area. Brick pavioirs and new tarmacadam should be discouraged.

The small open space on the corner of Well Road and Henderson Street (figs 26E & 27H) has been recently improved and contains significant remnants of the Victorian public realm such as the Provost’s lamp and a small granite drinking fountain. Whilst the space has been greatly improved with the introduction of planting and a modern screen to the public
toilets, the materials used for the new pavement and walls treatments (yellow chip finish and brick, standard concrete copes and steps, pebble dash render) are not sympathetic to the traditional materials and finishes in the conservation area.

Fig 28: Examples of development not in keeping with the character and appearance of the conservation area: A: single storey bank building west of the former Chalmers Church (note the recent housing behind is in keeping); B: later 20th century houses at the east end of the Upper Town (note the recent Mackintosh inspired house is more successful as a standalone villa design); C: flatted properties on Henderson Street, height, massing and horizontal emphasis detract; D: inappropriate modern housing development on the former Hydro grounds.

6.2 Summary of Vulnerability

Bridge of Allan Conservation Area covers a substantial area of this small town. Its commercial and tourism focus, as well as its desirability as a residential location, bring specific development pressures and challenges. In addition to a wealth of Victorian detail and the quality of its buildings, much of the character of the area is derived from its green setting, large private gardens, mature trees and traditional boundaries of stone walling and hedging. These elements are inherently vulnerable as they are more difficult to manage through planning legislation.

Section 6.1 described negative factors which have eroded the special character and appearance of the conservation area. Conservation area management aim to should protect the unique layout of the town, its green spaces, and the quality and wealth of architectural detail in the townscape, and encourage enhancement when opportunities arise.
In summary, Bridge of Allan Conservation Area’s principal vulnerability is:

- Erosion of original fabric with inappropriate replacement and repair affecting individual properties, their grouping and the wider conservation area context.

- A number of significant unlisted properties of townscape value in the Lower Town and Sunnylaw. Changes to these properties will not require Listed Building Consent and therefore require careful management through the planning process where applicable, and awareness of appropriate best practice for the property owners.

- Buildings in multiple ownership (semi-detached and flatted); changes to one property affect the whole building and conservation area in general.

- Erosion of setting by inappropriate development within and out with the conservation area.

- Commercial area with increased development pressure and more frequent change.

- Erosion of the setting (approach, open spaces, green spaces etc.) by loss or poor management of public realm, green space, mature trees and woodlands including maintenance of surrounding landscaping on the banks on the Allan Water and the Mine Wood. Natural and semi-natural green spaces and trees require management and if not well maintained will have a detrimental effect on the setting of the town. Interventions and repair of the public realm require thoughtful management and design that retains or enhances the quality of the built environment; standardised modern solutions should be avoided.

- Erosion of private green space: vulnerable elements such as private gardens, mature trees, boundary walls etc. which play a key role in the character of the area.

Property owners, the Planning Authority and other stakeholders involved in the conservation area need to be aware the vulnerability of Bridge of Allan Conservation Area and manage required changes appropriately.

6.3 Buildings at Risk and Sensitive Areas

*This section highlights vulnerable buildings, areas, or issues. Buildings which are vulnerable through vacancy, condition or development threat should be notified to the RCAHMS for consideration on the Buildings at Risk Register.*

There are currently two buildings on the Buildings at Risk Register: Woodside, 105 Henderson Street (ref no. 2050) and the first Well House built in 1821 (ref no. 5167; fig 29). Historic Scotland recently listed the Well House stating the building “…could be amongst the earliest buildings of this type in Scotland, predating the hydropathic movement” (Historic Scotland Listed Building ref 52198). It is in very poor condition.
6.4 Conservation Area Boundaries

This section identifies any changes required to the conservation area boundaries.

The conservation area boundary is considered generally to be an appropriate definition of the area of special architectural and historic interest. The previous version of this document recommended amendments to the conservation area boundary and the following changes were implemented in the redesignation of the conservation area in August 2014:

Inclusions:

1. Inverallan
   Victorian House at No. 2 Station Road, the full extent of the mill sluice and mill lade to the rear of properties on Inverallan Road, and the western bank of the Allan Water.

2. Lower Town
   The park and bowling green at end of Fountain Road.

3. Upper Town
   The development on Henderson Road for coherence, and the former gatehouse to Westerton House (No. 1 Sunnylaw Road) and green space and wall bordering Well Road.
   (Whilst this recommended inclusion was largely undertaken, an error in the mapping of the conservation area boundary omitted to include the gatehouse itself.) It is hoped to rectify this and include this property in any future revision to the conservation area boundary.
6.5 Potential Listed Buildings

This section identifies any buildings which may merit additional protection through listed building legislation.

Listed buildings in the conservation area are illustrated in figure 19 and listed in Appendix B.

A large number of the historic buildings are listed. However, there are no listed buildings in Sunnylaw despite buildings being of similar or earlier date than those in the Upper Town. Several villas are of a high quality and retain much of their original detail (refer to Table 3 noting this is representative only). It is recommended that Historic Scotland review the Sunnylaw area for statutory listing and that in the meantime these houses be considered for inclusion on a local list held by Stirling Council.

In addition to Sunnylaw, there are a small number of buildings which stand out for consideration for the statutory or local list:

**Lower Town:**
- Former Post and Telegraph Office (1902-3; fig 31A) corner of Fountain Road.
- Union Street No.6 (1888), a distinctive mock Tudor and red sandstone former photographer’s studio with bowed shopfront.
- Nos. 15-17 Allanvale Road (early 19th C) 3-bay house of same style and date as those listed at Nos. 27-35.
- Nos. 39-65 and Nos. 75-103 Allanvale Road (figs 22E & 31B): one single storey row, two 2-storey houses and four 2-storey terraces of flatted dwellings thought to have been built by Pullar’s for workers in their Keirfield Bleaching and Dyeing Works on the opposite back of the Allan Water; gate piers remain inscribed ‘Keirfield...
Cottages’. Similar housing was built in Ashfield from 1868 – c.1900 (refer Ashfield Conservation Area Character Appraisal).

Upper Town:
- Abercromby Drive: No. 1 Woodlee (fig 31C) & No. 3 Ardfarach with tall Italianate towers at the head of Mine Road.
- Nos. 2-32 Coneyhill Road (fig 31D): 2-storey terraced row, some retain original lying pane windows.

Notwithstanding this, buildings identified either through this appraisal, or by other means, as having some architectural or historic interest, but which do not meet Historic Scotland’s criteria for inclusion in the statutory List of listed buildings maybe included in a local list compiled by Stirling Council.

Fig 31: buildings for possible local or statutory listing: A: former Post and Telegraph Office; B: Pullar’s housing on Allanvale Road; C: No. 1 Abercromby Drive, one of two unlisted Italianate villas; D: terraced housing on Coneyhill Road
6.6 Opportunities for Development

This section identifies where development could enhance the character of the conservation area.

“Designating a conservation area does not mean a prohibition on development. It does mean carefully managing change to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.”

(PAN 71: Conservation Area Management, 2005, 1)

“Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact of the area.”

(PAN 71: Conservation Area Management, 2005, 4)

The Planning Authority should promote the use of development briefs for key sites and encourage applicants to provide design statements for significant sites within or immediately adjacent to conservation areas. Development briefs and design statements should take account of the context of the conservation area as outlined in this appraisal, and demonstrate both an understanding of the special characteristics of the area, and that development will preserve or enhance the character and appearance of the conservation area.

6.7 Opportunities for Planning Action

Stirling Council, primarily through Development Management and Enforcement, should ensure that the special interest created by the historic form and special qualities of the conservation area outlined in this report are not eroded by poor quality development, unsympathetic alteration and replacement, and inappropriate repair.

The previous draft of this appraisal recommended the use of an Article 4 Direction for Blairlogie conservation area in relation to those issues outlined in sections 4.0 and 5.0. However, it is considered that the recent changes to the General Permitted Development Order (GPDO) that took effect on 6th February 2012, remove the need for such an Article 4 Direction. Planning Permission is now required for most development within conservation areas including alterations and extensions to buildings, walls, gates and railings, creation or alteration of hardstanding areas, satellite and micro-renewals equipment. The need for Article 4 Directions to further control development that is of a non-householder nature will be assessed on a priority basis across all of Stirling Council's conservation areas.

Whenever required statutory consents are not obtained for development, enforcement action should be taken to ensure the protection of the special character and appearance of the conservation area.
6.8 Opportunities for Enhancement

The following should be considered:

- Consider review of the existing Tree Preservation Orders with reference to important individual trees, groups of trees and woodland in this appraisal.

- Prepare a management plan for the public green space and woodland including new tree planting to account for age of existing trees and to maintain amenity.

- Consolidation and appropriate repair of the original Well House; possibly with information about the former spa establishments.

- Consider a public realm audit to fully record the existing fabric and plan accordingly for future management, change and enhancement opportunities including guidance on appropriate materials.

- Consider a traditional shop front audit to fully record original fabric where it remains and identify opportunities to enhance the commercial streetscape.

Generally

Enhancement would be achieved through the encouragement of appropriate reinstatement of lost elements (e.g. traditional windows and doors) and appropriate repair, particularly to masonry walls. Enhancement requires Development Management to encourage reinstatement when opportunities arise, support repair over replacement, and where replacement is absolutely necessary, that replacements follow strict guidance on appropriate materials and design. Raising awareness of the quality, practicality and overall contribution made by traditional materials and design would assist property owners.

6.9 Monitoring and Review

As outlined in PAN 71 (2005) consideration should be given as to how to “put in place appropriate monitoring indicators and agree a mechanism for review”. Regular review of the conservation area should set management priorities and seek to identify opportunities for enhancement. Justification for designation and validation of boundaries should also be reviewed on a regular basis.
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Appendices

Appendix A


4 categories from Lynch’s analysis have been adapted for use in the appraisal to describe the basis urban structure of the conservation area.

1. **PATH or route**
   a) most influential factor in our ‘image’ of the environment
   b) channels along which the observer moves e.g. motorways, streets, pedestrian streets, residential pathways etc
   c) traditional focus of major urban design projects
   d) importance of land use and spatial qualities

2. **EDGE (urban)**
   a) linear elements not used or considered as paths e.g. railway tracks, city walls, edges of development areas
   b) act as boundaries between two distinct areas i.e. can cause isolation
   c) most dominant are continuous in form and impenetrable to cross movement

   *Green Edges* have been used to indicate strong areas of open green spaces and / or strong enclosures created by green space, trees or other landscaping features.

3. **DISTRICT or Character Area**
   Smaller parts of an area which can be differentiated by
   a) physical character – layout – design – architectural style or period
   b) land use – residential – commercial – industrial

4. **LANDMARK**
   a) External points of reference
   b) Usually vertical built form which can be seen throughout the area or beyond
   c) Prominent natural features
   d) Local townscape features
Listed buildings (Jan 2015) within the conservation area boundary are:

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<td>WELL HOUSE, OFF MINE ROAD</td>
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<td>17/04/2014</td>
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Table 7: Bridge of Allan Conservation Area: Listed Buildings (cont)

For further information, or updates on current listed buildings refer to Historic Scotland website [www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk) or Stirling Council’s Planning Department.