

LOCH LOMOND & THE TROSSACHS NATIONAL PARK

CALLANDER CONSERVATION AREA APPRAISAL

CONTENTS

Page

1.	INTRODUCTION	3
2.	PLANNING POLICY CONTEXT	3
3.	CONSERVATION AREA REGENERATION SCHEME	4
4.	SUMMARY OF HISTORIC AND ARCHITECTURAL INTEREST	4
5.	CONSERVATION AREA BOUNDARY	5
6.	LOCATION AND SETTING Reasons for Location Geology Topography	7
7.	HISTORICAL DEVELOPMENT Early History Mediaeval History 18 th Century 19 th Century 20 th Century to Present Historic Pattern of Land Use	9
8.	CHARACTER APPRAISAL Landscape and Surroundings Street Pattern Plot Pattern Open Space Views and Landmarks Activity and Movement Architectural Character Public Realm Townscape Detail Building Materials Orientation and Density Condition Natural Heritage and Trees	12

9.	CHARACTER ASSESSMENT	19
	Assessment of Buildings	
	Archaeology	
	Scheduled Monuments	
	Assessment of Areas	
	Assessment of Significance	
10	KEY FEATURES AND KEY CHALLENGES	23
	The Key Features	
	The key Challenges	
11.	OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT	25
	Maintenance	
	Development	
	Information and Advice	
	Public Realm	
	Shopfront and Signage	
	The Backlands	
	Garden Development	
	Tree Planting	
	Permitted Development Rights and Article 4 Directions	
12.	FUTURE MANAGEMENT PRIORITIES	27
13.	MONITORING AND REVIEW	27
14.	BIBLIOGRAPHY, USEFUL INFORMATION, CONTACTS	28

1. INTRODUCTION

The Callander Conservation Area was originally designated in 1981 by Stirling Council.

The purpose of this Appraisal is to define and evaluate the character and appearance of the Callander Conservation Area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The appraisal process has involved researching the areas historical development (Section 7), and carrying out a detailed townscape analysis (Section 8) and character assessment (Section 9) leading to the identification of the Conservation Areas key features.(Section 10) Key features are the elements which should be considered when preparing development proposals for the Callander Conservation Area. The Appraisal also identifies key challenges where improvements are required (Section 10) and opportunities for preservation and enhancement (Section11)

Following completion of the Appraisal the Conservation Area boundary has been amended to accurately reflect what is of special interest. (Section 5).

The Appraisal also provides a basis on which to prepare ongoing management and enhancement programmes as well as determining funding priorities.

2. PLANNING POLICY CONTEXT

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended by the Historic Environment (Amendment) Scotland Act 2011) states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The designation of a conservation area is a means to safeguard and enhance the special qualities, character and appearance of our most valued historic places. The National Park Authority, as Planning Authority, is required to identify and designate such areas. Scottish Planning Policy (SPP) February 2010 contains the Scottish Government’s over-arching policies on land-use planning, including conservation areas and encourages local planning authorities to prepare conservation area appraisals. This is reinforced in the Scottish Historic Environment Policy (SHEP) July 2009.

Additional guidance is included in Planning Advice Note 71: Conservation Area Management which complements national policy and provides further advice on the management of conservation areas.

The National Park Plan 2007-2012 contains Built Heritage policies and objectives and identifies Conservation Area Review and Appraisal as a priority for conserving and creating a stronger affinity with the historic built heritage. This has been implemented through the preparation of the Local Plan and is reinforced in the Historic and Built Environment policies contained within the National Park Local Plan which guide day to day planning decisions. The emerging new Park Plan for the period 2012 – 2017 (issued for consultation in August 2011) emphasised the importance of the Park’s built heritage and includes priorities actions. Approved Conservation Area Appraisals will be regarded as Supplementary Planning Guidance to the Local Plan and will complement the Authorities Sustainable Design Guide which is due to be adopted soon.

3. CONSERVATION AREA REGENERATION SCHEME

An Historic Scotland Conservation Area Regeneration Scheme (CARS) was secured for the Callander Conservation Area. This is grant scheme jointly funded by Historic Scotland and the National Park, focussing on conservation-led regeneration. It is a 5-year grant scheme which terminates in March 2014. In its first 3 years it has been instrumental in delivering a number of projects including a successful heritage trail, “Stories in the Stones” and interpretation panels, grant funding the repair and restoration of domestic and commercial buildings, completion of a Stone and Slate Audit of the traditional buildings within the Conservation Area and an Historic Shopfront survey as well as outreach with schools and the community. Other initiatives for the protection and enhancement of the Conservation Area will be brought forward as the programme progresses. The National Park Authority is looking at options to extend conservation-led regeneration in Callander beyond the end of CARS.

4. SUMMARY OF HISTORIC AND ARCHITECTURAL INTEREST

Callander is set beside the River Teith against the spectacular highland backdrop of Callander Crag and Ben Ledi at the eastern end of the Trossachs. Apart from its setting, key characteristics of the town’s Conservation Area include its linear 18th century plan along the low and long Main Street, punctuated by a civic square and the strong vertical emphasis of the former St Kessog’s Parish Church; a planned linear satellite village at Bridgend; narrow lanes and vennels leading off Main Street; leafy villa suburbs, maximising the use of light and views on the rising ground to the north and west of the town.

5. CONSERVATION AREA BOUNDARY

Following completion of the Conservation Area Appraisal, a number of changes were proposed to the Conservation Area boundary.

It was extended in August 2011 to include Ancaster Bridge, a number of high quality late 19th century and early 20th century villas at the west end of Ancaster Road and the former Post Office site on Station Road.

Further extensions detailed below were approved in November 2011 on adoption of the National Park Local Plan :-

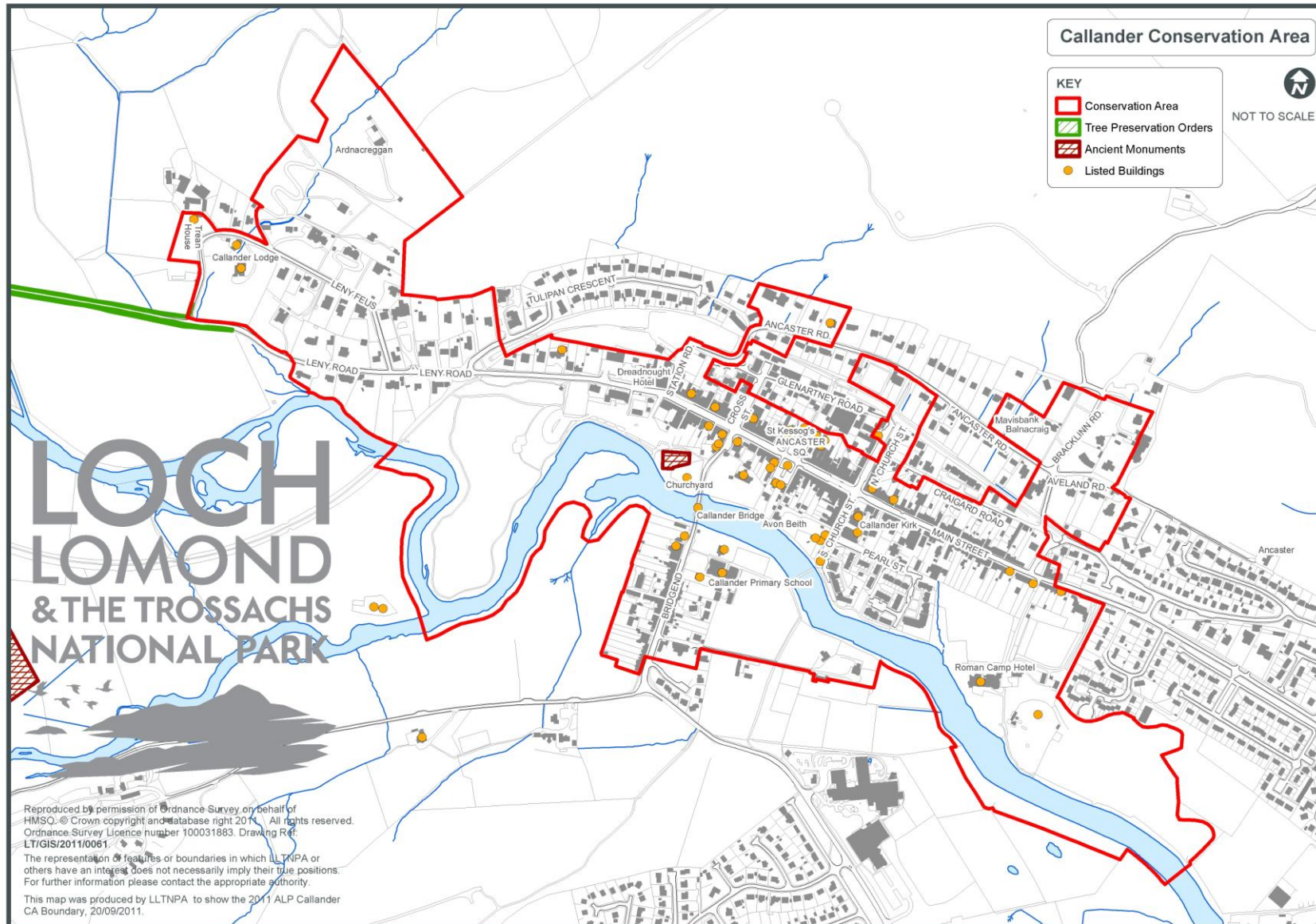
- **Trean House:** An 18th Century farmhouse and the trees along the western boundary wall of Leny Feus.
- **The MacLaren Playing Fields:** East of Callander Primary School they were identified to be a relict of the designed landscape associated with the former Callander Castle (replaced by Old Manse). It has a low stone boundary wall and mature planting, partly to a layout visible on a plan of 1775. Apart from its amenity value, the field maintains the historic eastern feu boundary of Bridgend, and is important to the southern setting of the river and town.
- **Bowling Green:** To include Sorisdale Cottage (late 18th century), 25 North Church Street (earlier 19th century, formerly the Free Church Manse), Willowbrae and Laurelbank, the pair of houses to the west, and the bowling green and pavilion. All these buildings remain largely unaltered from their original form, and contribute to the character of the planned town and its villa hinterland.
- **Balnacraig and Mavisbank:** Two substantial late 19th century/early 20th century villas of good quality design and materials at the eastern end of Ancaster Road. Both have large mature gardens in character with the surrounding buildings which are included within the existing conservation area boundary.
- **Ardnacreggan:** The strip of woodland and the serpentine driveway to Ardnacreggan. The distinctive plan of the driveway is shown on the 1866 OS map, with the house and planting appearing later on the 1901 OS map. The tree-line provides a much clearer western boundary to the Conservation Area.
- **Leny Road/The Meadows:** The Meadows, including the car park, form an essential part of the setting of the town, affording spectacular views of Ben Ledi, and attractive views in towards Callander Bridge and Tom na Chisraig.

The area between South Church Street and the Roman Camp Hotel, including Pearl Street has been redeveloped in recent years, and does not in itself merit inclusion within the conservation area. However, it would be impossible to remove this area from the Conservation Area without leaving an undesirable "pocket". In view of the importance of this riverside site, the Authority considered it should remain within the Conservation Area.

There is a small group of late 19th century villas on Stirling Road detached from the main Conservation Area by modern development. It would be possible to extend the boundary along Stirling Road, excluding the modern development, but there would be little visual continuity between the villas and the rest of the Conservation Area. Whilst these villas are characteristic of the other villa developments in Callander, being large detached stone-built houses set in spacious gardens, they have been subject to a high degree of alteration. It is therefore not proposed to include this group of buildings within the Conservation Area.

The extended Conservation Area contains 42 listed buildings.

Map 1: Callander Conservation Area



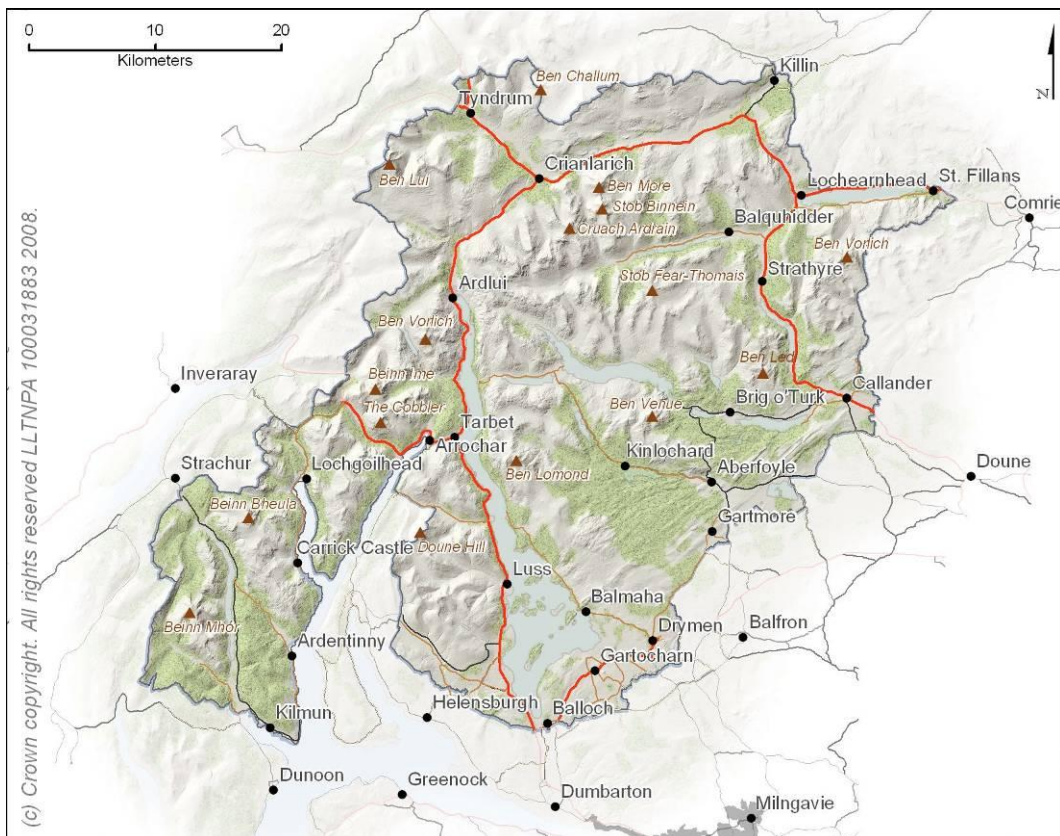
6. LOCATION AND SETTING

Reasons for Location

The development of a settlement at Callander was primarily due to the defensive and strategic importance of its location at the mouth of a highland glen and the confluence of two rivers, Garbh Uisge and Eas Gobhain which merge to create the River Teith.

Principal communication routes lead east and south to Doune and Stirling, south and west to Aberfoyle and Glasgow, and west and north to Oban and Fort William. This concentration of transport routes has also made Callander a natural meeting place. The same dramatic landscape setting that shaped its early development has aided its later transformation into a centre for tourism.

The town and surrounding area is now one of Scotland's most popular destinations for visitors interested in outdoor pursuits. As well as being one of the main gateways to the Highlands and the Loch Lomond and The Trossachs National Park, Callander is a base for those wanting to explore the local area, including the Bracklinn Falls, the Falls of Leny and the scenic Callander to Strathyre cycle path.



Map 2: Loch Lomond and The Trossachs National Park

Geology

Callander is located in Scotland's Midland Valley, lying immediately south of the Highland Boundary Fault. The underlying rocks of the valley, which form a vast basin to the south and east

of the fault, are lower Old Red Sandstone of the early Devonian system (approx. 395 million years in age). North of the fault are metamorphosed rocks of the Dalradian division of the Precambrian system (530 million years and older); these varied rocks form the older mountainous region of the Southern Highlands to the north and west of the fault.

The local geology has provided building stone for Callander, dominated by purple sandstones containing abundant quartz pebbles, known locally as “puddingstone”. Many buildings also contain purple or grey flaggy sandstones, particularly used as window and door surrounds. Dalradian rocks are used for roofing (slate) and appear as large boulders in the footings of the early buildings in the town.

Topography

The topography of Callander and the surrounding area is primarily shaped by its proximity to the Highland Boundary Fault and the effects of ice and river erosion that formed the river valley.

The main thoroughfare, the A84 (Stirling Road, Main Street and Leny Road), runs on a very gradual slope (upwards?) from south-east to north-west, parallel to the River Teith. The streets running north, north-east and north-west from the A84 rise steeply and are cut into slopes of the river valley. The areas to the south, south-east and south-west of the town lie in the flat flood plains.

7. HISTORICAL DEVELOPMENT

Early History

There is evidence of very early settlements in and around Callander. Excavations at Claish Farm in 2001 revealed the plan of a Neolithic timber building thought to date from about 3700BC. Scotland's longest chambered cairn at Auchenlaich may be of similar antiquity. Dunmore Fort on Bochastle Hill to the west of the town is a defensive Iron Age site, and the remains of one of the Roman "Highland Line" forts at Bochastle Farm date to the late 1st century AD.

Mediaeval History

The most important early mediaeval site within the Conservation Area is the Norman motte, or defensive mound, Tom na Chisaig (Mound of St Kessog), probably dating from the 12th-13th century. Just to the west of the Conservation Area at Caisteal Briste a mound is the only visible remains of Leny Castle, destroyed after the Battle of Flodden in 1513.

There was a church in Callander by 1238, which is thought to have stood near the old churchyard and Tom na Chisaig at the western end of the existing town. A medieval tower house, known as Callander Castle or Old House of Callander, belonging to the Earls of Callander and Linlithgow, stood to the south of the river near the current Old Manse. No bridge over the River Teith at Callander is firmly documented before 1764, but a ferry crossing existed, and the ferryman's cottage survives further east at Avon Beith.

18th Century

The location and layout of the town we know today largely results from the designs for a planned settlement commissioned in the 1730s by James Drummond, Duke of Perth. Neither Drummond's projected town nor bridge had progressed far before his support of the 1745 Jacobite Rising resulted in confiscation of his property to the Crown. However, the establishment of an orderly town in this strategic location on the Hanovarian military road to Fort William continued to be favoured by the Commissioners of the Forfeited Estates.

The Commissioners maintained the original linear plan on the north side of the river with a broad east-west street running through a square. The design was intended to funnel trade and communications through the new town, but after 1745 it was also used to bring order, security and control to the surrounding area, enforced by the military presence. Comparison with Roy's Military Survey of 1747-55 indicates that Callander was fairly small in the mid 18th century, basically comprising a linear settlement laid out along the north and south sides of what would later become Main Street. While some of the buildings fronting onto the road have extensions to the rear, or possibly structures in their backlands, only one building is shown set back from the street line.

This is depicted at the western end of the 18th century settlement, and is located immediately to the north of the river. As such, it is likely to represent the parish church, which is on record from 1238. Roy depicted the structure immediately to the east of a prominent bend in the river, which accords well with the known site of the church

The eastern extent of settlement by the mid 18th century is less easy to define, but it appears unlikely to have extended further than the junction of Main Street and Bracklinn Road

A bridge was finally constructed in 1764 and Ancaster Square was built in the 1770s to house army pensioners and the re-located kirk. The predominant building types and styles of this period were houses of simple 3-bay symmetrical design, some single storey and some of two storeys.

More temporary “soldiers’ settlements” were established along the northern edge of the town in the location of Aveland Road, and remained there until the early 20th century. Paths or “creeps” were maintained, such as School Lane, to allow access to grazing behind the town to the north.

By the end of the 18th century the town’s population was over 1000, stimulated first by weaving, then by tourism.

19th Century

The 1st OS edition of the mid 19th century shows the land to the north side of Main Street as having been divided into large backland plots, though there is an alteration in plot length between those on the west side of North Church Street and those on the east side that may suggest that the early settlement may not have extended beyond that point.

The increasing popularity of wild and romantic scenery and improvements in roads and transport brought an increase in adventurous visitors to local attractions such as the Falls of Leny and Bracklinn Falls. The 1810 publication of Walter Scott’s *The Lady of the Lake*, set in the Trossachs, promoted the area to a wider market resulting in Callander emerging as a Victorian tourist destination. To the south of the river a small linear suburb grew as Bridgend, but the planned town remained intact. Scots began to replace the previously predominant Gaelic language.

Gradually, as more services were required for the visitors arriving by daily coach (from 1835) and by train (from 1858), new building styles, types, heights and materials were introduced to Main Street. Hotels were built including: the Eagle Temperance Hotel, the Ancaster Arms Hotel, and the Dreadnought Hotel. New churches, halls, banks, railway buildings and structures, a school, and a police station all followed.

The arrival of the railway in the 1850s not only had an impact on the building stock of Main Street, but new detached villa developments also began to spring up on the outskirts. Many of these were constructed to cater for a new type of middle class visitor: the “carriage folk” who packed up their whole city households, including servants, and moved to Callander for the summer season. If necessary the head of the family could still commute to an office in Glasgow or Edinburgh. These developments began to the west on Leny Road and Leny Feus, but soon spread to Stirling Road, Bracklinn Road, Aveland Road, Tulipan Crescent and Ancaster Road. Ancaster Bridge is one of the few remaining remnants of Callander’s railway heritage. It was designed by J Cameron Arrol and built 1882/83.

The Commissioners’ Feu Plan of 1775 shows no planting in the streets or square of the planned town. However, by the time of the 1st Edition Ordnance Survey map in 1866 North Ancaster Square contained a short avenue of trees.

20th Century to present

The fashion for such spacious villa developments waned after the First World War with the rise of bed and breakfast tourism during the 1930s. A new “garden suburb” was planned for returning soldiers, but only the short stretch of Arts & Crafts veterans’ housing on Stirling Road was built.

Photographs from the early 1900s suggest that both the road and the pavements of the town centre and Bridgend were “metallised” rather than setted or paved. Small strips of setts were placed across the entrances to side streets to allow pedestrians to cross without getting their shoes dirty. The only stone paving appears to have been at the entrances to shops and houses. A small setted drainage channel ran along the edges of the road. Street lighting was by traditional cast-iron lamp standards.

In the 20th and 21st centuries the town continued to grow, mainly to the east, beyond the boundaries of the Conservation Area, but also in previously undeveloped areas of Tulipan Crescent, Ancaster Road, and the backlands of Main Street. There is a separate housing development to the west of the High School and leisure centre at Mollands Road.

During the 1950s Main Street was remodelled to include steps on the south side between Bridge Street and Station Road.

Apart from the planned town itself, there are two other planned landscapes. The first, and most significant, is the garden of the Roman Camp Hotel and the second is the remains of the garden and policies of the former Callander Castle (near Old Manse).

Further historical information on these sites can also be found in the Stirling Council Sites & Monuments Record at <http://www.stirling.gov.uk/index/services/planning/archaeology/sitesmonuments.htm>

Historic Pattern of Land Use

The planned part of the town was laid out for residential use: Ancaster Square was specifically for army pensioners. Many houses were also used for the cottage industry of weaving. During the 19th century Main Street became the focus of commercial activity in the town, attracting shops, hotels and banks. There continues to be significant residential use in Main Street, particularly at the eastern end. Through much of the 20th century light industrial uses (garages etc.) occupied backlands to the south of Main Street. The river banks have long been planted, and the town has retained open fields for grazing to the south of the river (former Callander Castle policies) and The Meadows to the west. Apart from former railway uses, other parts of the Conservation Area were mainly residential. Beyond the Conservation Area to the east, there is a small industrial area and sewage works. The land surrounding the town has always been in agricultural use: moorland rough grazing at higher levels and forestry and farming or crofting at lower levels.

8 CHARACTER APPRAISAL

Landscape and Surroundings

Flanked on the south by the River Teith and on the north by the steep wooded slopes of Callander Crag, the town lies on the very edge of the Highlands. It is set just above the broad low-lying flood plain at the mouth of the Pass of Leny.

The approach and setting of Callander is very important. The qualities of the scenery including Ben Ledi contribute to the arrival experience to this attractive, planned, linear town. The special landscape qualities at the western edge of the settlement acts as a buffer between the lowlands and the Highlands, justifying Callander's title of "Gateway to the Highlands". It is an area of outstanding scenic quality and visual amenity with the gradual and verdant transition from the soft green parkland on the strath floor to the hills and moorland providing a unique transitional landscape, creating a stunning quality of approach and edge.

Street Pattern

The dominance of the planned town – the broad linear street with a square – remains unaltered from the 18th century. It was laid out as a practical response to the constraints of the existing landscape, between the River Teith and the steep slopes of Callander Crag. It followed the line of the existing man-made cart road. A number of narrow vennels or lanes lead off at right angles to Main Street, providing access to the backlands.

The villa developments to the north and west of the former railway-line were linked to Main Street by bridges at Ancaster Road and Bracklinn Road with the street pattern designed as an extension of the planned town, running broadly parallel to Main Street.

Significant alterations to the original street pattern have taken place behind the commercial part of Main Street, particularly on the north side. Significant new development at Pearl Street and Buchanan Place introduced new street patterns to the east of South Church Street.

The linear layout of Bridgend remains largely unaltered since its construction.

Plot Pattern

The Main Street buildings are located hard up against the pavement, with many of the residential properties at the east end retaining long narrow rear gardens enclosed by stone walls, reflecting the original feuing plan. The original feus have been lost to the south of Craigard Road, Glenartney Road and Ledi Court, with the construction of 20th and 21st century developments. A number of pends or archways survive and these are usually associated with businesses that originally required access to stabling/carriage houses at the rear, such as hotels and public houses. Small front gardens appear in streets running perpendicular and parallel to Main Street e.g. North and South Church Street and Glenartney Road.

The Bridgend feus are little-altered, although there are modern developments in the rear gardens on both sides of the road.

The villa areas at Leny Road, Leny Feus, Ancaster Road and Bracklinn Road with their substantial building plots remain largely as laid out and built in the late 19th and early 20th centuries.

Open Space

Formal and informal, public and private open spaces contribute significantly to the special character of Callander and provide green links to the landscape beyond.

- Ancaster Square is the town's prime civic space, enclosed on three sides by 2- and 2½-storey buildings and on the north side by the dominant presence of the former parish church. The square is divided into two parts by Main Street. There is a change in level across the square from north (higher) to south (lower). The War Memorial forms the focus of the south part of the square. Public realm improvements implemented by Stirling Council included new natural paving, street lighting off the buildings, signage, benches, cycle racks, litter bins, bollards and trees.
- A natural/semi-natural greenspace extends from the Meadows to Tom na Chisaig before it narrows, and the banks of the River Teith create an attractive green corridor through the town. A concrete pedestrian bridge at the foot of South Church Street allows access from the town to the footpath along the southern bank behind a belt of mature trees. The Meadows area is susceptible to flooding.
- Private gardens vary, ranging from long, narrow and often well stocked at the back of Main Street to large and spacious in the villa areas. The largest gardens can be found at the Roman Camp Hotel (now included in the National Inventory of Gardens and Designed Landscapes in Scotland) Mansfield, the Old Manse and Ardnacreggan.
- The playing field at the back of the Primary School is bounded by the back of the Bridgend feus on the west and by trees and stone walls on the south and east, and by mature trees along the river to the north.
- The bowling green and its traditional clubhouse occupies a small purpose-built terrace below Ancaster Road, and enjoys panoramic views across the town and beyond to Ben Ledi.
- The churchyard is small and enclosed by a stone wall. It is described by Charles McKean in the Royal Incorporation of Architects in Scotland's Architectural Guide to Stirling and the Trossachs (1985) as "one of the most beautifully sited graveyards in Scotland".
- An attractive amenity space located at the foot of South Church Street features an unusual sundial gifted by Lord Esher of Roman Camp House, and seating with small areas of planting and hard landscaping.
- The larger of the two Bracklinn Road green amenity areas lies to the north, located on a slope with fine views to the south. It is mainly grassed with an eastern border of laurel and rhododendron bushes and a western border of stone walls shared with the adjoining villas. The open amenity area at the junction with Main Street is much smaller, grassed with trees and a rose border.
- A further strip of amenity space lies on the axis of Church Street between the houses on Ancaster Road towards Callander Crag. It is predominantly grassed, but there are also tarmac paths. Again this is sloped and provides good views both north and south
- The footpath from North Church Street car park links through to Ancaster Square passing through the massive stone portal of the former railway bridge and including the station turnstiles which now act as bollards to restrict car access.

Views and Landmarks

When viewing the town from the surrounding countryside the landscape provides a dramatic natural setting ranging from settled pastoral lowlands to rugged Highland. From the south particularly, the entire town can be viewed, increasing the feeling of anticipation and arrival.

Ben Ledi, the highest mountain in the Trossachs, can be seen from almost every point in the town. Notable viewpoints to Ben Ledi include the bridge and Tom na Chisaig area. There are also views to the parallel ridges of the Mentieth Hills and highest point Ben Gullipen and the Loch Venacher

area. Samsons Stone, Bocastle and remnants of the Leny Estate designed landscape can be seen to the west.

Other attractive views include: along Main Street looking east and west; towards the landmark former St Kessog's Church (VisitScotland Information Centre) and Callander Crag from Ancaster Square and Church Street; towards the Crag from Bridgend; across the town from Ancaster Road and the old railway bridge at the eastern end of Craigard Road; and along the river at the pedestrian bridge from South Church Street. Equally there are many fine views to the town from the surrounding hills. The view of the town from Callander Crag and Ben Ledi has been the subject of many photographs, paintings and poems. The late 19th/early 20th century villa developments use the elevated land to the north of the planned town to secure panoramic views to the south and west. Fine views of the town and its setting can also be experienced from the A81 to the south.

The most important landmark in the town is St Kessogs Church with its tall spire in Ancaster Square, but the buildings located at the main road junction in the town, the former Ancaster Arms Hotel, former Eagle Hotel and the yellow painted commercial (the 'Desirables' clothing shop) and residential property on the north west corner of the junction all contribute significantly to the townscape and roofscape of Callander Main Street.

Activity and Movement

Callander is one of the main gateways to the Highlands and the busy A84 Trunk Road runs through the centre of the Conservation Area. It is used by traffic coming to and from the town as well as traffic passing through. A significant, but lower level of traffic uses the A81 to and from Aberfoyle, which joins the A84 north Callander Bridge.

Main Street, Church Street, Bridge Street, The Meadows, and the car parks are where most of the pedestrian movement is concentrated. Main Street and Ancaster Square form the commercial heart of the town, and the library, church, school route and police station draw significant activity to Church Street. Station car park, north of Main Street, is heavily used and particularly popular with tour bus companies because it is convenient for the main shopping area and public toilets. The Meadows car park, to the south of Main Street, is situated on the river bank near the picnic area and starting point of a 3½ mile riverside walk. Bridge Street and Bridgend provide the main route to the town centre from the south and local schools.

There is a significant difference in activity levels between the intensive daytime use of the town by shoppers, visitors and through traffic and the quiet evening/night. During term time there is an increase of activity when the schools start and finish. Weekends and public holidays also witness increased levels of activity.

Although the area is popular throughout the year, the number of visitors increases significantly during the summer months and therefore the level of activity and movement increases accordingly. During peak holiday periods, Main Street often becomes clogged with vehicles, and traffic queues back outside the town centre in both directions.

Architectural Character

Architectural styles vary according to age and location within the Conservation Area. The earliest buildings are single storey cottages in the planned town and Bridgend. These are characterised by their long and low form, symmetrical placing of small windows widely spaced on either side of a central door, gablehead chimneys and very plain detailing. Local characteristics include a slight upward sweep of the roof at the wallhead with the slating taken to the edge of the gable wall. 2-storey variants of this type with three windows at the first floor are also typical of the early phase of the planned town and Bridgend. The largely intact late 18th century buildings in Ancaster Square contribute significantly to the townscape and historical character of Callander. This building type continued to be built throughout the 19th century, with ceiling heights, window sizes, and use of dressed stonework becoming more generous over time. The introduction of one and a half and two

and a half storey buildings, with dormers built across the wallheads, are also common. Along with the variety of chimney stacks and chimney cans, they contribute to the varied and interesting roofline of Callander.

Many of the original houses in Main Street have been converted to shops with varying degrees of design skill. Others have had dormers added in varying styles and degrees of success. Some plots have been completely redeveloped, particularly on the prominent corner sites. Here the styles, heights (often 3 storey) and materials vary significantly in the competition for attention and trade. Many of the new buildings were designed with dormers or gables facing the street, often in mildly baronial or classical style, reflecting the late 19th century delight in historicist styles.

In the Victorian villa areas, a similar wide variety of styles was employed. Many have been altered, extended and subdivided over the years but still retain the grandeur of the original design. The picturesque "cottage style" using gables and dormers, overhanging eaves, multiple chimneys and decorative bargeboards was popular, even for some of the largest houses.

Despite the number of unsympathetic alterations to shop fronts and proliferation of signage in Main Street, Callander has many shops which are of individual historic interest, for example 29-33 Main Street which retains original awnings and beautiful leaded glass window panels. It is the variety and mixture of shop types which contribute to the overall streetscape and vitality of the town. Until recently the shops were dominated by local businesses however the introduction of a number of national chain stores has undoubtedly had an impact on the appearance of shops in Callander. Further information can be obtained from Dr Lindsay Lennie's Historic Shop Appraisal for Callander Conservation Area (2010) available to download at <http://www.lochlomond-trossachs.org/looking-after/callander-historic-shop-front-appraisal/menu-id-667.html>

There is some evidence of the unsympathetic introduction of plastic windows, doors and rainwater-goods.

Public Realm

Whinstone kerbing and early setts, now used in South Ancaster Square are the only remaining early street fabric.

The current road surfaces of Main Street are tarmac with anti-skid sections approaching crossings. The Main Street pavements are largely of concrete or tarmac, which has been repaired on numerous occasions leaving an unattractive and poor quality surface. Guard railings of various designs and states of repair, have a negative effect on the appearance of the streetscape.

With the exception of the large trunk road sign on the corner of South Ancaster Square and Main Street, road signs are not excessive in size or quantity. However, there a number of redundant sign columns and opportunities to rationalise signage. Commercial signage, in the form of "A-boards" is excessive in places, causing a cluttered appearance.

Street lighting is by tall utilitarian columns, which neither enhance nor detract from the character of the area.

Lying immediately adjacent to the Conservation Area, Station Car park is large, but featureless and in need of upgrading and landscaping.

Townscape Detail

The following contribute to the enrichment of the Conservation Areas character :

- Windows - A large number of buildings retain their original timber sash and case windows,

- Doors - A large number of original panelled timber doors survive, both to residential and commercial premises. Some retain original door furniture, such as door handles, letterboxes, doorbell pulls and key plates. Many have plain glass fanlights above with house number or name incorporated.
- Rainwater goods - Many buildings retain original or early cast-iron rainwater goods, some of which are decorative.
- Slate Roofs – The high proportion of buildings retaining traditional slate roofs is an important feature of Callander and contributes to the special historical character of the area. This is highlighted in The British Geological Survey audit, entitled ‘A Building Stone Audit for Callander. BGS Report OR/09/055’ Hyslop, E.K., Tracey, E.A. and Albornoz-Parra, L.J., 2010.
- Decorative Cast Iron - Good examples of gates can be found at the Roman Camp Hotel, “Robertson House”, Bridge Street and “The Kraesult”, Leny Road. Other decorative ironwork survives in the form of finials on roofs and dormers and in brattishing (elaborate cresting), such as at “Tulipan Lodge”, Leny Road.
- Boundary Walls and Gatepiers - Circular gatepiers with domed tops are distinctive local feature.
- Sculpted Heads - An unusual feature of the area is the number of finely carved heads in the planned town and Bridgend. (Now also found as pavement markers for the local heritage trail- Stories in the Stones, a community led initiative, funded by Callander CARS and Stirling Council).
- Dormers – vary in design including rounded dormers to earlier buildings in Main Street.
- Setts and whinstone kerbing – These are the only remaining examples of early street surfacing.
- Shopfronts - Many original timber window frames and fascias remain although some are obscured by modern additions. Examples of original metal columns are still evident along with recessed entrances which were designed to provide shelter to customers. Examples of traditional awnings can still be found on the north side of Main Street where they were originally introduced to protect the shop window from sun and passers-by from rain. Further information is available from Dr Lindsay Lennie’s Historic Shop Appraisal for Callander Conservation Area (2010).
- Victorian Post boxes and lamps
- Decorative bargeboards are distinctive features on some properties
- Towers and turrets provide features of interest and clearly identify buildings of townscape significance
- The movement and sound of running water created by burns running off the Craggs through the town (Ancaster Road) and the River Teith.
- The aroma of baking shortbread from the town centre factory

Building Materials

Traditional materials form an essential part of the character of the Conservation Area. Materials such as stone, lime mortar, slate and timber were often sourced locally and put together by local tradesmen and craftsmen in a way that is distinctive to the area. They also provide an insight into the technological and craft skills of previous generations. Using inappropriate materials to repair an

old building can harm not only its visual appearance, but also its performance as a wind and watertight structure.

Stone

The most common building material is the local "Pudding Stone" – a coarse pink sandstone peppered with large pebbles and stones. In general this is laid as rubble courses with dressed stone detailing (lintels, cills, window mullions etc). A few houses are harled or rendered on top of the stone.

The use of sandstone and other 'imported' materials developed following the arrival of the railway.

There is a relatively modern tradition in Callander of "lining out" or painting white lines to define cement mortar joints or pointing. The traditional method of bonding stone was the use of lime or earth mortars, and renders or harls could be made from similar sources. Lime mortars and harling allowed moisture in the building to evaporate out. Modern repairs using hard cement can trap moisture in the building and cause damage to the surrounding stonework.

Slate

Roofs are generally pitched in form and slated. There were local slate quarries at Aney and further afield at Aberfoyle. The slates are a mid-to-dark grey and approximately 10mm thick. Sizes vary, but the slates are not large by the standards of other sources of slate, such as Welsh slate. There are two principal ways of laying the slates: in regular courses from the bottom to the top of the roof pitch; or more typically in Callander in diminishing courses, starting with the largest at the bottom of the slope and the smallest at the top.

Further information on Callander's stone and slate is available in The British Geological Survey audit, entitled 'A Building Stone Audit for Callander. BGS Report OR/09/055' Hyslop, E.K., Tracey, E.A. and Albornoz-Parra, L.J., 2010 and can be downloaded at <http://www.lochlomond-trossachs.org/looking-after/callander-building-stone-audit/menu-id-667.html> This study was commissioned through the Callander Conservation Area Regeneration Scheme (CARS).

Orientation and Density

In the planned town and Bridgend almost all the buildings have long elevations facing the street and shorter gable elevations at 90 degrees to the street. Density is high, with few gaps between buildings, but very few buildings are above 3 storeys tall and in high multiple occupancy. Behind Main Street the density decreases, but there are areas of later infill development on former garden ground in the town centre.

The villa areas comprise detached houses in their own garden grounds, and density is very low. The garden sizes are particularly generous at Leny Road and Leny Feus. Most villas face south or south-west to make the most of both light and views.

Condition

In general there is a high level of occupancy of buildings and adequate maintenance. The Conservation Area Regeneration Scheme grants encourage repair of traditional properties and will continue to do so until March 2014. 33 Main Street is a key corner building with a good early 20th century shop front and is well used and occupied, but the stonework is clearly in need of substantial repair.

There are some instances of a need to bring forward or increase routine maintenance, but no building is in a state of deliberate or dangerous neglect.

Natural Heritage and Trees

Tree and Hedge Cover

The approaches to Callander are dominated and characterised by a variety of large, mature trees, particularly along the A84 and Coilhallan Wood at Bridgend on the A81. The wooded slopes of Callander Crags provides the backdrop to the town and the proximity of a large number of commercial and amenity woodlands close to the town provide a wooded setting. Many of the large Victorian villas have substantial mixed hedging along the boundaries and a large number of surviving mature specimen trees associated with the development of the large, designed gardens. Of particular note are the gardens along Leny Feus and Leny Road. Trees were reinstated in North Ancaster Square during the public realm improvement scheme. Later street tree planting included Church Street and Leny Road west of the Dreadnought Hotel. Trees have also been reinstated recently in South Church Street.

Landmark Trees

The large cedar outside St Andrew's Episcopal Church is a notable single tree on the western approach to the town centre and there is a large Monkey Puzzle tree in a private garden at the south end of Bracklinn Road. Other fine groups of mature trees include the villa gardens fronting the western end of the north side of Leny Road; the field boundaries to the west of Leny Feus and park land trees and the garden of Trean Farmhouse; the avenue along the A84; the garden at Mansfield; the river banks; the field boundaries at the school playing field and the policies of the Old Manse and Churchfields; and the Roman Camp Hotel policies. Trees marking old field or property boundaries are still evident in and around the town, particularly around Churchfields and Bridgend, although many have been lost in recent years as a result of declining health and condition.

Statutory Protection of Trees

Trees within the Conservation Area are protected by the Town and Country (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997. The National Park Authority must be given six weeks notice of the intention to uproot, fell or lop trees in the Conservation Area. Failure to give notice renders the owner liable to the same penalties as for contravention of a Tree Preservation Order (TPO). There are no Tree Preservation Orders (TPOs) within the Conservation Area. TPOs however, protect the trees beyond the Conservation Area on the A84 west to Leny Lodge.

9. CHARACTER ASSESSMENT

Assessment of Buildings

An important part of character assessment involves the evaluation of buildings, identifying those that make a valuable contribution to the character and appearance of the Conservation Area.

Listed buildings

Buildings that are 'listed' have already been assessed by Historic Scotland as being of special architectural or historic interest and are included on the Scottish Ministers Statutory List. Information on the extent of listing and the requirement for listed building consent can be obtained from the National Park Authority.

There are currently 42 listed buildings in the Callander Conservation Area, 9 at category B and 33 category C(S) reflecting the regional and more local importance of the architecture.
CHECK

The following are examples of listed buildings which contribute positively to the appearance of the Conservation Area providing points of interest and enriching the areas special character:

- **VisitScotland Information Centre (former St Kessog's Church)**, Ancaster Square. Listed category B. Built in 1883 by the architect Robert Baldie to replace the earlier classical church on the same site (designed by John Baxter Junior in 1773). The spire is a powerful gothic design that dominates the square and the town's skyline.
- **Roman Camp Hotel**. Listed category B. Reputedly built around the Duke of Perth's 17th century hunting lodge, the Roman Camp Hotel comprises a number of picturesque vernacular buildings and beautiful gardens which are included in the National Inventory of Gardens and Designed Landscapes in Scotland. Its current romantic appearance owes much to the 2nd Viscount Esher, who from 1896 commissioned the Glasgow architects Stewart & Paterson to remodel the buildings incorporating many pieces of architectural salvage.
- **Former Ancaster Arms Hotel**, 35-39 Main Street. Listed category C(S). Dated 1893, the red sandstone and corner baronial tower of this former hotel commands an important position in Main Street and provides a feature of interest on Callander's skyline.
- **The Old Bank**, 5 Main Street. Listed category C(S). Built in 1883, probably by the Edinburgh architect, David Rhind, for the National Commercial Bank. Notable for its blonde ashlar stonework, decorative balcony and carved stone head over the doorway it contrasts with the traditional vernacular architecture which predominates in Main Street
- **St Andrew's Episcopal Church**, Leny Road. Listed category B. A long low gothic church built by the Hay brothers of Liverpool in 1857,
- **Callander Bridge**. Listed category C(S). Built in 1908, this handsome structure with three shallow gothic arches replaced the previous humpback bridge of 1764. It both provides a vantage point to view the Teith and Ben Ledi as well as creating one of the main gateways to the planned town.

- **Callander Primary School**, Bridge Street. Listed category C(S). Built by architects Stuart & Paterson in 1906-7 as the MacLaren High School. Set back from the roadway, it has an imposing classical front with a pediment and a curved colonnade.
- **Callander Parish Church**, South Church Street. Listed category B. Built as a Free Church in 1844, it was designed by Kennedy and Dalgleish in an Italianate style featuring a prominent “campanile” or bell tower. It was later known as St Brides Church of Scotland before merging with St Kessog’s in 1985 to become Callander Kirk.
- **Sun Dial**, South Church Street. Category C(S) Gifted to the people of Callander by Lord Esher in the early 20th century. Its provenance has not been established, but the dial sits on the large carved Ionic capital of a short limestone column providing a feature of interest in a small landscaped area at the foot of South Church Street..
- **Callander Churchyard**, Bridge Street. Listed category C(S). Beautiful site close to the reputed location of Callander’s earliest church of 1238. The churchyard contains many interesting 19th and 18th century memorials and a small polygonal watch-house.
- **4A and 8A Ancaster Square** Listed category C(S) These single storey 3-bay rectangular-plan cottages probably date from the late 18th century. Callander would once have been characterised by dwellings of this type built to the rear of the Main Street and running up the rear feu plots, most however have been altered and raised up to 2-storeys. The cottages are therefore good surviving examples of simple traditional local dwellings
- **Callander Lodge, Leny Feus, including Robertson House, lodge and stables, boundary walls, gatepiers and garden features** . Listed category B was built in 1863 and reflects the scale and grandeur of Victorian villa development.
- **War Memorial, South Ancaster Square**, listed category C(S). Erected around 1920 in memory of the men of Callander who lost their lives in the First World War. It was later altered to incorporate names of those lost in the Second World War.

Unlisted Buildings of Townscape Merit

These are buildings which although unlisted make a positive visual contribution to the character and appearance of the Conservation Area. In Callander the 18th and 19th century cottage style properties unify the townscape through their age, design and materials as well as maintaining the visual rhythm created by the doors, windows, chimney stacks, and domer windows. Similarly the unlisted villas unify the townscape of the Victorian suburb retaining the grandness typical of such Victorian developments.

The Dreadnought Hotel, in Leny Road while not a listed building is never-the-less of considerable townscape and historic interest to the people of Callander, occupying an important site at the western end of the town. It was built in 1820 by the chieftain of the Clan MacNab (motto “Dread Nought”) to replace the original Callander Inn. It began life as a smart classical building with wallhead urns and a columned porch topped with crouching lions, but was expanded and baronialised (adding corner towers and losing its porch) over the succeeding century. The lions are now sited outside the eastern entrance in Station Road.

Parks, Historic Gardens and Designed Landscapes

The Roman Camp Hotel was included in the National Inventory of Gardens and Designed Landscapes in Scotland in 2007. A long natural mound planted with trees and shrubs, once believed to be the earthworks of a Roman fort, encloses the eastern boundary of the policies. Much of the garden, including the walled garden, was laid out during the ownership of Lord Esher from 1896 to 1930 in an Arts and Crafts style. The field is thought to be the birthplace of modern competitive soccer. A further relict designed landscape exists around the site of Callander Castle at Old Manse. The stone walls enclosing the policies remain, along with some of the 18th century arrangement of trees along the boundaries.

Archaeology

There has been no systematic archaeological investigation to determine the condition and extent of any surviving archaeological remains within the Conservation Area. In addition to the possible archaeological remains associated with the present 18th century planned town, it is also likely that the western end of the town may contain further archaeological remains associated with possible earlier medieval/post-medieval occupation. Such remains could provide important information not only on the early origins and development of Callander, but also regarding the development of the Scottish medieval and post-medieval rural economy.

Two finds are recorded from Main Street:-

- A 1602 coin of James VI, found in the garden of 93 Main Street in 1972
- A well identified during environmental improvement works in 2002, in the vicinity of the war memorial. A dot with a 'P' next to it was shown on the 1st edition, just to the east of the site of the later war memorial, and this presumably indicates the presence of a pump, likely to have been connected to the well. The 2nd edition also depicted a small circular structure at this location. The site record indicates that the well was re-buried,

In addition, a number of buildings and monuments have been recorded, including the war memorial, monument to William McMichael, St Kessog's Church, and the gate-house for the Roman Camp Hotel.

In view of the surrounding prehistoric archaeological sites, there is also some potential for archaeology of a similar period to be found within the Conservation Area itself.

Scheduled monuments

There is one scheduled monument within the boundaries of the Conservation Area, Tom na Chisaig, beside the River Teith at the old churchyard. It is of unknown date and presumed to be a motte or defensive mound, although it is also claimed as the hill from which St Kessog (a follower of St Columba of Iona) preached in the 6th century. It is some 5m in height with a flat top of 10m diameter. Modern steps formed from railway sleepers have been added.

Assessment of Areas

While buildings of various types dominate the Conservation Area they are interspersed with areas of open space and vacant sites which vary in quality and character. Callander is fortunate to have relatively few sites that make a negative contribution to the town's character. The X sites which currently detract from the areas special character are:-

- Former Post Office Site, Station Road
- Former Caledonian House Site, Leny Road
- Former amusement arcade site at Meadows car park
- Former Fire Station site, Pearl Street

Station car park, while not within the Conservation Area boundary, it never-the-less affects the setting of the Conservation Area.

Assessment of Significance

Callander has both an intellectual and a physical significance. The original 1730s plan for the town occurs very early in the history of planned developments in Scotland, and was relatively ambitious in its inclusion of a large civic space. The essence of the original plan survives in built form at the heart of the Conservation Area, even though it was commenced some time after the plan. The town enjoys a magnificent natural setting and a rich culture and history that are informed by its location at the entrance to the Highlands.

High regional significance perhaps best describes the level of significance of the Conservation Area. Whilst the basic plan remains largely intact, little of the early fabric of the planned town survives. A high level of alteration to the initial buildings has taken place throughout the 19th, 20th and 21st centuries, and there are several areas of poorly designed 20th century development in and around the planned town. The later villa areas are of good quality, but the planned building programme was never completed, and their *raison d'être*, the railway, has been lost. Fochabers and Grantown-on-Spey are broadly comparable towns (planned later than Callander, but built at about the same time, but are less altered).

10. KEY FEATURES AND KEY CHALLENGES

The Key Features

Following an assessment of buildings, areas and significance it is now possible to identify the key features which define the special architectural and historic character of the Conservation Area. These are considered when determining development applications within the Conservation Area. :-

- Street Pattern – the formality of the planned town dominates the Conservation Area with Main Street as a central spine with streets and vennels branching off it.
- Plot pattern-the tightly packed feus along Main Street and Bridgend contrast with the larger Victorian villa plots.
- Building Line –the principal streets within the planned town and Bridgend are reinforced by a strict adherence to a strong building line where buildings generally emerge from the heel of the pavement. The villas in contrast are set back from the street observing a more informal building line.
- Building Height- Building height is generally defined by the original single, two and two and half storey buildings and the later three storey properties located along Main Street.
- River Teith – the river flows through the Conservation Area – a natural attractive feature of interest linking the town with the surrounding landscape.
- Vernacular Architecture- traditional stone built single and two storey cottages with sash and case windows, slate roof, cast iron rainwater goods and chimneys dominate the planned town and Bridgend.
- Grand Villas – the Victorian villa developments are built on a grand scale within their own spacious grounds.
- Traditional Materials – traditional materials predominate including slate, the local “puddingstone”, sandstone, harling, timber windows and doors, contributing significantly to the character of the Conservation Area. Handcrafted natural materials have many merits including the variety and attractiveness of their appearance, longevity, sustainability, and good weathering qualities.
- Roofline – characterised by the varying heights of chimney stacks, conical roofs, the spire of St Kessogs and Italianate tower of Callander Kirk.
- Corner Statements – Corner buildings along Main Street announce their significance by various means, including slight increase in height, introduction of roof features and decorative elements - but on a scale appropriate to the town of Callander.
- Architectural details – many buildings retain original details such as sash and case windows, traditional timber entrance doors with fan lights above, decorative stonework, carved heads, leaded glass and ironwork,
- Green Character – The large mature villa gardens, the river banks and trees and hedging generally, the Meadows, various footpaths, primary school playing field and the numerous well stocked gardens found throughout the Conservation Area, contribute to its special character.
- Landscape Setting – the high quality of the surrounding landscape contributes positively to the visual amenity of the town, providing a scenic approach and should be protected.
- Ben Ledi - an iconic natural feature, the views of which dominate the town.
- Callander Crags – provide an unspoilt natural back drop to the town and physical barrier to development to the north.

The Key Challenges

These are inappropriate elements which detract from the character and appearance of the Conservation Area and provide opportunities for change;

- Poorly designed shop fronts and a proliferation of signage and advertising boards have had a negative impact on the heart of the Conservation Area.

- There are several flat-roofed replacement or infill buildings on Main Street which do not reflect their historic setting.
- The backlands of Main Street have suffered from unsympathetic development leading to a loss of coherence.
- Loss of architectural detail - - Original architectural detail makes a defining contribution to the character and appearance of the Conservation Area. Its retention and repair is therefore an important aspect of the areas preservation and enhancement. Replacement doors, windows, roof coverings, gates and railings and shopfronts have to some extent eroded the special character of the Conservation Area.. Adoption of a shopfront design guide would help reverse this trend.
- Use of inappropriate materials.- While the historic fabric is generally in a good state of repair with a limited introduction of modern materials, where it does occur, there is a loss of character. Examples include the replacement of original timber windows with modern plastic substitutes, and the removal of traditional boundary treatments
- Public Realm - Many streetscape issues impact on the character of the Conservation Area, including volume of traffic, road and pavement maintenance, design and coordination of street furniture, lighting, signage and car parking. The resolution of these issues is important if the character and appearance of the Conservation Area is to be maintained and improved.
- Landscape Maintenance – Mature trees are an important element of the Conservation Area's landscape and make a positive contribution to its special character particularly in terms of amenity and environmental value. Their removal or unsympathetic pruning can have a negative impact on the area's character and biodiversity. Measures are required to ensure that the landscape is maintained, taking cognisance of 21st Century concerns.

11. OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

Maintenance

The best means of preserving the character and appearance of any area is through the routine maintenance of buildings and landscape. Roofs, chimneys, windows, doors, guttering, stonework, entrance steps, need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular coordinated maintenance programmes can help reduce costs in the long-term. While repair and maintenance is the responsibility of owners, the Callander Conservation Area Regeneration Scheme (2009-2014) can provide grant assistance towards the repair of traditional buildings and restoration of original features.

Development

Minor works such as the removal of chimneys and replacement or alteration of traditional windows, and doors with modern styles and materials are evident and can have the cumulative effect of eroding character and appearance of the Conservation Area. Alterations including the installation of front facing dormers, roof lights and the erection of poorly designed new extensions and garages can have a similar effect.

The areas that are the most sensitive and subject to the highest commercial development pressure are Main Street/Leny Road and Ancaster Square. The National Park Authority is committed to the preservation of the areas unique character through the application and enforcement of the Local Plans policies (National Park Local Plan 2011). It will seek to achieve high quality sustainable design while acknowledging the key features which characterise the Conservation Area.

Information and Advice

Property owners, residents and businesses have a major role to play in the preservation and enhancement of the Callander Conservation Area. Information and advice explaining the implications of living in a Conservation Area and on the availability of grant assistance can be obtained from the National Park Built Environment Advisers, the NPA Callander Office, National Park HQ in Balloch and on the National Park Website. Historic Scotland's Inform Guides are also useful sources of advice and can be downloaded from www.historic-scotland.gov.uk. Other useful names, addresses and contact details are listed at the end of this document.

The National Park Authority will continue to promote the importance of the built heritage, its protection and enhancement through various initiatives.

Public Realm

Generally there is a poor standard of street surfaces, street furniture, and signage in the town centre, with the exception of South Ancaster Square. The National Park Authority will continue to work with Stirling Council to improve the Conservation Area streetscape.

On the north side of Ancaster Square, behind VisitScotland Information Centre the boundary was initially defined by stone walls, but these have now been largely removed. The reinstatement of a hard edge to the northern boundary of the square would greatly enhance this area.

The upgrading and landscaping of Station car park would improve the setting of the Conservation Area in this part of Callander.

Shopfronts and Signage

While Callander has many shops which are of individual historic interest, poorly designed shop fronts and a proliferation of signage and advertising boards have had a negative impact on the heart of the Conservation Area along Main Street. Dr Lindsay Lennie's Historic Shop Appraisal for Callander Conservation Area, commissioned by Callander CARS in 2010, highlights the significant contribution that the variety of shops make to the vitality of the town and the importance of retaining and repairing surviving historical examples. Continued encouragement will be given to improving the quality of the shopfront design. Simple improvements to signage, security and awnings could make a significant improvement to the townscape.

The Backlands

The backlands of Main Street have become fragmented in places, suffering from unsympathetic development leading to a loss of coherence. Many newer developments do not relate to the established feu boundaries, with some boundaries lost completely to accommodate car parking. Although these areas are not readily visible from Main Street, they contribute significantly to the character of the planned town. Where boundary enclosures have been lost, it would be desirable to reinstate them, and where there are opportunities for development, the long narrow character of the original plots should be acknowledged.

Pearl Street has become fragmented with car parking sites, and it would be desirable to re-establish street frontages, particularly on the north side.

Garden Development

There is also pressure for development within gardens in the villa areas. Whilst many, particularly the Leny Feus/Leny Feus and Bracklinn Road villas, have relatively spacious garden grounds, few have the degree of space to maintain the characteristics of the area by allowing a suitably generous setting to both the existing house and new development.

Tree Planting

There is considerable scope within and around Callander to plant trees that compliment and restore the character of the town and that once established will be the landmark trees of the future.

Permitted development rights and Article 4 directions

Permitted development rights within the Conservation Area are restricted under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). In summary, planning permission is required for stone cleaning, external painting, roof alterations and the formation of hard surfaces within the conservation area. The area of extensions to dwelling houses which may be erected without permission is restricted to 16m² or 10% of the existing size, whichever is greater. There are additional controls over satellite dishes. For full details please contact our Planning Information Officer tel: 01389 722024 or email: planning@lochlomond-trossachs.org

Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Ministers for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations to buildings and the public realm in Conservation Areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. This matter will be considered during the preparation of a Conservation Area Management Plan which will be prepared in consultation with the community.

12. FUTURE MANAGEMENT PRIORITIES

It is recognised that Callander Conservation Area is a living place that will continue to change. It is intended to prepare a management plan to accompany the appraisal to ensure that change is managed to safeguard and enhance the special qualities, character and appearance of the Conservation Area.

A Conservation Area Management Plan for the Area will be prepared in consultation with the community in due course.

13. MONITORING AND REVIEW

Whilst it is difficult to establish a very precise picture of the condition of the Conservation Area, a number of indicators are suggested:

- Number of buildings included on the Scottish Civic Trust's Buildings at Risk Register.
- Review of types and numbers of planning applications, listed building consents and Conservation Area consents.
- Condition comparison against the survey photographs undertaken in March 2006 and the listed building resurvey in 2005.
- Amount of money invested and nature of investment by public bodies in the built fabric of the Conservation Area.

A brief review of the above indicators should be undertaken on an annual basis, with a further in-depth review every 5 years.

14. BIBLIOGRAPHY, USEFUL INFORMATION, CONTACTS

Legislation and Statutory Instruments

Planning (Listed Buildings & Conservation Areas)(Scotland) Act 1997.(As amended by the Historic Environment (Amendment) Scotland Act 2011)
The Historic Buildings and Ancient Monuments Act 1953; (As amended by the Historic Environment (Amendment) Scotland Act 2011)
The Ancient Monuments and Archaeological Areas Act 1979; (As amended by the Historic Environment (Amendment) Scotland Act 2011)
Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (and subsequent amendments).

Policy Context

Scottish Planning Policy (SPP) February 2010
Scottish Historic Environment Policy (SHEP) July 2009.
Planning Advice Note 71: Conservation Area Management
Scottish Executive, Designing Places – A Policy Statement for Scotland (2001).
Loch Lomond & The Trossachs National Park Plan (Approved 2007-2012).
Loch Lomond and the Trossachs National Park Local Plan Adopted November 2011

Plans/Strategies

Callander Community Futures – Community Action Plan (2008-2011)
Callander 2000 and Beyond, Loch Lomond & The Trossachs National Park Authority, Scottish Enterprise Forth Valley and Stirling Council, A Strategic Spatial Strategy for Callander (2005).

Historical Information Resources

Callander Community Library.
Central Library, Stirling.
Royal Commission on the Ancient & Historical Monuments of Scotland [RCAHMS] - National Monuments Record of Scotland (photographic archive and library), 16 Bernard Terrace, Edinburgh.
Stirling Council Sites & Monuments Record at
<http://www.stirling.gov.uk/index/services/planning/archaeology/sitesmonuments.htm>

Books:

First Statistical Account, volume 11, (1791-99), p574.
New Statistical Account, volume 10, (1834-45), p349.
Charles McKean, Royal Incorporation of Architects in Scotland's Illustrated Architectural Guide to Stirling & the Trossachs (1985).
J B Stevenson, Exploring Scotland's Heritage – The Clyde Estuary & Central Region (1985).
Morag Lloyds, Images of Scotland – Around Callander & The Trossachs (1999).
John Gifford & Frank Arneil Walker, The Buildings of Scotland - Stirling & Central Scotland (2002).
William F Hendrie, The Trossachs – History and Guide (2004).
Bernard Byrom, Old Callander & the Trossachs (2005).

Conservation

Historic Scotland's INFORM Guides- including Care and Maintenance of Corrugated Iron. A Building Stone Audit for Callander. BGS Report OR/09/055' Hyslop, E.K., Tracey, E.A. and Albornoz-Parra, L.J., 2010 <http://www.lochlomond-trossachs.org/looking-after/callander-building-stone-audit/menu-id-667.html>

Historic Shop Appraisal for Callander Conservation Area, Dr Lindsay Lennie, (2010) <http://www.lochlomond-trossachs.org/looking-after/callander-historic-shop-front-appraisal/menu-id-667.html>

Online

Loch Lomond & The Trossachs National Park Authority (planning policies and guidance):: www.lochlomond-trossachs.org/

Historic Scotland (Extensive guidance/advice available on the repair and maintenance of the historic built environment including INFORM Guides and Managing Change in the Historic Environment Guidance Notes):www.historic-scotland.gov.uk/

Scottish Executive (Planning policies and guidance)www.scotland.gov.uk/Topics/Planning

Stirling Council (Local Plan, library service, archaeology): www.stirling.gov.uk/

Scottish Civic Trust (Buildings at Risk Register):www.buildingsatrisk.org.uk/

Royal Commission on the Ancient & Historical Monuments of Scotland [RCAHMS](photographs, books, plans, historic land use etc.):www.rcahms.gov.uk/

Maps and details of listed buildings, scheduled monuments, designed landscapes, RCAHMS records, and Sites & Monuments or Historic Environment Records:www.pastmap.org.uk/

National Library of Scotland (maps, books):www.nls.uk/

National Archives of Scotland (documents, manuscripts, plans):www.nas.gov.uk/

SCRAN (photographs, maps):www.scran.ac.uk/

Statistical Accounts of Scotland:edina.ac.uk/stat-acc-scot/

Contacts

Forward Planning Team
Loch Lomond and The Trossachs National Park Authority
Carrochan
Carrochan Road
BALLOCH
G83 8EG

Tel: 01389 722600
Email: localplan@lochlomond-trossachs.org
Web: www.lochlomond-trossachs.org

Built Environment Adviser
Loch Lomond and The Trossachs National Park Authority
Carrochan
Carrochan Road
BALLOCH
G83 8EG

Tel 01389 722620 or 01389 727744
Email: susan.mcgowan@lochlomond-trossachs.org or karen.hind@lochlomond-trossachs.org