

# LOCH LOMOND & THE TROSSACHS NATIONAL PARK



## GARTMORE CONSERVATION AREA APPRAISAL

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# 1 INTRODUCTION

Gartmore Conservation Area was designated before 1975 but there is no previous written appraisal of the area. This Conservation Appraisal was undertaken in 2007. The purpose of the appraisal is to identify the special character of Gartmore and to provide a foundation for the Park Authority's management of the Conservation Area. It should be recognised that no appraisal can ever be completely comprehensive and that omission of a particular building, feature or space does not imply that it is of no interest.

# 2 PLANNING POLICY CONTEXT

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 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. National planning policy for conservation areas is contained within NPPG18: Planning and the Historic Environment.

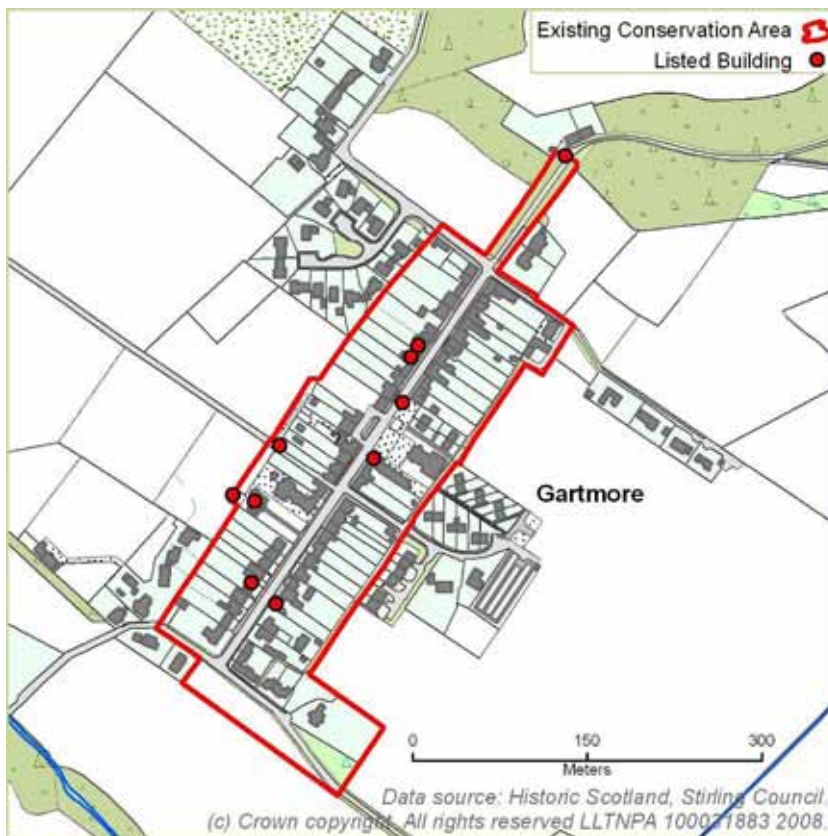
Additional guidance is included in Planning Advice Note 71: Conservation Area Management which complements national policy and provides further advice on the management of conservation areas and Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas 1998.

The development plans for the area set out the planning policies which are used to guide development control decisions. Currently, the development plans for the area are the Clackmannanshire and Stirling Structure Plan (Approved 2002), the Stirling Council Local Plan (Adopted 1999) and the Stirling Council Finalised Local Plan Alteration 1B (2002). This Conservation Area Appraisal has been used to help inform the first National Park Draft Local Plan (November 2008) and has been published alongside the Draft Local Plan for consultation. Once adopted, the National Park Local Plan will replace these development plans.

The Approved National Park Plan 2007 has conservation and enhancement of cultural heritage at its heart. There are a range of policies and actions specifically aimed at enhancing the Park's conservation areas.

### 3 SUMMARY OF HISTORIC AND ARCHITECTURAL INTEREST

Gartmore is a fine example of an early 18<sup>th</sup> century planned village with a character defined by the quality and diversity of its historic buildings allied to its very regular and defined central street pattern. This intimacy contrasts strongly with the openness of the village's location. Set on a hillside, the confinement of the main street is punctuated by dazzling views across open farm land to the Ochil Hills in the distance. This character provides an attractive place to live and for a few to work. However over recent years small, incremental changes have taken place to some of the buildings within the historic core of the village. These have taken the form of poorly informed repairs and maintenance and unsympathetic alterations to the external envelopes of the buildings which threaten the special character of the village. It has also stimulated the potential for a community led regeneration project within the historic core of the village. The National Park Authority recognise that without positive intervention and management, it is likely that such changes will continue to damage the character of the Conservation Area. The Park Authority will be seeking to develop a focussed management regime which will enhance the historic character and promote further regeneration of the village centre, while allowing it to evolve. The existing conservation area contains 10 listed buildings, 1 Category A, 2 Category B and 7 Category (C)S.

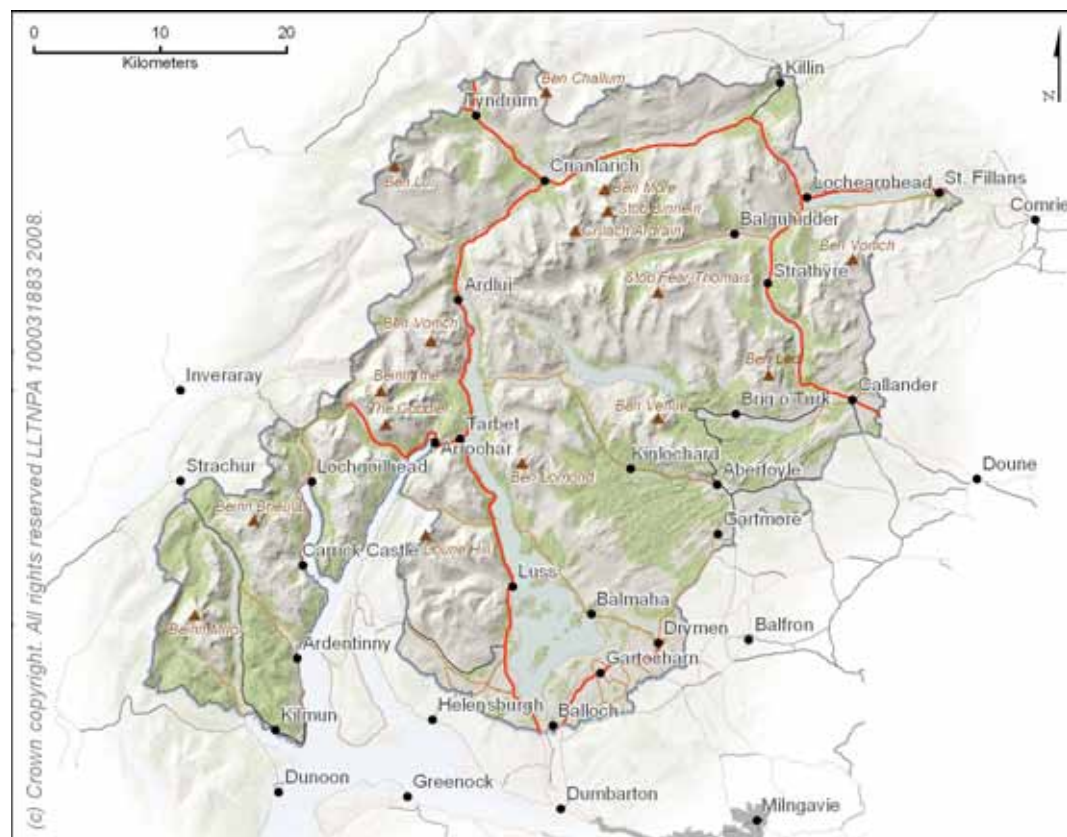


Map 1: Gartmore Conservation Area

## 4 LOCATION AND SETTING

### Background

The significance of the village is born from a combination of dramatic topography and landscape setting, the historical record represented by its development and the range and quality of buildings within it. The Main Street runs north west to south east and rises sharply to the square in the middle of the village. The village is thus split into two areas with distinct characters. The area to the north is enclosed and intimate with no views out from the Main Street. This part of the town is all about the processional route to the Village Gate and Gartmore House beyond and that is very much its focus. Southwards, the view is truncated by the slope but the area opens into the Square which itself is enclosed, until that is one looks to the south again where the whole vista opens up as the ground drops away dramatically revealing the surrounding countryside above the roofline of the Main Street houses.



Map 2: Loch Lomond and Trossachs National Park

### Geology

Gartmore occupies a dramatic position in the Highland Boundary Fault zone and follows the grain of the parallel ridges of the Fault. This is a transitional area between the lowlands to the south and east where the managed and enclosed farm and estate lands contrast with the wilder highland landscape to the north and west. The former is characterised by enclosed fields separated by drystane dykes and relatively small scale woodlands with a proliferation of small settlements, farmsteads and hamlets exploiting the good agricultural land. The latter is a land of steep sided hills, lochs and forests where settlement is sparse and through which the drovers came en route to the markets of the south.

### Topography

Gartmore sits on a hill side on the edge of the Highland Fault zone, poised between the lowlands to the south and east and the highlands to the north and west and commands a



broad view across relatively flat country to Stirling and beyond. The topography of the village and its surrounding landscape set it apart from other planned villages locally. In spite of the order created on plan, the sloping ground provides a drama and an organic feel to the development which belies its disciplined planning.

## 5 HISTORIC DEVELOPMENT

### Reasons for location

The exact reasons for the creation of the planned village of Gartmore are not known, but it is believed that it was the arrival of the new laird which started the process. The reason for the location of the village appears to be that it was on the route of the drove road from the Highlands to the tryst at Falkirk.

### Historic pattern of land use

Although the form of the village has remained fairly constant, the uses of the buildings are now substantially residential whereas, it is likely that most originally contained some kind of commercial operation as well as housing the village occupants.

### Village Development

There is evidence of a rich early history to the area but the village in its current form is a construct of the Graham family, dating back to the early 1700's when Nichol Graham issued the first feu for the site of Murray House. Improvements were underway at Gartmore House at this time and it seems likely that the establishment of a planned village was a part of this programme. The village is located on a major drove road which Graham re-routed around his extended policies and the commercial opportunities to be derived from the drovers would not have escaped him. The exact sequence of feuing and construction had not been established as yet but the map evidence suggests a steady development of the village throughout the 18<sup>th</sup> century and by the time of the 1<sup>st</sup> Ordnance Survey, published in 1886 the village on plan was very much as it is today.

The Listed Building citation for Gartmore House states that '*Nicol Graham and his descendants...laid out the planned estate village of Gartmore*', and indeed there is no evidence that the planned settlement did not originate with him in the 1740s. This early date is possibly corroborated by the fact that the original feu issued by the Grahams for the land on which *Murray House* was built in 1745 actually dates from 1725.

Even earlier than this is the evidence relating to the new school at Gartmore:

*In 1719 the residents of the 'lands of Gartmore and Gartartan' appealed to the SSPCK (the Scottish Society for the Propagation of Christian Knowledge) to establish a school in Gartmore, as the parish school in Port of Menteith was over 3 miles away. The SSPCK duly established a school in the village and agreed to pay the master 100 merks annually. However, they would only set up the Gartmore school if 'heritors or a sufficient of inhabitants would promise to provide a dwelling house and a school room and grass for the master's cow and turfs for his fire'. It is recorded that a Mr Orcheardson, 'a well-qualified, pious and prudent youth', was paid 10 Scots pounds in 1720 and in 1721, 200 merks.*

*(SSPCK Minute Book, 1720).*

*Pupils were instructed in Bible, Testament, Proverbs, Catechism, Writing and Arithmetic. In 1748 51 boys and 45 girls were registered as pupils.*

*(SSPCK, List of Schools, 1748).*

The small, single storey building in Freuchan Lane ('Former schoolroom', HB Number 50407, Category C(S)) is traditionally believed locally to have been the location for this early school, but further research is required to prove this or otherwise.



*The Former Schoolroom*

Neither of these examples prove that there was any actual building being completed in Gartmore Village in the 1720s, but the evidence for feuing and the tradition that there was a school in the village does indicate that development of one form or another was taking place. Whether this development included the final form of planned village settlement is inconclusive at best.

Prior to the construction of the military roads in the 1700s and the parliamentary roads in the 1800s, traditional trails and footpaths were the only arteries of trade and communication in inland areas of the Highlands. The growing demand for Highland beef and mutton in the 18<sup>th</sup> century Lowlands saw an increase in the volume of this trade and some landowners saw this as an opportunity to provide services for the drovers such as inns and smithies for shoeing their cattle and horses.

Whether this was the principal reason for the creation of the planned village at Gartmore is not known, but if so the choice of site was well chosen as the ford to the north was one of two in the locality where the young river Forth was crossable by cattle. So far as providing services for the drovers is concerned, there were two inns in the village (The Black Bull and The Vulcan) but whether they were both operating as such in the 18<sup>th</sup> and early 19<sup>th</sup> centuries is not known as yet.

The 1<sup>st</sup> edition of the Ordnance Survey shows the existence of a 'smithy' in one of the original plots at the north end of the village, but further research would be needed to prove if there was a blacksmith operating in the village from an earlier date or even whether the existence of metalled roads made one necessary:

*The art of droving came to depend heavily on pedicure and resulted in the need to shoe cattle. Blacksmiths at Invergarry, Muir of Ord and Tyndrum catered to their requirements at those places on the main drove routes where surfaced road succeeded grassy brae.*

(Haldane, 1952, The Drove Roads of Scotland)

Of the listed properties in Gartmore, the earliest one there is records for is *Murray House* (HB Number 50410, Category C(S)), in 1745:

*Murray House is one of the few originally conceived as a 2-storey house, with an 18th century circular wheel stair.*

The first cartographic evidence for Gartmore is Roy's map of 1747-55. The buildings and their plots are marked in red, and although the detail is not entirely clear, we can see that the development at this time was concentrated on the north end of the Main Street. There appear to be five plots laid out to the west of this and three to the east, all but two of which have frontage buildings, one of which would have been *Murray House*. Further research in the village would indicate whether any of the other five buildings have survived in some form.

The next listed building where data exists is for *Ardvulan* (HB Number 50408, Category C(S)) which dates from 1780, and, like *Murray House*, is a 2-storey, 3-bay house incorporating an 18<sup>th</sup> century circular wheel stair. The listed building citation states that, '*The land was feued by Robert Graham to Thomas McGilchrist, a flax dresser from Drymen, who built the house*'.

At some unknown time the building was converted into an inn, one of two in the village but this could be as late as the second half of the 19<sup>th</sup> century.

The inn was called The Vulcan, possibly due to existence of a smithy on the site, and operated until 1930. There is an old postcard of Gartmore showing The Vulcan, looking very similar to how it does now. It appears on the 1<sup>st</sup> edition Ordnance Survey map (1859-64), as a rectangular building, without the large stableblock to the rear, and it is not marked as an inn. It appears as a 'Hotel' on the 2nd edition OS map of 1898-1900, with a considerable court of buildings to the rear.

The extent to which the village was developing can be seen in James Stobie's map of 1783. It indicates that both the Square and all of the Main Street to the north of it were completely built up, and many of the plots to the south were occupied too. This would appear to provide more solid dating evidence for three of the listed buildings which are dated as late-18<sup>th</sup>/early-19<sup>th</sup> century and now can be said to date from before 1783:

- the single storey *Thorn Cottage* (HB Number 50411, Category C(S)) adjacent to *Murray House*;
- *the similar Culbowie Cottage (HB Number 50409, Category C(S)) at the south-west end of the village*;
- *the Black Bull Hotel (HB Number 50416, Category C(S)), the largest building in the village and apparently much altered over the years.*

The alterations and additions being made to Gartmore House in 1779-80 appear to have been paralleled in the village by two significant projects.

Firstly, the junction between the Main Street and the policies around the house was chosen in 1790 as the location for the construction of the *Gartmore Village Gate* (HB Number 15065, Category B). The 1<sup>st</sup> edition Ordnance Survey shows that there was at one time also '*a single storey Gothic lodge, with piended roof, crenellated parapet and pointed openings...attached to the Gate on the NW side*', but it is not known whether they were contemporary or not. This lodge was demolished sometime in the 20<sup>th</sup> century and replaced with modern cottage buildings.





inhabitants recorded in the parish, 253 of whom lived in the village (*A Topographical Dictionary of Scotland, 1846, pp. 458-78*).

By the time the 1<sup>st</sup> edition Ordnance Survey was published in 1866, the historic fabric of the village was largely in the form in which it exists today. There was only one empty plot, to the south of the *smithy*, which was filled by the time of the 2<sup>nd</sup> edition in 1900. The latter also shows that a new school building had been constructed and that the small buildings on the second last plot at the south-east of Main Street had been demolished and replaced with a double villa set back from the street.



Map 4: Gartmore Ordnance Survey 1st Edition 1866





Map 5: Gartmore Ordnance Survey 2<sup>nd</sup> Edition 1900

## 6 LANDSCAPE

### **Landscape and surroundings**

Gartmore occupies a dramatic position in the Highland Boundary Fault zone and follows the grain of the parallel ridges of the Fault. This is a transitional area between the lowlands to the south and east where the managed and enclosed farm and estate lands contrast with the wilder highland landscape to the north and west. The former is characterised by enclosed fields separated by drystone dykes and relatively small scale woodlands with a proliferation of small settlements, farmsteads and hamlets exploiting the good agricultural land. The latter is a land of steep sided hills, lochs and forests where settlement is sparse and through which the drovers came en route to the trysts and markets of the south.



*View towards Gartmore from the South*

In this setting the imposed order of Gartmore's neat feus stands out but cannot impose its self completely. The village is typically linear along its main street which runs from north east to south west; but the street is forced to follow the contours and rises from each end to peak at the Village Square, which divides the village into two character zones. The Square thus dominates the village with the Black Bull sitting proudly higher than its neighbours and able to exploit fully the prominent views of the surrounding scenery. Beyond it the roofline undulates with the hillside, giving a strangely organic feel to the streetscape, which is in stark contrast to the formality of the setting out as shown on plan. The siting of the village on this uneven ground is quite unusual historically as generally Scottish developments of similar age exploit open, relatively level ground to a much greater extent. A close by example being Thornhill where the linear pattern of feus along a main street is very similar to Gartmore but a clear view extends along the whole length of the street which rises only slightly from east to west. Examples of this level village type can be seen across Scotland and it is the divergence from this norm that contributes to Gartmore's unique character.



The topographical and human-made setting of the village has also constrained its expansion. To the south the ground falls away sharply to Keltie Water making development difficult, while to the north east, the formal policies and designed landscape of Gartmore House impose an alternative form of order on the landscape and prevent the village from spreading. The Gartmore House Estate also introduces landscape features designed for

pleasure into the mix. Formal planting and iron fencing contrast with the utilitarian land usage to the south east with the culmination of this formalisation of the landscape being the Village Gateway which frames the view from the main street. A view which has been greatly devalued by the replacement of the original gate cottage with modern, dry dashed bungalows.



*Gartmore Village Gate with the bungalows behind*



But if this view out of the village is unsatisfactory, then the vistas to the south east are certainly not. Glimpsed between houses but only fully visible from as one walks past the side streets the views across the farm land to the hills beyond are dazzling.

*Views from Gartmore to the East, from Jellicoe Avenue and Park Avenue of the High Street*

Topography has influenced the development of Gartmore greatly and the siting of newer development to the north and west of the village and off the expanded Jellicoe Avenue, illustrate the natural limitations on expansion. The importance of the Gartmore House Estate and its landscaped policies cannot be underestimated and it is the relationship between the natural setting and the man made order of the planned village and its great house that combine to provide a unique landscape character to this Conservation Area.



## 7 SETTLEMENT FORM/PLAN

### Street pattern

As has already been mentioned, the village of Gartmore is essentially a linear development with the north east to south west running main street, flanked by the perpendicularly set feus. There is only one major cross street, Jellicoe Avenue which runs into the village from the east to the south of the Village Square and extends westward in the form of Freuchan Track. It is believed that the Main Street follows more or less the line of the Drove road, but has been kinked to the east so that the street forms a suitable access to the Estate.

The village map above illustrates the extraordinary pattern of roads to the north and south of the village, where one would expect a simple extension of the Main Street, to the north, the Gartmore House Estate forces the road westwards and to the south, the topography necessitates the termination of the Main Street in a T junction. Although the Main Street dominates, it is supplemented by lanes to the rear of the feus on either side of the village, although the lane to the west is truncated, it may have run the full length of the village originally. To the east, the lane give access to the rears of the properties and the remains of cobbled surfaces are evident showing its former importance.



The view west up Jellicoe Avenue and on along Freuchan Track



Cobbled lanes to the rear of the feus, to the west and east of Main Street

The feus run broadly on an east west access, placing the house gables into the prevailing wind and although the dates of the houses along the Main Street range through from the 1700's to the first half of the 20th century, the feu pattern remains largely intact and without sub division. Even to the northern end of the village on Park Avenue where individual houses have been build to the rear of the main street, these are sited beyond the east lane. More recent estate development in Jellicoe Avenue and to Cayzer Court also respect the original village core layout. The only exceptions to this respect for the original feu pattern are found in the development of 1-4 The Square and behind Park Lea to the southern end of the village, where a single feu has been divided into several separate sites.



Lochengelly, built to the rear of the Main Street off Park Avenue

### **Character Zones and Land Use**

As identified above, the village appears to divide into two distinct character areas or zones based on the natural topography and the chronological setting out of the feus. These areas may be characterized as: firstly, the residential and commercial core defined by the square and Main Street to the north, and secondly, the residential zone to the south on Main Street.

The village then has two different characteristics defined as follows:

- **Northern Residential Area**

This is essentially the area shown on James Stobie's 1783 map extending from the "original" village square in the south north to the Gartmore Village Gate, listed Grade B. The Square is centered on the Main Street and is the site of the Black Bull Inn, listed grade C(S). In this part of the village the earliest series of feus were set out in the early 18<sup>th</sup> century.

This is an intimate area with long narrow feus, remaining virtually intact to this day. The ground dips sharply to the north with the vista terminating at the Village Gate, the result is to create a sheltered and enclosed environment with views southwards cut off by the hill up to the village square. Many of the properties are located directly on the street edge but generally small front gardens create a margin between the street and the houses. Once again this feature is unusual and part of the unique character of Gartmore.



Views to the north and south within Zone A, Victorian and 20th century development dominates the north end of the Main Street but to the south, more traditional and early houses line the street.



The 18th century, C(S) listed Murray House and Thorn Cottage are located to the west side of the main street in this area and typify the early development here.

View of the west side of Main Street, showing Murray House between Buchanan Cottage and Thorn Cottage

The early development is contrasted however with later, Victorian and 20<sup>th</sup> century infill.



Traditional houses to the east side of the Main Street showing the steepness of the hill up to the Square

The square contrasts with the rest of the northern area, it is more open and provides punctuation between the two areas. This open public space is ringed by prominent buildings including the C(S) listed Black Bull, much altered but still demonstrative of the village's past as a stopping point for travellers. To the north of the pub is the former Free Church now the Village Hall, unlisted but significant both architecturally and as a focus of village life as is the earlier Village Club opposite.



The Village Square with the Black Bull to the south. This photograph illustrates the dramatic change to the south of the Square, as the land slopes away and the views open up.



- **Southern Residential Area**

This area comprises the remainder of the historic village core, dropping sharply downhill to the south west. Development is also shown here on Scobie's map and the Vulcan Inn, now Ardvulan is one of the oldest properties in the zone, dating from 1780. Here due to the natural topography there is more open feel to the environment with vistas across the farm land to the south and distinctive "break out" views and the lanes that run at right angles to the main street. The properties here are generally set slightly further back behind more extensive front gardens and although the street width is identical to north side of the village, the impression is of a grander more refined townscape with a distinctive, individual character.



View from the south towards the Village Square, illustrating the 20<sup>th</sup> century development at this end of the village.

This comment implies that the scale of buildings is greater to the this end of the village and to some extent that is true but particularly to the north, nearer the Square and to the east side of the road, the buildings are generally of single or 1½ storeys. This suggests earlier development here, as illustrated

on Scobie's map. The grand impression therefore is a feature of topography and setting rather than of architecture.



Development to the southern zone, illustrating buildings from the 18th, 19<sup>th</sup> and 20<sup>th</sup> centuries

The most formal buildings of the village are the B listed Church and the school built between 1866 and 1900, which are located in this southern zone. The church was originally built in 1790. Wrought iron finials were added in 1872 and a bellcote and porch were included as part of the alterations in 1902 undertaken by H & D Barclay.

The existing Conservation Area as has been demonstrated is tightly drawn around the original planned village with a small extension at the north end to take in Lochengelly, another up to the Village Gate and to the south to include the Manse. An extension of the boundary to protect better the setting of the Conservation Area may be appropriate. Of particular concern are the approach to the village from the south west as far as the bridge over Kelty Water and the area to the north including the Cunningham Graham Memorial.



*Map 6: Character Zones of the Conservation Area*



## 8 BUILDINGS AND TOWNSCAPE

### Archaeology

There are no scheduled monuments within the boundary of the proposed conservation area.

### Listed buildings

A review of the listed buildings has been undertaken recently by Historic Scotland. Listed buildings within the conservation area are shown in Table 1. The current statutory list can be viewed at the National Park Authority offices.

Table 1: Listed buildings in Gartmore conservation area

Category	Number of buildings
Category A	1
Category B	2
Category C(S)	8
<b>Total</b>	<b>11</b>

### Buildings of townscape merit

The analysis shows the gradual development of the townscape as an assembly of the factors discussed above. The combination of the planned linear street pattern, the natural topography and the variety of building types and styles blend to provide the Gartmore townscape. Within the general townscape a number of landmark buildings stand out, but it is the completeness of the building collection that is significant. Some of the individual structures which are listed below have been given statutory protection but not all. It is critical to the overall character of the Conservation Area that all are preserved and what is disturbing is the infiltration of poor quality materials and alterations to a number of the buildings.

Within the northern residential area the only buildings that may appear out of place are 1-4 The Square, but even these mid 20<sup>th</sup> century houses respect the traditional materials of the area and contribute to the essential character of the townscape. They are stylistically typical of their era, attractive and well maintained and are part of the domestic building record represented so completely in Gartmore. They are in fact, the closing chapter in the continuous period of development which started with Murray House in the mid 1700's.

Again to the south, all the buildings make an important contribution and again the range of types and ages, essentially contained within the original feuing pattern, is a critical contributor to the character of the Conservation Area.

The key buildings in these areas are illustrated below.

## Northern Residential Area, key buildings



The Village Gate      Grade B listed



Post Office      Unlisted



Thorn cottage grade C(S) Listed



Murray House      grade C(S) Listed



Village Club      unlisted



The Black Bull      grade C(S) listed

## Southern Residential Area, key buildings



Former Free Church, now the Village Hall      unlisted



Parish Church      grade C(S) listed



Sundial grade A listed



Primary School unlisted



Ardvullen Formerly The Vulcan Inn grade C(S) listed



Ardshiel formerly the Manse



Culbowie Cottage & Viewfield grade C(S) listed



The Manse formerly the Free Church Manse

There is a wide range of building types and forms within these lists, and these are discussed further below.

Boundaries are another significant contributor to the general feel of the village. Boundary treatments vary across the Conservation Area and include iron estate fences, cast and wrought iron panel fences, modern mild steel fences, hedges, stone walls and picket fences. Many houses have no particular boundary treatment but still have discernable front gardens. It appears that railings have been lost (probably in WWII) and perhaps other gardens were bounded by timber fences. It would be interesting to examine early photographs to see if any indication of missing boundaries is given.

It would also be interesting to know whether the front gardens are an early feature or whether they arrived with the cottage development of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.



### *Boundary treatments*

#### **Distinctive architectural style and detailing**

The character and quality of the individual buildings within a Conservation Area are absolutely central to its value and people's perceptions of it. This section incorporates a discussion of the range found in the village, but does not extend to a detailed building analysis.

The variety of age, scale and form of buildings has been highlighted above, but the importance of the continuity of development from the 1700's through to the middle of the 20<sup>th</sup> century cannot be over stressed. This has produced truly vernacular burgh buildings of the quality of Murray House (which is one of the buildings in Gartmore known to have a wheel staircase), through the typical Victorian style of the School House and the arts and crafts influence of Lochengelly and Hazel Cottage. The buildings generally exhibit simple forms with pitched roofs and vertical full height gables, often surmounted with a chimney stack at one or both ends.





*Murray House, The School House, Lochengelly, Hazel Cottage*

This exemplar of Scottish village architecture is punctuated by the more 'polite' or at least formal Parish Church, School and Village Hall.

The houses to the main street are generally of modest proportions and predominantly one storey or 1½ storeys in height. Many of the upper storeys are later alterations to buildings and while not intrinsically damaging, the quality of detailing of dormers in particular is crucial to the maintenance of the overall quality of the Conservation Area.







*Examples of diverse architectural styles and date*

One notable feature common to a number of buildings is the inclusion of a front porch. Again this is not entirely typical of a village laid out as early as Gartmore and may be related to the inclusion of front gardens which provide space for these features.



*Traditional front porches to Tadmore and Murray House, note the modern pattern, uPVC and pressed steel door to Tadmore*

Occupation of roof spaces has also been identified as a typical aspect of the Conservation Area and dormer windows are another feature that make a definite contribution to the area.



*Original dormer windows to Smarls Cottages and Lochengelly, good examples of traditional, vernacular dormer style and the influence of arts and crafts architecture*

In common with most of Scotland windows used in Gartmore prior to the 20<sup>th</sup> century are almost exclusively timber sash and case. The dominant material for both doors and windows would have been good quality softwood, either Douglas Fir, red or Scots pine. Windows are typically set back 100-150mm from the front face of the building, with the box frames (cases) hidden by rebates. Sash horns, a traditional English feature are either applied for utility, to strengthen the bottom rail joint or for stylistic purposes from the latter part of the 19<sup>th</sup> century.

Large panes, either 2 over 2 or 1 over 1 vertical sash and case windows predominate. A closer examination of windows to the earlier buildings however, suggests that there may have been some 'modernisation'. For example the sashes to the first floor of Murray House are 2 panes over 2 but the central astragal (mullion) is of delicate proportions and there are no horns to the bottom rail of the top sash. It is possible therefore that the original form of the windows has been altered by the removal of intermediate astragals. A similar situation relates to Thorn Cottage.



*Windows to Murray House and Thorn Cottage*

There are some fine examples of later windows, those to Lochengelly have already been highlighted but many of the other later houses have small paned upper sashes over large paned lower sashes. This style was very popular in the first half of the 20<sup>th</sup> century. The loss of original windows is a major issue in the Conservation Area and specific protection of those that remain as well as measures to encourage a return to traditional styles are certainly justified.

There are a number of traditional cast iron rooflights retained in the village, notably to the School House and Smalls Cottages and once again retention of these and resisting replacement with standard pattern (eg Velux) windows is to be encouraged.



20<sup>th</sup> century window to Stronach and a 19<sup>th</sup> century formation from the School House

Original and early doors are another feature of the Conservation Area which is under threat. Retention of timber doors, either singly or to vestibule entrances should be encouraged.



Traditional doorways

The only shop front to the village is that on the Post Office which while unspectacular probably retains much of the original fabric. Refurbishment and enhancement of this important feature would be welcome.

### **Building materials**

The predominant materials in Gartmore are stone walls with slate roofs. There is however, a range of stones and slate types and many houses are rendered, either with a traditional harl or more modern finishes. Stonework to the older properties is simply material of necessity. As the buildings become more 'designed' we see increasing attention taken in the construction of walls, which move from truly random rubble to more mannered and 'polite' systems. Dressed margins and contrasting quoins are all features of the village. The whole system of masonry construction is of course important and not only the stone requires protection but care must be taken in retaining appropriate pointing. Where replacement is necessary, this must be undertaken in the correct materials and matching the original in pattern.





Variety of stonework throughout the village illustrating contrasting patterns and types of stone as well as examples of good and poor pointing practice

The addition of paint to many of the walls probably has its origins in the limewashing of the walls to provide a sacrificial weather surface and should not be discouraged. Application of paint to more mannered stone surfaces could however be seen as detrimental and should be resisted.



Painted and unfinished stonework to Smalls Cottages. This stonework was intended to be visible and painting or other finishes that obscure the stonework should be resisted

It is almost certain that many of the early buildings in Gartmore were thatched and thakestanes to Bellevue indicate this. However since the 19<sup>th</sup> century there has been increasing use of slate and although natural Scottish slates, laid in



diminishing courses is still the dominant roofing material in the Conservation Area, replacement slates, probably of Welsh origin and a range of concrete tiles have also been employed particularly in re-roofing. Measures to retain original materials and ensure that replacements are undertaken in appropriate materials should be taken.

The Scottish slate in use is principally the darker grey/black slate associated with the West Highlands but locally sourced slate from the Highland Fault Zone was also of this colour.



*Variety of roofing materials across the village*



Render types, traditional Harl and cement render. These traditional Scottish materials are augmented in many cases by cast iron gutters and attractive timber soffits and barge boards and decorative chimney pots.





Other materials ranging from cast iron gutters to decorative joinery and lamps all contribute to the character of the village

## 9 OPEN SPACES

Public and private open space is important in defining the character of any settlement, playing a key role in setting the sense of place. In the Gartmore Conservation Area, the two major public spaces are the playground and the Village Square itself. But significant also are the church yard, with the church located to the rear of its feu, this is an unusually deep frontage for this village and forms a interval in the otherwise constant street frontage to the west of the Main Street.

The playground and Square are located centrally in the village. Close to the Village Hall, Village Club, School and pub they form an actual and social focus to this part of the village, which is more English than Scottish in feel.

Street furniture, lighting, signage and litter bins are typical in the sense that there has not been any combined planning in the choice of design or particular thought about their location. Replacement street lighting in the Square is attractive but overall, while not particularly intrusive or offensive, any opportunities in the future to improve quality and consider a coherent replacement scheme should be taken. Wheelie bins and recycling boxes are a common visual problem.

The same is true of street and pavement surfacing. The black top is acceptable and probably appropriate to a small rural village. In the Square in particular, however the surface is mixed in condition and type and it would be appropriate to consider a scheme to enhance this area including resurfacing the area to allow it to stand out as a special space in the village. Care should be taken however not to over gentrify, this is a village and any new surfacing should reflect its rural significance not try to make it into a city square.



*The playground*

The playground is an attractive space opening as it does to the west. This central area of the village is clearly important even to an outsider, but to understand it fully one would need to see it in action, for instance during a gala or fair.



*Views of the Square*

The Conservation Area itself is unusually devoid of trees except at its margins but the surrounding parkland and landscape contributes formalised, commercial and natural planting to the character of the village.

Other public spaces that influence the Conservation Area are the football ground to the north of the area and the Gartmore House Estate itself, in particular the driveway area in front of the Village Gate.



*Approach to the Village Gate and Football field*

Privately owned spaces have a huge influence on the village. The front gardens have already been mentioned and these form a colourful margin between the street and the houses. To the rear of the houses, many gardens are visible from the back lanes, providing a buffer to the farm land beyond.



*Front gardens*





Back gardens to the west and east side of Main Street

## 10 NATURAL HERITAGE AND TREES

### Statutory Protection of Trees

Trees within the conservation areas 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 fell or undertake works to 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.

### Extent of Tree and Hedge Cover

The photograph below illustrates the importance of several groups of trees and other individual trees to the visual character of Gartmore from external views. Most of the trees are located in garden grounds and give the impression that Gartmore is a well treed village.



### Landmark Trees

Key trees in Gartmore include:

- Lime Avenue from main street up to Gartmore Gate
- Trees at war memorial square
- Beech trees at Manse
- Woodland at Cunningham graham memorial
- Monkey puzzle and other conifer, village hall garden

## 11 OPPORTUNITIES FOR CHANGE

### Negative Factors

The preceding sections have identified the traditional features, materials and architectural styles within the Conservation Area. In simple terms the greatest threat to the character of the area is the incremental loss of these features. There is evidence of replacement of windows, doors and guttering with modern patterns and materials across the village. Much of this replacement is due to deterioration of the originals and simple updating and as is virtually universal, it is often easier and cheaper to choose a modern alternative to the original pattern or material.

Alterations of this kind are devastating to the character of the area however and already the significance of Gartmore has been damaged by such intervention. There is an urgent need to protect the original fabric, features and materials that remain and to promote appropriate maintenance and replacement. Much of the work is well intentioned and providing owners with information on appropriate repairs and materials can be effective in preventing loss of original features and fabric.

There are a number of rather more overt alterations to a number of houses that are more obviously damaging. These range from poorly detailed loft conversions to the construction of large porches or conservatories to the front of buildings and the loss of original boundary treatments.

Other damaging features include the locating of satellite dishes and television aerials externally on properties, alarm boxes prominently displayed, wheelie bins and recycling boxes and the ubiquitous scourge of car parking.

There are a number of buildings at some risk due to a failure in regular maintenance and these should be monitored as they will be vulnerable to replacement for instance of rhones, down pipes, windows and doors. The two buildings giving most cause for concern at this stage however, must be the Village Hall and the Village Club. Again neither is in imminent danger of dereliction but both are showing accelerating decay due to lack of regular maintenance and poorly specified previous repairs. The Gartmore Community Action Plan 2007-2010 has identified the renovation of the village hall as a priority under "Improving Community Facilities".

This will involve a 2 year renovation plan to:

- Repair windows
- Improve heating and insulation
- Implement a maintenance plan
- Longer term improvements to structure pending a decision on the Village Club



*The Village Hall and Village Club, suffering from poor long term maintenance*

There are no vacant or derelict buildings in the Conservation Area of concern. One structure of interest however is the derelict gable wall behind Benview. This may be part of an earlier house and is of good quality stonework. It would be worth examining and recording the remains before they disappear.

## 12 OPPORTUNITIES FOR PLANNING ACTION

### **Extension of Conservation Area**

No extension to the Conservation Area boundary is currently proposed however following further research work it is recommended that consideration be given to a modest extension of the boundary to incorporate the Dalnacreech villa and Claggans Burn bridge and also the Memorial in the north Area. This would protect the approach to the existing Conservation Area and provide additional protection to the structures detailed.

### **Permitted Development Rights and Article 4 Directions**

Existing permitted development rights have contributed to a loss of character with regard to traditional features, materials and architectural styles. As previously indicated there is evidence of replacement windows and doors with modern patterns and materials across the village. Poorly detailed extensions, the installation of satellite dishes on front elevations and the loss of original boundary treatments have all had a detrimental impact on the character of the conservation area.

Permitted development rights within conservation areas are restricted under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. In summary, planning permission is required for stonecleaning, 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 16m<sup>2</sup> or 10% of the existing size, whichever is greater. There are additional controls over satellite dishes. For full details please see the 1992 Order and subsequent amendments.

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 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.

## 13 FUTURE MANAGEMENT PRIORITIES

### **To encourage high quality design of new development within the conservation area.**

The Park Authority will seek to achieve the highest design quality within the conservation area. New development should:

- Fit within and complement the distribution and massing characteristics of the area.
- Make use of the existing historic palette of building materials, particularly natural stone.
- Retain and reinforce the standard plot widths and height of street elevations.
- Be compatible and sympathetic to the street grid and pattern (sub-division of properties and development within rear garden areas should be resisted).
- Respect important views in and out of the conservation area.

### **To promote the conservation and retention of traditional features.**

On the grounds of sustainability as well as appearance, the National Park Authority will seek repair rather than replacement of traditional sash and case windows. Where traditional windows need to be completely replaced, the new units must replicate the materials, profiles and method of opening of the original. The replacement of windows in modern materials to different profiles and methods of opening would have a significant negative effect on the quality, authenticity and character of the conservation area.

Continued encouragement to property owners to retain original features is required, perhaps by production of specific advice on the repair and maintenance of stone-built properties. The wider promotion of traditional skills and techniques throughout the National Park area should enable better access to appropriate trades and crafts.

**To work with local communities to develop interpretation of the built heritage and historic interest of the village and surrounding area.**

There is little interpretation of the built heritage in and around the village. There may be scope for discreetly sited interpretation/information boards and display of a map for a village heritage walk.

## 14 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 2007 and the listed building resurvey in 2005.

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

## 15 BIBLIOGRAPHY, USEFUL INFORMATION, CONTACTS

For up-to-date information on individual scheduled monuments, listed buildings and designated designed landscapes and gardens please check the following website: [www.pastmap.org.uk/](http://www.pastmap.org.uk/). For advice on proposed works, please contact the National Park Authority. For historical information on archaeological sites please see the Perth & Kinross Heritage Trust's Historic Environment Record (HER), available for viewing at the Trust's offices: Perth & Kinross Heritage Trust, The Lodge, 4 York Place, PERTH, PH2 8EP. Professional advice should be sought from the National Park Authority before planning or undertaking work for development control or land management purposes.

### **Legislation and Statutory Instruments**

Planning (Listed Buildings & Conservation Areas)(Scotland) Act 1997.

Town & Country Planning (Scotland) Act 1997.

Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (and subsequent amendments).

### **Policy context**

The Scottish Ministers, *Memorandum of Guidance on Listed Buildings and Conservation Areas* (1998).

Scottish Executive, *National Planning Policy Guideline 18 (Planning and the Historic Environment)* (1999).

*Stirling Council Local Plan* (1999).

Scottish Executive, *A Policy on Architecture for Scotland* (2001).

Scottish Executive, *Designing Places – A Policy Statement for Scotland* (2001).

*Stirling Council Local Plan Alteration 1B – National Park Area* (2002).

*Scottish Government, Planning Advice Note 71 (Conservation Area Management)* (2004)



*Loch Lomond & The Trossachs National Park Plan* (Approved, 2007).

### **Plans/strategies**

Gartmore Community Action Plan 2002  
Gartmore Community Action Plan 2007-2010

### **Conservation**

British Standard 7913 (1998) – *Guide to the Conservation of Historic Buildings*.  
Historic Scotland, *Conservation of Timber Sash and Case Windows – A Guide for Practitioners* (2002).

### **Online**

Loch Lomond & The Trossachs National Park Authority:  
<http://www.lochlomond-trossachs.org/>

Scottish Executive (planning policies and guidance):

<http://www.scotland.gov.uk/Topics/Planning>

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

Scottish Executive (planning policies and guidance):

Historic Scotland (Memorandum of Guidance, listed buildings, scheduled monuments, designed landscapes):

<http://www.historic-scotland.gov.uk/>

Scottish Civic Trust (Buildings at Risk Register):

<http://www.buildingsatrisk.org.uk/>

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

<http://www.rcahms.gov.uk/>

Maps and details of listed buildings, scheduled monuments, designed landscapes, RCAHMS records, and Sites & Monuments or Historic Environment Records:

<http://www.pastmap.org.uk/>

National Library of Scotland (maps, books):

<http://www.nls.uk/>

National Archives of Scotland (documents, manuscripts, plans):

<http://www.nas.gov.uk/>

SCRAN (photographs, maps):

<http://www.scran.ac.uk/>

Statistical Accounts of Scotland:

<http://edina.ac.uk/stat-acc-scot/>

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