Conservation Area
Character Appraisal

Gargunnock
The name Gargunnock or Gargownno is said to be of Celtic origin Caer-guineach signifying a conical fortress, likely the Peel of Gargunnock which stood in the north-west of the parish (NSA, 1841)

Cover: The Square in the foreground with Main Street extending to the west.
# Contents

1.0 Introduction........................................................................................................................................ 1

1.1 Background ......................................................................................................................................... 1

1.2 Methodology ........................................................................................................................................ 2

1.3 Copyright ........................................................................................................................................... 2

2.0 Summary of Significance ..................................................................................................................... 4

3.0 Location and Population ...................................................................................................................... 7

3.1 Location ............................................................................................................................................. 7

3.2 Population .......................................................................................................................................... 8

4.0 Historic Context ................................................................................................................................ 9

4.1 Origins and Development .................................................................................................................. 9

4.2 Archaeological Significance and Potential ........................................................................................ 14

5.0 Character and Appearance ................................................................................................................ 15

5.1 Setting .............................................................................................................................................. 16

5.2 Character Areas ............................................................................................................................... 20

5.3 Buildings and Townscape ................................................................................................................ 22

5.4 Open Spaces, Trees and Landscaping ............................................................................................... 26

5.5 Public Realm .................................................................................................................................... 30

6.0 Conservation Area Management ........................................................................................................ 32

6.1 Negative Factors .............................................................................................................................. 32

6.2 Summary of Vulnerability ................................................................................................................ 35

6.3 Buildings at Risk and Sensitive Areas .............................................................................................. 36

6.4 Conservation Area Boundaries ....................................................................................................... 36

6.5 Potential Listed Buildings ................................................................................................................. 38

6.6 Opportunities for Development ....................................................................................................... 39

6.7 Opportunities for Planning Action ................................................................................................... 39

6.8 Opportunities for Enhancement ....................................................................................................... 40

6.9 Monitoring and Review .................................................................................................................... 40

Bibliography ........................................................................................................................................... 41

Appendices ............................................................................................................................................... 42
# Tables

Table 1: Gargunnock Conservation Area: Key Characteristics

Table 2: Gargunnock Conservation Area: Character & Appearance

Table 2: Gargunnock Conservation Area: Character & Appearance (cont.)

Table 3: Gargunnock Conservation Area: Open Spaces, Trees and Landscaping

Table 4: Gargunnock Conservation Area: Listed Buildings
1.0 Introduction

1.1 Background

The purpose of this document is to provide an illustrated appraisal of the Gargunnock 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
The appraisal is the property of Stirling Council. All Ordnance Survey maps in the document are Crown copyright and reproduced under Stirling Council licence ref 1000020780 (2011). Historic maps marked © National Library of Scotland are reproduced by permission of the National Library of Scotland. Roy’s map is reproduced with the permission of The British Library, licensor www.scran.ac.uk, licence ref 000-000-609-461-R (2015). No map in this document should be reproduced without the right holder’s permission.
Fig 1A: Gargunnock Parish Church and old Session House; B: view west across the village with traditional buildings climbing the sloping Main Street; C: Bridgend Cottage; D: 3-storey Gargunnock Inn; E: McNair, Glenfoyle & Trelawney cottage group on the north-west corner side of The Square; F: The White House (left) with Rhone Cottage and Amlea (right) forming the other two sides of The Square; G: traditional low single storey cottages on Main Street; H: Gargunnock Community Centre on Leckie Road, formerly the village school.
2.0 Summary of Significance

Gargunnock is a hillside village located west of Stirling at the southern edge of the Carse of Stirling. It is situated at the foot of the Gargunnock Hills, accessed by road via branches off the A811. The village has ancient roots, including prehistoric occupation of Keir Hill and the pre-Reformation church site. Gargunnock Conservation Area is centred on The Square and the long village Main Street, set out west of the Old Bridge over the Gargunnock Burn on the steep hillside. The conservation area has considerable historic significance for a number of interrelated reasons, all of which contribute to its character and appearance:

- Keir Hill a prehistoric defended settlement dating to the second century AD;
- A pre-Reformation ecclesiastical site, possibly dating to the eleventh century AD, with a later seventeenth church and (rebuilt) eighteenth century kirk and historic burial ground;
- A medieval clachan alongside the church which developed in the first half of the eighteenth century into a small hillside settlement on the King’s Highway and later Military Road between Stirling and Dumbarton.
- Good examples of vernacular and traditional Scottish building styles from the early to later eighteenth century.
- An attractive rural setting below the Gargunnock Hills overlooking the Blairdrummond Moss.

Gargunnock is one of six villages in the western part of the Stirling Council area in which conservation areas have been designated 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: Gargunnock indicating the conservation area (shaded in orange) © Crown
Gargunnock Conservation Area is characterised by:

**Its setting:**
- Across the Gargunnock Burn on rising ground with Main Street in the west and Manse Brae to the east; the Parish Church on an elevated site to the south-east.
- South of the A811 with views across flat carse land and the Gargunnock Hills enclosing to the north.
- Roadside street pattern dominates the Main Street with an earlier and more irregular organic house pattern on The Square.

**Its landmarks:**
- Old Bridge and the Gargunnock Burn.
- Gargunnock Parish Church and historic kirkyard.
- Gargunnock Inn and individual houses such as The White House.

**Its buildings:**
- Low single storey cottages and 2-storey traditional houses from the 18th century.
- Scots slate roofs gable to gable with continuous finishes, no dormers; with prominent chimneys.
- Rubble stone wall construction, now generally painted (traditionally harled and lime washed).

**Its vulnerability:**
- Largely unlisted fabric.
- Already altered fabric (should not be regarded as a precedent).
- Erosion of original fabric with inappropriate replacement and repair affecting individual properties, their grouping and the wider conservation area context.
- Erosion of roofscape (including chimneys), a key component in the character of the conservation area due to the topography of site.
- Erosion of the setting by loss or poor management of public realm, green space, mature trees, and woodlands.

Table 1: Gargunnock Conservation Area: Key Characteristics
3.0 Location and Population

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

3.1 Location

"Hillside village on the S edge of the Blairdrummond Moss."
(Gifford & Walker, 2002, 513)

Gargunnock is situated west of the City of Stirling south of the A811, approximately 7 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 NS 705 945 (fig 3).
The village is situated south of the A811 at the foot of the Gargunnock and Touch Hills (fig 4).

Fig 4: Gargunnock, showing its location below the Gargunnock and Touch Hills. © Crown

3.2 Population

Gargunnock is a small village with a population of about 750 (2014) in total, with just over 100 people living in the conservation area. Historically the population peaked at around 500 inhabitants in the mid-nineteenth century.

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.
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 origins of Gargunnock are focused on its southern fringe, where there are three ancient monuments: Keir Hill (fig 17E), a prehistoric defended settlement dating to the second century AD; Broompark standing stone (grid reference NS 704 943), possibly 6,000 years old; and the Kirk (fig 9) which is thought to occupy an Early Medieval Pre-Reformation ecclesiastical site. Historic records describe the church as ruinous in 1626 implying a Pre-Reformation origin with the church said to have been built (or rebuilt) in 1628 (McLarn, 2014). There are no known fabric remains of a Pre-Reformation church, however the curved plan of the Kirk’s boundary wall suggests an Early Medieval origin (pre 1000 AD); an oval form found at other Early Medieval church sites at Logie and St Ninians (Cook, 2014).

Gargunnock was established as a Burgh of Barony in 1677 and the settlement is illustrated on a late seventeenth century map (Adair, 1685) with the kirk and two small houses indicative of an early clachan; the late sixteenth century tower house of the Gargunnock estate is also shown a little to the east.

Eighteenth and nineteenth centuries

The formal expansion of the early clachan commenced in the eighteenth century, the first Statistical Account notes,

“The one half of the property belonging to the village was feued [feued] out about fifty years ago, at a rate of 20 shillings sterling per acre, the other half at a later period was feued at 40S.”

(OSA, c. 1796, 116)

However, McLarn (2014) provides further detail which suggests an earlier origin than the first Statistical Account describes. McLarn states that feus were created initially on the north side of Main Street in three stages: 1726: three feus from Musk Cottage to the house east of the Inn; 1728: feu extending from Ferndale to Hillview; 1733: feu extending east from Charlie’s Loan. From 1733 to 1740 feus on the south side of Main Street were released, seven in total to the top end of the present-day McNeil Crescent (the only surviving buildings here now being the village shop, with Bridgend and Burnbank on the west side of the burn). By the time of Roy’s military survey (1747-1755; fig 5) there are buildings lining both sides of Main Street as well as a cluster on the east side of the burn below the kirk (now the buildings forming The Square).
In 1772 eight feuos were created from present-day Stevenson Street on the south side of Main Street (McLarn, 2014; fig 6). Both Statistical Accounts note that the properties have gardens, “...each feu has a half acre of ground attached to it, which is a great benefit to the inhabitants” (NSA, 1841). These long rigs are later recorded in the Ordnance Survey (fig 7) and are still evident today.

By 1790, the village “…consisting of about 90 houses, chiefly of one floor, and thatched…” (OSA, c.1796) was set out either side of the road from Stirling to Dumbarton. Originally described as the ‘King’s Highway’ the road was improved to become the Military Road in the mid-eighteenth century (now Main Street). This would have brought significant traffic through...
the village which had no specific manufacture. The feuing was successful, the first Statistical Account noting that Gargunnock, “...in the memory of some still alive, consisted only of 3 or 4 houses, now consists of 400 souls.” (OSA, c.1796, 110). The inhabitants included weavers, tailors, and shoemakers and ‘day labourers’, the largest proportion being either ‘men and maid servants’ or farmers.

In 1774 the church was ‘rebuilt’ however this must have been comprehensive as no remains of the earlier building are evident in its construction (Canmore ID 46289). The first Statistical Account records that the cross and crescent from the old church were placed on the new church gables (still evident today). The kirk manse (now Dinning House) was built in 1750 and described as small in the first Statistical Account; it was subsequently enlarged in 1802 and the 1830s (NSA, 1841). A Free Church was later built in 1843 on Station Road (this survives but is no longer a Place of Worship).

Around the turn of the nineteenth century a turnpike road (now Leckie Road, formerly School Road) was constructed that diverted traffic off Main Street at The Square. This turnpike road can clearly be seen on Grassom’s map (1817; fig 6) before a new road was laid through the carse a little north of the village and bypassed Gargunnock entirely (before 1841; now the A811). Later small industry developed with a saw mill and distillery just outside the village, and oak spale basket making undertaken in the village.

In 1856 Gargunnock Railway Station opened located some distance from the village (closed in 1934). There had been a Parish School in the village from the seventeenth century, originally in the church and then at various houses within the village. In 1858 a purpose built public school was opened (now Gargunnock Community Centre).

![Grassom's map (1817): The new turnpike road (now Leckie Road) is shown which diverted traffic from the earlier route on Main Street to the south; note there are two housing rows shown on the south side of Main Street, that further west possibly the one feud in 1772. © National Library of Scotland](image-url)
Twentieth century to present day
The village expanded in the twentieth century with new house construction both within the historic village core and beyond. The most significant effect on the historic village was the selective redevelopment in the 1960s which saw the loss of a large number of traditional houses on the south side of Main Street (east of McNeil Crescent), and on the north side of Main Street by the burn (now George Place; Hood, 2000, 41 & 42).

This 1960s redevelopment had been preceded by extension of the village firstly with bungalows on Loftbrae west of Charlie’s Loan; and then council houses on Station Road (1934) and Charles Street (1939). The new homes on Station Road were constructed to rehouse residents of Duke Street, a row of buildings which stood on the current lower cemetery (fig 7; McLarn, 2014). From 1979 to 1984 houses were constructed on the tails of feus on the north side of Main Street, the first being No. 71 Leckie Road (McLarn, 2014). There has been private housing development in the last fifteen years south-west around Millbrae and on The Glebe north of the church.
Fig 7: Gargunnock, 1st Edition Ordnance Survey (1861) illustrates the roadside houses along Main Street west of the burn, with long narrow feu plots to the rear. Notice that Leckie Road has cut through some of the feus running north-west from The Square. The church and manse sit a little apart at the eastern boundary of the village. Immediately south-west of the church the houses on Duke Street were demolished in the 1930s and residents rehoused in new council houses on Station Road. The conservation area is outlined in orange © Crown
4.2 Archaeological Significance and Potential

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

The original focus of Gargunnock appears to have been on its southern fringe, where there are three ancient monuments: Keir Hill (prehistoric defended settlement site dating to the second century AD); the Kirk (Pre-Reformation ecclesiastical site); and the Broompark standing stone (possibly 6,000 years old).

The church site is thought to be of medieval origin and the curving plan of the north-west boundary wall implies an Early Medieval origin (pre 1000 AD; Cook, 2014).

Gargunnock was positioned to take account of a number of factors: the east-west travel route; the north-south route across Flanders Moss at the Fords of Frew and summer grazing on the Gargunnock Hills. Any development at this south-eastern area of the village has the potential to impact on significant early remains.

There are no Scheduled Monuments in the village, however these significant early origins should be borne in mind; sites may contain buildings 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 Gargunnock Conservation Area is illustrated in figure 8 (Lynch, 1977, Appendix A). This consists of a single character area.

Gargunnock Conservation Area is set around the Gargunnock Burn on a hillside below the Gargunnock Hills. Three roads give access to the village from the A811 all converging on The Square at the centre of the historic village; Main Street, no longer a through route, extends from The Square westward. The parish church is a major landmark overlooking the village in the east, as is the Gargunnock Old Bridge at the foot of Main Street. The Gargunnock Inn, individual traditional houses, and the village shop provide local landmarks in the centre of the village. Green edges include the fields enclosing the village to the north; the semi-natural landscape around Charlie’s Loan; and the woodland around Keir Hill.

Fig 8: The general structure of Gargunnock Conservation Area using Lynch’s methodology © Crown
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 Gargunnock comes from several key factors:

Landmarks and Views

- Gargunnock Parish Church (figs 1A & 9) is a major historic landmark on its elevated site to the east of the burn with high stone retaining walls and its historic graveyard setting.

- Gargunnock Old Bridge (figs 13 & 18H) is a major landmark crossing the Gargunnock Burn on the approach to Main Street from The Square, with local activity at the village shop.

- The uniformity in the design and materials of houses lining the Main Street means that the 3-storey Gargunnock Inn (fig 10) stands out as a local landmark. Similarly, individual houses act as local markers, such as The White House which stands apart and addresses The Square on its eastern side.

- The community centre (figs 1H & 21) in the former school provides a distinguishing feature at the entrance to the village on Leckie Road.

- There are distant views north across the carse from high points along Main Street, which contrast with the enclosing Gargunnock Hills to the south (fig 14).

- Views within the village and on approach, including the impressive view across The Square with Main Street climbing to the west (fig 11); and the reverse view from the top of Main Street looking toward The White House and Parish Church beyond (fig 12).
Street Pattern and Topography
The topography of the village and its early origins have combined to create an attractive and distinctive street pattern. The hillside settlement stretches east to west across the small valley created by the Gargunnock Burn which runs north-south through the heart of the village. From the Parish Church, Manse Brae dips suddenly towards The Square where the original route west crosses the Old Bridge before climbing steeply as Main Street (fig 10). Station Road and Leckie Road (formerly the turnpike road) are fairly flat heading north, and north-west respectively toward the carse.

These routes converge on ‘The Square’, an irregular and organic space east of the Old Bridge and most probably part of the original clachan below the church and predating the feuing of Main Street. The Square is formed by three important building groups: The White House (fig 13); Trelawney Cottage, Glenfoyle and MacNair House (fig 16F); and Rhone Cottage, Kilmnana/Amlea and Tigh Ealasaid (figs 14 & 16E).

Traditional roadside cottages and houses line the north side of Main Street (fig 12), with a few surviving early houses at either end of the south side. The remainder of the traditional buildings on the south side of Main Street were demolished in the second half of the twentieth century and replaced by gardens along the roadside and new housing set back above Main Street (outwith the conservation area). This has altered the original street pattern.

There is a pedestrian route north-south through the centre of the village on George Place and continuing on Bennent’s Way. At the western edge of the conservation area Charlie’s Loan (fig 17G) steps down from the head of Main Street passing through the park by the community centre to Leckie Road.

Activity and Movement
The approach to the village on Leckie Road is enclosed by trees and hedging on the south, with fine open views across the carse to distant hill ranges in the north. The community centre (fig 21) marks the entrance to the village; the long straight vista closed by the houses on the south side of The Square (fig 16E).

The approach on Station Road through the surrounding flat agricultural land is dominated by the ridge of the Gargunnock Hills with the hillside houses clearly visible on the west side. Station Road is more winding as it approaches the village centre with the vista closed by the picturesque Rhone Cottage (fig 14).

The eastern approach meanders across undulating farmland, enclosed by fields and hedging with open views to the distant hill ranges. As the brae descends toward The Square the building group on its south side, alongside the gable of The White House, frame the village Main Street (fig 11). The Parish Church appears suddenly in a break in the hedgerow enclosing Dinning House.

Village activity is concentrated at the eastern end of Main Street, around the village shop and Gargunnock Inn.
Fig 9: landmarks: Gargunnock Parish Church (1774) occupies an ancient ecclesiastical site elevated to the east of the Gargunnock Burn.

Fig 10: landmarks: the 3-storey Gargunnock Inn (right) is a fitting termination to the traditional houses on the north side of Main Street. The Category B listed building retains traditional timber sash & case windows which add to its character.
Fig 11: views and topography: view west overlooking the village from the parish church on Manse Brae; note the winding nature of road layout with houses forming The Square in the foreground, and those on Main Street facing the roadside and stepping up the hill.

Fig 12: street pattern: view looking east of the traditional houses lining the roadside on the north side of Main Street. In the distance The White House on the east side on The Square closes the vista. Note the stepping of the roof line towards the 3-storey Gargunnock Inn at the foot of Main Street. White walls and Scots slate roofs prevail. Note, Strathview / Manseview on the left is the only building to break the gable to gable building pattern.
Fig 13: views and street pattern: looking across the Old Bridge toward The Square. The listed cottages are set out on an irregular early road plan and form important groupings; on the left: McNair House, Glenfoyle, Trelawney Cottage at the foot of Leckie Road (screened by summer trees) with The White House a prominent feature closing the vista.

Fig 14: approach: on Station Road the low Rhone Cottage on the south side of The Square creates a picturesque vista with its tall steep roof (probably originally thatched). Note the woodland backdrop around the burn and Keir Hill with the Gargunnock Hills rising beyond.
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 8) Gargunnock Conservation Area consists of a single character area.

Character Area: Gargunnock

Gargunnock Conservation Area consists of the historic village core including the Parish Church, Keir Hill, and the traditional properties on Main Street and The Square; twentieth century developments to the south-west and east are excluded.

The buildings in the conservation area are predominantly traditional Scots vernacular dating from the eighteenth century. East of the Gargunnock Burn, The Square comprises three groups of houses. At the end of Leckie Road, Trelawney Cottage, Glenfoyle and MacNair House (fig 16F) form a single row; The White House, a substantial 2-storey building, forms the east side (figs 13 & 16D); and Rhone Cottage, Kilmnana/Amlea (formerly Arronlea and Easter House) and Tigh Ealasaid delineate the southern side (figs 14 & 16E).

Across the Old Bridge the roadside houses step up the north side of Main Street (figs 10 & 12), mainly comprising single storey cottages but including a number of 2-storey houses and the 3-storey Gargunnock Inn. Almost all are built gable to gable with their frontages to Main Street, except for Strathview / Manseview (fig 12), with a few small pends between cottages.

On the south side of the Main Street, there are two smaller groups of traditional buildings, Provost Park Cottages at the head of Main Street (fig 19), and the group around the burn comprising the village shop (fig 16B), Bridgend (fig 23) and Burnbank (fig 17A).

South of The Square, a rural track leads round the base of Keir Hill to Millmuir Farm (fig 17F), a 2-storey farmhouse and steading which was formerly the village corn mill. The Parish Church, its two Session Houses and historic burial ground, and the former manse (Dinning House), create a distinctive setting to the east.

The conservation area extends north on Station Road as far as the former Free Church and includes three traditional houses alongside the culverted burn on the west side of the road (fig 18A). To the north-west Leckie Road chiefly consists of later development, excepting Iyvdene, and the former school, now the Gargunnock Community Centre at the edge of the village (fig 1H).
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. Table 2 and figure 16 below will detail key characteristics of the character area identified in section 5.0 (fig 8) 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 15 and listed in Appendix B. Gargunnock Conservation Area currently has nine listed building entries, some which cover more than one building including the houses forming The Square.

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 15: Gargunnock Conservation Area: outlined in orange with listed buildings (Category A: red; Category B: blue; Category C: green). © Crown
## Key Listed Buildings and Scheduled Monuments

- **Gargunnock Parish Church** (1774; fig 1A, 9 & 16A) Category B; T-plan church with crowstepped gables and 3 entrance stairs to lofts; replaced 17th century (1628) church on pre-Reformation site; cross and crescent from old church form gable finials with bellcote topped with weathervane on N gable. Original Session House of 1829. Historic walled graveyard with tombs from early 18C, cast iron railings enclosed burial plots of the Stirlings of Gargunnock and Grahams of Meiklewood on SW corner, and stone burial enclosure to SE corner.
- **Dinning House** (c.1750) Category B; former manse with later enlargement 1802; 1830s.
- **Gargunnock Old Bridge** (c.1775; fig 18H) Category C.
- **Gargunnock Inn** (later 18th C; figs 10 & 16C) Category B; 3-storey inn, focal point at the foot of Main Street.

## The Square
- **Tigh Ealasaid** (fig 16E) adjoining Kilnmna/Amlea and Rhone Cottage, the only unlisted building on The Square, contributing to the group and including evidence of an early gable to the west.
- **Musk Cottage** (fig 16H), unusually its eaves slopes with the ground level, possibly built c.1726 feu; and **Carberry Cottage** (fig 16G) single storey, 4-bay cottage with surviving 4 over 4 lying pane sash & case windows. **Nos. 4 and Craigard** (fig 16C), provide important 2-storey flanks either side of Gargunnock Inn.

## Key Unlisted Buildings of Townscape Value

- **Bridgend Cottage** (figs 1C & 23; poss. mid 18th C): 2-storey house addressing the bridge obliquely, retains traditional sash & case windows with subtle variations. Adjacent the **village shop** (fig 16B) is another important survivor at the foot of Main Street and providing setting to the Old Bridge. Originally 2 houses, the shop frontage has been altered, but a small garret window opening remains and steep continuous roof with gable end chimney stacks.
- **Provost Park Cottages** (fig 19): early group of low cottages at the head of Main Street (now altered).

## Key Views

- Distant views north across the carse from high points on Main Street. The enclosing Gargunnock Hills in views to the south (fig 14). Views within the village and on approach to it, including the impressive view across The Square with Main Street climbing to the west (fig 11); view from the top of Main Street looking toward The White House and Parish Church beyond (fig 12); approaching on Leckie Road and Station Road with Rhone Cottage closing the vista (fig 14).

## Landmarks

- **Major**
  - Gargunnock Parish Church; Gargunnock Old Bridge.
  - Gargunnock Inn; village shop; The White House;
  - Gargunnock Community Centre (fig 1H).

---

Table 2: Gargunnock Conservation Area: Character & Appearance

---

Gargunnock Conservation Area Appraisal - July 2015
<table>
<thead>
<tr>
<th><strong>GARGUNNOCK</strong></th>
<th><strong>BUILDINGS AND TOWNSCAPE (cont.)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Predominant Buildings</td>
<td>Residential.</td>
</tr>
<tr>
<td>Dominant Architectural Styles or Periods</td>
<td>Traditional Scots vernacular and plain symmetrical; mid to later 18th century.</td>
</tr>
<tr>
<td>Key Characteristics</td>
<td></td>
</tr>
<tr>
<td>Building plot size</td>
<td>Traditional properties have narrow plot widths with long gardens behind; original feu plot boundaries are discernible on north side of Main Street however significant later 20thC subdivision and houses on garden ground.</td>
</tr>
<tr>
<td>Prevalent Building Height</td>
<td>Low single cottages and 2-storey houses often symmetrical 3-bays wide.</td>
</tr>
<tr>
<td>Skyline and Roofscape</td>
<td>Predominately Scots slate pitched roofs gable to gable, some with flat skews (others may have been removed), roof finishes continuous (i.e. no dormers or rooflights); prominent often low chimney stacks (a number of chimneys have been taken down). Good examples of diminishing Scots slate courses on Gargunnock Parish Church, Trelawney Cottage side wing (fig 16F), Rhone Cottage (fig 16E), village shop (fig 16B) and Millmuir Farm (fig 17F).</td>
</tr>
<tr>
<td>Prevalent Building Materials, Textures and Colours</td>
<td>Stone rubble construction predominately rendered and/or painted white (replacing original harl and lime wash); 2-storey properties tend to have contrasting margins. Rubble construction largely not visible but earlier properties possibly Gargunnock Red sandstone (for example skews of The White House, now leaded); other later buildings including the former school in buff-grey sandstone.</td>
</tr>
<tr>
<td>Timber sash &amp; case windows now painted white; very few traditional windows remain (see examples below; some very poor replacements).</td>
<td></td>
</tr>
</tbody>
</table>

Table 2: Gargunnock Conservation Area: Character & Appearance (cont.)
Buildings and Townscape: Gargunnock

Fig 16A: Gargunnock Parish Church within its historic kirkyard setting; B: the low village shop, originally 2 cottages and the adjoining gable of Bridgend Cottage; C: Gargunnock Inn and flanking 2-storey Craigard; D: The White House; E: low frontage and high roof of Rhone Cottage next to 2-storey Kilmnana/Amlea and the unlisted Tigh Ealasaid; F: Trelawney Cottage (right), Glenfoyle and MacNair House; G: Carberry House retaining lying pane timber windows; H: Musk Cottage, one of the earliest feus with sloping eaves and small window openings.
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. Gargunnock has no TPO designation; however open green space and mature trees are represented in the conservation area; some of the most significant features include:

- Gargunnock Parish Church and its enclosing graveyard (fig 16A) provide an historic open green space on raised ground above the Gargunnock Burn. Immediately adjacent to the church are the large garden grounds of the former manse (Dinning House). There are several mature trees notably on the boundary between Dinning House and the kirkyard and to the western edge of the kirkyard.

- Below the kirkyard, there is a small public garden (known as the Rest Garden, gates dated 1953; figs 17C & 18C) on the south-east corner of The Square. Screened from view behind the park, is the new cemetery.

- Beyond these landscaped areas, there is natural woodland alongside the Gargunnock Burn and including the ancient site of Keir Hill (fig 17E). There are several mature trees in this area and the area provides an important green backdrop (fig 14).

- The Gargunnock Burn passes through the village, flowing around the east side of Keir Hill and under the track to Millmuir Farm. At Burnbank Cottage (fig 17A) it is joined by another tributary before passing under the Old Bridge and new bridge over Leckie Road (1964). It continues in a low stone walled culvert on Station Road (fig 17H & 18A).

- Between the two bridges the large private garden to the rear of George Place enhances the green setting (fig 17B). Across the burn on the corner of The Square there is small memorial garden with a drinking fountain (1909; fig 18B) in memory of Jeannie Millar. An area of grass with some seating stretches to the burnside (fig 17D).

- At its western boundary the conservation area in enclosed by Charlie’s Loan (fig 17G) and the park on Leckie Road. The park provides an important green buffer to the settlement on this approach, and in views from the north towards the village. The loan provides an important and characterful route north-south from the head of Main Street to the Gargunnock Community Centre and Leckie Road.
The following table identifies the key open spaces, trees and landscaping which contribute to the character of Gargunnock:

<table>
<thead>
<tr>
<th>GARGUNNOCK</th>
<th>OPEN SPACE, TREES AND LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>Gargunnock Parish Church kirkyard (fig 16A).</td>
</tr>
<tr>
<td>Public Green Space and Woodlands</td>
<td>The Rest Garden (figs 17C &amp; 18C).</td>
</tr>
<tr>
<td></td>
<td>Keir Hill (although inaccessible) and woodland around the Gargunnock Burn south of The Square (fig 17E).</td>
</tr>
<tr>
<td></td>
<td>Small garden in memory of Jeannie Millar with drinking fountain (fig 18B) and adjacent green space beside the burn (fig 17D).</td>
</tr>
<tr>
<td></td>
<td>Charlie’s Loan (fig 17G) and public park on Leckie Road.</td>
</tr>
<tr>
<td>Private Green Space</td>
<td>Large garden to Dinning House.</td>
</tr>
<tr>
<td></td>
<td>Large garden behind George Place between the two bridges (fig 17B).</td>
</tr>
<tr>
<td>Landmark Trees</td>
<td>Several mature trees on boundary between Dinning House / kirkyard, and trees bounding the kirkyard.</td>
</tr>
<tr>
<td></td>
<td>Trees adjacent to Waterside and the burn on Station Road.</td>
</tr>
<tr>
<td>Landscaping Features</td>
<td>Gargunnock Burn running through the village and in a stone walled culvert on Station Road (fig 18A).</td>
</tr>
<tr>
<td></td>
<td>Hedging enclosing garden plots, for example Dinning House.</td>
</tr>
<tr>
<td></td>
<td>Hedging on Station Road enclosing the gardens of Trelawney, Yew Tree Cottage and Cladich, and the adjoining stone boundary walls to The White House; all forming an attractive roadside approach (fig 14).</td>
</tr>
<tr>
<td></td>
<td>Memorial fountain (fig 18B).</td>
</tr>
</tbody>
</table>

Table 3: Gargunnock Conservation Area: Open Spaces, Trees and Landscaping
Open Spaces, Trees and Landscaping

Fig 17A: Gargunnock Burn as it passes Burnbank Cottage; B: large private garden to rear of George Place contributing to the green space between the bridges; C: Rest Garden; D: small green space on Leckie Road next to the Jeannie Miller memorial garden; E: Keir Hill with lane to Millmuir Farm in the foreground; F: Millmuir Farm, tucked behind Keir Hill; G: Charlie’s Loan encloses the western boundary of the conservation area connecting Main Street and Leckie Road (Belton Cottage in the foreground); H: Gargunnock Burn running from Station Road to Leckie Road.
### 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.

Gargunnock does not appear to retain any of its original road surfaces on its main roads and pavements (although this may lie beneath the existing tarmacadam surface) and there are traditional setts outside Glenfoyle. Traditional whinstone has been used for some pavement kerbs alongside these modern finishes. On the north side of Main Street the pavement still steps down in front of the houses, where historically (until the 1950s) open gutters ran to the burn with steps over this to each house (fig 18F).

There are a number of unmade paths through the village for example along the burn between Station Road and Leckie Road (fig 17H), and Charlie’s Loan (fig 17G). A number of roadsides are softened with grass verges or gardens directly onto the roadside for example on Leckie Road and outside the Parish Church (fig 9). Station Road (fig 14) is enclosed directly by the gardens of Trelawney, Yew Tree Cottage and Cladich (by hedging) and by stone boundary walls to the garden of The White House; all combining to form an attractive roadside enclosure with only a very narrow pavement on one side.

The Gargunnock Burn is a significant natural feature which contributes to the public realm of the village. The historic Old Bridge over the burn at the foot of Main Street was constructed around 1775 and is a key landmark. The bridge encloses the road with low stone boundary walls and there is an iron pedestrian bridge adjacent (figs 13 & 18H). A number of other traditional stone boundary walls contribute positively to the conservation area.

There are a number of traditional features which punctuate the streetscape including the Jeannie Miller memorial fountain (fig 18B), a traditional telephone box and pillar box (fig 18E), two Victorian drinking fountains (fig 18D) and an earlier stone bollard that was used to prevent horses using the path from Main Street to Leckie Road (fig 18G).

There are a number of public green spaces in the village described in Section 5.4.
Fig 18A: Gargunnock Burn runs in a culvert on Station Road; B: memorial drinking fountain (1909) in garden to Jeannie Millar; C: gates to the Rest Garden; D: drinking fountain on Main Street; E: traditional pillar box on The Square; F: pavement finishes on the north side of Main Street; G: community notice board, Victorian drinking fountain and old stone used to prevent horses using the path from Main Street to Leckie Road; H: the two arched Old Bridge over the Gargunnock Burn on Main Street, with an iron pedestrian bridge adjacent.
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 Gargunnock 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

Except for a small number of buildings (refer Section 5.3; Table 2) virtually all buildings have replacement windows including key listed buildings on The Square and a significant number are inappropriate. Windows are of key importance in the appearance of traditional properties and should be carefully managed. Guidance should be provided by the Planning Authority to allow appropriate protection of remaining traditional and original fabric and informed replacement where this is necessary.

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, groups of houses, and the character of the conservation area as a whole. Similarly very few traditional doors remain and replacement doors in non-traditional forms and materials detract.

Walls

The buildings are predominantly coated in modern film forming paints, some possibly over cement based rendering. This has been applied to replace traditional limewash during their maintenance and repair at a time when our understanding of the role of permeable traditional materials was not well developed. Attention should be drawn to the risk associated with
impermeable materials and finishes and opportunities taken to repair in traditional materials when they arise.

Roofscape
The roofscape of Gargunnock is a particularly important and prominent feature due to the low storey height of its buildings and the steeply sloping site. The houses climbing Main Street have prominent gable ends and chimney stacks. The roof finishes are predominately continuous without dormers or rooflights. A very small number of properties have introduced modern dormers or rooflights which have interrupted the roofscape.

There is a predominance of traditional Scots slate roofs and several good examples of diminishing slate coursing (refer Table 2). 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 and its component parts (chimneys, skews etc). This will maintain the character and quality the village roofscape particularly as a number of roofs are continuous over more than one property or set gable to gable. Guidance on appropriate materials should be provided by the Planning Authority.

Chimney stacks are prominent feature of the roofscape however a number of chimneys have been taken down which is detrimental to the character of the traditional cottages and houses, and the townscape as a whole. Gable wall skews similarly may have been removed on a number of properties and most recently on Provost Park Cottage (fig 19) along with its chimney and original scrolled skewput. This has significantly altered the character of the cottage and resulted in a loss of historic fabric. Several properties which retain skews have recently installed lead sheet over (for example The White House).

Concrete tile roof finishes on twentieth century properties in and surrounding the conservation area are detracting. A number of non-traditional properties have solar panels on their principal roof pitch (fig 20). The local authority has Supplementary Planning Guidance on the appropriate siting of solar panels and similar devices in traditional conservation areas and this should be adhered to.
2. Non-traditional buildings
There has been considerable change within the historic village over the twentieth century including redevelopment of plots, new infill and development through subdivision of plots. On the south side of Main Street all traditional houses from the village shop to Provost Park Cottage have been demolished, over a dozen houses. The majority of Leckie Road dates from the late 1970s or after, built on the rear of feu plots on the north side of Main Street. The majority of the individual later twentieth century properties are not in keeping with the character of the conservation area and can be unsympathetic to the conservation area in terms of massing, height and materials (fig 20).

Fig 20: George Place replaced original houses the foot of Main Street. Its scale (with that of similar housing above Main Street in the distance) contrasts with the low village shop. The recent loss of front gardens on George Place (due to house extension and ramp) has further impacted on the setting of the conservation area. Solar panels are highly visible on a number of properties.

3. Public Realm and Setting
The public realm is generally well presented however the memorial fountain would benefit from maintenance and appropriate repair / restoration. Nearby the pavement kerbing on the small open green space is in need of repair and render to the 1960s bridge is cracking (fig 21).

Loss of traditional pavement finishes, boundary enclosures such as traditional stone walls and hedging, and green space has had a detrimental effect in some locations for example on George Place (fig 20) and use of modern finishes, such as red brick paviors outside The White House, detract from the setting of the historic buildings. Unmade paths, areas of traditional finishes and gardens should be maintained and protected. The standard timber fence to the community centre is not sympathetic to the character of the area (fig 21).
Fig 21: (left) standard timber fencing to the community centre is not in keeping with traditional methods of enclosure in the conservation area such as hedging or stone walling; (right) dislodged pavement kerbing to the small open green space next to the burn and cracked render to the adjacent 1960s bridge.

6.2 Summary of Vulnerability

The strength of the character and appearance of Gargunnock Conservation Area derives from its topographic setting, organic street pattern around The Square, the strong building form of Main Street, and by the coherence in the form of the traditional houses (design and materials) and their individual building details. Overall, Gargunnock has preserved its historic character, however there has been significant incremental change leading to the loss of original elements, and replacement has not always been made in appropriate materials or designs.

Section 6.1 described negative factors which have eroded the special character and appearance of the conservation area. Conservation area management should protect the remaining traditional buildings, open and green spaces, and encourage enhancement when opportunities arise.

In summary, Gargunnock Conservation Area’s principal vulnerability is:

- Largely unlisted fabric of townscape value. 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.

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

- Erosion of original fabric with inappropriate replacement and repair affecting individual properties, their grouping and the wider conservation area context. This is particularly evident with the replacement of original timber sash and case windows in the conservation area.

- Erosion of roofscape (including chimneys and skews), a key component in the character of the conservation area due to the topography of site. This requires
careful management of repair or replacement of roof finishes; any proposed alterations to the roofscape including the introduction of rooflights, dormers, or solar panels; any proposal to remove original roof elements such as chimneys or skews; and any repair or replacement to traditional dormers or cast iron rooflights.

- Erosion of the setting (approach, open spaces, green spaces etc.) by loss or poor management of public realm, green spaces, mature trees, and woodlands.

Property owners, the Planning Authority and other stakeholders involved in the conservation area need to be aware the vulnerability of Gargunnock 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 no properties currently on the Buildings at Risk Register in the conservation area. Carberry Cottage (fig 16G) is an unlisted traditional cottage which appears to be currently vacant.

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 report made suggestions as to possible inclusions to the conservation area. These suggestions were considered and the boundary amended August 2014 to include:

- The former village school (unlisted, 1858; fig 21) now the community centre, and to the west of this, Charlie’s Loan and the park on Leckie Road, both of which add to the character of the conservation area. The park provides an important green buffer to the settlement on this approach, and in views from the north towards the village;

- The cottages to the west, adjoining Provost Park Cottage, on the south side of Main Street which form an important group;

- The unlisted Millmuir Farm behind Keir Hill forms part of the historic fabric of the settlement;

- The former gate house/stables for Dinning House forming part of the curtilage of the plot which is already in the conservation area.
**General comment**

There are two groups of historic cottages: Haven Cottage, Briar Cottage; and Longriggs (including cottage to the east). These contribute to the character of the village however, extension of the boundary to include these would incorporate a number of other properties, which do not contribute, and therefore a strong case cannot be made for inclusion. Their townscape character should be noted by Stirling Council.

![Gargunnock Conservation Area, 2014 inclusions outlined in blue © Crown.](image)
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 15 and listed in Appendix B, Table 4.

Bridgend Cottage (fig 23) is an attractive building retaining considerable traditional fabric and occupying a prominent site set obliquely to face the Old Bridge. A building appears on this site in Roy’s map (fig 5) and suggests part of the fabric may date to the first half of the eighteenth century. It should be considered for statutory listing.

The listing entry for the buildings on the south side of The Square (HS ref 10345) names two properties Arronlea and Easter House which have now been renamed (Kilmnana / Amlea and Rhone Cottage). It is not clear if the adjoining Tigh Ealasaid was intended to be part of this listing and should be clarified with Historic Scotland.

The listed entry for Burnside Cottage (HS ref 10436) may refer to a building which has now been demolished as the list description does not match the current building on site (fig 17B).

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.
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 and 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 Gargunnock 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, generally 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:

- The memorial fountain would benefit from appropriate repair / restoration.

- Opportunities to integrate traditional finishes particularly around The Square and the Gargunnock Old Bridge could be investigated. Unmade paths and green edges to roadsides should be maintained and protected.

- There appears to be no access to Keir Hill. Opportunities for access and/or interpretation could be explored.

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.
Bibliography

National Policy and Advice

The Planning etc. (Scotland) Act 2006
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
Town and Country Planning (Scotland) Act 1997
Historic Scotland (2009): Scottish Historic Environment Policy (SHEP)
Historic Scotland: Managing Change in the Historic Environment guidance notes series
Scottish Executive Development Department:
Planning Advice Note 52 (PAN 52): Planning Advice Note: Planning in Small Towns
Planning Advice Note 65 (PAN 65): Planning and Open Space.
Planning Advice Note 68 (PAN 68): Design Statements
Planning Advice Note 71 (PAN 71): Conservation Area Management (2005)

Publications

English Heritage (1997): Conservation Area Appraisals
Fleming J S (1902): Ancient Castle and Mansions of Stirling Nobility, Stirling
Lynch K (1977): The Image of the City MIT Press
OSA (c.1796): First ‘Old’ Statistical Account, County of Stirling accessed at http://stat-acc-scot.edina.ac.uk
Stirling Council (2014): Local Development Plan

Other sources


Maps

Adair John (1685): A Mape of the countries about Stirling
Grassom J (1817): To the Noblemen & Gentlemen of Stirlingshire
Ordnance Survey (1861): 1st Edition Ordnance Survey, Stirling Council license
Ordnance Survey (c.1896): 2nd Edition Ordnance Survey, Stirling Council license
Pont T (1585-1601): The East Central Lowlands, Pont 32
Roy (1747-1755): Military Survey of Scotland, permission of the British Library Board
Taylor G and Skinner A (1776): Survey and maps of the roads of North Britain or Scotland, 'The road from Stirling to Glasgow; the Road from Stirling to Dumbarton'

Gargunnock Conservation Area Appraisal- July 2015 41
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:

<table>
<thead>
<tr>
<th>HBNUM</th>
<th>ADDRESS</th>
<th>CATEGORY</th>
<th>LIST DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>10384</td>
<td>GARGUNNOCK VILLAGE OLD BRIDGE</td>
<td>C</td>
<td>22/06/1989</td>
</tr>
<tr>
<td>10385</td>
<td>GARGUNNOCK VILLAGE, DRINKING FOUNTAIN</td>
<td>C</td>
<td>22/06/1989</td>
</tr>
<tr>
<td>10431</td>
<td>PARISH CHURCH GARGUNNOCK</td>
<td>B</td>
<td>05/10/1971</td>
</tr>
<tr>
<td>10432</td>
<td>DINNING HOUSE</td>
<td>B</td>
<td>05/10/1971</td>
</tr>
<tr>
<td>10433</td>
<td>TRELAWNEY COTTAGE GLENFOYLE MACNAIR</td>
<td>B</td>
<td>05/10/1971</td>
</tr>
<tr>
<td>10434</td>
<td>THE WHITE HOUSE</td>
<td>B</td>
<td>05/10/1971</td>
</tr>
<tr>
<td>10345</td>
<td>ARRONLEA, AND EASTER HOUSE</td>
<td>B</td>
<td>05/10/1971</td>
</tr>
<tr>
<td>10436</td>
<td>BURNSIDE COTTAGE</td>
<td>B</td>
<td>05/10/1971</td>
</tr>
<tr>
<td>10347</td>
<td>THE INN</td>
<td>B</td>
<td>05/10/1971</td>
</tr>
</tbody>
</table>

Table 4: Gargunnock Conservation Area: Listed Buildings

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