



ALLOA GLEBE CONSERVATION AREA CHARACTER APPRAISAL

FEBRUARY 2018



Clackmannanshire
Council

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Contents

1 Introduction, Purpose and Justification

- 1.1 Date and reason for designation
- 1.2 Purpose of appraisal
- 1.3 Methodology

2 Location and landscape

- 2.1 Location and activities
- 2.2 Relationship to Old Alloa Conservation Area
- 2.3 Geology and topography

3 Historical Development

- 3.1 Origins
- 3.2 Improvements of the 18th Century
- 3.3 19th Century expansion westwards
- 3.4 Victorian development
- 3.5 20th Century

4 Character and Appearance

- 4.1 Spatial analysis
- 4.2 Buildings and townscape
- 4.3 Character Areas

5 Key Features/Assessment of Significance

6 Conservation Issues

7 Sensitivity Analysis

- 7.1 Loss of original architectural details and building materials
- 7.2 Quality of new development, alterations and extensions
- 7.3 Shopfront design
- 7.4 Buildings at risk
- 7.5 Quality of public realm
- 7.6 Need for effective management tools for the conservation area
- 7.7 Protection of trees, hedges and traditional boundaries

8 Opportunities for Preservation and Enhancement

- 8.1 Building maintenance and repair
- 8.2 Shopfront improvements
- 8.3 Trees and landscape
- 8.4 Public realm enhancement
- 8.5 Quality of new developments, building alterations and extensions
- 8.6 Article 4 Direction and planning controls
- 8.7 Buildings at risk
- 8.8 The control of unlisted buildings
- 8.9 Boundary review

9 Monitoring and Review

10 Further information and links

APPENDIX 1 - Listed Buildings

APPENDIX 2 - Householder Permitted Development Rights

APPENDIX 3 - Glossary of Architectural Terms

APPENDIX 4 - Community Engagement Analysis

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1 INTRODUCTION, PURPOSE AND JUSTIFICATION

1.1 Date and reason for designation

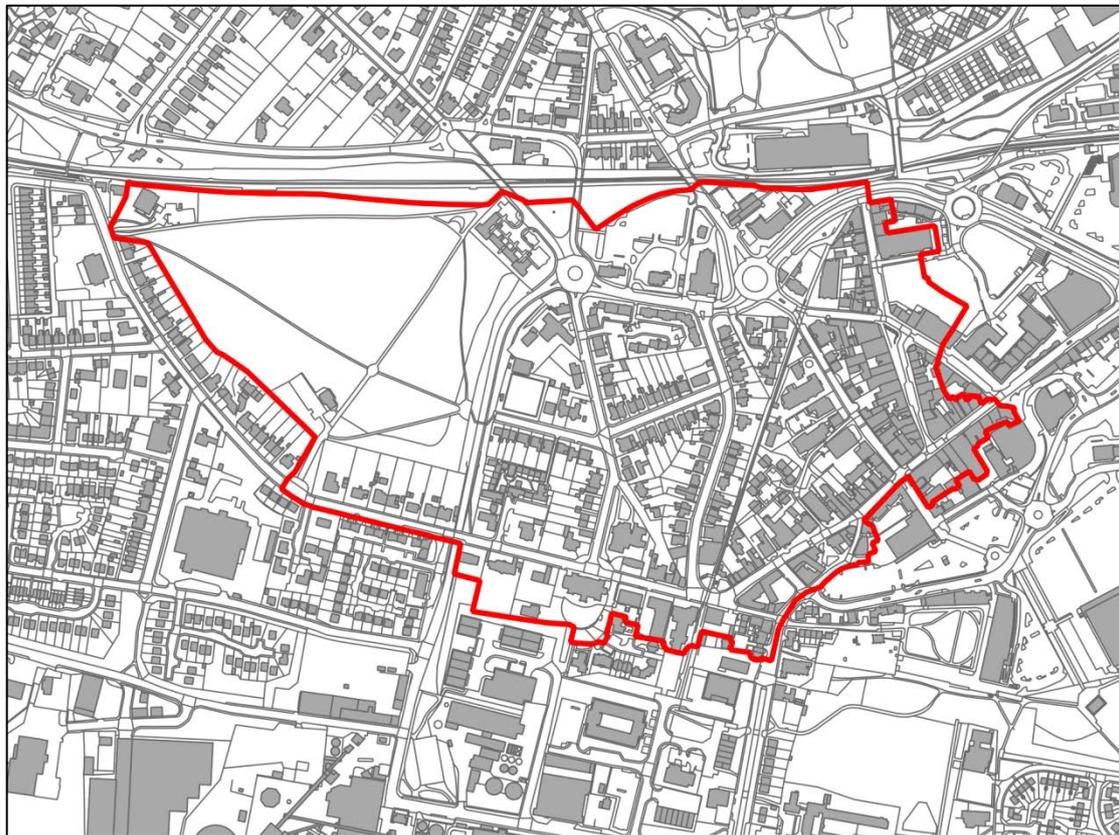
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Local authorities have a statutory duty to identify and designate such areas.

The Alloa Glebe Conservation Area was designated in 1972 (revised 2005) for its special architectural and historic character.

Conservation area status brings the following works under planning control:

- Demolition of unlisted buildings and structures
- Removal of, or work to, trees
- Development involving small house alterations and extensions, the installation of satellite dishes, roof alterations, stone cleaning or painting of the exterior

It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.



Alloa Glebe Conservation Area Boundary

1.2 Purpose of appraisal

Planning Authorities have a duty to prepare proposals for the preservation and enhancement of conservation areas, although there is no imposed timeframe for doing so. The Act also indicates that planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of the designated area in making planning decisions that affect the area. A more considered and careful approach is therefore needed in considering development proposals in a conservation area.

This document therefore seeks to:

- define the special interest of the conservation area and identify any issues which threaten the special qualities of the conservation area
- provide guidelines to prevent harm and assist in the enhancement of the conservation area
- provide Clackmannanshire Council with a valuable tool with which to inform its planning practice and policies for the area

The appraisal conforms to Scottish Government guidance as set out in Planning Advice Note 71: Conservation Area Management (December 2004). Additional government guidance regarding the management of historic buildings and conservation areas is set out within Scottish Planning Policy, Historic Environment Scotland Policy Statement 2016 (HESPS) and the series of Managing Change in the Historic Environment Guidance Notes produced previously by Historic Scotland, now Historic Environment Scotland.

This appraisal provides a firm basis on which applications for development within and in the vicinity of the conservation area can be assessed. Section 8.5 provides guidelines for any new development, building alterations and extensions within the conservation area. This appraisal should be read in conjunction with the planning policy framework in the Clackmannanshire Local Development Plan.

1.3 Methodology

This appraisal has been prepared by the Scottish Civic Trust. The Trust was contracted in December 2014 to undertake a Conservation Area Character Appraisal of the Alloa Glebe Conservation Area on behalf of Clackmannanshire Council.

A thorough site survey of Alloa Glebe Conservation Area was carried out including a character assessment comprising: setting, views, activity and movement; street pattern and urban grain; historic townscape; the evidence of change from historic photographs and maps; spatial relationships; trees and landscaping; and negative factors.

Archival research was supplemented by consultation of a draft appraisal, prepared in 2000 by Robin Kent, and other background documents such as the Alloa Town Centre BID Business Plan. These documents were used as a basis for the work, but were re-examined in light of the evidence on the ground.

A Consultation Draft document was published following a public drop-in session at the Speirs Centre on 18th February 2015, facilitated by Alloa Community Council. Draft findings were presented to the public including the potential for boundary review; the main characteristics of the conservation area and negative issues. Leaflets were available which gave a summary of the appraisal process and included a form for feedback and comments. A summary and analysis of the feedback is included at Appendix 4.

The conservation area character appraisal and analysis are intended to help understanding and management of Alloa Glebe Conservation Area.

2 LOCATION AND LANDSCAPE

2.1 Location and activities

The Alloa Glebe Conservation Area lies entirely within the town of Alloa in Clackmannanshire. The conservation area encompasses the western half of the commercial centre of the town, bounded by Bank Street, Mar Street, Mill Street and part of Drysdale Street. Further west, the conservation area encompasses a suburban area of largely Georgian and Victorian residential development, bounded by Bedford Place, Marshill and Church Road, and including Glebe Terrace, Ludgate and Coningsby Place.

2.2 Relationship to Old Alloa Conservation Area

The Alloa Glebe Conservation Area is one of two conservation areas in Alloa. At its south east corner, the Alloa Glebe Conservation Area abuts the Old Alloa Conservation Area, also designated in the early 1970s in order that its special character and appearance could be enhanced.

The Old Alloa Conservation Area encompasses Alloa Tower, the Kirkgate, Broad Street and the harbour. The Old Alloa Conservation Area consists of a series of historic structures such as Tobias Bauchop's House, Kilncraigs Mills (now the Clackmannanshire Council offices), and Alloa Tower, all Category A-Listed. These structures sit in a landscaped area made up of several open spaces, such as the Greenside Cemetery, the grounds of Alloa Tower and the playing fields to the east of Broad Street. The conservation area also takes in the length of Broad Street/Lime Tree Walk down to the harbour.

Consideration has been given during the appraisal process to the possibility of merging the two conservation areas. This is addressed in Section 8.9 Boundary Review.

2.3 Geology and topography

Clackmannanshire is characterised by one of the most prominent topographic features in Scotland, the contrast between the high ground of the Ochil Hills and the flat carselands of the Devon and Forth valleys. Alloa sits in gently undulating landscape, between the Ochil Hills range to the north and the winding River Forth to the south.

The Ochil Hills mark a major change in geology which defines the boundary between the resistant Old Red Sandstone lavas to the north and the softer Carboniferous sedimentaries to the south.

The dominant building material in the area is sandstone and this would have been quarried locally. The Statistical Account of 1834-45 notes that sandstone found in the parish is, "*of various colours, but chiefly light red, yellowish and grey, inclining to white.*" Sandstone is relatively soft and easy to carve, which makes it a popular building material.

It is also noted that "*the red-coloured variety has been frequently mistaken for the old red sandstone but is altogether different from both it and new red sandstone... This red sandstone belongs to the alternating strata of the coalformation and is of a light-red or bluish colour.*"

Coal has been worked in the area, with mining taking place at Carsebridge to the north east of the town, and at Collyland (or Coalyland) to the north.

3 HISTORICAL DEVELOPMENT

3.1 Origins

The lands of Alloa were first mentioned in 1365 and the barony in a 1398 charter. On Pont's map of 1558 the town is represented as a tightly-packed cluster of buildings in a walled compound around the tower of 'Alwa Castle'. Until the end of the 17th century Alloa relied on agriculture and local cottage industries, such as spinning and weaving. The lands passed to the Erskine family in the 15th century and under the Earls of Mar, Alloa developed as a significant harbour and trading port.

3.2 Improvements of the 18th Century

After 1689 when the 6th Earl of Mar succeeded to his estates, the town experienced extensive industrial improvements and the town expanded northwards in the 17th century. By 1672 several of the present streets existed north of the tower and in 1690 the town was granted a parish church. Daniel Defoe visited Alloa in 1722-27 and described the town as

“pleasant, well built, and full of trade.” By 1750 Mill Street, Coalgate and Broad Street formed the outer edge of the town.

In 1768 the wagon way, which runs through the conservation area, was constructed to carry coal to the harbour from the Earl's coal mines to the north of the town, and provided a new western boundary to Alloa. Along with other similar wagonways in Central Scotland, it played a pioneering role in the development of rail transport in Scotland.

The 6th Earl was keen to improve the town, as well as its industry, and the first idea for a 'New Town' of Alloa came as early as 1710. The Earl produced plans for a grid pattern of streets with Bedford Place forming the northern boundary. The population of Alloa had reached 3,482 by 1791, though the streets of the old town remained narrow and irregular. Mar Street (originally Cowies Loan) was probably the first street of 'new' Alloa in 1785. The east side of the street was mostly built by 1790.

3.3 19th Century expansion westwards

Bank Street (originally Market Street) and Bedford Place developed from 1810 with villas overlooking the industry to the south, and a new parish church, St Mungo's, (built 1817- 1819) forming the centrepiece. Bank Street's new name was possibly taken from the former Commercial Bank at Nos. 18-22, built in 1848.

Wood's map of 1825 shows Mar Street, Market Street (Bank Street) and the wagonway as the western boundary of the town centre. Bedford Place has several large detached properties such as the former Burgh School, St Mungo's Parish Church and some grand villas along its south side. This reads clearly as the start of suburban expansion to the west, in contrast with the dense and irregular town centre. The area between the Ludgate and the wagonway is empty save for the church and manse at the south west corner and Ochil House to the north east at the corner of Mar Street and Marshall. This open space is marked as 'GLEBE' and formed the Glebe fields. The 'New Academy' is shown at the top of Ludgate, built in the late 18th century and now demolished. A variety of 19th century former infant school buildings now occupy the site.

From the early 1820s the north side of Bedford Place began to be developed and in the 1830s Bedford Place was extended into Grange Road (originally Grange Place), forming the principal route west to Stirling through the new spacious suburbs. The OS Large Scale Town Plan of 1861-2 shows development along the north side of Bedford Place as far west as No.13. The Royal Oak Hotel is marked on the map at No.7 Bedford Place, having been built in the late 1820s.

The railway reached Alloa in 1850 and the deep cutting for the harbour line branch was constructed by 1862, enclosing the Glebe meadow to the north of Bedford Place.

3.4 Victorian development

The Glebe itself served the former manse at the head of Broad Street, being an area of land within an ecclesiastical parish used to support a parish minister, and stretched northwards from Bedford Place to Marshall, enclosed by Ludgate to the west and the wagonway to the east. The Glebe was previously used as an informal public park, until it was developed with the streets of Coningsby Place, Glebe Terrace and Church Street laid out either side of Ludgate. The area developed approximately south to north between 1870 and 1900, and many of the properties were designed by Adam Frame, a local architect who also designed the former Burgh Chambers in Bank Street. Many of the large villas have date stones so we can plot the progress of the development. By 1900 this area looked much as it does today. To provide a new public park the West End Park was laid out on the Grange Fields and opened in May 1878, entered through a stone gateway from Grange Road. The western portion of Grange Road, beyond the gates to the new park, was developed in the later 19th century.

By the late 19th century when these villas were being built, it was said of Alloa that it, *“yearly assumes a more and more prosperous aspect”*. However, the old town was continuing to

decay and there was little objection when whole sections of the historic town centre were swept away by industrial developments such as Paton's Kilncraig's Mill, which replaced the old Market Place in 1868.

Within the commercial part of the conservation area, significant public and civic buildings were being erected in the late 19th century in Mar Street, Mill Street and Bank Street, demonstrating the civic pride and prosperity of the town at this time. This period is dominated by a few local architects, predominantly Adam Frame (1836-1901) and William Kerr (1866-1940).



Top: Looking east into Glebe Terrace c.1900.

Bottom: the same view today shows how little has changed in this part of the conservation area.

(Historic image copyright of Clackmannanshire Council)

3.5 20th Century

The early 20th century saw some redevelopment at the junction of Bank Street, Bedford Place and Church Street with the erection of a new war memorial in 1923-4, a new Post Office in 1924 and redevelopment of the block at 37-43 Bank Street for the municipal gas showrooms in 1935-6 by William Kerr and John Gray.

Development slowed in the mid 20th century, and was largely focussed outside the conservation area.

Alloa has suffered the effects of a decline in industry - many of the changes that took place in the town reflect this and the significant changes are related to transport infrastructure. By the early 1970s traffic had been removed from Mill Street to the A907 to the north, with a significant impact on the northern part of the conservation area. The port closed in 1970, and production at Paton's mills ended in 1999. Large portions of the historic core of the town centre have subsequently been redeveloped for retail and car parking as industrial sites have closed. The railway line was closed in the late 1960s in the infamous Beeching cuts, and in the 1990s the station area was redeveloped for a sports centre. Also in the 1990s the deep cutting for the harbour line, which runs under the conservation area, was converted to road traffic. The town's railway line was restored in 2008 after local pressure.

A significant amount of residential development has also occurred to the south of the conservation area, outside the current boundary, around Caledonian Road and Grant Street, where industrial sites have been cleared.

Despite the surrounding large-scale redevelopments, modern infill within the conservation area has mostly been on the existing pattern and usually in gap sites and backland locations. Notable examples include Bedford Court, built by Wheeler and Sproson in 1985 behind Bedford Place, and St Mungo's RC Church in Mar Street, built in 1960-1 by William W. Friskin.



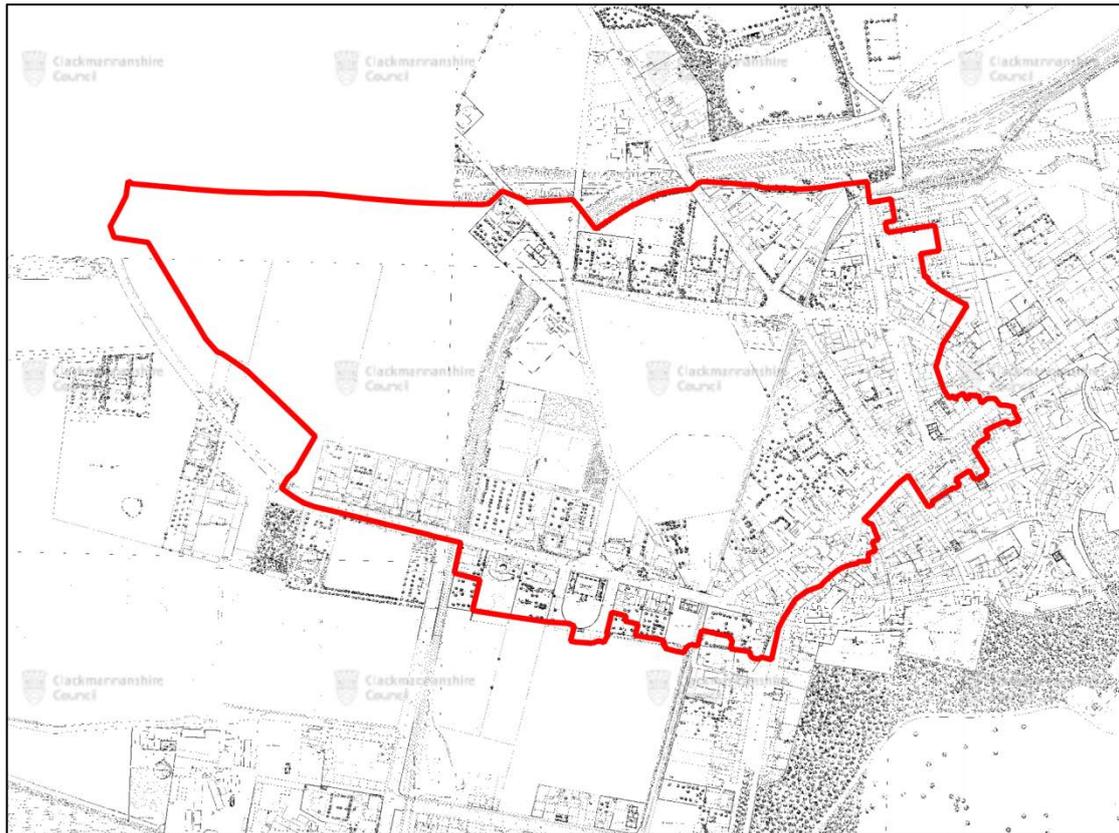
Left: Marshall looking east in 1930s

Right: the same view today shows the impact the busy road system has had on the setting of listed buildings.

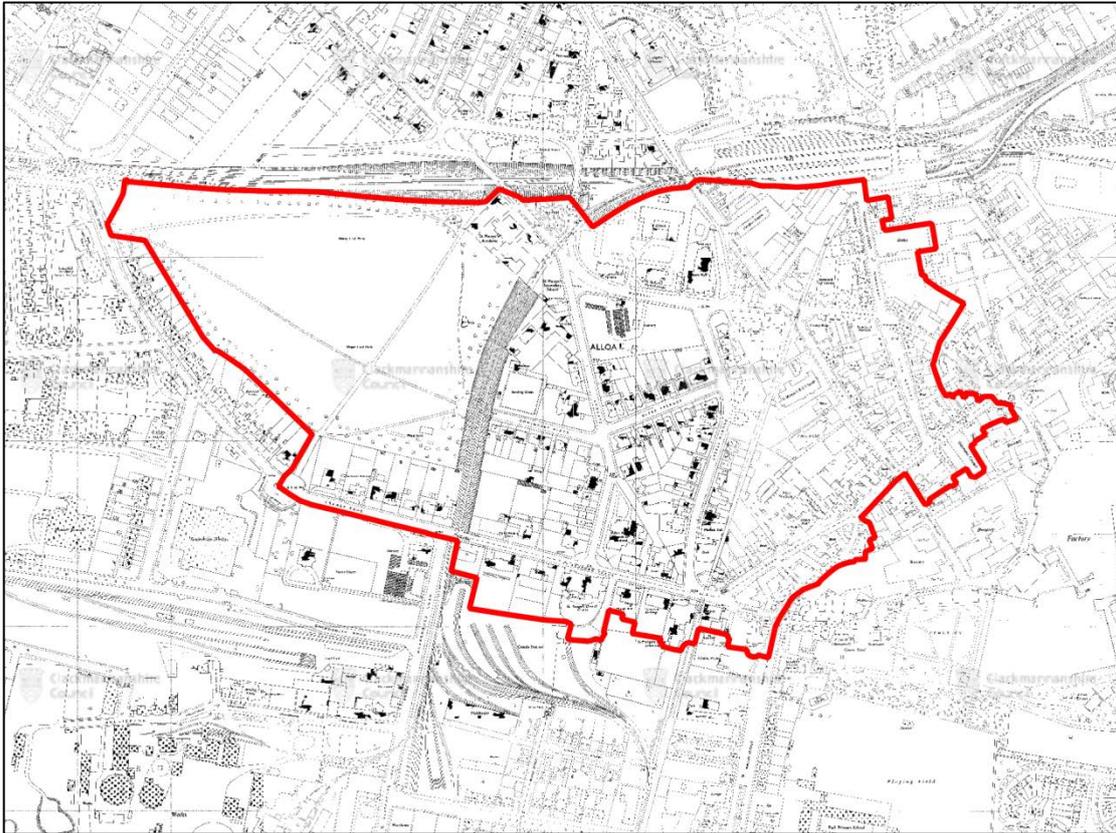
(Historic image copyright of Clackmannanshire Council)



Wood's map of 1825 shows the old town between Alloa Tower and Mill Street, High Street and Drysdale Street. Development within the conservation is mostly along the eastern boundary on the edge of the town centre and to the south where development is starting to spread westwards onto Bedford Place. St Mungo's Parish Church is visible, as are several villas nearby. The Glebe field is clearly labelled as such and the wagonway is visible, dividing the conservation area. (Approximate Conservation Area Boundary shown in pink) Map reproduced by permission of the National Library of Scotland



The OS Town Plan of 1861-2 shows that development has extended along Bedford Place in the first half of the 19th century with large villas in generous gardens built in 'Grange Place' (now Grange Road). Marshall has also seen new development with several large buildings in generous plots. The railway has arrived in Alloa and the Harbour branch of the Stirling and Dunfermline Railway passes through the conservation area in a deep cutting. The Glebe field between the wagonway and Ludgate still lies empty. (Conservation Area Boundary shown in red)



This post-war OS Map of c.1970 shows the conservation area much as it is today. The Glebe fields were developed between 1870 and 1900 with residential villa properties on Church Street, Coningsby Place, Glebe Terrace and Ludgate. The wagonway is still clearly visible, as is the Harbour Branch of the railway, although the railway cutting is now in use as a road. The bypass to the north of the town, and the two large roundabouts at Marshall are yet to be developed. The area of open ground to the west of the conservation area has been laid out as the West End Park, and is now surrounded by development. (Conservation Area Boundary shown in red)

4 CHARACTER AND APPEARANCE

4.1 Spatial analysis

4.1.1 Layout and activities

The Alloa Glebe Conservation Area consists of the western half of the town centre, dominated by retail and commercial activities, and a large area of residential development to the west of the town centre. As such the conservation area contains a wide range of activities and uses, including four churches, a bowling club, a police station, the sheriff court, shops, cafes, houses and a large park.



Aerial photograph with Alloa Glebe Conservation Area boundary superimposed in red.

The conservation area encompasses the West End Park which forms the boundary to the west. Bedford Place and Grange Road form the southern boundary and Bank Street and Mar Street form the boundary to the east. To the north, the railway line forms a natural stop and the boundary wraps around the back of the properties on Marshall and King Street, taking in the South African War Memorial at Claremont and Ludgate.

Historic maps show us that development spread from the south eastern corner of the conservation area as the old town expanded during the late 18th and 19th centuries. The main streets - Bank Street, Mar Street, Bedford Place, Marshall and Ludgate - were likely all laid out during the late 18th or very early 19th century, and are all visible on Wood's Map of 1825. Coalgate is significantly older and relates to the earlier 'old town'. As development pushed westwards, the Glebe fields to the north of Bedford Place were developed for housing. Glebe Terrace, Coningsby Place and Church Street were laid out on this field, within the existing street pattern, to accommodate the new Victorian villas being erected.

In the same period, the open space further west, north of Grange Road, was formally laid out as a park in 1878.

The building pattern varies across this layout, with smaller and more irregular plots in the town centre area with buildings set on the roadside, compared to more regular and spacious plots in the suburban residential area where houses are set back from the road behind low boundary walls.

Modern infill has been largely residential and developed in backland areas of large plots, for example at Bedford Court, wrapping around Bedford House on Bedford Place, or redevelopment of brownfield sites such as the residential development at the former nursery site at the junction of Ludgate and Marshall.

4.1.2 Open spaces, trees and landscape

The most significant open space in the conservation area is West End Park, which occupies the western third of the conservation area. The Park is bounded by trees on all sides, and sits behind the houses on the northern side of Grange Road. On its eastern side the park is separated from the rest of the conservation area by the deep cutting, which formerly brought the railway through the area, and now serves as a main vehicular route. The Park is therefore largely hidden, except for the gates onto Grange Road and glimpses from the east and north. The park plays an important role in the history of this part of the conservation area as a Victorian affluent residential suburb.

The bowling green to the north of Coningsby Place has been in this location since at least 1861, appearing on the OS Town Plan. The open space provided by the green contributes to the more spacious, suburban character in this part of the conservation area.

The kirkyard to the rear of St Mungo's Parish Church is only visible from the southern boundary of the conservation area, but provides an appropriate setting for the church, whose principal façade faces south.

Private gardens also make an important contribution to the character of this part of the conservation area with hedges, trees and greenery all adding to the appeal of the leafy, residential area.



Above: The gates to the West End Park on Grange Road.

Below: View north from Church Street towards the Town Hall.



Some gardens have been paved and are in use for parking, which does detract from the character of the area.

In the town centre, open space is more limited. There is an open space between Coalgate and Bank Street with benches and shrubbery, which could be better utilised. Two small open spaces are associated with the war memorials, at Bank Street/Bedford Place and Claremont/Ludgate.

Key trees, tree groups and open space are marked on the Trees and Landscape map 4.1.4.

4.1.3 Views, landmarks and approaches

The street pattern and relatively dense pattern of development means that views within the conservation area are generally street scenes. Views of special note are:

- The view from the Marshall roundabout towards the Sheriff Court and Drysdale Street.
- The views north and south on Church Street, lined with Victorian villas and gently meandering southwards. The Town Hall terminates the vista to the north, and the former Burgh School terminates the view to the south.
- The remarkably unaltered view of Glebe Terrace from Ludgate.
- Views of St Mungo's Parish Church and Alloa West Church from Bedford Place and Ludgate.
- The view west along Bedford Place.
- Views along Bank Street of the listed Burgh Chambers, Mercat Cross and former Post Office.

Views available from public roads are marked on the Views and Approaches map 4.1.5.

With the A907 running approximately eastwest to the north of the conservation area, approaches to the conservation area are generally from the east along Mill Street, or from the north from Marshall.

From the main road at Marshall, the approach is generally south into the residential area in Ludgate and Church Street. The scale of development becomes immediately more domestic and the roads are wide, providing for long views that are generally street scenes. Church Street gently curves providing attractive views south and north. Looking towards the southern end of Ludgate, the towers of the two churches - Alloa West Church and St Mungo's Parish Church - terminate the vista. Travelling east from Marshall, the view towards Mar Street and Drysdale Street is framed by the listed buildings in Mar Place and the top of Mar Street.

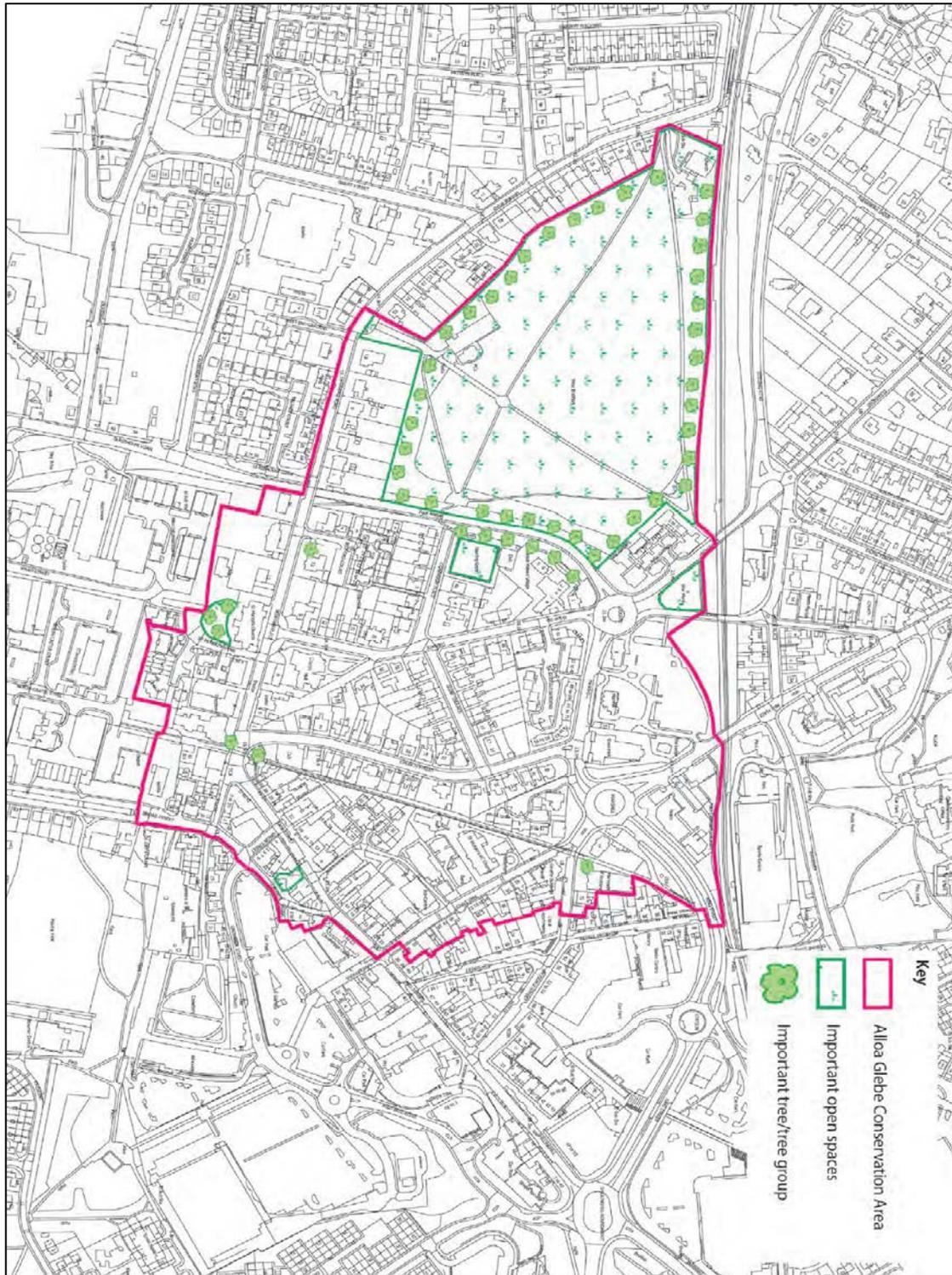
From Mill Street, entering the conservation area along the main commercial spine the character is enclosed and the pattern of development is dense. The street views are enlivened by the varying building styles and roofline, with lower, plainer 18th century buildings and contrasting taller and more ornate late-Victorian properties.



The Sheriff Court acts as an important landmark.

The relatively dense pattern of development in the conservation area means that landmark buildings are those that mark corners or that differ slightly from the general character, usually in terms of scale and massing. Larger buildings, such as the Sherriff Court, Town Hall and four churches provide important markers and punctuate many of the views and vistas.

4.1.4 Trees and landscape map
(see section 4.1.2)



4.1.5 Views and approaches map
(see section 4.1.3)



4.2 Buildings and townscape

4.2.1 Townscape character

The Alloa Glebe Conservation Area has a rich and varied townscape character originating from its street pattern, infrastructure, buildings and open spaces. Spatially there is a noticeable contrast between the remains of the narrow winding medieval streets (Mill Street, Coalgate), the regularising Georgian improvements (Mar Street, Bank Street) and the broad streets of the residential expansion in the west. The historic infrastructure of the wagon way and former rail line compartment the conservation area and delineate its character areas.

The range of building styles and periods reflect the town's historic development over the past two centuries (see map 4.2.4). This includes late 18th and early 19th century traditional styles, fine late Georgian villas and early commercial properties, grand and embellished Victorian civic architecture and suburban houses, and four churches. There are also a small number of early 20th century buildings.

The earliest survivors are modest 2-storey commercial properties on Coalgate and Mill Street in the Town Centre character area. These sit alongside a strong representation of late Georgian and Regency styles reflecting the town's expansion and improvement at the turn of the 19th century. The simplicity and subdued architectural refinement of these buildings is interrupted by grander and taller Victorian structures which add architectural vibrancy to the enclosed streets and articulation of the roofscape.

In the residential streets to the west the character is more uniform in scale and mass with chiefly 2-storey detached or semidetached houses, broad streets and open gardens reflecting the suburban development. There are large Regency villas on Bedford Place and Grange Road, and later modest Victorian houses beyond stretching north to Marshall.

Throughout there is a coherence in the traditional palette of building materials and techniques, including sandstones, Scots slate and timber windows and doors.

4.2.2 Key listed and unlisted buildings

The conservation area contains 47 list entries. Each list entry may cover more than one building (for a full list of listed buildings in the conservation area see Appendix 1).

The conservation area also contains a significant number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the Listed and Unlisted Buildings Map as 'positive buildings' (see map 4.2.3).

Such buildings are generally good examples of relatively unaltered historic buildings where their style, detailing and building materials contribute to the interest and variety of the streetscape. Amongst others this includes the traditional late Victorian houses in the Glebe Fields Character Area and early commercial properties on Bank Street and Mill Street.

Key buildings and building groups



St Mungo's Parish Church. The new Alloa Parish Church (1816-19) forms the centre piece of Bedford Place. Constructed in buff ashlar sandstone by James Gillespie Graham in

perpendicular gothic style. Its pinnacled roofline and tall delicate stone spire form a distinctive landmark. As with the late Georgian villas alongside it, the principal elevation is to the south. Here the full extent of the square central tower can be appreciated rising above the crenellated parapets of the nave. The church grounds are enclosed by a high curving stone boundary wall with cast iron railings. The church was extended with single-storey side additions to each gable including the Session House in 1966-7 by Leslie Graham Thomson. The east addition with a carved relief of the Church of Scotland's Burning Bush emblem. Category B-listed.



Alloa West Church. Standing opposite St Mungo's Parish Church, Alloa West was built in 1863-4 by Peddie and Kinnear on the site of an earlier Associate Burgher Church of 1766. Constructed in a buff squared and stugged sandstone more rugged than the Parish Church. Designed in Early French Gothic style the church was altered and extended in 1902-4 by Sydney Mitchell and Wilson including transepts and a chancel. The dominant SW tower, originally with a 4-stage steeple, was replaced by a tall campanile with belfry. The church grounds are enclosed by low stone walls and cast iron gates. Category C-listed.



Sheriff Court House. The mid Victorian Sherriff Court occupies the corner site on Drysdale and Mar Streets. Built in 1862-5 by Brown and Wardrop as the new County and Police Buildings. Extended along Drysdale Street in 1910 and 1938 by John Melvin and Son. Comprises a tall 2- storey gabled block addressing Mar Street with a 3-storey clock tower adjoining the north-east side. The ochre sandstone is embellished with carved stone detail including arcaded parapet balcony with sculpted lions over the main entrance and a large Coat of Arms above. The roofline is articulated by crowstepped gables, expressed corner single chimney stacks and the steeply pitched tower roof with fishscale slate finish and ironwork cresting. Category B-listed.



Ochil House, Marshall. Early commercial property at the head of Mar Street facing Marshall. Opened as the Plough Inn in 1806 and converted in 1820 to the Tontine Inn; used from 1844-63 as the County office and Court before the new building was constructed. Its classical 3-bay 2-storey frontage very similar to villa design of the time. Category B-listed.



Former Municipal Buildings (1872-4), former Post Office (1882), and former Crown Hotel (1866-7). An important group of three later Victorian civic and commercial buildings on Bank Street. The facades are stepped and set obliquely to the road reflecting the earlier building line. Their individual design varies, but there is strong unity through the use of buff polished ashlar sandstone, height and massing. Both the original Burgh Chambers and the post office designed by Adam Frame. The Municipal Buildings are the most elaborate with channelled stonework and a columned portico carrying a large stone carving of the Burgh Coat of Arms. The historic Market Cross stands alongside, an octagonal column topped with the head of a griffin dated 1690 by Tobias Bauchop, All Category C-listed except the Market Cross, Category B-listed.



Nos. 1-7 Bedford Place. A simple and refined late Georgian classically-styled row comprising the Royal Oak Hotel and the adjoining two houses at Nos. 3 and 5. Probably built in the late 1820s. Now painted, Nos. 3-5, have a broached ashlar façade and rusticated quoins with segmental fanlights over the entrances and original 6 over 6 pane timber sash and case windows. An early canted roof dormer inserted at No. 3. The hotel, most probably built as such, has a Roman Doric pilastered doorpiece and full height pilasters framing the frontage. Early double panelled door and rectangular lay light above. The canted bay is Victorian and two dormers similar to No. 3 but with lying pane four over four sashes. The original pend between the two is infilled but the archway still evident. All Category C-listed.



31 Mill/Mar Street – former British Linen Bank. Built in 1906 by Peddie and Washington Browne in a bold red sandstone ashlar it is one of a very small number of red sandstone buildings in the town centre, for example the Speirs Centre. In contrast to the Union Bank on

Mar Street, the British Linen Bank at the corner with Mill Street illustrates the change in architectural styles in the later Victorian and Edwardian periods. Similar to the Sherriff Court at the head of Mar Street, the roofline is elaborate with gables, tall chimneys and a stone balustrade parapet. Category B-listed.



Nos 3-29 Mill Street A coherent row of late Georgian buildings from around 1800 or earlier comprising some of the earliest buildings in the conservation area. All 2-storey with housing above street level shops. Little appears to remain of shopfronts although Nos. 19 and 25 retain lobbies and larger plate glazing, No. 19 with a small dentilled transom. Above the facades are either painted broached ashlar or rendered (cement). Some later 19th century dormers added, those at Nos. 15-19 large and framed with pilasters; those at No 21 earlier and retaining 6 over 6 pane sash and case windows. No. 27 is probably the oldest and at least 18th century with its steeper roof, crowstepped gable and skewput. All unlisted.



Nos. 6-16, Mar Street. A small number of original late Georgian 2-storey gable to gable buildings survive at Nos. 5-11, 6-14 and 28-32. Most significant of these is the former **Hope Bakery** (Nos. 6-10) which contains two historic ovens dating from 1810 and 1840 , the former said to be the longest serving commercial oven in Scotland. Closed in 2000, the building is currently on the Buildings at Risk Register. Its authenticity and status as probably the oldest building on Mar Street make its preservation and reuse vital. Category B-listed.



Nos. 1-3 Coalgate. This is one of a handful of buildings which date to the 18th century in the conservation area. A modest yet refined 3-bay frontage with raised margins, quoins and eaves band, pilastered and corniced doorpiece and retaining 6 over 6 sash and case windows to the upper floor. Tall moulded chimney stacks and intricate scrolled skewputs with carved leaf motif imply a building of some grandeur at this date. Category C-listed.



Baronial Buildings, Coalgate. A good example of later Victorian tenement design, Baronial Buildings (1878) by Adam Frame occupies a prominent corner site on Coalgate and West Vennel. A large tenement in Scots Baronial style with crowsteps and jettied upper floors and much original detail including slate work on its conical roof with alternating plain and fish-scale bands topped with a weathervane. At street level original glazing detail remains to the bar restaurant windows and fanlight at No. 246. Unlisted.



Nos. 12, 14 and 16 Bedford Place. Regency villas set out along Bedford Place (c. 1815). Their principal elevation facing south toward the Forth with long gardens in front. All 2-storey, 3-bay on a deep plan with piended roofs, ashlar frontages and rubble side and rear elevations (originally rendered) with pilastered door pieces and columned porticos. No. 14 at the centre of the group was built for mining engineer Robert Bald. All have tall stone boundary walls and substantial gate piers excepting at No. 14 where there is attractive decorative ironwork. Nos. 14 and 16 Category B-listed, No. 12 Category C-listed.

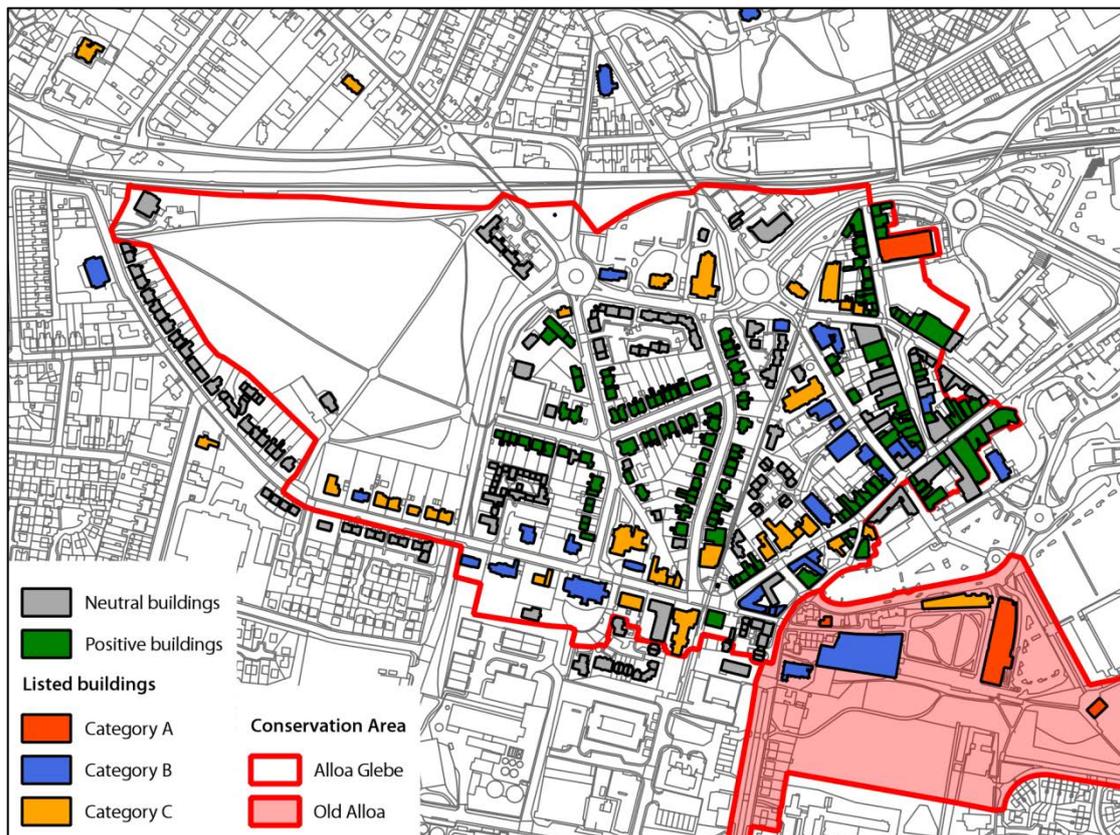


Nos. 11 and 13 Bedford Place and Nos. 1-13 Grange Road. An important group of villas from the early Victorian period (1830-55) lining the north side of Bedford Place and extending west on Grange Road to the gates of the West End Park. The 2-storey, 3-bay piended roof model is generally repeated. Increased Victorian refinement is evidenced in **Fentoun** (1840, No.11 Bedford Place), a polished ashlar frontage and side elevation to Ludgate, a central portico with dentiled cornice, and detailed window architraves with consoled cornices at ground floor. To the rear a former stable block is converted to residential use. All properties are Category B or C-listed.

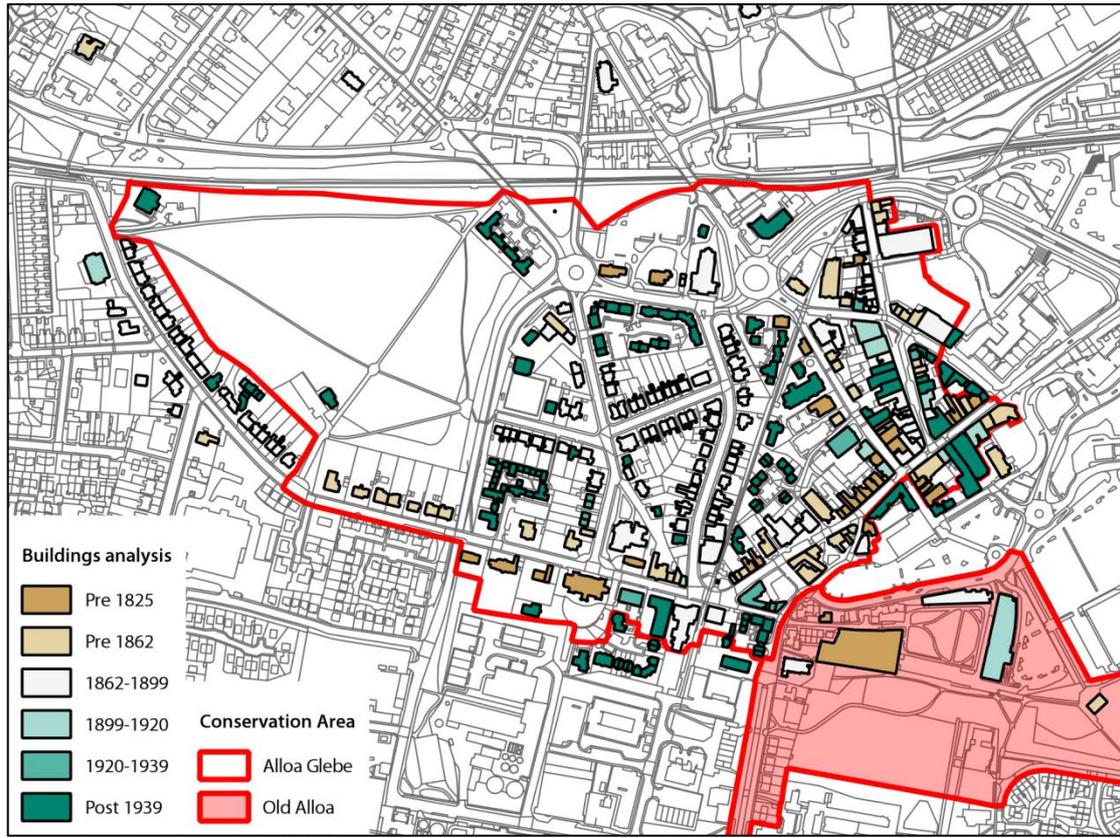


Church Street, Glebe Terrace and Coningsby Place. From around 1870 to 1900 the remaining glebe lands were developed with detached and semi-detached houses creating a small later Victorian 'suburb'. There are a variety of styles particularly on Church Street, with Glebe Terrace the most consistent. Here six identical 2-storey semi-detached houses with canted bay windows face each other across the street with larger houses standing at the street corners including **Oakleigh House** (1890) a local landmark with its conical corner tower. All unlisted.

4.2.3 Listed and unlisted buildings map
(see section 4.2.2)



4.2.4 Buildings analysis map
(see section 4.2.1)





*Above: Bedford Place from the east around the turn of the century.
Below: the same view today. The building on the right in the historic photograph was taken down and rebuilt elsewhere to make way for the war memorial.
(Historic image copyright of Clackmannanshire Council)*





Top: looking east along Bank Street/Mill Street c.1900

Bottom: the same view today. The conical roof of the building at the corner of Mill Street and Candleriggs is less prominent today, obscured by the 20th century developments at Candleriggs Court. Note the traditional shopfronts in the historic image, with moulded cornices, fascias, console brackets, stallrisers and awnings, now lost. (Historic image copyright of Clackmannanshire Council)

4.2.5 Materials and local details

In general historic buildings in the conservation area take three forms: 1) plain traditional Scottish; 2) architecturally refined late Georgian and Regency; and 3) more varied and elaborate Victorian work. The development of building techniques and availability of materials is reflected in their construction and design.

Masonry walls most clearly illustrate the period of building. The earlier traditional buildings have rubble masonry designed to be harled and lime washed, some with raised exposed stone window margins and quoins to add refinement. These buildings are now frequently cement rendered and/or finished in modern paints which is not appropriate to their appearance or performance. Late Georgian buildings have dressed ashlar, often restricted to the façade, in buff-grey sandstone of local origin. In Victorian buildings harling is no longer used, replaced by dressed stonework throughout. There is still a predominance of buff sandstones, but there are also pinkish-red and strong red sandstones.

Roofs are predominately pitched, commonly with piended (hipped) roofs on both late Georgian and many Victorian buildings, and finished in Scots slate. There are several striking conical turrets often with detailed slate work including fishscale patterning.

Earlier properties without piended roofs have skewes, all flat skewes with one exception where early crowsteps survive. There are a number of moulded skewputts and one very good early example on Coalgate. Some later Victorian houses have projecting timber eaves with gable bargeboards. There is embellishment at the roofline in later properties with finials, weathervanes and decorative ridges.

Roof finishes are generally continuous without rooflights or dormers. However, there are examples of dormers either piended dormers, with slated haffits, or gable fronted dormers. There are several good early examples.

Chimney stacks were an essential part of traditional properties and remain an important functional and aesthetic feature. There is considerable variety in the conservation area ranging from short plain stacks to elaborate and expressive stacks on some buildings for example the Sherriff Court and former Linen Bank. This is an important feature of the roofscape and skyline.



Windows are generally timber sash and case, vertically proportioned and painted white. There are various glazing patterns found within the conservation area, again reflective of the building period, with six over six panes the earliest, later two over two, or one over one. There are a few different patterns for example a small number of lying panes (meaning the window is divided into horizontal, rather than vertical panes) and also a nine pane design used by Adam Frame. On Glebe Terrace there are two buildings with distinctive curved windows.

Door surrounds are a particular feature on properties from all periods ranging from early examples with simple pilastered door pieces to more elaborate decorative consoled hood mouldings frequently used on Glebe Terrace and Church Street. The larger villas have

columned porticos in a variety of Classical designs. Timber doors are generally panelled to front elevations and painted in a variety of colours, often with a rectangular lay light above the door, some with semicircular fanlights more commonly used in the Georgian era.

Very few traditional shopfronts appear to have survived. The earliest shopfronts are more domestic in character with enlarged ground floor windows, for example at No. 29 Mill Street. Slightly later the openings are larger and defined by stone piers. Good examples are Nos. 19 and 23 Bank Street with tall Doric columns defining large shop front openings (although in part altered), and the former Hope Bakery on Mar Street with large pilastered openings either side in twin leaf storm doors.



*Top: Traditional surviving shopfront at nos. 19-21 Bank Street.
Bottom: Open space connecting Bank Street to Coalgate.*

There are also few later 19th and early 20th century shopfronts. No. 34 Bank Street is one exception comprising a large glazed window with finely carved consoles and cornice and panelled storm doors. The consoles and cornice remain alongside at No. 36 although the attractive Art Nouveau shop front has been lost during recent conversion to residential use. At street level on the Baronial Buildings, the bar restaurant retains its original glazing detail and to the adjoining close door at Nos. 2-6. The Art Nouveau shop front at No. 1 Bedford Place retains original cornice and hood mouldings and has considerable character. A traditional shopfront at No. 5 Mar Street also survives contributing to this good early building.

Whilst there may be evidence of earlier fabric below later alterations, the loss of traditional shop fronts and poor quality replacements has had a considerable detrimental impact on the character and appearance of the commercial streets.

4.2.6 Public realm

Road and pavement surfaces are generally tarmac, with several areas of more recent brick paviours. Whin kerbs are generally used alongside these modern finishes. Whilst tarmac surfaces are unobtrusive, they do not enhance the conservation area, and brick paviours

detract from the adjacent buildings, particularly where they have been used adjacent to the town's most prominent buildings, the Town Hall and the former Burgh Chambers. The small open space connecting Bank Street to Coalgate has a section of large stone slabs, possibly part of an earlier yard. This area is an attractive space but would benefit from further enhancement through introduction of traditional materials for the remainder of the pavement and the planters.



*Above: Historic boundary walls make an important contribution. to the character of the area
Below: The route of the historic wagonway*



The usual litter bins, benches, street lamps, bus shelters and other street furniture are of standard off-the peg designs which do not enhance the conservation area or the setting of the adjacent buildings. The overall sense is one of a lack of consideration of the historic character of the area. Traffic calming measures are found throughout the conservation area with a proliferation of bollards in several areas, and 'speed bumps' formed in non-traditional materials which detract from their historic setting.

More positively, boundary walls from the Georgian and Victorian periods make an important contribution both in areas of the town centre, such as Mar Street, and in the residential areas. These range from high stone walls for example on Bedford Road and adjoining Ochil House, to lower garden walls some with hedging or traditional cast iron railings. There are attractive railings enclosing the Sherriff Court and the former Commercial Bank. Original railings and a low stone wall have been retained on Marshill with new development behind, and on Bedford Place low boundary walls to Fentoun and the Alloa West Church curve onto Ludgate to create a suitable setting for St Mungo's Parish Church. A traditional enclosure with tall cast iron railings and stone boundary walls existed outside the former Burgh Chambers and adjoining buildings. These were removed as part of a 1980s enhancement scheme to create a larger public space and a sense of place for the Market Cross. A small number of ornamental fruit trees have been planted and there are small planting borders next to the buildings. The stepped facades of the Victorian buildings do create an attractive street scene, however the space is interrupted by a line of bollards and the pavement treatment which divides the space into brick paviour and tarmac finishes.

The main entrance to the West End Park on Grange Road retains its original Grecian-style gate piers although the stonework is eroded. The entrance off Claremont is less impressive with more modest stone piers, a traditional cast iron gate and short section of stone wall. The tall standard railway metal fencing opposite detracts from both the traditional materials and Victorian park setting. The smaller entrance at the north end of Grange Road is formed by cast iron gate piers and railings. Within the park, the original Victorian drinking fountain is in very poor condition with its bowl partly removed and evidence of previous graffiti.

The route of the eighteenth century wagonway has been retained and forms a cycle and pedestrian route through the town with a small interpretation area of the northern end on King Street.

There are two war memorials in the conservation area, both designed by Robert Lorimer. The South African War Memorial (1904) was moved from the head of Mar Street to a small public garden north of the Ludgate roundabout. The Great War Memorial (1924) is set out in a purpose built enclosure at the foot of Bank Street. Both are accomplished sculptures which add interest as well as their historic social value to the townscape.

4.2.7 Condition

The vast majority of the buildings within the conservation area are traditionally constructed and remain robust and functional. On observation from the street level, their general condition appears to be fair, however particularly at high level there are noticeable repair and maintenance issues, for example on the Clydesdale Bank and Baronial Buildings. The condition of the roof and high level masonry at Nos. 11-13 Mill Street, is poor and may have previous structural movement; the building is currently occupied.

One of the greatest threats to any heritage site is the loss of primary fabric through lack of maintenance or inappropriate repair and replacement, reducing the authenticity of the site. A common significant threat is the use of inappropriate modern materials and details, such as replacement windows, doors and shop fronts, and impervious cement renders, mortars and paints.

Several buildings appear to have cement based render and/or modern film forming paints applied to their masonry walls. This was often applied to replace traditional lime harling and/or limewash at a time when our understanding of the role of permeable traditional materials was not well developed. Attention should be drawn to the risk associated with impermeable materials and finishes and opportunities taken to repair in traditional materials when they arise.

A large number of original windows and doors have been replaced throughout the conservation area. Replacements in uPVC and/or non-traditional fenestration patterns and opening methods are unsuccessful and had a negative effect both the character and quality of individual buildings and a cumulative impact the character of the conservation area as a whole.

Similarly, shopfronts are an essential part of the town centre, with significant numbers particularly on Bank Street and Mill Street. However the poor quality and inconsistency of design and materials is visually detracting.

Two buildings within the existing conservation area are included on the Buildings at Risk Register, compiled by Historic Environment Scotland:

- Moncrieff House, 72 Drysdale Street
- Former Hope Bakery, 6-10 Mar Street



Above: Nos. 11-13 Mill Street is in poor condition.

Below: Moncrieff House is currently on the Buildings at Risk Register for Scotland.



4.3 Character Areas

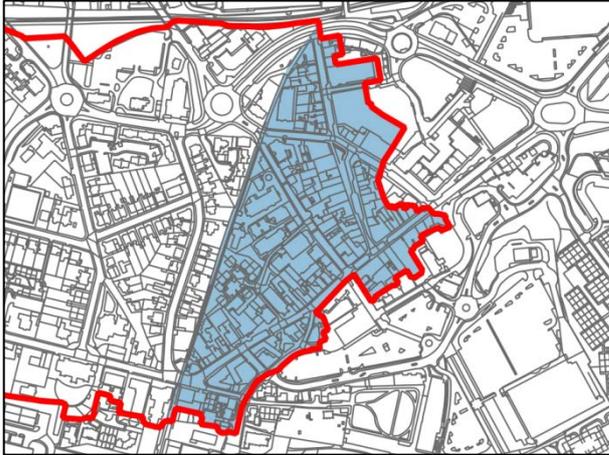
An analysis of the Alloa Glebe Conservation Area indicated that it can be divided into three character areas, roughly according to historical development; street pattern and layout; built form; and uses and activities.

These are:

1. The Town Centre
2. The Glebe fields
3. Marshall

It should be noted that the boundaries between these areas are blurred, and the buildings close to the boundary may contribute to the character of more than one character area.

4.3.1 Character Area 1: Town Centre



This area encompasses Bank Street, Mill Street, Mar Street, Coalgate and Broad Street.

This is part of the commercial centre of the town with retail and commercial uses on ground floor level and ancillary or residential accommodation on upper floors.

Parts of the street layout are likely to be quite early with Mill Street, Coalgate and Candleriggs all shown on a 1702 estate map.

Everything further north – Bank Street, Mar Street, High Street, Drysdale Street – was developed in the later 18th century (Mar Street was laid out in 1785) and these streets are shown on Wood's map of 1825. The character area is bounded to the west by the historic wagonway.

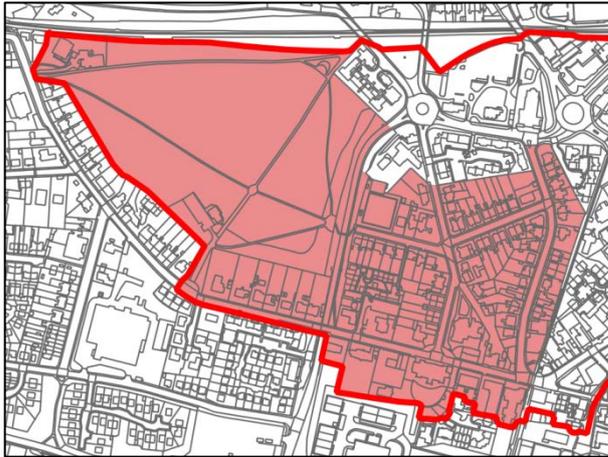
The pattern of development is dense, with small irregular plots. The area features several prominent listed buildings, particularly on Bank Street and Mar Street where we find grand civic, public and commercial buildings, for example the Sheriff Court and the former Burgh Chambers. Building dates are quite varied, with some survivors from the turn of the 19th century, shown on Wood's map of 1825, and a larger number from the mid to late 19th century. Earlier buildings tend to be relatively plain two-storey, classically proportioned, sandstone properties. Later Victorian properties are often larger, grander and more ornate.

Good buildings survive from the early 20th century, including a handful by William Kerr, an architect who was working in Alloa from 1902 to around 1940.

Traditional shopfronts have largely been replaced by modern ones, although there are survivals and potential for improvement and reinstatements.

The Alloa Glebe Conservation Area abuts the Old Alloa Conservation Area at the south east corner of this character area, with Broad Street forming the boundary between the two. High Street, Mill Street, Primrose Street and Drysdale Street are all currently outside the conservation area boundary, although they are similar in character. There is potential for extension to the conservation area here, though the quality in some of these surrounding streets is more mixed.

4.3.2 Character Area 2: Glebe Fields



This area encompasses Church Street to the east, Bedford Place and Grange Road to the south, Ludgate running north from Bedford Place, and Glebe Terrace and Coningsby Place.

The historic wagonway forms the eastern boundary to this character area, and the West End Park forms most of the western half of the character area, with the deep cutting dividing the park from the residential area.

The earliest development in this area was along Bedford Place as the town began to expand westwards in the early 19th century.

St Mungo's Parish Church was built during this period in 1817-19. A small number of early villas on the same side of Bedford Place, built c.1815. These early villas are grand, Georgian houses, with hipped slate roofs, and often with classical detailing such as door surrounds. Most of these earlier buildings are listed for their architectural or historic interest.

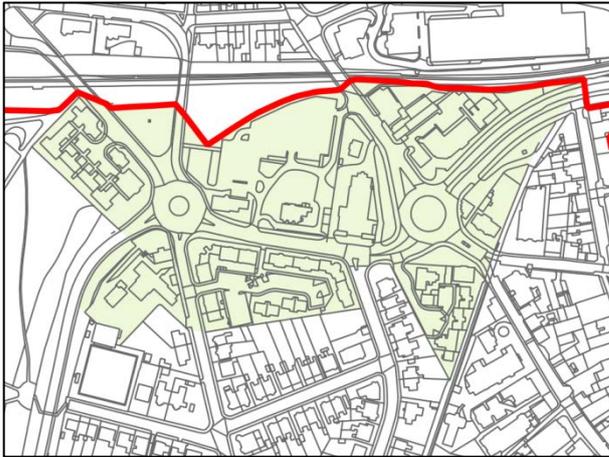
The majority of the development in the area happened later in the 19th century as the Glebe fields to the north of Bedford Place were developed with streets of Victorian villas. Glebe Terrace, Coningsby Place and Church Street were all laid out and developed during 1870-1900.

This area is primarily residential, with a few landmark buildings in other uses such as St Mungo's Parish Church, Alloa West Church, the former museum hall on Church Street and the former Burgh School. Properties are generally set back from the road in gardens with low boundary walls.

The plot pattern is more regular here, with properties set in generous gardens. The area has a more suburban character, and is less densely developed than the Town Centre Character Area.

The West End Park was laid out in 1878, and sits behind the houses fronting Grange Road. As such, it is largely hidden from views, with stone gatepiers marking the entrance on Grange Road.

4.3.3 Character Area 3: Marshall



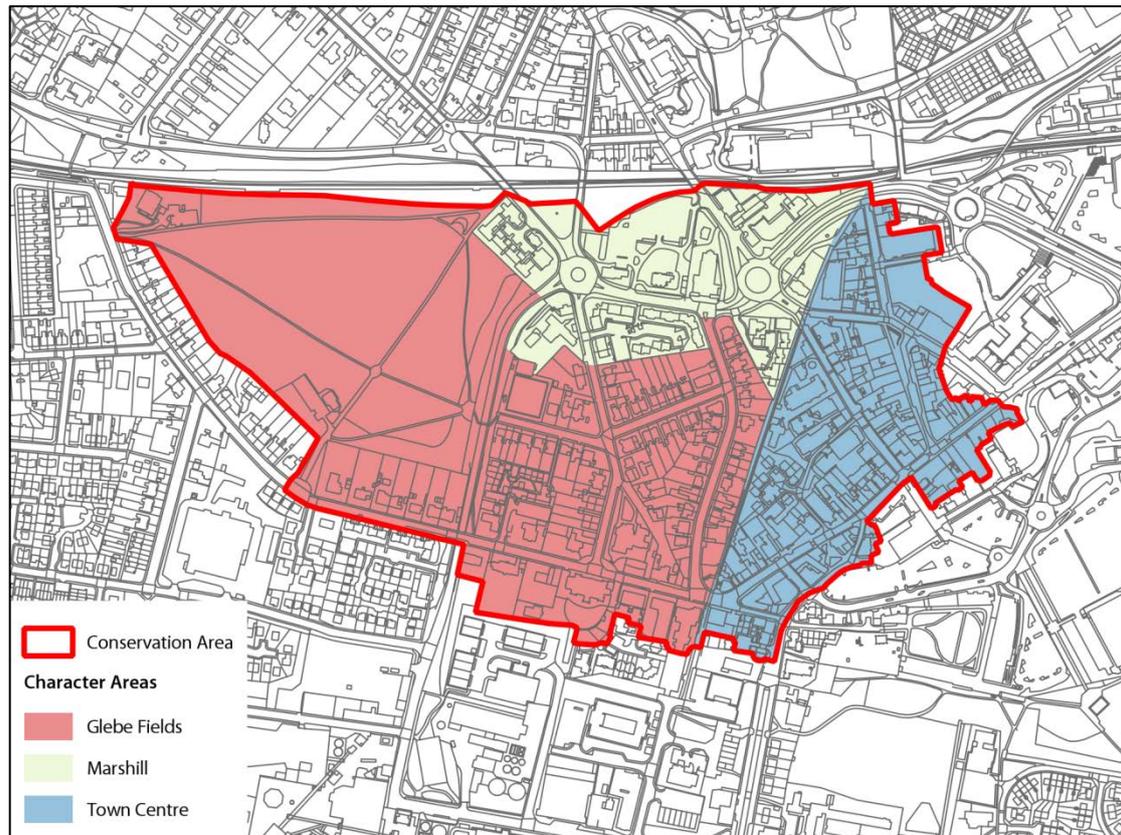
This area is focussed on Marshall and King Street, with two large roundabouts dominating the townscape. This forms a significant route through Alloa (the A907), and vehicular traffic can be heavy.

Lining this route are several significant listed buildings. Ochil House and Marshall House date from the early 19th century and appear on Wood's map of 1825. They have much in common with the villas of Bedford Place, with Georgian detailing and columned porches. No. 2 Mar Place and The Town Hall were built in the later 19th century, as the town expanded in the Victorian period.

There has been significant 20th century redevelopment in this area, with three areas of 20th century residential properties at Tulligarth Park, Colville Gardens and Earl of Mar Court. While Earl of Mar Court is modest in scale and largely hidden behind Ochil House, the two flatted blocks are much larger and fail to contribute to the character of the surrounding area.

The area in effect consists of several significant buildings marooned on the edge of a main road, and two busy roundabouts, with little sense of character or an appropriate setting for the historic buildings. The boundary continues along King Street, to take in the northern entrance to the historic wagonway, though its location tucked away behind the Station Hotel and on the edge of a dual carriageway, does not help to provide an appropriate setting for this historic asset.

4.3.4 Character Areas map (see section 4.3)



5 KEY FEATURES/ASSESSMENT OF SIGNIFICANCE

Having carried out an assessment of the buildings and areas it is now possible to identify the key features that define the special architectural and historic character of the area. These are:

- A significant portion of Alloa's urban expansion westwards in the late 18th and 19th century as a result of the town's flourishing industry and trade.
- Historic buildings relate to three main phases of development: plain traditional Scottish; (1750-1850), architecturally refined late Georgian and Regency; (1800-1850) and more varied and elaborate Victorian work. (1850-1900).
- Victorian villas were built during 1870-1900 on the Glebe fields behind Alloa West Church, which give rise to the conservation area's name.
- A variety of traditional typologies, from civic and public buildings, places of worship, commercial properties and residential villa developments.
- Bedford Place, Bank Street, Mar Street and Marshill form key routes through the conservation area, all lined with listed buildings.
- Remnants of historic transport links connected to the harbour and industry survive in the wagonway and former railway deep cutting.
- Several prominent local architects feature extensively.
- Use of buff and red sandstones, slate often hipped roofs, and traditional sash and case windows and timber lined doors.
- West End Park laid out in 1878, provides a large expanse of green space largely hidden behind residential development.

6 CONSERVATION ISSUES

A number of conservation issues have been identified which have the potential to have a detrimental impact on the conservation area. These are listed below. These form the basis for the Sensitivity Analysis and the Opportunities for Enhancement.

- Insensitive shopfront alterations detracts from the character of commercial areas

- The replacement of traditional materials and details has led to a loss of historic fabric and a negative impact on the character of the conservation area
- The conservation area contains three buildings recorded on the Buildings at Risk Register for Scotland and other building maintenance issues have been identified during the appraisal process.
- Modern development in the area is not always sympathetic to the traditional materials and styles of the historic buildings
- The public realm is utilitarian in character and in some places detracts from the high quality built environment.
- Boundary treatments and gates which are poorly maintained or in inappropriate or poor quality materials have a negative impact on the character of the conservation area.
- Modern development in the area is not always sympathetic to the traditional materials and styles of the historic buildings.

7 SENSITIVITY ANALYSIS

7.1 Loss of original architectural details and building materials

Although the majority of the buildings in the conservation area appear to be in good physical condition the area as a whole is at risk from small changes which can cumulatively dilute the special character of the area. The replacement of original timber windows or doors with inappropriate materials such as uPVC or unsympathetic designs or methods of opening, the replacement of natural roof slates or boundary treatments or the painting of walls have adversely affected some of the buildings in the conservation area. In many cases, these changes in detailing and the loss of original features have spoiled the external appearance of a building and the local streetscape. It is important that future changes are managed, ensuring that appropriate materials and designs are used, in order to protect and enhance the character of the conservation area.

7.2 Quality of new development, alterations and extensions

There is limited modern infill due to the limited number of gap sites and the protection against demolition that conservation area designation gives. Modern development has largely taken place in the 'backlands' behind the properties fronting the road, or on brownfield sites such as the former nursery. Continued development of backland sites will erode the historic pattern of development, diluting the historic interest of the conservation area. Where modern developments have occurred they have not always been sympathetic to the local details which have provided the group value of the conservation area, in terms of their materials, proportions or general character.



The Marshall area is dominated by busy roads, badly affecting the character of the area.

Changes in road layout have resulted in significant harm to the character of the Marshall area, with several prominent listed buildings left divorced from the rest of the conservation area due to the busy road network, with little sense of setting or context. It is important that these issues are avoided in future developments to ensure the special character of the conservation area is maintained.

7.3 Shopfront design

Most of the traditional shopfronts in the conservation area have been lost and replaced by inappropriate modern shopfront designs that do not reflect the character of the conservation area. A few good shopfront examples do remain and should be protected. These include 34 Bank Street and the former Hope Bakery on Mar Street.

7.4 Buildings at risk

Two buildings within the Alloa Glebe Conservation Area have been identified as Buildings at Risk, Hope Bakers, 6-10 Mar Street and Moncrieff House, 72 Drysdale Street. There is a concern that if left unused these buildings will be at risk from decay due to neglect.

7.5 Quality of public realm

The utilitarian character of the public realm in places does not reflect the character and significance of the conservation area. The tight urban form with small front gardens and housing fronting immediately onto the road results in limited parking provision for many residential properties. It is vital to ensure that public works and traffic management measures do not detract from the otherwise high quality historic environment. Dependent on resources, there may be opportunities to improve the public realm, particularly in key areas to improve the setting of significant buildings.



The public realm outside the former Burgh Chambers has potential for improvement

7.6 Need for effective management tools for the conservation area

Designation and review will not, in its own right, ensure that the character or appearance of the area is preserved or enhanced. An Article 4 Direction currently protects unifying features to help prevent erosion of character. Despite this, there are many instances of inappropriate replacement features and materials. The existing Article 4 Direction requires review in light of recent changes to householder permitted development rights and guidelines for development could address current deficiencies and guide future change in the conservation area.

7.7 Protection of trees, hedges and traditional boundaries

Trees make an important contribution to the landscape and enhance the setting of historic buildings and should be properly managed and protected. Hedges, railings, gates, gate piers and boundary walls also make a major contribution and similarly need to be retained. There are a few instances of poorly maintained boundaries and the use of inappropriate or poor quality materials for walls or gates, which detracts from the character of the conservation area.

Large mature gardens are a significant feature of the conservation area, particularly in the Glebe Fields Character Area, giving a feeling of space and contributing to the street scene. Several gardens or large portions of front gardens have been replaced with hard surfaces for car parking to the detriment of the character of the conservation area.

8 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

8.1 Building maintenance and repair

It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques and property owners are encouraged to get specialist professional advice.

Clackmannanshire Council's planning team can provide advice on traditional repairs. The council will encourage owners of historic buildings to use traditional materials and repair techniques through advice and publications.

Further reading:

- [A Guide for Homeowners](#) (produced by Historic Scotland, now Historic Environment Scotland)
- [INFORM Guides](#) (produced by Historic Scotland, now Historic Environment Scotland)



Above: It is important that historic buildings and walls are repaired using traditional materials and techniques.

Below: There is significant potential for improvement of shopfronts, in order to enhance the character of the conservation area.



8.2 Shopfront improvements

Within a conservation area, alterations or extensions to buildings used as a shop, or financial or professional services establishments, require planning permission.

Surviving traditional shopfronts should be retained and repaired. Where the original shopfront has been lost, the design of any replacement should have regard to the age and form of the building, its architectural character, appearance and setting. Traditional fixtures and features should be retained where they exist, i.e. metal arms for awnings, original signage, tiling and mosaics, storm doors, original glazing, fanlights etc.

Signage and advertising should not be excessive in size or number. Signs should be traditional in appearance and materials, having regard to the proportions, character and appearance of the building to which they are fixed. Consideration should be given to using

traditional handpainted signage. The design of signage, including the size and style of lettering, and colours should be carefully thought out to avoid over-dominance. Box signs and box fascias, particularly internally illuminated, will not be permitted.

All new joinery work should normally be agreed by large scale drawn details, showing profiles and dimensions etc. Historic photographs may be consulted to inform the design of new shopfronts and signage.

The Alloa Town Centre BID carried out a shopfront improvement scheme in Primrose Street, and their Design Guidance promoted a palette of colours considered appropriate for the area (see link below). The Council may wish to consider promoting this palette, as being appropriate and traditional for the conservation area.

Further reading:

- [Managing Change in the Historic Environment - Shopfronts and Signs](#) (produced by Historic Scotland, now Historic Environment Scotland)
- [Alloa Shop Front Enhancement Works - Design Guidance](#) (Alloa Town Centre BID)
- [Traditional Shopfronts: A short guide for shopowners](#) (produced by Historic Scotland, now Historic Environment Scotland)

8.3 Trees and landscape

Clackmannanshire Council will continue to enforce the relevant policies to ensure that the very special qualities of the Alloa Glebe Conservation Area are protected from unsympathetic change. New development should protect important views, trees, hedges, boundary walls and other established landscape features.

Further reading:

- [Inform guide - Domestic Boundary Walls](#) (produced by Historic Scotland, now Historic Environment Scotland)
- [Managing Change in the Historic Environment - Boundaries](#) (produced by Historic Scotland, now Historic Environment Scotland)
- [Managing Change in the Historic Environment - Setting](#) (produced by Historic Scotland, now Historic Environment Scotland)



Trees, landscape and boundary features make a significant contribution to the character of the area.

8.4 Public realm enhancement

The council will consider a public realm audit to fully record the existing fabric and plan accordingly for future management, change and enhancement opportunities.

Any new public realm design should be considered in conjunction with surrounding areas, which provides the opportunity to emphasise and coordinate the public realm across a broader area.

Further reading:

- [Designing Streets](#) (Scottish Government)

8.5 Quality of new developments, building alterations and extensions

In assessing planning applications within the Alloa Glebe Conservation Area or which might impact on its setting, the Council shall consider them in relation to the relevant Local Development Plan policies and pay particular attention to the following:

- New development, building alterations and extensions should be in accord with the prevailing form of historic development, including the scale, massing and historic layout of buildings using traditional and compatible materials.
- New development, building alterations and extensions should not impinge on the setting of existing buildings
- There will be a presumption against backland development within the original plots in the conservation area and new development should follow existing plot ratios.
- New development should protect significant views within the public realm.
- Original or historic features should be retained wherever possible.
- New development, building alterations and extensions should use materials which are high quality, durable and which complement the palette of materials traditionally found in the conservation area (the use of UPVC, aluminium, concrete tiles or other non-traditional materials are not considered appropriate)
- Where stonework is not currently painted or covered a coating should not be applied. Traditional limewash and lime mortars are ideal as they allow the wall below to “breathe”, rather than sealing in any moisture and provide a flexible finish which expands and contracts with changes in temperature and humidity.
- Applied colours should be muted and in keeping with the rest of the conservation area.
- Trees and private gardens should be maintained and managed as an important townscape asset. New development should protect important trees, hedges, boundary walls and other established boundaries.
- New boundary treatments and gates should use traditional materials and be of appropriate design to suit the locality.
- Historic photographs may be consulted to inform the design of new development, building alterations and extensions.

Where necessary, the Council will require applications for new development which may have an impact on the Conservation Area to be accompanied by a Design Statement explaining and illustrating the principles and concept behind the design and layout of the proposed development and demonstrating how the proposal relates both to the site and its wider context. Applicants can use this Character Appraisal to assist them in this.

Further reading:

- [New Design in Historic Settings](#) (produced by Historic Scotland, now Historic Environment Scotland, Scottish Government and Architecture + Design Scotland)

8.6 Article 4 Direction and planning controls

The Town and Country Planning (Permitted Development) (Scotland) Order 1992 (known as the GPDO) sets out certain types of development that do not require planning permission, known as permitted development rights. In line with guidance, it has been common practice among planning authorities to extend control within Conservation Areas by way of an Article 4 Direction. Essentially, this requires planning permission to be sought for certain specified types of development where this would not normally be required.

The existing Article 4 Direction in Alloa Glebe was served in 1974. The types of work that are controlled include alterations to a dwelling, such as new windows and front doors. These additional controls appear to be working reasonably well but there are some examples of poor quality detailing and inappropriate replacement windows.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 Householder Permitted Development Rights changed the permitted development rights for homeowners, and in conservation areas. These changes came into force in February 2012 and further restricted permitted development rights for dwelling houses and flats in conservation areas (see Appendix 2).

It is therefore considered that the existing Direction in relation to Class 1 (Development within the curtilage of a dwellinghouse) is no longer required and could be cancelled. The other classes (2, 12 and 16) will remain. Clackmannanshire Council will monitor unauthorised changes in the conservation area and will use its statutory powers of enforcement where necessary.

8.7 Buildings at risk

The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) maintains a Register of buildings that are at risk from deterioration due to neglect, vacancy or threat of demolition (the Buildings at Risk Register for Scotland). This is updated as necessary and the Council has powers to protect all listed buildings and also, in certain instances, unlisted buildings in a conservation area, where they make a positive contribution to the area's special character.

Where the condition of an historic building deteriorates to a point where it is considered vulnerable and detrimental to the character of the area then Clackmannanshire Council, in conjunction with the Scottish Ministers, will consider appropriate action to enable its return to a reasonable state of repair. The Council will encourage the reuse of existing vacant buildings over new build construction where possible.

Further reading:

- [The Buildings at Risk Register for Scotland](#)

8.8 The control of unlisted buildings

As part of the appraisal process, unlisted but 'positive' buildings have been identified (see map 4.2.3). Generally, these are individual or groups of buildings which retain original architectural detailing and which add interest and vitality to the appearance of the conservation area.

As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a building which is deemed to make a positive contribution to the character of the conservation area will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined. The Council will consider applications for change to 'positive' buildings extremely carefully and will refuse any which adversely affect their architectural or historic interest.

Further reading:

- [Managing Change Guidance Notes](#) (produced by Historic Scotland, now Historic Environment Scotland)



Modern development, like here at Colville Gardens, is not always in keeping with the character of the conservation area.

8.9 Boundary review

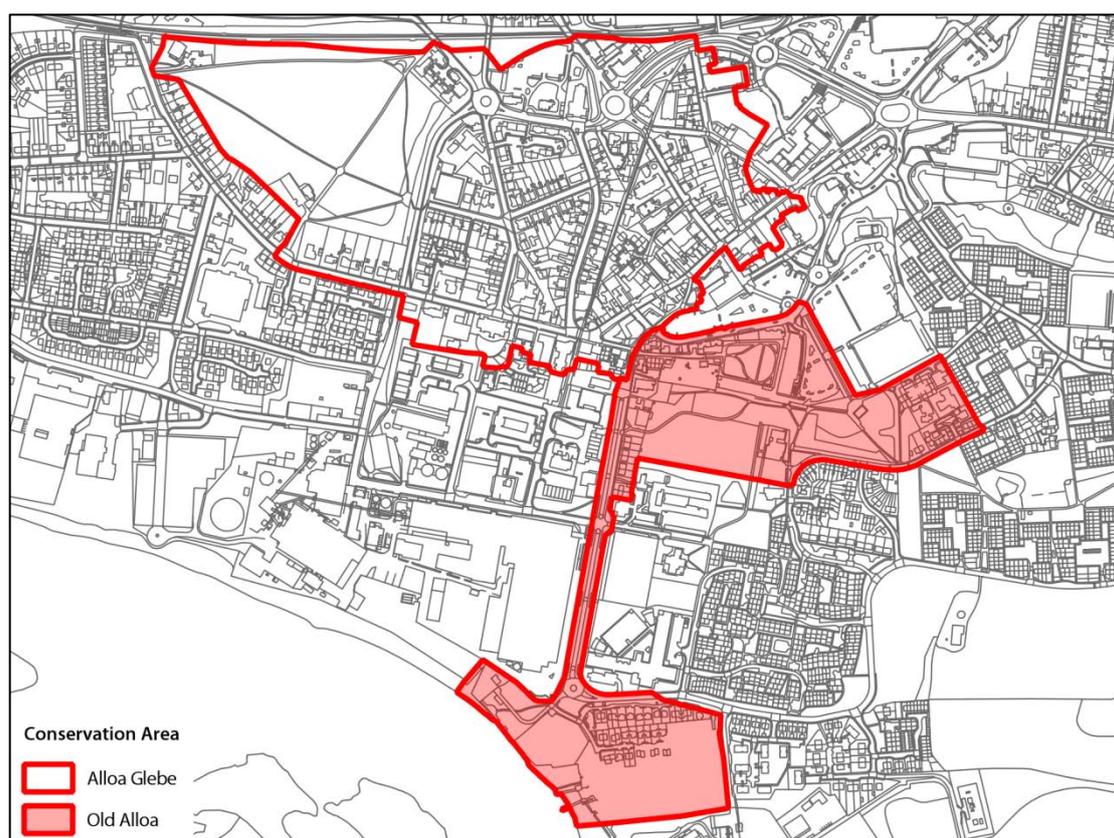
As part of the assessment, the boundaries of the conservation area were inspected. In considering any review of the content and boundary of a conservation area, it is important to establish criteria against which decisions can be assessed. An overarching principle comes from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. In defining Conservation Areas and the role planning authorities have in considering development proposals within them, four main themes are identified. These are: a. architectural interest; b. historic interest; c. character; and d. appearance.

As shown in the historic maps the existing boundary currently encompasses half of the town centre area. The boundary currently excludes High Street, Candleriggs, most of Drysdale Street, Mill Street and Primrose Street. Areas and features considered for inclusion were:

- Buildings appearing on the OS Town Plan map of 1861-2
- areas developed in the prevailing style of the conservation area
- where the historic character remains relatively intact
- small redevelopments within the boundary (with the aim of providing a contiguous area).

Consideration was also given to the merging of the two conservation areas in Alloa: Alloa Glebe and Old Alloa.

8.9.1 Boundary review map (see section 8.9)



Relationship between the two Alloa conservation areas

The two areas meet only at the northern end of Broad Street and the Old Alloa Conservation Area is not readily visible from within the Alloa Glebe Conservation Area. The Old Alloa Conservation Area relates more directly to an earlier period of the town's history and has a distinctly different character than the Alloa Glebe Conservation Area. As such, it is considered that the two areas have sufficiently different character to allow them to continue as two separate conservation areas.

Extension to High Street

There are historic 19th century properties surviving on the High Street, Candleriggs, Primrose Street and Mill Street and while there is some infill development, it was considered appropriate to extend the boundary to encompass these areas. Historic photographs suggest that a relatively high degree of authenticity remains in Primrose Street which also features the Category A-listed Speirs Centre. Candleriggs contains several 18th century properties on its east side, similar to those in Coalgate and Mar Street. Mill Street and High Street are more mixed, but contain some good traditional properties and shopfronts, such as 69 Mill Street (Santander), which was formerly Fusco's Soda Fountain Bar, with an Art Nouveau style shopfront designed by George Kerr; and 59-63 Mill Street (Baxter's) an 18th century property retaining a good proportion of historic detailing.



Historic buildings survive in High Street, Mill Street, Primrose Street and Drysdale Street with a good degree of authenticity.

Top: Primrose Street c.1900

Bottom: Primrose Street retains a good number of 19th century properties.

19th Century residential development in Grange Road

These houses were built in the later 19th century, and therefore share characteristics with the properties in Church Street and Glebe Terrace, which were built in the same period. However the Grange Road properties are more altered than those at the Glebe, many having lost their original windows and doors, and they do not enjoy the same planned layout of streets which survives at the Glebe. Assessing the area against the criteria set out above: they do not appear on the 1861-2 Town Plan, and the historic character is not considered to be as authentic as other similar parts of the conservation area, therefore this area has not been included in the revised conservation area boundary.

Revisions to southern boundary

Two areas of modern development to the south of the conservation area were considered for removal from the boundary. The modern residential blocks at St Mungo's Wynd are not built in the prevailing style of the conservation area, and are behind the main building line. They are not considered to contribute to the character of the conservation area.

The modern properties at the corner of Broad Street and Stripehead are similarly out of keeping with the character of the conservation area. However, it was considered desirable to retain the northernmost part of Broad Street within the boundary, the rest of Broad Street already lying within the Old Alloa Conservation Area.

It was therefore considered that the following amendments should be made (see map 8.9.1).

- Adjust the boundary to the south of Bedford Place to exclude the modern residential developments, but include the historic boundary walls.
- Adjust the boundary to the south of Stripehead to exclude the electricity substation and the single storey industrial building on Broad Street.
- Extend the boundary to the east to include High Street, Primrose Street, part of Drysdale Street and Mill Street.
- Extend the boundary to the south of the Cross to include the eastern side of Candleriggs.

9 MONITORING AND REVIEW

This document should be reviewed every 5 years from the date of its formal adoption by Clackmannanshire Council. It will be assessed in the light of the Clackmannanshire Local Development Plan and government policy and guidance on the historic environment. A review should include the following:

- A survey of the conservation area including a photographic survey to aid possible enforcement action
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been, particularly in relation to:
 - Protection of unlisted 'positive' buildings
 - Quality of new developments and building alterations re: Section 8.5
 - Buildings at Risk
 - Shopfront improvements
 - Tree works
 - Protection of views
- The identification of any new issues which need to be addressed, requiring further actions or enhancements
- The production of a short report detailing the findings of the survey and any necessary action
- Publicity and advertising

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement. Work towards the review will be taken throughout the period leading up to the formal review.

10 FURTHER INFORMATION AND LINKS

Historic Environment Scotland Policy Statement 2016

www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/

Historic Environment Scotland's Building Advice website

www.engineshed.org/building-advice/

Historic Environment Scotland - Grants

www.historicenvironment.scot/grants-and-funding/

Documents below produced by the former Historic Scotland can now be found on Historic Environment Scotland's website. Please follow the links provided.

Historic Scotland's Managing Change Guidance Note series

www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/

Historic Scotland - Advice for Owners of Listed Buildings

www.historicenvironment.scot/advice-and-support/your-property/owning-a-traditional-property/living-in-a-listed-building/

Historic Scotland's INFORM Guides

www.historicenvironment.scot/archives-and-research/publications/?publication_type=36andq=INFORM+Guide

The Heritage Funding Directory

www.heritagefundingdirectoryuk.org

Scottish Civic Trust
www.scottishcivictrust.org.uk

Heritage Lottery Fund
www.hlf.org.uk

APPENDIX 1: LISTED BUILDINGS

Alloa Glebe Conservation Area contains 47 list entries. Each list entry may cover more than one building. The listing system in Scotland operates under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Historic Environment Scotland are responsible for compiling and approving lists of buildings of special architectural or historic interest. Once included on the lists the building – both exterior and interior – has statutory protection under the provisions of the 1997 Act.

Listing is intended to safeguard the character of Scotland's built heritage and to guard against unnecessary loss or damage. A listing applies to any building within the curtilage of the subject of listing that was erected on or before 1 July 1948. This could include many ancillary structures such as boundary walls, garages or estate buildings.

Any work that affects the character of a listed building or structure will require listed building consent (LBC). Any work carried out to a listed building without consent and that affects its character as a building of special architectural or historic interest is an offence punishable by a fine or imprisonment.

There are three categories of listed buildings:

Category A – Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.

Category B – Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

Category C – Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings which group well with others in categories A and B or are part of a planned group such as an estate or an industrial complex.

ADDRESS	Cat.	LB Reference
Bedford Place, K6 Telephone Kiosk at former General Post Office	B	LB21027
18-22 Bank Street	C	LB20988
Former Chalmers Church, Bank Street junction with Mill Street	B	LB20983
Marshall, Marchill House	C	LB20977
1, 3 Coalgate	C	LB20962
21 Mar Street	B	LB20969
Town Hall, Marshall	C	LB20976
Mercat Cross at 16 Bank Street	B	LB20987
13, 15 Mar Street, Former Liberal Club	B	LB20967
War Memorial gusset of Bank Street and Church Street	B	LB20989
Former Library and Museum Hall (now Weir Pumps), Church Street	C	LB20990
Alloa West Church, Bedford Place and Ludgate	C	LB20993
4, 5 Grange Road	C	LB21003
Ochil House, Marshall and Mar Street	B	LB20975
Moncrieff House, 72 Drysdale Street	C	LB20972
Alloa Sheriff Court and Justice of the Peace Court, including boundary walls and railings and excluding 2-storey and basement office block to east, Mar Street and Drysdale Street, Alloa	B	LB20970
9, 11 Bank Street, Clydesdale Bank	C	LB20979
14 Bedford Place	B	LB20999
12 Bedford Place, including garden walls and gate	C	LB20998
Former Social Security Offices, 16 Bank Street	C	LB20986

Mar Place House, Mar Place	C	LB20974
Royal Oak Hotel and 3, 5 Bedford Place	C	LB20991
Marshall, Marcelle	B	LB20978
Moncrieff Uf Church, Drysdale Street	C	LB20973
Bank Street, Coalgate and Stripehead, former gas showroom	B	LB20982
9, 9a Bedford Place, Old West Manse	B	LB20992
17 Mar Street, Job Centre (former Co-Operative Society Headquarters)	B	LB49859
16 and 16a Bedford Place, Westray	B	LB21000
Old Post Office and Savings Bank (upper floors now part of Social Security offices etc.), Bank Street	C	LB20985
19, 21, 23 Bank Street	B	LB20980
St Mungo's Parish Church, Bedford Place	B	LB20997
Former St Mungo's Parish Hall, 10 Bedford Place, (1-8) St Mungo's Wynd including boundary wall and gatepiers	C	LB49851
19 Mar Street, YMCA building (original front house block only)	B	LB20968
Former Alloa Burgh School (St Mungo's Infant Department), Bedford Place	C	LB20996
6-10 (Even Nos.) Mar Street, Hope Bakers, with ovens	B	LB21030
1, 1a and 2 Grange Road	C	LB21001
3 and 3a Grange Road	C	LB21002
Former County Offices, 70 Drysdale Street	C	LB20971
1,3 Mar Street and 31 Mill Street, former Bank of Scotland Building	B	LB20966
Crown Hotel, Bank Street	C	LB20984
13 Bedford Place, Bedford House	B	LB20995
25 and 27 Bank Street, 1, 3, 5, 7 and 9 Union Street, 2 and 12 Brewhouse Court, 20 and 22 Coalgate, former Meadow Brewery and Union Club	B	LB20981
St John's Rectory, Grange Road	B	LB21004
13 Grange Road	C	LB21005
Claremont, South African War Memorial	B	LB46269
11 Bedford Place, Fenton House	B	LB20994

APPENDIX 2: HOUSEHOLDER PERMITTED DEVELOPMENT RIGHTS

Conservation Area status requires the character of the area to be maintained, but recognises the need for change, requiring a sensitive approach that respects the area and its important factors. Conservation Area status does NOT mean that the area should be 'frozen in time'. It does NOT prevent extensions or alterations to buildings, demolition of buildings or new construction. It does NOT require everything to look old.

Permitted Development Rights

Some development is classified as 'permitted development' and this is detailed in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequent amendments. 'Permitted development' is development for which no formal planning application is required.

The rules about changes made to a dwelling house or other property which is listed or within a Conservation Area are more stringent. Whilst there may be some restrictions in force that require permission to be sought for minor development, these restrictions are safeguards to ensure that the area remains special.

Recent changes in Scottish legislation, the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, has amended the scope of Permitted Development rights for householders. This has meant that these Permitted Development rights have been removed for householders in all conservation areas throughout Scotland and includes development such as:

- House extensions
- Roof alterations
- Window replacement
- Stone cleaning or painting of the exterior
- Erecting satellite dishes
- Provision of hard surfaces
- Alterations or erection of ancillary buildings such as sheds/garages and
- Raised platforms or decking

For the up to date position on householder PDR and their application please see [Circular 1/2012](#). If you are considering making alterations to your property you should contact Clackmannanshire Council's planning service. They will be able to advise you if you need permission and the details required for any application.

APPENDIX 3: GLOSSARY OF ARCHITECTURAL TERMS

BACKLAND DEVELOPMENT - Development on land that lies to the rear of an existing property that often, but not in all cases, fronts a road.

CHIMNEY STACK - The clay pot at the head of the chimney

CHIMNEYHEAD - Masonry structure for carrying flue gases from internal fireplaces

CLAY RIDGE TILES - Fired red or yellow clay formed into profiles for roof ridges or hips; later examples will often have a black surface treatment

DORMER - Window projecting above the roof slope or wallhead

DRYSTANE - Walling constructed of rubble stone without mortar

DYKE - Stone boundary wall, often of drystone construction (see above)

EASING COURSE - Where the bottom 3-5 courses of a roof is slated giving better protection from the rain at the wall head and helping to prevent the lower tiled courses from being uplifted by the wind.

GABLE - The end wall of a building; may also appear on the front walls of buildings

HAFFIT - Vertical panel, for instance of a dormer window

HARLING - Traditional method of coating walls applied in layers to finish surfaces and repel water; originally of lime but, from the 20th century, increasingly cement-based, finished normally with aggregate applied wet before the surface has set

LIME MORTAR - Mortar based on lime and mixed with aggregate, for which the lime provides the hydraulic set

MARGIN - Raised section of walling, with a smooth surface to provide a decorative edge

ORIEL - A bay window projecting from the wall supported on brackets

PANELLED - Framed doors most often with a central mullion

PANTILE - A curved S-shaped red clay roofing tile

PIENDED - Angled, or hipped roof

POINTING - Mortar for finishing off the appearance of joints between masonry units or bricks within a wall, for which the style of pointing may vary considerably; historically lime based

PVC - Applies to plastic products moulded from polyvinyl chloride, and variations of this material such as unplasticised PVC (uPVC)

QUOINS - The shaped corner stones of a building

RENDER - Finish applied in more than one coating to wall surfaces, from the 20th century normally cement-based; often applies to a smooth render, or one finished with a woodfloat

RIDGING - Ridge units at the head of a roof

RUBBLE - Walling material of undressed or roughly shaped stones; in better work may be laid as coursed rubble

SASH AND CASE - Vertically sliding windows, historically always of timber

SKEWS - Flat stones at the head of gables to prevent water penetration

SKEWPUTT - The stone at the foot of the skews, often carved, to prevent them from slipping off the wallhead

SLATES - Thin stone roofing units from metamorphic rock, easily split; colour, face size, and texture will vary according to the quarry source and how the material is dressed

SNECKED WALLING - Masonry laid up with squared rubble stones, fitted in irregular courses

TILES - Roofing units for pitched roofs, normally other than slates

uPVC - See PVC

WALLHEAD DORMER - Window which is built directly off the wallhead to give height to attic rooms; see DORMER

APPENDIX 4: COMMUNITY ENGAGEMENT ANALYSIS

Representatives of the Alloa Community Council and the Alloa Town Centre BID were informed of SCT's appointment to undertake this work in December. Both groups were subsequently contacted by the Trust to meet to discuss the process and gather feedback from the community on the special qualities and potentially negative issues in the conservation area.

A public drop-in session, facilitated by Alloa Community Council, was held on Wednesday 18th February 2015. A short summary of the background to the work, the appraisal process and findings so far were presented, and a leaflet and form was available for interested parties to complete and return with their views on Alloa Glebe's key features, any negative issues and possible improvements.

SCT also met a representative of Alloa Town Centre BID separately on the same day to discuss the aspirations of the BID, the implications and merits of boundary changes, and possible cross-over with the objectives of the conservation area appraisal.

Comments made during these discussions were recorded in note form by SCT and are summarised below.

Issues raised	SCT notes
The former Hope Bakery in Mar Street is a Building at Risk and there is significant interest in seeing it protected and reused.	Noted. The building is highlighted in the appraisal as a Building at Risk in Section 4.2.7 and in the Building Gazetteer at Section 4.2.2.

Is there potential for a shopfront improvement scheme? – the BID has already done work in Primrose Street.	Noted. Quality of shopfronts and shopfront alterations emerged as a key concern during the appraisal process. Shopfronts are addressed in Section 8.2 and Section 9 as an Opportunity for Enhancement.
Traffic management is a concern in the Ludgate/Church Street area. Parking is a problem, and the former one-way system on Ludgate/Church Street was preferable.	Noted. Possibly outside the scope of the appraisal to provide a solution to traffic management issues. Traffic was not considered to be a significant negative issue in this area.
Boundary changes	SCT notes
Positive – could protect surviving shopfronts in Mill Street e.g. Santander which was once Fuscus.	Noted. The surviving Art Nouveau shopfront at 69 Mill Street is mentioned in Section 8.9.
Extension to the west to include St John's Primary.	An assessment of this area for conservation area designation was made, and in this case it is not recommended to extend the boundary in this area. St John's Primary is currently vacant, and possibly 'at risk', however it is Category B-listed and this designation should be sufficient to protect the building.
Inclusion of gap site on Primrose Street supported.	Noted.