



DRYMEN
CONSERVATION
AREA APPRAISAL

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1 INTRODUCTION

This Conservation Area Appraisal was undertaken in March 2006. The purpose of the Appraisal is to identify the special qualities and architectural and historic interest of the Conservation Area as a basis on which to prepare ongoing management and planning policies, potential enhancement programmes and funding priorities. 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. Since the time of writing, NPPG 18 has been superseded by SPP23 Planning and the Historic Environment (October 2008).

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.

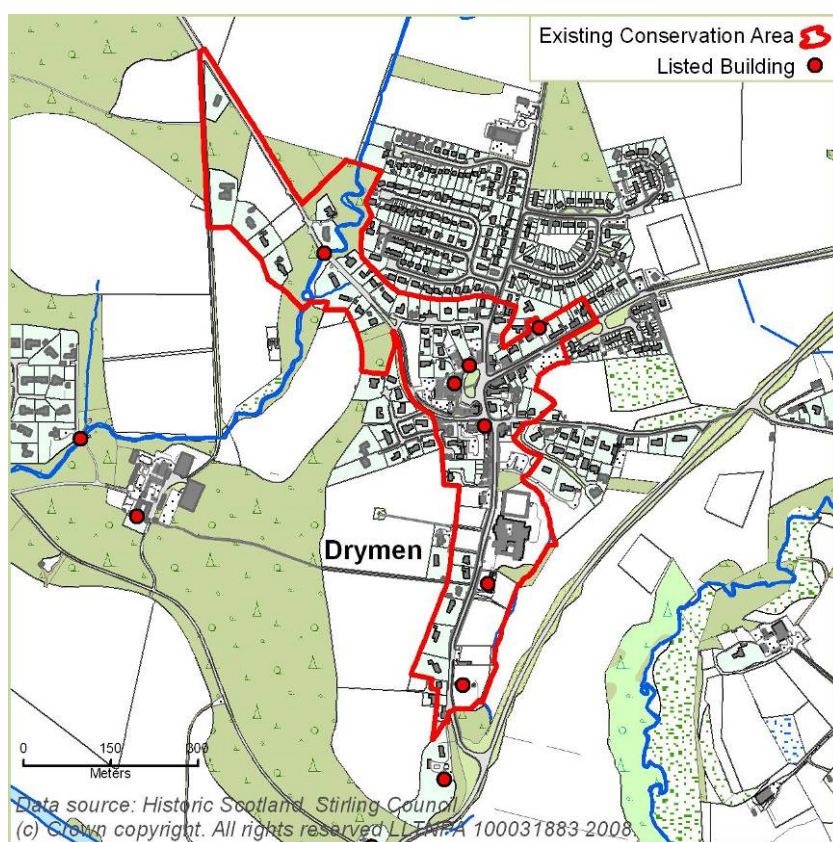
The development plans for the area set out the planning policies which are used to guide development control decisions. Currently, the development plans for the area are the Clackmannanshire and Stirling Structure Plan (Approved 2002), the Stirling Council Local Plan (Adopted 1999) and the Stirling Council 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

Drymen is historically significant as a relatively unspoiled example of a late medieval drover town and eighteenth century market centre. It also has historic value for the understanding of the development of communications, travel and tourism in Scotland from the eighteenth century to the present day.

The Conservation Area, as originally designated in 1973, comprised almost the whole course of the Main Street, from the focal point of the Square southward to No. 79 (Townfoot Cottage), with the beginnings of Stirling Road, up to No. 23, and Balmaha Road up to No. 10, and the properties to the west of The Square including The Winnock Hotel. This area was extended in January 2000 to the North West, to include the Balmaha Road up to its junction with Ballyconachy Loan. The Conservation Area contains 8 listed buildings, 2 Category B, 5 Category C(S) and 1 proposed extension.

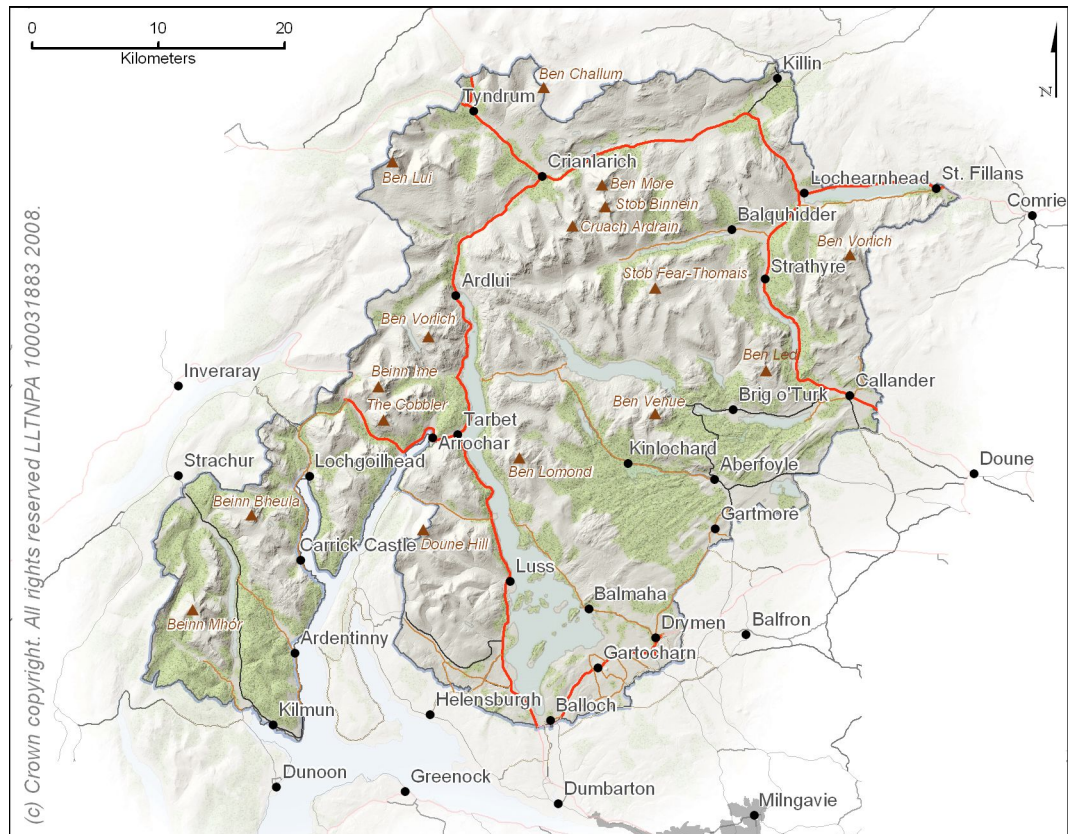


Map 1: Drymen Conservation Area

4 LOCATION AND SETTING

Background

Drymen is a historic and attractive village and an important tourist centre for some of Scotland's most beautiful and varied landscapes. It is adjacent to an Area of Great Landscape Value. Two and half miles from Loch Lomond, it provides a convenient base for outdoor activities in the southern Loch Lomond, Campsie Fells and the Trossachs areas. It is on the Glasgow/Loch Lomond/Killin cycle route and the West Highland Way from Glasgow to Fort William.



Map 2: Loch Lomond and The Trossachs National Park

Geology

The distinctive character of this area and its contrast with the upland area to the north is a result of the Highland Boundary Fault. The parallel ridges at Conic Hill are associated with geological movements along the Highland Boundary Fault Zone.

This area to the south of the faultline in which Drymen is set is dominated by farmland and woodland and together with the designed landscapes is one of the defining characteristics of the lowland areas. The point at which these two diverse but equally high quality landscapes meet, contributes greatly to the scenic quality. The Highland Boundary Fault is at the junction between two very different rock masses, igneous and sedimentary rocks of oceanic origin that were previously set against Dalradian, during early mountain building events.

Topography

The distinctive topography associated with the Highland Boundary Fault is a defining characteristic of the parallel and uplands ridge landscape character types. Areas of moorland occur both northwards and southwards of Drymen and the Highland Boundary Fault, and form part of the transition to highland and lowland landscape character types.

5 HISTORIC DEVELOPMENT

Reasons for location

Drymen (from Celtic 'druim' – ridge) gave its name to the Drummond family. It is located immediately south of the Highland Boundary line and is mainly built along the east side of a ridge which slopes gently southwards towards the valley of the Endrick Water. The village was a natural meeting place for the ancient drove roads leading up the Endrick and Blane, along the North East side of Loch Lomond and over the hill to Gartmore, Menteith and the Trossachs. It probably owes its origin to its use as an overnight stopping place for cattle drovers descending from the Highlands. It developed as an important market place and in 1767 there were eight annual fairs and a weekly cattle market (Bruce).

Historic pattern of land use

There is documentary evidence for a church in Drymen in 1238, when 'Gilbert, Rectors of Drummane' is mentioned (Smith). The village was named 'Drummikill' in the late 16 century (Pont), and may have occupied a site within the Buchanan estate to the south west of the present village. By 1654 it appears to have mainly comprised a settlement around the present church, noted as 'Drumyn Kirk', with the rest of the village/market place shown as a lesser settlement to the North (Blaeu).

Around 1725, the Duke of Montrose moved from Mugdock to nearby Buchanan Castle and began to plan a grand new mansion. Drymen was owned by the Estate and the Duke's interest no doubt brought prosperity to it and encouraged expansion.

Village Development and Street Pattern

The main changes to the town were the construction of Stirling Road and the replanning of the Square. Until the mid 18th century Gartness Road remained the principal approach from the East (Roy). This was bypassed by the military road, built after 1747, possibly as late as 1765 by Major Caulfield, who built Drymen Bridge, to link the military garrisons at Stirling and Dumbarton. The new road entered the market place a little further to the North and turned south to follow the Main Street. The medieval market place was replanned, probably in the early 19th century, as a formal town square, providing a focal point of arrival and departure for travellers. Meanwhile, the area around the Gartness Road junction diminished in importance despite becoming the site of the War Memorial (1921). These changes led to expansion. By 1860 the north side of Stirling Road had been developed up to the site of No. 23, while The Foresters' Hall (Now Spar) on the south side of Stirling Road was in existence by 1896. By 1860, the School of Industry (later Reading Room and Library, dated 1910) as well as No.'s 2 and 10 Balmaha Road had been built. To the south, No. 15 Main Street (c1820), The Buchanan Arms Hotel and the Royal Bank extended the village along the Main Street with No.'s 27 and 64 Main Street added before 1896. Despite more recent modern development along the west side of Main Street, there is still a definite gap between the two historic parts of the village.

The increased importance of The Square at the northern end may have caused the decline of the original settlement around the church and manse. Cottages immediately to the north of the church fell into disrepair between 1860 and 1896 and have now been replaced by the cemetery. The single storey thatched cottages opposite the church were occupied until the 1930's and the last one was destroyed by fire in 1941, leaving only Townfoot Cottage.

Though bog iron ore was one time smelted at Duchray, where the remains of bloomeries were still visible at the end of the 19th century (Smith), the lack of easily available fuel in a parish of mostly bog and moorland meant that there was never any significant manufacturing associated with the village. In the late 18th century several inhabitants worked at the mills in Balfron, and some even travelled to Dumbarton and Glasgow regularly for work. However, the resident population of the parish diminished steadily from 2,789 in 1755 to 1,481 in 1851 (Statistical Accounts), due mainly to the drift to the industrial works of Glasgow.

In 1763 the moors to the north of the village were described as a 'dreary and desolate waste', and in 1806 Patrick Graham wrote: 'Nothing can be bleaker....' This was soon to change with improvements in agriculture and travel. Tourism blossomed with the arrival of the railway at Croftamie in 1856/7 and around the turn of the century, the Ordnance Gazetteer described Drymen as 'a good centre for visiting some of the finest scenery in the west of Stirlingshire'. The railway continued in use for passengers until the Second World War and for freight until 1957, although after the 1920's bus travel was more convenient. In 1924, the area hosted 'hundreds of visitors every year' and the construction of the modern bypass in 1985 has ensured that the village continues to be easily accessible and also to provide pleasure for tourists.

The village has additional historic importance due to its association with several important historical characters:

- In the early 18th century it was subject to 'blackmail' by Rob Roy Macgregor, due to his feud with the Duke of Montrose and, according to Sir Walter Scott, the outlaw called one meeting of his victims in Drymen Kirk.
- Eric Liddell (1902-45) athlete and missionary, whose achievement of two gold medals in the 1924 Olympics was commemorated in the film, *Chariots of Fire* (1981), was born at Ashbank, Old Balmaha Road and went to Drymen school.
- Napier of Merchiston (1550-1617), famous as the inventor of 'Napier's Bones' lived and worked at the nearby village of Gartness.

6 LANDSCAPE

Landscape and surroundings

The Conservation Area has a fairly varied character consistent with its role as a tourist and holiday centre. It has a relaxed holiday atmosphere with many trees on the outskirts on the approaches especially to the north. The relationship of the village to its wider landscape setting of Strathendrick, the River Endrick and Drymen Bridge, the link with the Buchanan Castle Estate and the approaches to the Highland Boundary Fault zone, is of great importance to its attraction as a tourist centre. Importantly, the West Highland Way, a long distance footpath, passes through the village and gives the opportunity for experiencing the special qualities of the area, comprising the transition from the lowlands with the rich estate lands contrasting with the rugged Highlands beyond.

Views out of the village between buildings and glimpses of the surrounding countryside and hills to the south and east are spectacular. The older buildings are generally single or one and a half storey, with later two storey buildings in the centre.

7 BUILDINGS AND TOWNSCAPE

Archaeology

Drymen is of archaeological interest for the study and understanding of the development of medieval drover towns and market centres and the development of eighteenth century Scottish villages.

South east of Drymen, in the sand and gravel quarry at Drumbeg (NS 4842 8792) a Bronze Age Food Vessel was found some years ago; a possible burial cist has also been reported at NS479 881 and aerial photography in 1977 identified a Roman fort at Drumquassle (NS 484 874). There may also have been a circular fort near Gartlach.

A medieval motte associated with Drymen lies across the River Endrick from the present village, at Catter (NS 4739 8807) and it has been suggested that a later medieval stone castle was sited nearer the church.

There are a number of early gravestones in the churchyard, particularly three recumbent slabs, the earliest dating to 1618, suggesting that the pre-reformation church probably stood on this site. This appears to be confirmed by early maps, with the church as the focus of the original settlement (Pont, Blaeu).

The planning of the more formal square around 1800 on the site of the previous medieval market place may have left archaeological remains of the original Main Street layout in The Square.

Buchanan Castle to the south-west of the village is the largest of the architectural remains of the Buchanan Estate and the grounds contain several interesting estate buildings. The William Burn mansion of 1854 is now a spectacular Gothic ruin (since 1955) but The Old House (1724) rebuilt following a fire in 1852 and now the golf club may contain remains of earlier structures (McKean).

Listed Buildings

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

Category	Number of buildings
Category A	0
Category B	2
Category C(S)	5
Proposed extension	1
Total	8

Table 1: Listed Buildings in Drymen

Street Descriptions

North part of Main Street

The upper part of the street maintains the rural atmosphere on the east side but the west is built up to the pavement with shops and contributes a businesslike urban feeling.

The street is terminated at the northern end by the very prominent black and white No.1 (The Hawthorns) which replaced a row of thatched cottages in 1873 and has been rather unsympathetically modernised. The Royal Bank (1861) occupies a prominent position above the street level at the southern end, marking the entrance to the upper part of the village. It is a well designed red sandstone ashlar faced building with original glazing pattern and well designed ironwork. It is not enhanced by the modern garage to the north, the cash machine occupying one window and the modern sign. Between these, the row of 1½ storey shops and modern housing on the west side of the upper part of Main Street replace historic cottages, but have been particularly well designed, in red sandstone with Scottish slate roofs, dormers, chimneys with (reused) buff clay cans, astragalled sashes and

boarded front doors. The east side has a couple of older single-storey white cottages: the Salmon Leap Inn (previously The Plough) is dated 1758 but much altered and in poor condition.

The hedges and small front gardens of the east side of the street, together with the open views between the cottages, make a pleasant open contrast to the west side. The Main Street widens at the War Memorial, a preparation for the open space of The Square. The railings which surrounded the memorial until at least 1946 have gone and the grassed area has been reduced by modern developments and pavement and road widening, but it is an attractive green space.

South part of Main Street

The oldest street in the village, Main Street, is long and undulating, stretching between The Square and the Parish church, with the Buchanan Arms Hotel midway. The lower southern part snakes uphill from the church to the Hotel, with open views across the valley to the south and east.

The church and Town Foot Cottage denote the southern end of the Conservation Area. Both are white painted and with Scots slate roofs and grey and black margins respectively. North of these, the west side of the street is lined with Victorian and villas and modern bungalows, all facing east over the valley with spectacular views of the distant hills. Only two large buildings occupy the east side: No.27 and the Hotel. The entrance of No.27, framed by holly bushes and with several large trees, marks an important point in the street, where the upper part of the village can be glimpsed beyond the large Hotel complex.

The Parish Church is a fine example of a T-plan post Reformation Scottish church but has little effect on the village. Dated 1771, when the previous 'ruinous and unsafe' building was replaced, the belfry was added in 1840 and it was 'improved' and re-orientated in 1879-80. The entrance and gates were added in 1902-4 and new stair towers and galleries in 1906. It was harled in 1962 and again renovated in 1988/9. It is said to have been a gathering place for the local heritor's and farmers to pay blackmail to Rob Roy. The graves of Eric Liddell's parents and brother are in the churchyard. The Buchanan Arms Hotel provides an important fulcrum between the two historic parts of the village and punctuates the Main Street. Originally a small farm steading, was acquired in 1860 from the Buchanans of Drummakill by the 4th Duke of Montrose and sold in 1931. It was extended in 1935, 1982 and 1990, the piecemeal extensions ensuring that the whole complex is well articulated to reduce its bulk, with white painted roughcast and half dormers characteristic of the village. It now dominates the central part of the Main Street.

The east side of Main Street is hedged but otherwise generally open to the undulating hills while the west has a wealth of mature garden planting and trees.

The Square

This is the central urban focus of the village, the site of the original market place and the first and most lasting impression visitors have of the village. The visual width of the space is increased by the uniformly low height of the buildings which provide a strong sense of enclosure on the north, south and west sides. The Winnock stretches across the west side forming a pleasingly uniform backdrop to the space. The east side of The Square has a less enclosed, more informal character, with individual two storey houses. To the south there is a fine open view towards the distant hills.

The buildings are generally one or two storey, white painted rubble/harl (red sandstone to the east side), with Scots slate roofs with continuous ridges, low stone lums, and regularly spaced astragal sash windows, giving a dignified but relaxed character.

The two-storey Winnock Hotel, previously the Drymen Inn, is the most important building in the village. Its uniform white painted rubblework façade with traditional astragalled sashes and continuous Scots slate roofline, broken by large sandstone chimneys, dominates The Square and provides a strong character of modest, plain hospitality. The Clachan Inn is the main building on the north side of The Square. A traditional single storey cottage which has changed little since the 19th century. It claims to be the oldest inn in Scotland, licensed in 1734. The Pump Stones, a curious ring of small

standing stones on the south side of The Square, are believed to be part of a cattle weighing device used at cattle fairs (Bruce), though their name suggests that they may have supported some kind of water cistern or trough. In either case they may provide a direct connection with the origin of the village in cattle droving. The red painted rubble work on No.4 (dated 1864), adjacent to The Clachan, is good match with the natural sandstone of the village but not found elsewhere in the Conservation Area, where white paint is more usual. Its triangular wall head dormers, also untypical, provide an important focal point when approaching The Square from the south.

The Square, also previously known as Cross Green, either due to a long disappeared market cross, or to its being a road junction, is the main urban focus of Drymen, but has a green centre, the most important green open space in the village. An informal public square sloping towards the south east and half grassed, it has a large number of benches and a flagpole; but could benefit from further enhancement.

Balmaha Road

Balmaha Road had a piecemeal character, with small cottages dotted along it. The character of the road changes from suburban to rural as it leaves the town, with houses set behind low hedges, fences and walls.

The cottages are generally single storey, with low eaves, slate roofs, double pitch conventional dormers (e.g. Nos.8 to 10) and single or at the most double stack chimneys. Nos.8 to 10 are red sandstone rubble faced with timber sash windows, but most are white painted; Risk Head cottage (No.2) is typical except for the stained timber pivot sash windows. The iron fence to number 1 Balmaha Road is of traditional rural character and an important element of the street, and its brick outbuildings are unusual in the area. The houses on the east side of the road typically have fine original fenestration and front doors, clay ridges tiles and finials, rustic porches and wrought iron gates set in low stone verge walls.

As it progresses northwards, Balmaha Road has an increasingly strong rural character, with mature trees and houses set back in well groomed gardens. There is an important beech hedge near the bridge over the Mill Burn, where the noise of the water and the wind in the trees combine to create a strong rural penetration of the village. To the north, the density of the woods increases to make the road a undulating green tunnel as it climbs gently northwards out of the town, with houses spread further back, almost hidden, in well planted gardens. The road is lined with a fine field wall on the east, now in urgent need of repair, almost totally covered in a velvet coating of moss as it approaches the trees, the companion wall on the west side having already fallen into ruin. At the northern entrance to the village, the views open out towards the east, across fields and distant tree plantations towards the distant hills.

Ballyconachy Loan

This rural track traces the eastern boundary of the Conservation Area and links with the Mill Burn and rural footpath routes back to the village. It is open to the east, overlooking the area of great landscape value and forms part of the proposed cycle track.

Stirling Road

The main approach to The Square from the east, Stirling Road enters in centrally and provides a straight vista eastwards from the square. The village has important landmark trees, hedges and woodlands on all its approaches and as a gateway to the Loch Lomond and The Trossachs National Park especially from the Stirling road and some forward planning should be made to plant this edge for the future.

The west end has two storey white harled Scots slated buildings with coloured margins, while at the east end are much altered single storey cottages with slated roofs and dormers.

Set back from the north side of the road, the UP Church of the 1819 and adjacent manse, both white painted, are a good example of a small dissenting church complex and important features on the way into the town from the east. The church became the United Free Church in 1929 and is now a Church Hall. The manse preserves black margins and white harl despite other alterations.

Gartness Road

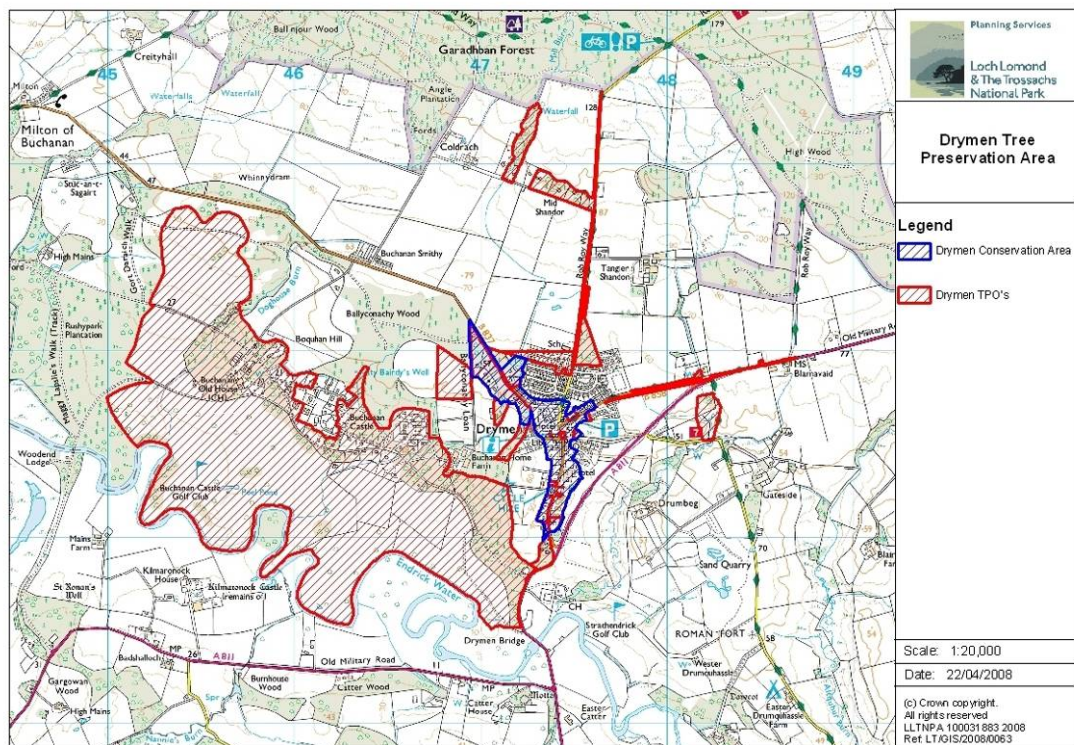
This was the historic eastern access to the town before the military road was constructed in the mid 18th c. It descends in a sudden dip eastwards from Main Street and has the enclosed, secretive character of a country lane, making it a surprising transition between the hard surfaces and enclosure of the village centre and the countryside which surrounds it. Several historic cottages are dotted along it, but have been much altered, its most important features being trees and hedges.

8 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. Within the village there are many groups of trees protected by The Stirling Council (Drymen) Tree Preservation Order, the serving of which pre-dates the conservation area. The Drymen TPO is in need of review but does serve to highlight groups of important trees in and around the village, such as the roadside avenue of oaks on Stirling Road and the roadside trees on the Old Gartmore Road. Many trees from these plantings have been lost over recent years due to old age and declining health creating opportunities for replanting and restoration of these important features.

Many of gardens within the village contain large trees, particularly oaks, a legacy of the farmland that preceded the modern housing within the village. In addition, many of the older properties within the village have collections of specimen trees and shrubs which contribute to the character and amenity of the village.

There are a few ornamental fruit trees in the village square some of which are past their useful life. Locals say that these trees were planted to replace a large, open grown specimen tree within the square which was a central feature of the village but removed many years ago.



Map 3: Drymen Tree Preservation Area

9 OPPORTUNITIES FOR CHANGE

Negative Factors

The loss of original features, in particular timber sash and case windows, has affected the character and authenticity of the conservation area in a negative manner. New developments have not always been designed to a high standard in keeping with the character of the conservation area. The quality of the public realm around The Square is not high, and the dominance of cars detracts from this key space at the heart of the conservation area.

Public Realm Audit

The current “black top” tarmac surface to the roads and pavements is a modern bonded aggregate surface, badly patched in places. Historic photographs indicate loosely bonded aggregate surfaces rather than setts or stone paving.



The Square. Large areas of hard surfacing and dominant road markings.

The road surface appears to be unnecessarily wide at The Square and the road markings seem dominant. There are poorly designed and maintained railings along the southern side of Stirling Road and the corner of The Square. The street furniture at The Square, including the bus shelter, bins, planter tubs, notice boards and benches, are also not of high quality, and the linear layout appears as a barrier to the green. Although there is a large road sign adjacent to No 12 Stirling Road, signage is otherwise not generally intrusive and lighting is functional, but not subtle or attractive. There are some overhead cables, but they are mainly located to the rear of properties and not overly dominant in views.



The Square. Poorly maintained railings, dominant bus shelter.

Sensitivity Analysis

The highest level of sensitivity surrounds The Square, traditionally the market place of Drymen. The Square is surrounded on three sides by a variety of single and 2-storey buildings dating from the 18th and 19th century. The fourth (west) side is a 1970s development: whilst not of great interest in itself, its scale and massing are relatively sympathetic to the site. Parking, Traffic Calming and Safety and Enhancement of the village square have all been identified as priority actions in the Community Action Plan 2007-2010. There is potential for some archaeological remains of the former road beneath the green.

Views out to the surrounding countryside make a key contribution to the character of the conservation area, particularly along the open side of Main Street at the southern (Buchanan Arms Hotel and church) end. The western side of Balmaha Road is contained within the boundaries of the Buchanan Castle designed landscape, included in the "Inventory of Gardens and Designed Landscapes in Scotland". Particular care is required in assessing development proposals in relation to the designed landscape in this area.

Boundary treatments, especially walls and hedges, are also important to the character of the area. The approaches to the village are all sensitive to change as the mature oaks on Stirling Road reach maturity and others on routes into the village are not replaced.

Assessment of Significance

Drymen has historic, cultural, and architectural significance. The village was long a droving and market centre, and became part of the strategic military road network in 1765. As previously mentioned, it has associations with Rob Roy MacGregor and Eric Liddell. Architectural and historic interest is recognised through the planning system by means of listing: there are 8 listed buildings within the conservation area, and other unlisted buildings are also of interest. Part of the conservation area also falls within the designated designed landscape of Buchanan Castle. Although smaller, Kirk Yetholm near Kelso is perhaps a comparator in terms of its layout and village green.

The historical figures associated with Drymen are recognised as important in a national context. The conservation area contains 2 buildings listed at category B, 5 buildings listed at category C(S) and 1 proposed extension. The Buchanan Castle designed landscape is recognised at a national level by inclusion in the "Inventory of Gardens and Designed Landscapes in Scotland". An overall assessment of Drymen conservation area suggests a moderate regional interest.

The Salmon Leap Inn site presents an opportunity to mend and enhance the current fragmented state of the east side of Main Street. It is a prominent site requiring great care and sensitivity to the qualities of the area. Any new design should take into account the general guidance below, but specific issues to be considered include: how the building relates to the street and the surrounding buildings (height, depth, length, roof type, materials etc.); definition of the street boundary; elevational treatment and articulation; landscaping and the public realm; and the impact of the building from various vantage points.

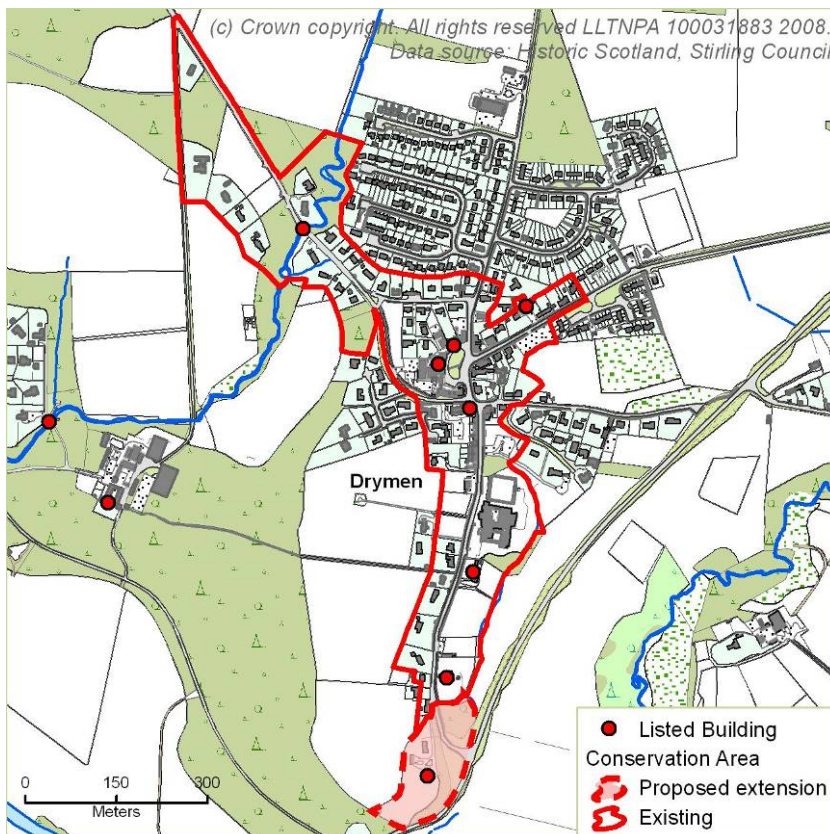
At the time of writing the former United Secession Chapel (Drymen Church Hall) had recently been advertised for sale as a development opportunity. Although plain, the building is an early dissenting church (1819) and protected as a category C(S) listed building. Whilst a change of use may be necessary, it is desirable that the structure remains in place as an interesting part of the history and character of the village.

10 OPPORTUNITIES FOR PLANNING ACTION

Refinement of Conservation Area Boundary

A conservation area was first designated in Drymen in 1973, comprising most of Main Street, The Square, the start of Stirling Road and the start of Balmaha Road. In January 2000 the area was extended to include more of Balmaha Road up to Ballyconachy Loan.

One further amendment is now proposed to strengthen the “green” southern boundary at the entrance to the village from the A811 and to include the former Manse (Endrick Hill) and its original policies. The Manse was built circa 1860, probably on the site of an earlier Manse. It is a building of some quality and was linked functionally to the nearby church within the existing conservation area boundary. Mansewood is a modern building, but it falls within the historic policy boundaries of the Manse, and is included because it shares much of the mature setting and drive of the older building.



Map 4: Proposed Drymen Conservation Area

Permitted Development Rights and Article 4 Directions

Permitted development rights within a conservation area 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 16m² 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 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.

11 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.
- Respect important views in and out of the conservation area.

To promote the conservation and retention of traditional features

A programme focussing on the repair or reinstatement of missing features, such as original roofing materials or timber sash and case windows, would have a major impact on improving the appearance of the conservation area. Such a programme could be tied in with the production of specific advice for owners on the repair and maintenance of stone-built properties and the wider promotion of traditional skills and techniques throughout the National Park area.

A higher quality of commercial signage is also desirable. Guidance and encouragement to improve signage would be of benefit.

Opportunities for enhancement

Whilst it would not be appropriate to introduce very highly designed urban surfaces, furniture, lighting or signage to a rural village such as Drymen, there is scope for significantly improved quality of materials and design in the public realm, particularly in the Square. A scheme of enhancement for the Square is identified as a high priority in the Community Action Plan 2003.



*The Square, north side, circa 1910
(copyright Newsquest (Herald and Times)).*



The Square, north side, March 2006.

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

There is little easily accessible information about the village and its history. This could be addressed by the provision of discreet signage and information/interpretation boards in key locations, such as The Square and Stirling Road car park.

12 MONITORING AND REVIEW

Whilst it is difficult to undertake a fully scientific assessment 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 conservation area survey photographs undertaken in March 2006 and also 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.

13 BIBLIOGRAPHY, USEFUL INFORMATION, CONTACTS

Legislation and Statutory Instruments

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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/>

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

Scottish Executive (planning policies and guidance):

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

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/>

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

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

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