Conservation Area
Character Appraisal

Doune
The name Doune derives from the Gaelic An Dun (the fort) which may refer to the Roman Fort on this site.
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1.0 Introduction

1.1 Background

The purpose of this document is to provide an illustrated appraisal of the Doune 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 February 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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Fig 1A: Doune Castle; B: River Teith, Bridge of Teith and Doune Castle beyond; C: traditional late 18th to early 19th century buildings on Main Street; D: Kilmadock Parish Church; E: the Market Cross; F: three listed low cottages with canted bay dormers at the east end of Main Street; G: 2-storey group built c.1800 on Balkerach Street; H: Nos. 13-17 Main Street, a 2-storey 3-bay property retaining good traditional detail.
2.0 Summary of Significance

Doune is located north-west of Stirling, sitting above the River Teith at the confluence of the Ardoch Burn. The historic burgh developed close to the early Roman Fort site and later medieval stronghold of Doune Castle. The town is characterised by its meandering streetscape on early routes and a tightly built traditional urban fabric. The conservation area has considerable historic significance for a number of interrelated reasons, all of which contribute to its character and appearance:

- The Roman fort site, a Scheduled Monument, constructed by General Agricola on behalf of the Roman Empire in the late first century AD.

- Doune Castle, a Category A listed building and a Scheduled Monument, built by Robert Stewart, first Duke of Albany (and one time Regent of Scotland), from 1401.

- The former Burgh of Barony granted in 1611, characterised by its organic development focused around the distinctive Market Cross; the meandering streetscape aligned by very good examples of traditional Scottish buildings from the late eighteenth to early nineteenth centuries.

- An attractive riverside setting on the River Teith and Ardoch Burn both spanned by historic Category A listed bridges.

Doune 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 2: Dourne, indicating the conservation area (shaded in orange) and its two character areas. © Crown
Doune Conservation Area is characterised by:

Its setting:
- On the River Teith at the confluence of the Ardoch Burn, below the Braes of Doune.
- On the A84 north from Stirling to Callander; the A820 passes through the town connecting to Dunblane in the east.
- Historic burgh with tight medieval street pattern.

Its landmarks:
- Doune Castle, Bridge of Teith and the River Teith.
- Kilmadock Parish Church.
- Market Cross.

Its buildings:
- Predominately 2-storey traditional houses; some low single storey cottages and 3-storey buildings from the late 18th and early 19th centuries.
- Scots slate roofs gable to gable often with skews, canted bay dormers and prominent chimneys.
- Deep red and ochre sandstone rubble stone wall construction, some properties now rendered and painted (traditionally harled and lime washed).
- Timber sash & case windows now painted white; good examples of a variety of fenestration patterns and surviving dormer windows.

Its vulnerability:
- Erosion of original fabric with inappropriate replacement and repair affecting individual properties, their grouping and the wider conservation area context.
- Already altered fabric (should not be regarded as a precedent).
- Buildings in multiple ownership; changes to one property (such as inappropriate replacement or adaptation) affect individual properties, the group and the wider conservation area context.
- A significant number of properties in need of maintenance and repair.
- Erosion of roofscape (including chimneys, dormers, details), a key component in the character of the conversation area.
- Erosion of the setting (approach, open spaces, green spaces etc.) by loss or poor management of public realm, green space, mature trees, and woodlands or inappropriate development within and out with the conservation area.
- Erosion of setting contributed by private green space; vulnerable elements such as private gardens, mature trees, boundary walls which play a key role in the character of the area.
3.0 Location and Population

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

3.1 Location

“Three narrow streets, in Y-plan relationship, converge at The Cross…”

(Gifford & Walker, 2002, 376)

Doune is situated north-west of the City of Stirling on the A84, approximately 8 miles from the city. 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 NN 725016 (fig 3).

Fig 3: Map of Stirling Council area showing Doune (Loch Lomond & the Trossachs National Park is shaded).
The town in set above the northern banks of the River Teith, on the A84 north from Stirling to Callander; the A820 passes through the town connecting to Dunblane in the east (fig 4).

![Fig 4: Doune, showing its location above the River Teith. © Crown](image)

### 3.2 Population

Doune is a small town with a population of just over 1,600 (2014) in total, with 300 people living in the conservation area. Historically the population was at a peak in the mid-eighteenth century (1,500 in 1841) but had fallen to 1,000 by 1881.

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 may therefore increase, compounded by the town’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

Early origins
The Roman fort at Doune (fig 9) was constructed by General Agricola on behalf of the Roman Empire in the late first century AD. The fort formed the southern limit of a linear boundary known as the Gask Ridge (a network of roads, forts and signal towers), in effect the first frontier of the Roman Empire with Doune a garrison town (Cook, 2014).

Doune Castle was built by Robert Stewart, first Duke of Albany (and at one time Regent of Scotland), from 1401 to the south of the Roman fort site, on a promontory at the confluence of Teith and Ardoch. The castle was located on important routes from Stirling to Fort William and from Dumbarton to Perth (OSA, c.1797). In 1580 it came under the ownership of the Earls of Moray who then took the title of Lord Doune. The village is thought to have originated in support of the castle and was declared a Burgh of Barony in 1611; the sole town and market in the Parish of Kilmadock, Perthshire.

The early settlement is not recorded on Pont’s map (c.1583-96), but the ‘Bridge of Down’ is illustrated on Gordon’s map a little later (1636-52) with a small cross south of the river indicating a church. The bridge over the River Teith had been built in 1535 by Robert Spittal, tailor to James IV, who funded the Bannockburn Bridge and the established a hospital in Stirling. An early chapel had stood on the south-east side of the bridge, stones of which may have been incorporated in the bridge construction (Byrom, 2009). By the end of the seventeenth century Adair’s map (1682; fig 5) illustrates all the key components of the late medieval settlement: the castle, the market burgh and the bridge over the Teith. The early Laird’s house at Newton is also shown, home of a branch of the Edmonstone of Duntreath family, hereditary captains of Doune Castle (Byrom, 2009).

At this time Doune was renowned for the manufacture of pistols (introduced in 1649 by Thomas Cadell and recorded in the town’s coat of arms), Highland purse making, and skinning. Doune was also recognised for its excellent slaters (OSA, c.1797).

Eighteenth and nineteenth centuries
Doune, by the time of Roy’s Military Survey (1747-55; fig 6) was a fairly substantial settlement on the ‘Kings Road from Stirling to Fort William’. This route ran on the north side of the Teith and entered Doune by the old bridge across the Ardoch continuing up the brae to Main Street. Despite its prominence on Roy’s map, the first Statistical Account describes Doune in 1756 as having very few houses, except some scattered huts (OSA, c.1797). After the Jacobite Rebellion of 1745, the subsequent Disarmament Act and restrictions on Highland Dress meant that the traditional trades in Doune declined.
The expansion and rebuilding of Doune occurred from the turn of the nineteenth century and related to the establishment of the Adelphi Cotton Works across the River Teith at Deanston founded in 1785. The first Statistical Account written around 1797 described the Adelphi Cotton Mill as a “very extensive works” with initially almost 700 mill workers accommodated in Doune. The first Statistical Account records that workers’ accommodation was provided by repairing and rebuilding ruinous houses in Doune,
“...vacancies have been supplied with neat buildings covered in slate”, and that Main Street is of ‘commodious breadth’ with a very neat market cross (OSA, c.1797).

Stobie’s map (1783; fig 7) records the town and its prominent buildings just before the opening of the Adelphi Cotton Mill. It is also the first clear cartographic record of the corn mill at Doune which sat across the Ardoch from Doune Castle. A corn mill is said to have been recorded on the site in 1528 (Byrom, 2009; closed 1939, ruins remain).

Workers’ housing was purpose built in Deanston itself in the first decades of the nineteenth century and by the 1841 census the cotton works employed over 1,100 persons of which 982 were living in Deanston (NSA, 1844; Groome, 1896). This removal of the Deanston workforce may be reflected in the population of Doune which appears to have peaked around the middle of the nineteenth century (1,500 in 1841), but had fallen to 1,000 by 1881 despite the arrival of the railway in 1858. The Dunblane, Doune and Callander railway had opened as a single branch line later becoming part of the Caledonian Railway which extending to Oban in 1880. It proved popular with Victorian tourists and the line was doubled, and a new station built in 1902 (closed 1965, station demolished 1968, now modern development of Station Wynd).

The population and position of Doune was great enough to support the establishment of six different churches during the eighteenth and nineteenth centuries. The original Kilmadock parish church was sited on the north bank of the Teith about two miles west of the town. This was no longer used as the parish church when a new church was constructed on the Main Street in Doune in 1746 (set further back from the road than the present church). In the early nineteenth century this was replaced by the current Kilmadock Parish Church (1820-24; fig 12) which sat over 1,200 persons (Byrom, 2009).
At the same time as Doune’s first parish church was built, a church was constructed in 1743 for the dissenting Congregation of Monteith by the Bridge of Teith close to the earlier chapel site. This too was replaced by a larger church for the then United Presbyterians in 1832 with an adjacent manse (1833; fig 20G). The church, in use until 1948, was demolished in the 1960s although remains of the walls survive (figs 23G &H).

In 1801, a church was built on Graham Street for a congregation which seceded from the Congregation of Monteith (the Auld Licts, later South Free Church; now in residential use). The First Edition Ordnance Survey (1862; fig 8) records these churches and three further ones: the Wesleyan Methodist Chapel (1844), an Independent Chapel close by, and the North (or West) Free Church on Balkerach Street. Two further churches were built shortly after the survey: Sts Fillan and Alphonsus Roman Catholic in 1875 (funded by Mrs Campbell of Inverardoch; fig 21K), and St Madoc Episcopal Church in 1878 (fig 21L). With three churches, George Street was formerly known as Chapel Street, later named after the Rev George Mackay who financed the building at the head of George Street (Byrom, 2009)

By the late nineteenth century Doune Castle (figs 11 & 20A) had fallen into disrepair. It was restored from 1883 to 1886 with the picturesque Castle Keeper Cottage (fig 20B) built around this time, originally with a thatched roof. The restoration saw the clearance of the earlier Doune Castle Farm next to the castle and a replacement constructed over the Ardoch.

**Twentieth century to the present day**
The town has witnessed considerable expansion in the twentieth century. Most notably in the area between the castle and the historic centre, former agricultural fields have been developed with housing around Castlehill and Muir Crescent, and the Doune Primary School. Larger housing development has taken place both north of the Balkerach Street (including the old station site) and west of the A84 at the edge of the ancient Wood of Doune.

Doune Castle was passed to State care in 1984 and is operated as a visitor attraction by Historic Scotland, the Castle Keeper Cottage refurbished as toilet facilities.
Fig 8: Doune, 1st Edition Ordnance Survey (1862) illustrates the tight urban street pattern of the burgh (top). Doune Castle and Doune Castle Farm sit on the west of the Ardoch, and the Mill of Doune on the east bank. The large landscaped grounds of Old Newton and Inverardoch occupy the remainder of the west banks. Note the small group of buildings by the Bridge of Teith, including the UP Church and manse. © Crown
4.2 Archaeological Significance and Potential

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

A Roman fort was constructed at Doune in the late first century AD. At that time, Doune was in effect a garrison town, and the fort would have been surrounded by a network of fields, civilian settlement and cemeteries. As such the immediate environs of Doune have a high potential to contain remains associated with the Roman occupation (Cook, 2014).

Both the site of the Roman Fort and Doune Castle are Scheduled Monuments (fig 9) as is the Market Cross. The early origin of these sites, and the town should be borne in mind; sites may contain buildings and artefacts relating to previous uses; any findings or inquiries should be directed to Stirling Council’s Archaeology Officer.

Fig 9: Doune indicating Scheduled Monuments (shaded in purple): Market Cross, Roman Fort site and Doune Castle site. Conservation area outlined in orange. © Crown
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 Doune Conservation Area is illustrated in figure 10 (Lynch, 1977, Appendix A). This consists of two character areas:

1. **The Castle Area:** Doune Castle and its environs including part of the River Teith and extending to the Bridge of Teith in the west; Old Newton, and buildings around the former Castle Farm and Mill of Doune in the east.

2. **The Town Area:** the historic core of the town comprising the three original routes of Main Street, Balkerach Street and George Street converging at The Cross.

Three important routes pass through the village. The A84 encloses the western side of the conservation area, separating it from modern development to the west. Here the enclosing Wood of Doune (out with the conservation area) and mature trees and large gardens create a strong green enclosure to the A84. The secondary A820 runs through the village on Balkerach and Main Streets heading eastward to Bridge of Allan and Dunblane. George Street forms the third short route for traffic heading south from the town centre.

In the Castle Area, the River Teith forms a significant natural landmark with the Bridge of Teith and Doune Castle the major built landmarks. The river banks, woodland and mature landscape extending around Doune Castle and the Ardoch Burn create an important green enclave and appropriate setting for the castle and Old Newton.

In the Town Area, the major landmark is the Kilmadock Parish Church on Main Street and the Market Cross at the convergence of routes through the town. The banks of the Draigen Burn, and the Moray Public Park (out with the conservation area), provide green edges to the tight urban street pattern. Two churches Sts Fillan & Alphonsus (fig 21K) and St Madoc (fig 21L) form local landmarks at either end of the Town Area. Close to St Madoc, the Muir Hall and town’s war memorial add interest at the road junction.
Fig 10: The general structure of Doune Conservation Area using Lynch’s methodology. © Crown

Character Areas:
1. The Castle Area
2. The Town Area
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 **Doune** comes from several key factors:

**Landmarks and Views**

- Doune Castle is a major landmark, although largely hidden from the town, it is prominent in views east from the Bridge of Teith. The bridge and the River Teith are also significant landmarks in views from the castle (fig 22B), and on approach to Doune on the A84 and from Deanston (fig 11).

- The Kilmadock Parish Church (fig 12) is the major landmark in the historic centre, its tall square clock tower ever prominent in views within the town, and on approach from the east.

- Two further churches, Sts Fillans & Alphonsus RC (fig 21K) and St Madoc Episcopal (fig 21L), provide local landmarks on the entry to the town at the east of Main Street (fig 14) and on heading south on George Street respectively. At the end of George Street the town’s war memorial (fig 18), Muir Hall and Woodside Hotel (fig 21H) form local landmarks at the A84 junction.

- The Market Cross provides an historic landmark at the end of Main Street where routes converge (fig 13). The early seventeenth century cross may have sat in front of the first parish church originally.

- Converging and winding roads create closed views within the town, for example at The Cross where buildings play an important role in closing vistas (fig 13).
Street Pattern and Topography
The town sits on the north bank of the River Teith at its confluence with the Ardoch Burn below the Braes of Doune; the small Draigen Burn runs north to south across George Street.

Doune Castle occupies a promontory close to the River Teith below the town and to the south of the town centre. From the east end of Main street, The Braes drop steeply on the early route to the old bridge of Doune across the Ardoch, now only providing access to Castle Farm, Inverardoch Cottages and a second entrance to Old Newton. The Castle is approached on a winding route to the west of the Ardoch.

Built on slightly raised ground, the town’s Main Street is largely flat. The early origins of the routes through the town are reflected in the organic street plan which creates gently winding and curving street lines (figs 14-17). Routes from the east, north and south converge on the Y-plan Cross (fig 13). Streets including Graham Street (formerly Sweety Lane), Moray Street (formerly School Lane), King and Queen Streets extend either side of Main Street. There is much connectivity in the town with streets linked together, for example Bank Street forms an attractive connection between George and Balkerach Streets; and there are a number of small vennels between buildings giving access to properties behind Main Street, for example to the original pistol making workshop behind No. 33 Main Street (fig 21J).

There is a tight urban grain to the street pattern with buildings gable to gable lining the main streets. The roofline varies but is predominantly 2-storey with taller 3-storey buildings around The Cross and a group of low single storey cottages at the east end of Main Street (figs 13, 15 & 16).

Activity and Movement
From the east on the A820 (figs 14-16), the approach is winding with Doune Castle protected from view by the mature landscaping around the houses on the east bank of the Ardoch Burn. This route continues through the historic burgh centre to The Cross where traffic separates on northern (Callander) or southern (Stirling) routes to the A84.

Approach from the north and south is from the A84 at the western edge of the conservation area. Traffic flow is restricted to one-way on George Street creating particular entry and exit points from the town.

The route north follows Balkerach Street. The road is narrow by The Cross before widening out as the building line begins to draw back from the road (fig 17).

The route south takes George Street, which dips gently as it crosses the Draigen Burn before climbing to exit the town at the junction with the A84. Here the town’s war memorial closes the vista (fig 18).

As a small town, Doune maintains significant commercial activity around The Cross and on Main Street, with several independent businesses.
Fig 1: landmarks: Doune Castle dating from the 15th century, sits on a raised promontory above the River Teith. In the foreground the Bridge of Teith, first constructed in the 16th century, is another major landmark.

Fig 12: landmarks: Kilmadock Parish Church sits at the heart of Main Street: the square clock tower forms a distinctive landmark throughout the town and beyond. Currently not in use and on the Buildings at Risk Register.
Fig 13: landmarks & street pattern: looking south-west towards George Street, the historic Market Cross in the foreground forms a distinctive landmark at the convergence of the routes. Around The Cross buildings vary from 2 to 3-storeys mainly traditional or Classical in style from the mid to late 19th century, with some later Victorian interventions such as the half-timbered building on the right.

Fig 14: landmarks & approach: at the east end of Main Street, Maltbarn House on the right projects forward from the terrace of Braehead and forms a gateway to the town; in the distance the cottages from Nos. 63-67 Main Street close the vista with the tower of Kilmadock Parish Church beyond; on the right Sts Fillan & Alphonsus RC Church is a further local marker.
Fig 15: street pattern and approach: looking west on Main Street with the low cottages Nos. 63-67 (on the right) and Nos. 74-76 (left). The scale of houses increases to 2-storey further toward the historic town centre. Later Victorian canted bay dormers on the cottages form a strong feature in the roofscape. The square clock tower of Kilmadock Parish Church rises above the roofline.

Fig 16: street pattern: looking west on Main Street from the Kilmadock Parish Church. The tight urban grain of gable to gable buildings is evident, predominantly 2-storey, the roof line is articulated with buildings of slightly different heights. There is a mixture of exposed sandstone and painted masonry walls. On the left, No. 46 terminates this group; a good example of the typical 2-storey 3-bay symmetrical houses which predominate. The canted bay dormers were probably added later but retain original timber sash & case windows with lying panes in 6 over 6 astragal pattern. On the right, No. 43, adapted in 1878, marks the corner of Moray Street.
Fig 17: street pattern & approach: Balkerach Street is the route from the north into the town centre. Nos. 30-36 on the left are late 18th century; two 2-storey, 3-bay houses which address the widened street and form a group with Nos. 31-33 opposite built around 1800.

Fig 18: street pattern: heading south on George Street the road dips as it crosses the Draigen Burn; the town’s war memorial on the far side of the A84 junction closes the vista. The former Moray Institute is on the 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 10) Doune Conservation Area consists of two character areas.

Character Area 1: Doune: Castle Area

This character area (figs 10 & 20; Table 2) is accessed by the steep road descending from the east end of Main Street at the small memorial fountain (fig 23D). There is a short row of cottages on The Braes before the road crosses the Old Bridge of Ardoch leading to Castle Farm, Inverardoch Cottages, the former Mill of Doune site and the mid-seventeenth century Old Newton. A separate road leads to Doune Castle (figs 1A & 20A) sitting on the promontory overlooking the River Teith, where paths lead down and along the banks of the Teith and the Ardoch. To the east of Doune Castle across the Ardoch Burn is a large area of parkland on the Inverardoch estate and including an historic walled garden visible in views from around the castle grounds (fig 20D). The conservation area extends west encompassing both banks of the River Teith and including the Bridge of Teith (figs 11 & 20C) at the boundary to the Deanston Conservation Area. There are a number of detached houses in large landscaped grounds close to the river including the Old Manse (fig 20G), The River House and Auchendoune. The boundary of the conservation area then extends along the A84 to include Chain Lodge (fig 20E) at the north entrance to the Blairdrummond estate.

Character Area 2: Doune: Town Area

This character area (figs 10 & 21; Table 3) comprises the historic burgh focused along its principal routes of Main Street, Balkerach Street and George Street forming a “strongly Scottish townscape” with its Main Street described as “…a very Scottish street, hard edged and urban, its austerity subtly relieved by the varied details of margins, quoins or doors” (Gifford, 2002, 376). At the east end of Main Street, Maltbarn House projects into the street forming a gateway to the town and enclosing the raised terrace Braehead (figs 14 & 21F). Low single storey cottages with canted bay dormers (fig 21D) enclose the approach to the centre of Main Street, where 2-storey traditional houses dominate, only interrupted by public buildings such as the landmark Kilmadock Parish Church (figs 15 & 21G), and the former Bank of Scotland. Around The Cross (fig 13) buildings from the mid to late nineteenth century enclose on three sides, some 3-storey, several with traditional shops at street level and residential accommodation above. There are a significant number of traditional shopfronts around and on the approach to The Cross which make a positive contribution to its setting.

Balkerach Street leads north-west from The Cross with some of the town’s oldest buildings, all 2-storey, some dating to the late eighteen century. The group from Nos. 31-49 (fig 17) forms an L-plan enclosure, widening the road opposite the Red Lion Inn.

Stretching south-west from The Cross, George Street is divided by the Draigen Burn with gardens and green space on either side marking a transition from the town centre. The north side of the street is defined by three distinctive buildings: the Scots-style terrace (Nos. 1-11), the former Wesleyan Methodist Chapel, and the former Moray Institute (fig 18).
The south side of George Street is more open after the strong block of buildings at The Cross (fig 13). St Madoc Episcopal Church (fig 21L) sits back from the road just before its junction with the A84. Here the Muir Hall, war memorial and Woodside Hotel distinguish each corner of the junction.

### 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 & 3 and figures 20 & 21 below will detail key characteristics of the character areas identified in section 5.0 (fig 10) 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. Doune Conservation Area has 83 listed building entries some of which cover more than one property and including five Category A listings: Doune Castle, the Teith and Ardoch Bridges, Old Newton and the Market Cross.

The following tables indicate ‘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: Doune Conservation Area: outlined in orange with listed buildings (Category A: red; Category B: blue; Category C: green). © Crown
DOUNE CASTLE AREA

| Key Listed Buildings and Scheduled Monuments | Doune Castle (from 1401; figs 1, 11 & 20A) Category A; Scheduled Monument. Built for Robert Stewart 1st Duke of Albany with Castle Keeper Cottage (c.1820; fig 20B) Category B; adapted as visitor toilet facilities for the castle, originally thatched. Bridge of Teith (1535; widened 1866; figs 11 & 20C) Category A; two segmental arches, widened possibly chiefly to west side; Robert Spittal’s coat of arms on inscribed panels. Old Bridge of Ardoch (1735) Category A; hump backed bridge comprising single arch, inscribed tablet in parapet. Inverardoch former stables and walled garden (c.1800; fig 20D) Category C; partial remains of the Inverardoch stables and walled garden visible in views from the castle grounds (Inverardoch House demolished in 1950s). Chain Lodge (1859; fig 20E) Category B; North Lodge of Blairdummond estate, prominent position on A84 just south of the Bridge of Teith, with distinctive lattice windows and significant gateway and boundary enclosure. Old Newton (16-17th C) Category A; L-plan 3-storey house. |
| Key Unlisted Buildings of Townscape Value | Glen Ardoch, The Braes: substantial house finishing this short terrace with large gardens down to the Ardoch, original details such as windows and ‘crown’ ironwork finial to bay window roof. Adjoining houses continue the context. |
| Key Views | Views from Doune Castle up and down river (fig 22B); and views of Doune Castle from the Bridge of Teith (fig 11). Views of the Inverardoch walled garden and stables from the castle grounds. |
| Landmarks Major | Doune Castle Bridge of Teith |
| Landmarks Minor | Old Bridge of Ardoch Chain Lodge |
| Predominant Buildings | Doune Castle and residential properties. |
| Dominant Architectural Styles or Periods | Wide range from 15th -17th century to domestic 19th century in a range of architectural styles. |
| Key Characteristics | Building plot size Large estate and house plots |
| Prevalent Building Height | 2-storey |
| Skyline and Roofscape | Predominately Scots slate pitched roofs laid in diminishing courses, without skews, prominent chimney stacks. Buff-pinkish red sandstone, generally in rubble construction, some dressed ashlar; some rendered and/or painted (replacing original harl and lime wash). Timber sash & case windows now painted white; examples of lattice pane windows and lying panes. |
| Prevalent Building Materials, Textures and Colours | Architectural Features and Local Details Stone boundary walls: Old Newton / Inverardoch grounds defining A820 approach; Chain Lodge (fig 20E) tall ironwork railings, gates and stone gate piers. Remains of the former UP Church (figs 23G & H): part of the walls and distinctive railings survive next the Old Manse on the south bank of the Teith Chain Lodge (fig 20E): distinctive lattice windows, also seen on former Inverardoch Lodge. Castlebank Cottage (fig 20H): 6 over 6 lying pane sash & case windows. |

Table 2: Doune Conservation Area: Character & Appearance Castle Area
Buildings and Townscape: Doune Castle Area

Fig 20A: south wall of Doune Castle; B: Castle Keeper’s Cottage; C: one of two inscription panels on the Bridge of Teith; D: corner turret and brick enclosure of the walled garden at Inverardoch viewed from the castle grounds; E: Chain Lodge, north lodge and gateway to the Blairdrummond estate; F: Glenardoch Coach House and neighbouring cottage form a traditional row on The Braes; G: houses on the south bank of the Teith including the former UP manse, both houses and gardens making a positive contribution to the historic riverside setting; H: Castlebank Cottage sits below the castle with 2-storey bay windows with lying pane fenestration.
<table>
<thead>
<tr>
<th>DOUNE TOWN AREA</th>
<th>BUILDINGS AND TOWNSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Kilmadock Parish Church</strong> (1822; fig 12) Category B; prominent square clock tower forming landmark on Main Street and closing vista to King Street and Moray Street.</td>
</tr>
<tr>
<td></td>
<td><strong>The Market Cross</strong> (1620; fig 13) Category A, Scheduled Monument; the town’s centre piece erected in its current location in 18th C; restored 1953.</td>
</tr>
<tr>
<td></td>
<td><strong>Sts Fillan and Alphonsus RC</strong> (1875; figs 14 &amp; 21K) Category C; set back and above Main Street with stone boundary retaining wall.</td>
</tr>
<tr>
<td></td>
<td><strong>St Madoc Episcopal Church</strong> (1877; fig 21L) Category B; set back on George Street.</td>
</tr>
<tr>
<td></td>
<td><strong>Main Street (north side)</strong> No. 1 &amp; No. 8 The Cross (c. 1840, Category B; fig 21A); No. 8 with architraved door piece with original 6 over 6 pane window above turning the corner into Main Street; No. 1 with larger pilastered doorpiece with traditional panelled door, original shopfront and 2 bow fronted roof dormers. Nos. 13-17 (mid-19th C; fig 21B) Category C; good traditional example with original windows and canted dormers with 4 over 4 astragal pattern to upper floor and dormers, ashlar façade, old painted shop signs above windows; timber panelled doors with lay lights above (originally 3 doors). <strong>Highland Hotel</strong> (c.1770) Category C; Gibbsian door piece. Nos. 29-33, 35-39 (late 18th C) Category C; traditional windows and canted bay dormers. Doric door piece (No. 35). Vennel to restored former pistol making workshop (fig 21J), reputedly that of Thomas Cadell (c.1820). <strong>No. 43</strong> (late 18th C; alts 1878; fig 16) Category C; scrolled skew puts and sundial on western skewpught. Nos. 55-61 (c.1800) Category C; three low 2-storey terraced houses; <strong>No. 57</strong> (fig 21C) retains most character. Nos. 63-67 (e.19th C; fig 21D) Category B; three single-storey, 3-bay cottages with canted bay dormers, good number of original windows remaining. Prominent roadside position, closing the vista on approach to Main Street and lowering scale before building height rises to 2 and 3-storey in the centre of town. <strong>Braehead House</strong> Category C &amp; Nos. 71-73 Category B; mid 19th C house and a run of cottages set above the road with stone boundary wall; good number of original windows in a variety of patterns. Row closed by <strong>No. 75 Maltbarn House</strong> (lt.18th C, alts. c.1835; figs 14 &amp; 21F) Category B which projects into the street forming a gateway to the town on the corner with Queen Street; twin gabled oriel windows and octagonal chimney cans. <strong>Main Street (south side)</strong> No. 46 (lt. 18th C; fig 16) Category B; original windows to upper floor; later canted bay dormers with 6 over 6 lying pane astragal pattern, squared snecked rubble façade. No. 52 (c. 1900; fig 24) Category B; former bakery now local heritage centre, distinctive half-timbered upper storeys; mosaic ‘Elders’ entrance platt. No. 56 (1900, fig 24) Category C; distinctive brick town house by John Allan No. 68 (lt. 18th or e. 19th C) Category C; low single storey cottage; with 4 over 4 pane windows and canted bay dormers. Nos. 74-76 (e. 19th C) Category C; form short single storey street block with canted bay dormers No. 74 with 4 over 4 pane windows; No. 76 with 2 over 2 pane windows, pended roof wing and pantiled outbuilding to rear. <strong>No. 1 The Cross</strong>. Cross House (fig 13) Category B; 3-storey with pended roof; Doric door piece and pressed in bay windows. Former Royal Bank of Scotland, lettering on side entrance on Graham Street. <strong>George Street</strong> Nos. 1-11(1894) Category B; Scots style asymmetrical terrace with Art Nouveau detail. No. 13 (1844) Category B; converted former Wesleyan Methodist Chapel. <strong>Former Moray Institute</strong> (lt. 19th C; fig 18) Category C; converted to residential, gardens to small burn. Nos. 4-6 (c.1820; fig 13) Category B; 5-bay house on The Cross, squared snecked rubble façade with ashlar margins, traditional 6 over 6 pane windows.</td>
</tr>
</tbody>
</table>

Key Listed Buildings and Scheduled Monuments

Table 3: Doune Conservation Area: Character & Appearance Town Area
DOUNE TOWN AREA

BUILDINGS AND TOWNSCAPE (cont.)

Balkerach Street
Kirktonlea (fig 21N): Category C; standing alone on the entry to the conservation area, addressing street with exposed gable.
Nos. 30-36 (late 18th C; fig 17) Category C; two 2-storey, 3-bay houses in rubble masonry with raised margins which address the widened street and form a group with houses opposite: Nos. 31-33 (c. 1800; fig 17) Category B; No. 41 - 43 (c. 1800) Category C; and Nos. 45-47 (c. 1800) Category B.
Red Lion Inn Category C; prominent inn close to The Cross.
Nos. 11-21 King Street (fig 21G) Category C; group of four 2- storey, 3-bay houses; No. 13 with original lay light over double leaf doors; old water closets adjoining tenement.
No. 1 Moray Street (c.1800; fig 21E) Category C; traditional 3-bay house with original 6 over 6 panes windows.

Woodside Hotel (c. 1800 and later; fig 21H): original wayside inn, prominent roadside buildings retaining much original fabric including traditional windows.
Woodside Cottage and associated buildings (fig 21P): substantial villa and outbuildings at the western edge of the conservation area; large garden grounds extend to the A84; ornate metal entrance porch.
Muir Hall (1922; fig 21M) by Eric S Bell, designed like a gatehouse the building forms a local landmark on the A84 exit from the town.
War Memorial on west side of the A84 addressing the exit from the town.
Nos. 3-9 Queen Street: returning the row at the Maltbarn and adding context; No. 3 with originally 8 panelled storm doors and 2 over 2 pane windows.

Key Unlisted Buildings of Townscape Value

Key Views
Converging and winding roads create closed views within town.

Landmarks Major
Kilmadock Parish Church; Market Cross.

Landmarks Minor
Sts Fillan & Alfoncus & St Madoc churches;
War memorial, Muir Hall and Woodside Hotel.

Predominant Buildings
Residential with frequent commercial use at street level.

Dominant Architectural Styles or Periods
Plain symmetrical traditional style, predominately from c.1770 to c.1830.

Key Characteristics

Building plot size
Traditional small narrow feu plots.

Prevalent Building Height
2-storey, with some 3-storey at The Cross and later 19th C; some single storey.

Skyline and Roofscape
Predominantly Scots slate pitched roofs laid in diminishing courses, either gable to gable, or with skews, later 19th C canted roof dormers; short chimney stacks.

Prevalent Building Materials, Textures and Colours
Deep red and ochre sandstone construction, some rendered and /or painted white (replacing original harl and lime wash) with some contrasting largely painted margins.

Wooden sash & case windows now painted white; good examples of a variety of fenestration patterns including 6 over 6, 4 over 4 and 2 over 2 panes.

Architectural Features and Local Details
Many small details to façade masonry including raised quoins & margins, fanlights, door pieces. At roof level canted bay dormers several with lying pane glazing (fig 16), flat skews and carved skew putts.

Shopfronts: there are a good number of traditional shopfronts on Main Street and The Cross which add considerable character to the town. These are simple large traditional window openings e.g. Doune Video, or later Victorian fronts with large plate glass windows within moulded stone openings e.g. Woodlane.

Table 3: Doune Conservation Area: Character & Appearance Town Area (cont.)
Buildings and Townscape: Town Area

Fig 21A: No.8 The Cross and No.1 Main Street turns the street corner, traditional shopfront retained; B: Nos.13-17 Main Street, 3-bay ashlar fronted house with good original detail, Highland Hotel adjoining; C: No.57 Main Street, the most authentic of a group of 3 gable to gable houses; D: Nos. 63-67 Main Street, good traditional row of 3 low cottages; E: No.1 Moray Street, a good 3-bay example opposite the church; F: Nos.71-75 adjoining Maltbarn House set above the east end of Main Street; G: King Street: Nos. 11-21 form a strong terraced group of four 2-storey, 3-bay houses with Kilmadock Parish Church; H: Woodside Hotel, a significant unlisted building on the A84 approach.
Buildings and Townscape: Town Area

Fig 21J: early building from the pistol making workshop in Doune, restored as offices, attractive pend setting and forestair; K Sts Fillan & Alphonsus RC church; L: St Madoc Episcopal Church; M: the Muir Hall, built in the 1920s occupies a prominent site on the A84; N: Kirktonlea (on the left), framing the entrance on Balkerach Street; P: significant outbuilding to Woodside Cottage and tall boundary wall on Balkerach Street.
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. Doune has two TPO designations (one out with the conservation area); in addition open space, green space and mature trees are represented in the conservation area; some of the most significant features include:

- TPO at Nos. 2 - 24 Bank Street for a number of trees noted as “Yew, Beech, Poplar and group of Beech”. Front gardens on Bank Street are enclosed by stone walls and hedging, softening the lane and complimenting the green space along the Draigen Burn. Private gardens and tall mature trees around the burn (on the south side of George Street and at Rosebank on Graham Street) similarly emphasis this green space (fig 22 C, G & H).

- The Wood of Doune on the west side of the A84 is out with the conservation area. This wood and further woodland and mature gardens contribute to the strong green enclosure of the A84 stretching from the banks of the Teith and continuing along the western edge of the conservation area (fig 22A). This enclosure includes large garden plots to individual houses bounding the A84 such as Kilmadock House. The semi-natural woodland alongside a small burn at the rear of properties on the south side of Balkerach Road similarly creates a buffer to the town from the busy road and modern development on the west side of the A84.

- Significant green space along the banks of the River Teith (fig 22B), around Doune Castle, and to the banks of the Ardoch Burn (fig 22D) where houses are largely hidden from view by mature landscaping and trees. The mature garden of Glenardoch on the banks of the burn at the Old Ardoch Bridge contributes to the nature river setting (fig 22E). Similarly, the gardens of houses on the Teith riverside contribute to this historic setting (fig 20G).

- The remains of the former Inverardoch House walled garden and open landscaped grounds can be seen from river paths south to Doune Castle (fig 20D); providing an important landscape contribution to the wider setting of the castle.

- Within the town, the hard urban streetscape is softened by hedging and perimeter planting for example at Braehead House and Nos. 71-73 Main Street (fig 21F) with small planting strips to front elevations and hedging above a high stone retaining wall. Across Queen Street the large grounds of Byre Hill (fig 22F) and a number of mature trees to its boundary make a significant contribution to the green enclosure at the eastern approach to the town.
The grounds of the three churches: Kilmadock Parish Church with hedging along Moray Street and historic graveyard extending to meet the Moray Public Park; mature trees and lawn to Sts Fillan & Alphonsus (figs 14 & 21K); and green space around St Madoc (fig 21L).

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

<table>
<thead>
<tr>
<th>DOUNE</th>
<th>OPEN SPACE, TREES AND LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>See public green space below.</td>
</tr>
<tr>
<td>Public Green Space</td>
<td>Doune Castle grounds extending to paths along the Teith and Ardoch.</td>
</tr>
<tr>
<td>and Woodlands</td>
<td>Woodland around the Ardoch and Teith rivers.</td>
</tr>
<tr>
<td></td>
<td>Woodland enclosing the A84 and extending to the Wood of Doune (out with the conservation area).</td>
</tr>
<tr>
<td>Private Green Space</td>
<td>Private gardens including large gardens around the Ardoch and Teith.</td>
</tr>
<tr>
<td></td>
<td>Private gardens around the Draigen Burn on Bank Street, George Street and Graham Street.</td>
</tr>
<tr>
<td></td>
<td>Semi-natural woodland alongside a small burn at the rear of properties on the south side of Balkerach Road.</td>
</tr>
<tr>
<td></td>
<td>The church grounds of the Kilmadock Parish Church, Sts Fillan &amp; Alfonsus, and St Madoc.</td>
</tr>
<tr>
<td></td>
<td>Walled garden and landscape of Inverardoch estate and Old Newton.</td>
</tr>
<tr>
<td></td>
<td>Trees, garden and stone boundary walls of Craigyan.</td>
</tr>
<tr>
<td></td>
<td>Trees, garden and stone boundary walls of Byre Hill.</td>
</tr>
<tr>
<td>Landmark Trees</td>
<td>TPO on Bank Street.</td>
</tr>
<tr>
<td>Landscaping Features</td>
<td>Stone boundary walls, hedging and cast iron railings enclosing boundaries.</td>
</tr>
</tbody>
</table>

Table 4: Doune Conservation Area: Open Spaces, Trees and Landscaping
Open Spaces, Trees and Landscaping

Fig 22: A: woodland enclosing the A84 beyond the Bridge of Teith; B: view of the River Teith from Doune Castle; C: mature trees and green space around the Draigen Burn on George Street; D: wooded banks of the Ardoch around the castle; E: the mature garden of Glenardoch on the banks of the Ardoch at the old bridge; F: large garden and mature trees at Byre Hill House; G: traditional stone boundary wall and hedging add character to Bank Street complimenting the green space around the Draigen Burn; H: lane leading from Bank Street to the burn with attractive stone walls enclosing the garden of Craigyan.
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.

Doune does not appear to retain any of its original road surfaces on its main roads and pavements, although these may lie beneath the existing tarmacadam surface. Historic photographs record traditional sett finishes to pavements around The Cross and Balkerach Street (Byrom, 2009). Traditional whinstone has been used for some pavement kerbs but some pavements have been resurfaced in brick paviours which detract from the historic streetscape. The small pend at No. 37 Main Street (fig 21J) is traditionally finished with small setts, stone drainage channel and flagstones, all of which contribute significantly to the historic setting of the former pistol making workshop.

Stone boundary walls make an important contribution throughout the conservation area for example where the building line steps back at the east end of Main Street and high boundary walls retain the street line (fig 21F); where larger houses are set out in landscaped garden grounds (for example Byre Hill, fig 22F; and Craigyan, figs 22H & 23E); and where front gardens address the roadside (for example Bank Street, fig 22G; Woodside Cottage, fig 21P).

There are a number of surviving traditional features including the granite fountain on Main Street (fig 23D), a cast iron mile post on the pavement alongside the A84 (fig 23C), and the remains of a signpost near the south side of the Teith Bridge (fig 23B).

A number of traditional cast iron railings can be found in the conservation area. These range from the tall railings enclosing the entrance to the Blairdrummond estate at the Chain Lodge (fig 23A) and the Inverardoch estate at Old Newton, to the more modest domestic scale of the boundary wall of No. 6 Bank Street. Arched railings and part of the walled enclosure of the former United Presbyterian Church remain on the south side of the Bridge of Teith (figs 23F & G).

There are a number of green public spaces in the town (described in Section 5.4), which with the key public space around the Market Cross contribute to the public realm of the historic town.
Fig 23A: tall cast iron railings to the Blairdrummond estate at Chain Lodge; B: remains of a traditional sign post on the south side of the Teith; C: cast iron mile post on the A84; D: granite fountain and railings on Main Street at the head of The Braes; E: tall curving boundary wall and original stone steps at Craigyan; G & H: remains of the United Presbyterian Church enclosure at the Bridge of Teith.
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 Doune 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.

Windows and doors

A significant number of properties have inappropriate replacement windows and dormer windows including listed buildings. This is particularly detrimental where properties are in multiple ownership 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 very few traditional doors remain and 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
A significant number of properties are coated in modern film forming paints, often over cement based rendering. In these cases, this may have 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. Similarly, buildings with exposed masonry have been repointed using cement based mortars and there is evidence of stone erosion. Attention should be drawn to the risks associated with impermeable materials and finishes and opportunities taken to repair in traditional materials when they arise.

Roofscape
The roof finishes in Doune are predominately traditional Scots slate with good examples of diminishing slate coursing and local Aberfoyle slate. The roof finishes are either continuous or have early dormers, most commonly canted bay dormers; there are also examples of traditional skylights. A number of inappropriately designed dormers have been introduced which interrupt the roofscape and detract from the design intent of buildings (e.g. the box style dormers on the Highland Hotel and fig 24). Properties often have plain skews and others may have been removed and slated over. Chimney stacks are a prominent feature of the roofscape however some buildings have lost chimneys or had chimneys reduced.

A number of roof finishes have been replaced; this has not always been the best match to replace the originally (generally Scots slate). In more than one instance concrete tiles have been used (No. 30 Balkerach Street and fig 24) which is not appropriate for use in this conservation area or on a traditional building. Some roof finishes are likely to be in need of repair or reslating in the near future. Care should be taken in any roof repair or reslating so as to maintain the principle of the original character of the roof finish to the building, and group of buildings if applicable, and therefore the quality the town’s roofscape. This care should extend to the roof detail and its component parts (chimneys, skews, dormers etc.). Guidance on appropriate materials should be provided by the Planning Authority.

2. Non-traditional buildings
There has been considerable expansion of Doune in the twentieth century however the historic core of the town has been largely unaffected by redevelopment or modern infill and retains much authenticity. Modern properties tend to be less sympathetic to their surroundings in terms of scale and/ or materials (fig 24).

3. Public Realm and Setting
Tarmacadam predominates in the town centre with modern red brick paviors on Main Street that do not contribute to the historic character of the town. The Cross is a focal point and opportunities to integrate traditional finishes could be investigated. Unmade paths and areas of traditional finishes should be maintained and protected.

There has been recent significance tree felling on the west side of the A84 (out with the conservation area). This has resulted in a loss of tree screening to the modern development on the west side of the A84, and also a loss in the wooded tree lined character of the approach to the town and conservation area on this road.
Fig 24: (left) Nos. 52-54 (right) & 56 Main Street (centre) are listed buildings and distinctive in comparison to the predominant symmetrical traditional style of the late 18th and early 19th century houses in the town centre. The tall red brick building by local architect John Allan; on the right the former Elder’s bakery, is now used as the heritage centre. On the left No. 60 is out of scale by comparison and its modern materials (dry dash render, concrete tile roofs and modern windows and doors) detract. (right): modern box dormers interrupt the roofscape on the rear of listed properties on Balkerach Street; with the modern house adjacent, the strong traditional character of Bank Street is diluted.

6.2 Summary of Vulnerability

The character and appearance of Doune Conservation Area derives from its topographic setting: an historic defensive site close to the crossing of the River Teith. The meeting of routes has created an organic street pattern and distinctive Y-plan crossroads. The setting is complimented by traditional properties following these old meandering routes, creating closed vistas and oblique angles throughout the town. This is further emphasised by the coherent form of the traditional buildings (design and materials), with a wealth of individual building detail which adds an important layer of architectural diversity.

Section 6.1 described negative factors which have eroded the special character and appearance of the conservation area. Conservation area management should aim to 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, Doune 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.

- Already altered fabric (should not be regarded as a precedent).

- Buildings in multiple ownership: changes to one property affect individual properties, the group and the wider conservation area context.

- A significant number of properties in need of maintenance and repair.

- Erosion of roofscape (including chimneys, dormers, details), a key component in the character of the conversation area.
- Erosion of the setting (approach, open spaces, green spaces etc.) by loss or poor management of public realm, green space, mature trees, and woodlands or inappropriate development within and out with the conservation area.

- Erosion of setting contributed by private green space; vulnerable elements such as private gardens, mature trees, boundary walls 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 Doune 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.

Kilmadock Parish Church (fig 25) is currently on the Buildings at Risk Register (ref no. 3983). The condition has significantly deteriorated since 2011 with damage to the coloured glass windows, invasive vegetation growth, defective rainwater goods, damage to the entrance pier on King Street and deterioration of the historic gravestones. The site is no longer secured and it is reported that the condition is in part due to vandalism.

Fig 25: Kilmadock Parish Church. The site is currently (2015) unsecured and damage has occurred to the building and its historic graveyard.
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 re-designation of the conservation area in August 2014 included several new areas:

**Inclusions:**
1. The war memorial and Muir Hall (1922): prominent and distinctive local landmarks at the junction of the A84 with George Street.

2. The green space at the junction of Balkerach Road with the A84: provides a green buffer to the town and conservation area.

3. The Station House: a prominent listed building addressing the approach on Balkerach Road.

4. The Roman Fort site: to the rear of Doune Primary School is an important archaeological site which should be included as a whole.

Fig 26: Doune Conservation Area (extract shown), boundary changes August 2014: inclusions outlined in blue.
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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 Table 5, Appendix B.

A significant number of the historic buildings in the conservation area are listed. Woodside Cottage (Balkerach Street; fig 21P) and associated outbuildings buildings are not listed. This substantial villa and adjacent outbuilding have considerable architectural character with an ornate metal entrance porch to the house and extensive grounds. Statutory listing should be considered. Notwithstanding this, other 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.

There may be an anomaly in relation to the HBNUM: 24711; this describes Nos. 60, 62 and 64 Main Street. This site is occupied by a single house (No. 60) which does not appear to merit listing and is a new house on this site (fig 24). This should be checked by Stirling Council and reported to Historic Scotland for correction if necessary.

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 the conservation area. 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 version of this document recommended Stirling Council apply an Article 4 Direction to the Doune conservation area in order to control 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:

- A number of properties are in need of maintenance and repair and the conservation area may merit consideration for a grant funded repair strategy such as Historic Scotland's Conservation Area Regeneration Scheme (CARS). This could look at appropriate repair of traditional buildings, and shopfront repair and enhancement. Further assessment / audit of the building fabric condition and a conservation area management plan should be considered in the first instance.

- Traditional shopfronts make a positive contribution to the conservation area and notwithstanding a broader grant assisted scheme, opportunities to protect and enhance should be considered. Advice on shopfronts can be obtained from the Planning Authority based on an Enhancement Study made of Doune shopfronts.

- The Cross is a key focal point and opportunities to integrate traditional finishes could be investigated.

- The mature landscape setting of, and approach to the town and conservation area are very important. Tree planting to replace recent felling on the A84 should be considered.

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
### Appendix B

Listed buildings (Feb 2015) within the conservation area boundary are:

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<tr>
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Table 5: Doune Conservation Area: Listed Buildings
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Table 5: Doune 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.