



# **DOLLAR CONSERVATION AREA CHARACTER APPRAISAL**

**FEBRUARY 2018**



**Clackmannanshire  
Council**

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## INTRODUCTION, PURPOSE AND JUSTIFICATION

### 1.1 Date and reason for designation

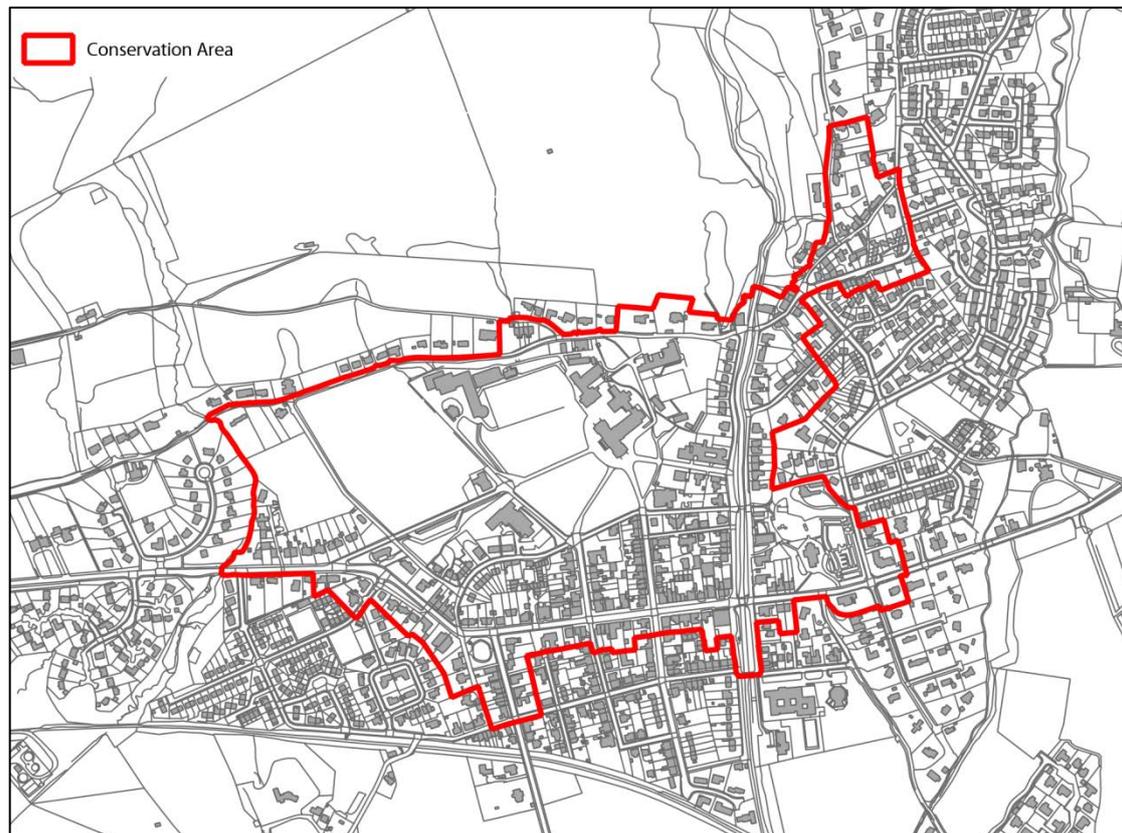
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Local authorities have a statutory duty to identify and designate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

The Dollar Conservation Area was designated in 1973 for its special architectural and historic character. Small extensions were made in 2005 to the boundaries in the west, south and east.

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.



*Dollar 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 (2014), 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. It 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 January 2014 to undertake a Conservation Area Character Appraisal of the Dollar Conservation Area on behalf of Clackmannanshire Council.

A thorough site survey of Dollar 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 Dollar Burnside Environmental Enhancement Project Report (2013) and the Dollar Academy Framework and Vision for Conservation and Development (2008). These documents were used as a basis for the work, but were re-examined in light of the evidence on the ground.

A leaflet drop of approximately 150 homes and businesses in the conservation area was carried out to inform property owners of the appraisal process and invite interested stakeholders to two community engagement events held in February 2014. A form was included for interested parties to complete and return with their views on Dollar's key features, any negative issues and possible improvements.

Two events were held on 11th February 2014: the first including a walkabout in the conservation area followed by a workshop session in the Castle Campbell Hotel, and the second consisting of a round table discussion of the key aspects of the conservation area. Comments made during the discussions and on the walk were recorded in note form by SCT. A summary and analysis of the feedback is included at Appendix 5.

Feedback from the community engagement exercise informed this first draft of the document.

## **2 LOCATION AND LANDSCAPE**

### **2.1 Location and activities**

The Dollar Conservation Area lies entirely within the town of Dollar in Clackmannanshire. The conservation area encompasses the main core of the town, with Dollar Academy and its grounds, the main road at Bridge Street/Harviestoun Road, the old town in the north east and the Burnside area, and extends from the church and churchyard in the east to Harviestoun Lane in the west.

The town lies in the north east of Clackmannanshire, and is one of a string of settlements lying along the hillfoots of the Ochil Hills. Dollar is famous for its school, Dollar Academy, and also has a shopping street with a good variety of retailers, is a popular residential area and is an important stopping place for tourists visiting Castle Campbell and Dollar Glen.

## 2.2 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. Dollar sits between the Ochil Hills range to the north and the River Devon to the south. The Ochils extend from Bridge of Allan in the west to Newburgh in the east.



*The dramatic landscape surrounding the conservation area contributes significantly to its character.*

The dramatic relief is due to the scarp slope carved along the line of the Ochil fault, which crosses Clackmannanshire from Menstrie in the west to Yetts O'Muckhart in the east. This line marks 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 Accounts of 1835 mentions quarries at Sheardale, which was reopened in 1818 to provide stone for the first phase of the Academy; and at Quarrelburn, where stone was extracted for the building of the Parish Church in 1841. Sandstone is relatively soft and easy to carve, which makes it a popular building material, contributing to the quality of the built environment in the area.

Coal has been worked in the area, with one of the main coalfields lying under Dollar itself, with mining taking place along the valley of the Kelly Burn, to the east of the conservation area. Clay was also mined and fired at several places in the area – principally at the clay pits to the south of the conservation area near to Lower Mains. The impact of this is seen in the use of bricks and clay pantiles on many buildings in the conservation area.

## 3 HISTORICAL DEVELOPMENT

The name Dollar may be derived from the Brythonic Gaelic 'dol' meaning a field and 'ar' meaning arable or ploughed or possibly 'ard' meaning high, or from 'doilleur' meaning sombre or gloomy (Castle Campbell was originally known as Castle Gloom). The old town was in fact never a substantial community, being described in 1804 as "a small village with a wretched Inn." That all changed when Dollar Academy was built, and a new Dollar was in the making, with the enlightened Academy at its heart.

### **3.1 The Old Town**

The original village, now known as the old town, developed like the other Hillfoot villages close to a source of fresh water on a dry site above the Devon valley. The area's natural advantages led to the building of Castle Campbell, the lowland residence of the Dukes of Argyll, and the establishment of mills. The proximity of the Castle led in turn to the town servicing the needs of the Castle and its garrison.

The land now occupied by the town was granted to the Bishop of Dunkeld by the King, and from the Bishop it passed to the Dukes of Argyll by marriage. In 1645 parishioners had to flee as the town was burned by the Earl of Montrose as reparation for the burning of his lands by the Campbells. One house was said to have been spared in the parish, which is believed to be the Old Schoolhouse. A century later, the town is shown on Roy's map of 1747 as a group of buildings close to North Bridge. The manse, church and schoolhouse appear separated from the body of the town, in approximately their current location.

The junction of the roads which formed the centre of the old town was named the Cross Keys after the pub which once stood on Argyll Street, before it was demolished in the 1930s. Another historic inn stood on the road west of the village (Back Road) and was named Gateside. The inn itself stood in the front garden of Meadowbank with a brewing house where the current Gateside house stands and stables where the garage now sits.

Back Road remained the main road from the west until Bridge Street was developed in 1806, with only one or two cottages apart from the Gateside Inn. On the other side of North Bridge, the building now housing Dollar Museum was originally built as woollen mill. The first mill was built in 1800 on the same site, but oriented parallel to the burn. That building was demolished in 1820 to make way for the current building, but the wool industry never developed as it did in other hillfoots villages; possibly because in 1820 the Academy took over as the 'industry' of the town.

Towards the end of the 18<sup>th</sup> Century the Argyll's began to sell their Dollar lands, finally disposing of the last in 1807 to the Harviestoun Estate, which still owns significant lands in the town including the Burnside area.

### **3.2 Establishment of the Academy**

Dollar is described by John Gifford and Frank Arneil Walker in their *'Buildings of Scotland'* as a 'one-company town' and the influence of the Academy, and the development of the town since its founding in 1818, is clearly visible in its historic built environment.

The Academy was founded in 1818 by a bequest from a Dollar man who made his fortune in shipping. John McNabb died in 1802 leaving half his fortune for the 'endowment of a charity or school for the poor of the parish of Dollar'. A school was determined upon, the decision made in the now dilapidated Session House. The Trustees appointed one of Scotland's finest architects, William Playfair, to build the school and it was designed in a grand neo-classical style worthy of its setting. The south-west facing building is dominated by its classical pedimented portico, flanked by wings. Several new buildings have been added to the Academy estate over the years which are still enclosed by stone boundary walls and gateways at each entrance.



*Top: Dollar Academy main block, 1892 (Courtesy of the University of St Andrews Library JEAS-2-28)*

*Bottom: The same view today*

By 1841 it is noted in the Statistical Accounts for the parish that “The amount of population...is about 1500, which is nearly triple of the number in 1755. This great increase has been chiefly of late years, and owing principally to the erection of Macnab’s school or Dollar Institution, which hath brought to Dollar a great number of master with their families, besides a number of boarders. Several families have come to reside in the parish, with a view to the education of their children.”

Bridge Street was constructed in 1806 providing a new main road running east-west across the south of the town, and the focus of life in Dollar gradually shifted from the old town further south to what became known as the ‘new town’. One of first buildings to be erected in the new town is Henderson’s Inn, now the Castle Campbell Hotel, built around 1810. Houses began to be built along Bridge Street from the 1820s. Bridge Street contains a variety of shops and buildings built at different periods – however there are a number of buildings which are similar, presumably erected by the same speculative builder around this time. Each has a central pilastered doorway, with two windows either side and three above. One of these buildings is the Railway Tavern, which is currently vacant, and is marked on the 1<sup>st</sup> Edition OS map of 1861.

After the construction of Bridge Street the town began to expand northwards in the 1820s towards the Academy. Cairnpark Street was developed first and in fact in the 1841 census all houses in the area between Bridge Street and Manor House Road are described as ‘Cairnpark Street’. McNabb Street was laid out as the way to what was the main entrance of the Academy – the houses accordingly were to be ‘neat and slated!’ This was closely followed by the six masters’ houses on Academy Place in 1820-30, which were also designed by Playfair, and remain owned and in use by the Academy. Station Road is also begun in this period, pushing southwards from Bridge Street, but remains a cul-de-sac at the time of the 1<sup>st</sup> Edition OS map in 1861 with the Post Office shown in its present location.

### **3.3 Expansion of the town in the nineteenth century**

Later in the 19<sup>th</sup> Century the railway was to arrive, bringing with it a further impetus for development and cementing the town's position as a desirable place to live.

Before the arrival of the railway, travel to and from Dollar was difficult. The Devon Valley Railway opened to Dollar in May 1869, and Glasgow and Edinburgh could now be reached in around two hours from Dollar. Visitors to Rumbling Bridge, Castle Campbell and the Academy Botanical Gardens became common and the Academy saw for a short period a massive increase in the number of pupils attending.

Development continued apace in the second half of the 19<sup>th</sup> Century: McNabb Street was completed, and Mylne Avenue was laid out as the West Approach. A variety of houses and villas were also built in this period including the Towers in the old town, built by an Edinburgh builder, in 1866.

A flood in 1877 had spectacular effects on Dollar. The flood waters tore away at the banks of the Burnside resulting in the loss of railings and garden walls and two houses had their fronts swept away. Oakbank and Argyle Cottage survived intact, and the bridges stood up well, but the road was lost up to the garden walls.

In 1890 Dollar was declared a Burgh and the Town Council set about providing lighting, roads, water, a sewage system and a rubbish collection. Some public gas and oil lamps existed, but there was virtually no maintenance of roads. A water association existed but only served part of the new town, with the rest relying on wells. These were ambitious plans but with pride and optimism the Town Council created a town seal in 1893 incorporating Castle Campbell and the motto "A Pleasant Seat of Learning".

### **3.4 Civic improvements in the twentieth century**

The beginning of a new century brought little obvious change to life in Dollar and by 1901 the conservation area looked much as it does today, and by 1904 some electric lamps were lighting the streets along with the gas lamps.

1910 saw money being raised for a memorial to a favourite doctor, Dr Spence, who had been killed in a motor accident. The Town Clock at the bridge still stands in his memory and serves as an important landmark for the community.

The 20<sup>th</sup> Century brought a housing boom with both private and social housing developments at various sites. In 1952 a fifth of houses in the town were Council houses, although much of this activity happened outside the conservation area. Private houses were also being built at the Back Road and Burnside in the mid 20<sup>th</sup> Century. The railway line closed as a passenger service in 1964 but continued to carry coal from the Dollar Mine until its closure in 1973. Proposals to run it as a heritage railway with a terminus at the mine met local opposition and British Rail removed the track.



*Dollar from the church tower, 1955 (Courtesy of the University of St Andrews Library JV-D-351)*

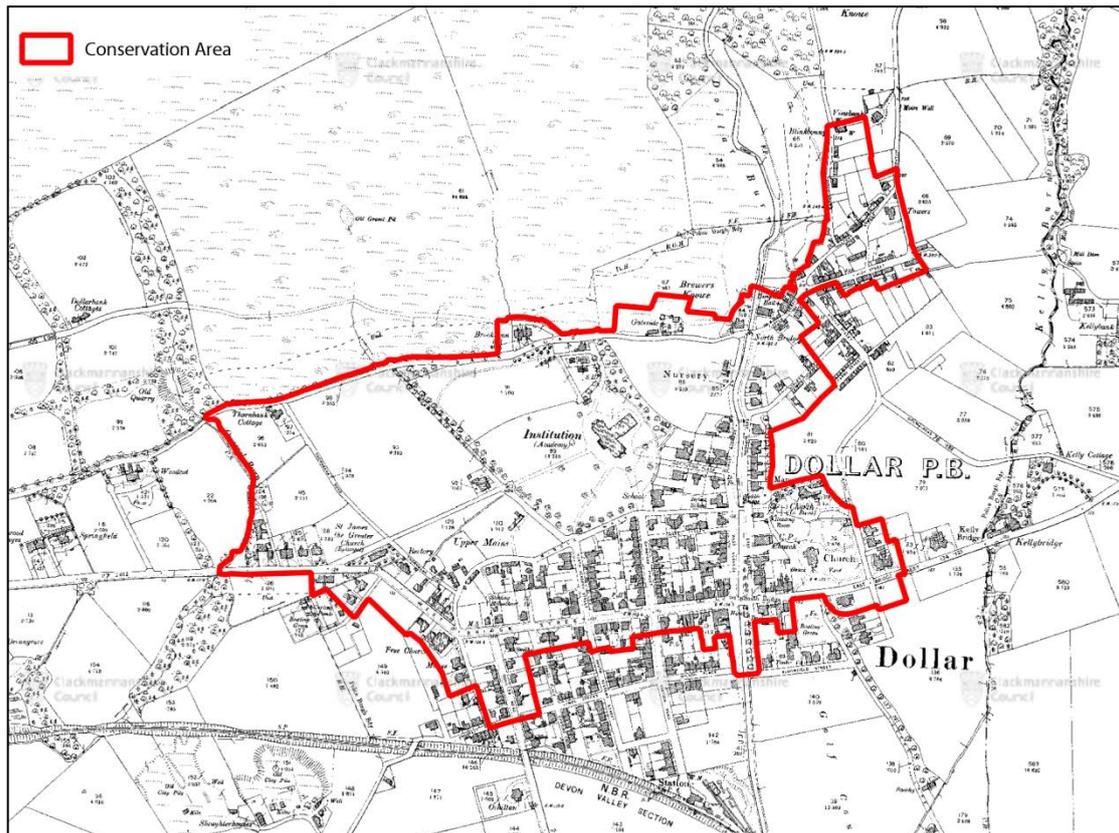
### **3.5 Developments of the later twentieth century**

Modern infill within the conservation area has mostly been on the existing pattern and usually in gap sites. Mitchell Court is a notable example, replacing Dollar Garage and the remains of the old gas works in 1997. Today, not unlike many Scottish towns, the early layout of the curving High Street contrasts with the more formal grid-iron layout of the new town to the south. The town has been well-cared for, no doubt in part due to the efforts of the various community groups that have been a focus for town aspirations and to the contributions of the local authority.



*Mitchell Court, Bridge Street, built in 1997*





The 2<sup>nd</sup> 5<sup>th</sup> Edition OS Map of 1899 shows that by the end of the 19<sup>th</sup> Century the new town has expanded south of Bridge Street as far as the railway line and the conservation area appears much as it is today.

## 4 CHARACTER AND APPEARANCE

### 4.1 Spatial analysis

#### 4.1.1 Layout and activities

Dollar is now a mainly residential settlement with an early 'old town' and a 19<sup>th</sup> Century 'new town'.

The existing street layout is a hybrid of the informal street pattern of 'old' Dollar, made up of gently curving streets loosely-centred around the junction of the High Street and Hillfoots Road; and the formal grid-iron pattern of the 'new town' centred on the main road through the town.

Historic maps show us that the old town grew up in the north-eastern corner of the conservation area with houses cascading down the hillside with a loose unstructured character. This area is now largely residential following the development of the new town in the 19<sup>th</sup> Century.

The wider road network in this 18<sup>th</sup> Century period included the Back Road at the northern edge of the conservation area leading westwards from the old town; the Burnside forming the western boundary, following the Dollar Burn to the south where the church, manse and school were found; and Manor House Road leading to the west from the Burnside, approximately parallel to Back Road. These historic routes of Back Road and Manor House Road contain the area of open space which is now the grounds of the Dollar Academy.

Bridge Street (A91) was constructed in 1806 providing a new main road running east-west across the south of the town and gradually took over from the High Street as the main

shopping street, shifting the focus of Dollar southwards. The grid layout of the new town develops between Bridge Street and Manor House Road after the establishment of the Academy in 1820 and encouraged by the construction of the A91. It was later expanded to the south of Bridge Street following the construction of the Devon railway in the later 19<sup>th</sup> Century.



*High Street*



*Bridge Street*

Bridge Street and Burnside form the main routes through the conservation area today running east-west and north-south respectively. Bridge Street is particularly broad and, as an A-road, attracts more significant traffic. The Burnside is split into narrower East and West carriageways running either side of the burn, with three bridges connecting the two sides. West Burnside was in existence in the 18<sup>th</sup> Century, but East Burnside was not developed all the way to North Bridge until the late 19<sup>th</sup> Century.

The building pattern varies across this layout, with more irregular plots in the old town with buildings set on the roadside, compared to more regular and uniform plots in the gridplan new town area with buildings generally set back from the road behind low boundary walls. Larger plots are associated with the larger villas, the more prestigious buildings and public buildings such as the churches.

Many plots contain historic ancillary buildings, accessed via pends and gaps between buildings. Some of these have been converted to residential use.

Modern infill has mostly been on the existing pattern usually in gap sites.

#### **4.1.2 Open spaces, trees and landscape**

The most significant open space in the conservation area is the Burnside, focused on the fast moving burn and its rocky bed and grassy banks. (see map 4.1.4). Cherry trees line the banks, with railings in some areas. Long views are available from here of the Glen and Castle Campbell to the north, adding to the picturesque character. Parking and traffic in East and West Burnside detract from this character. The Dollar Burnside Environmental Enhancement Project Report (2013) was initiated by the community and includes recommendations for the improvement of the Burnside area.



*The Burnside in bloom (Dollar Civic Trust archives)*

The Academy grounds provide the open landscape setting of the school buildings and in particular the main Playfair building. This open space is highly significant to the historic and architectural character of the Academy, and the conservation area. The setting of the school has historically been grassland edged by trees, and bands of trees survive along Back Road, Thornbank Road and Mylne Avenue.

A Tree Preservation Order covers bands of trees along Thornbank Road and the eastern end of Back Road. The setting of the Playfair building has changed significantly since the Academy's establishment, moving from a quite enclosed character towards more open grounds. The Academy's Framework and Vision for Conservation and Development (2008) sets out a way forward based on the best of each stage of evolution.

The Memorial Gardens on Harviestoun Road and the churchyard in the east end of the conservation area are the only other open spaces found in the conservation area.



*Trees and landscape in Harviestoun Road*

The hill land to the north of the village is an essential element in the character of the conservation area, providing a dramatic and scenic backdrop visible through the town. This inter-relationship between the conservation area and the surrounding open spaces makes an important contribution to the character of the conservation area and these long views should be protected.

Within the conservation area, trees form important natural elements in the character of the townscape. In Harviestoun Road a number of significant trees form a gateway into the conservation area. At St James the Great evergreen trees mark the corner and provide the setting for the church building.

Further along the main road at the junction of Harviestoun Road and Devon Road, trees at the War Memorial and in private gardens provide another important gateway in to the area, this time from the south.

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

#### **4.1.3 Views, landmarks and approaches**

Of importance are the open spaces (described in 4.1.2 Open Spaces, Trees and Landscape) which relieve the built form and allow views across the conservation area and to the surrounding landscape. Views of special note are:

- The views north to Castle Campbell and the surrounding landscape
- The views along the Burnside
- Views of Dollar Academy Playfair buildings from the surrounding streets
- Views over the Academy grounds
- Views along Bridge Street, enlivened by the varying roofline and prominent chimneys
- Views south to the surrounding landscape.



*Dollar Academy, from Manor House Road.*



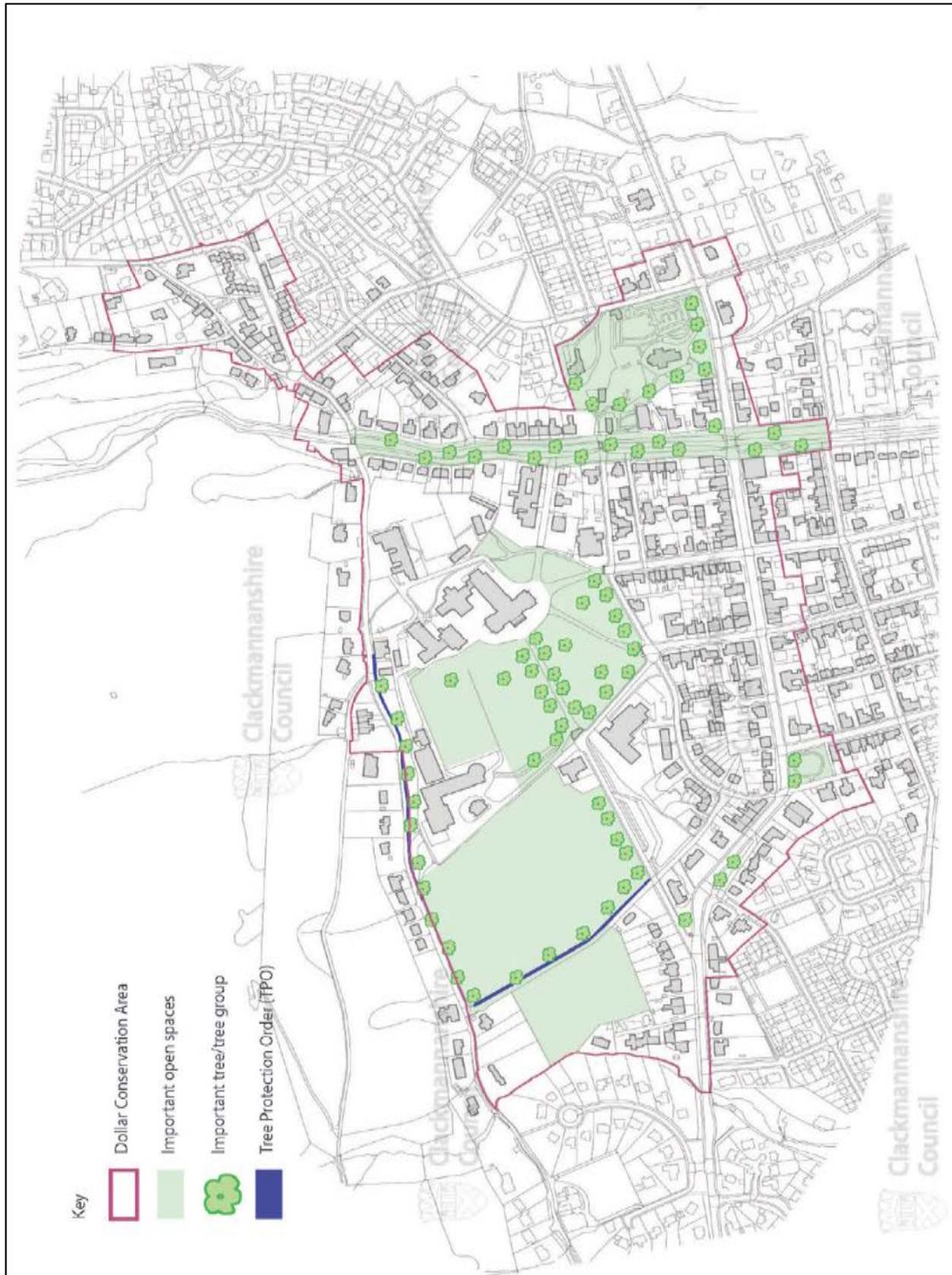
*The varying roofline and prominent chimneys in Bridge Street.*

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

Approaching from the south is generally along Devon Road, which is lined with 19<sup>th</sup> Century cottages and fields providing an open feeling. This part of the town is outside the conservation area boundary. Once over the conservation boundary the town becomes more enclosed, with the houses on Bridge Street terminating the view.

Approaching the conservation area from the north takes you through the winding streets of the old town before descending down the hill and into the Burnside, providing a sense of the historic and picturesque character of this part of the town.

The dense street pattern and grid-iron layout in the conservation area means that landmark buildings are those that mark corners or that differ slightly from the general character. Dollar Academy with its magnificent portico, situated to take advantage of vistas and views, is an obvious example. As are the Castle Campbell Hotel and the Clock Tower, marking the corner of Bridge Street and the Burnside.



4.1.4 TREES AND LANDSCAPE MAP  
 (see section 4.1.2)



4.1.5 VIEWS AND APPROACHES MAP  
(see section 4.1.2)

## 4.2 Buildings and townscape

### 4.2.1 Townscape character

The Dollar Conservation Area has a wide variety of houses and buildings of different ages and styles.

Apart from the individual buildings themselves, the character of the conservation area derives from the contrast between the built up areas and the open spaces and between the formal grid pattern of the new town and the earlier winding streets of the old town, with the Burnside linking the two.

Building heights vary but are generally one or two storeys. Along Bridge Street the undulating roofline enlivens the streetscene, along with traditional shopfronts and idiosyncratic details. Larger buildings, such as the Academy and churches, and the open spaces such as the Burnside, provide points of interest and terminate many of the views and vistas.

The individual buildings are brought together by an architectural unity derived from common materials and building techniques, while the individuality of each building's detailing prevents monotony.

The earliest buildings are likely to be some of the cottages found in the old town which date to the early 18<sup>th</sup> Century. No buildings in their present form are likely to predate 1775. Slates and pantiles were not in common use until after 1800 and significant improvements were carried out in the town in the late 18<sup>th</sup> Century (see map 4.2.4).

### 4.2.2 Key listed and unlisted buildings

The conservation area contains 94 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 some unlisted buildings that make a positive contribution to the character or appearance of the conservation area. Buildings identified as being positive will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the street or landscape with interest and variety. These are identified on the Listed and Unlisted Buildings Map as 'positive buildings' (see map 4.2.3).

### ***Key buildings and building groups***



**Old Parish Church, Session House and Old Schoolhouse.** The Old Parish Church, the Old Schoolhouse and the Session House form an important historic group. The Old Parish Church, built 1775 by James Kirk, now roofless, is built of large rubble blocks with a bellcote and ogee roof on the west gable. Nearby, the rubble-walled Session House, with a pantile roof and moulded skewputts, built late 18<sup>th</sup> Century. Both sit on a prominent ridge above East Burnside and are currently on the Buildings at Risk Register for Scotland. The surrounding kirkyard contains some fine 18<sup>th</sup> and 19<sup>th</sup> Century gravestones. On East Burnside, the Old Schoolhouse is thought to be the only building in the parish that survived the Earl of Montrose burning in 1645. It has the date 1640 in its modern gate but The Buildings of Scotland dates it to 1780. It is of rubble construction with a pantiled roof. A Provost's street lamp of Victorian design, presented to the burgh in 1932 stands outside. All Category B-listed.



**The Village Store, 15-17 High Street,** dated 1806. A two storey coursed-rubble building, with pitched slate roof. Now in residential use. One of the grandest buildings in Dollar at the time of building with scrolled skewputts and an architrave above the door. The stonework from the original shopfront survives, now remodelled from a central door with flanking shop windows, to provide a door to the left and two sash and case windows. Category B-listed.



**Castle Campbell Hotel**, c.1810, reconstruction c.1860. One of the first buildings to be built on Bridge Street. Exterior of painted harling and a pitched slated roof. Two storeys with a basement and railings to the front. Ground floor has two canted bay windows either side of a central hotel entrance, which date from the 1860 reconstruction. Category C-listed.



**Dollar Academy**, main block, built 1818-20 by William Playfair, extended by John Burnet 1867-8 and reconstruction by Watson, Salmond and Gray following fire in 1961-5. The first and the largest of the school buildings and the centrepiece of the new town. Built in Greek Revival style of Sheardale ashlar. Central pedimented portico of Doric columns above a flight of steps. All the 19<sup>th</sup> Century interiors were destroyed in the fire, including Playfair's central library. Set at an angle to the grid pattern of the new town providing picturesque views and vistas and setting the building apart. Category A-listed.



**Academy Place**, designed 1819 by William Playfair. Each side consists of three identical villas built to house masters at the Academy. Each house is two storeys of grey ashlar stone and a pitched slate roof, with immaculate front gardens. Each three are linked by walls separating the front and back gardens. The three north villas are now linked by rear additions. Aligned to provide views towards the south east end of the Dollar Academy Playfair block. Category B-Listed.



**Charlotte Place, 4-8 Harviestoun Road, c.1820.** A symmetrical two-storey ashlar row with a hipped slate roof and a central name stone. A low boundary wall to the front is topped with a hedge. Named after one of the daughters of Leishman of Broomrigg who must have put money into the building. Another Leishman daughter is commemorated in Helen Place, further west along Harviestoun Road. Category C-listed.



**Dollar Museum, built 1820** as a woollen mill. Walls covered in painted harl with pitched slate roof. Converted to a hall in the late 19<sup>th</sup> Century when the top floor was removed and the windows of the ground and first floors were joined to create vertical openings. These openings were partly built up in 1991 when the building was adapted to a museum. Category C-listed.



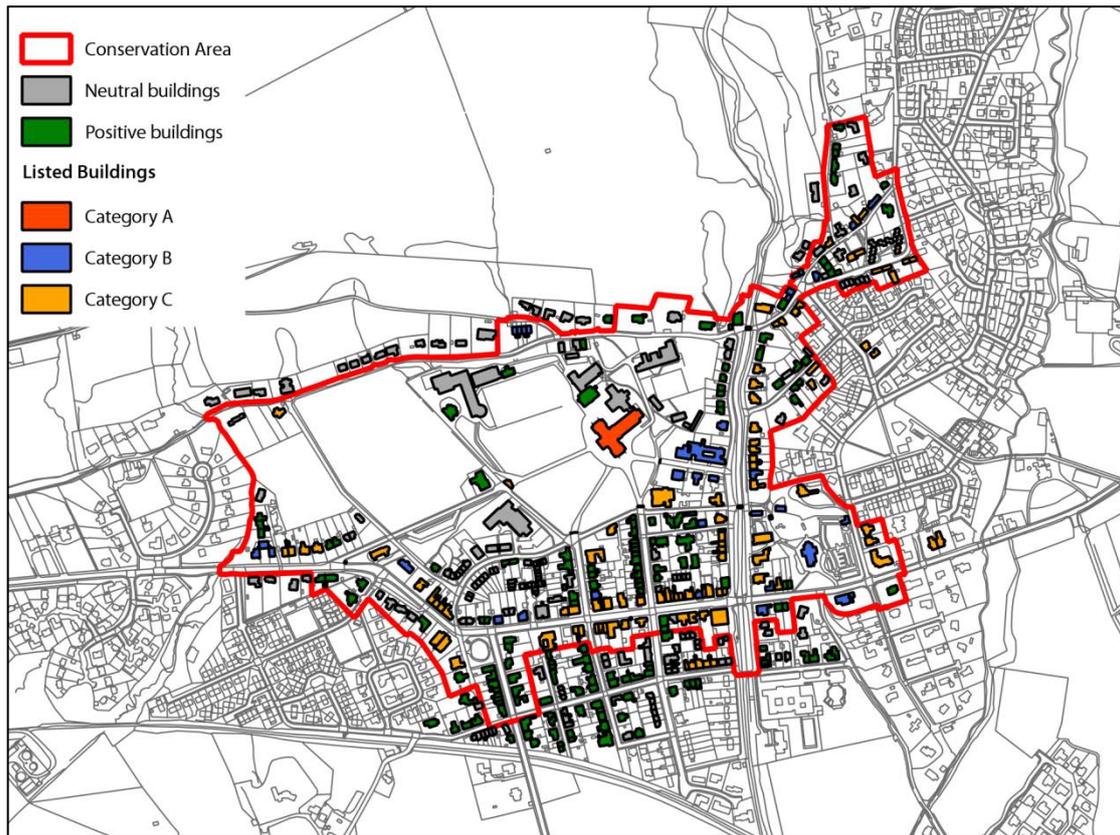
**86 Bridge Street, c.1820.** Symmetrical well proportioned house with a central door and pilastered surround with rosettes. Built as Bridge Street began to be feued by the Harviestoun Estate in the 1820s. Several similar buildings survive along Bridge Street from the same period, such as the Railway Tavern, which features the same door surround. Front boundary wall with hedge forms the boundary to the road. Category B-listed.



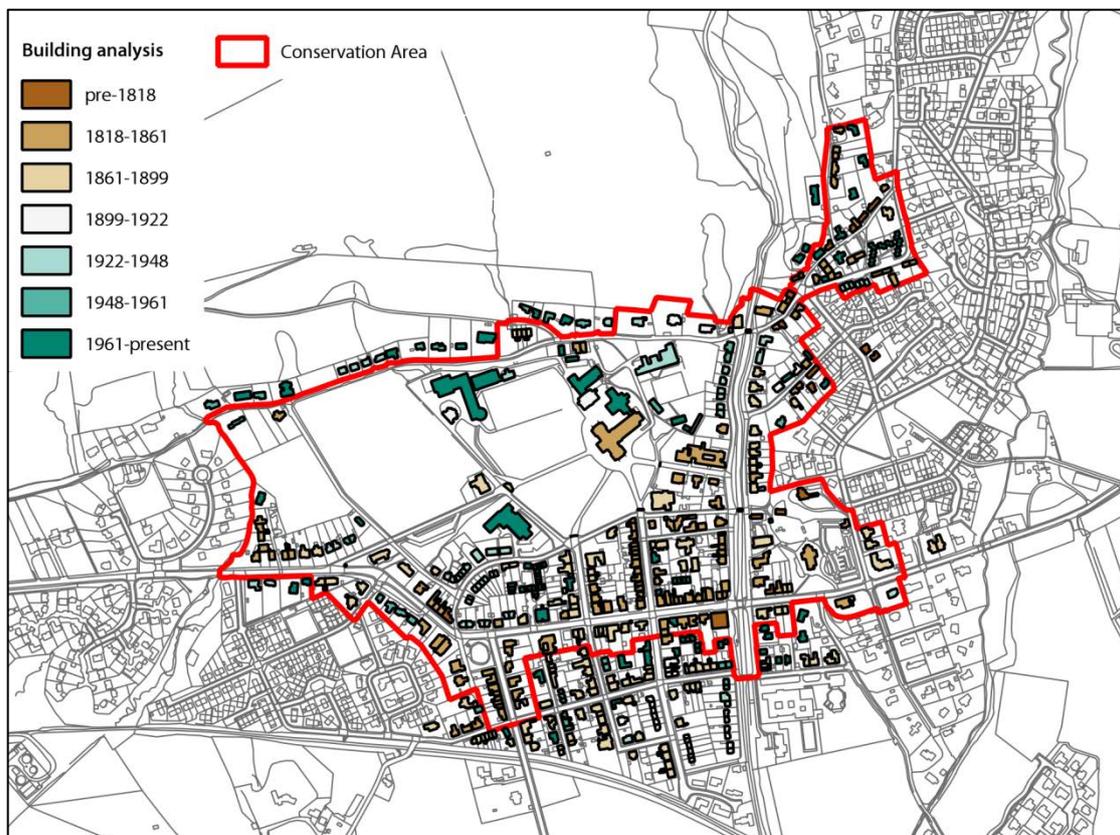
**Argyle Cottage, 6 East Burnside**, c.1835 One and a half storey cottage of grey ashlar stone with pitched slate roof. Triangular bay windows either side of a central door and canted dormers containing lying panes. Low front boundary wall with hedge forms boundary to the road. Category B-listed.



**47-53 Bridge Street**, late 19<sup>th</sup> Century two-storey commercial property in grey ashlar, with a pitched slate roof. Retail at each end of ground floor with residential above. Some paired narrow sash windows. To the right a good surviving 19<sup>th</sup> Century shopfront, painted black with scrolled console brackets and a splayed entrance lobby with narrow cast-iron columns. Category C-listed.



4.2.3 LISTED and UNLISTED BUILDINGS MAP (see section 4.2.2)



4.2.4 BUILDINGS ANALYSIS MAP (see section 4.2.2)



Above: Bridge Street from the east in 1887(courtesy of the University of St Andrews Library JV-6942)

Below, the same view today





*Above: East Burnside in 1956 (courtesy of the University of St Andrews Library JV-D-1629)  
Below: the same view today*



#### **4.2.3 Materials and local details**

The main buildings are of traditional late 18<sup>th</sup> Century or 19<sup>th</sup> Century Scottish design, built in traditional materials, with pitched roofs and plain gables topped by chimneys and clay pots.

Traditionally, roofs are slated or covered with red clay pantiles, often with a slate easing course. Some of the earlier buildings may have originally been thatched. The roofs are generally pitched with prominent chimneys at either end, skews and, in the older properties, moulded skewputts.

Prominent chimney stacks are a feature of the conservation area and are particularly noticeable where the roofline varies. This is particularly striking in street views of Bridge Street.

For walls, buildings are traditionally a buff-grey sandstone, usually of ashlar, snecked or rubble construction, with pointing in a lime mortar. Many are harled and painted white or a light colour, often with painted margins.

Apart from the roofs and walls, the historic buildings in the conservation area are enlivened by the use of timber windows and doors, the design of which varies according to the status of the house. Windows are generally timber sash and case, vertically proportioned and painted white. There are various glazing patterns found within the conservation area, but many are six over six, two over two, or one over one. Lying panes can also be found in several houses in the conservation area, meaning the window is divided into horizontal, rather than vertical panes.

Dormer windows are a characteristic of the conservation area, enabling the roof space behind the roofs to be used effectively. These are most frequently pedimented dormers, with slated haffits, or wall head dormers. It should be noted however that some of these dormers are likely to be later additions, and where they do not already exist they should be resisted on front elevations.

Doors are generally panelled to front elevations and painted in a variety of colours. Door surrounds are a particular feature of the conservation area, particularly along Bridge Street. These mouldings are generally classical with some form of columns or pilasters supporting a hood or entablature. In some cases a moulding over a door is simply supported on brackets. Many of the houses have traditional outer storm doors leading to recessed entrance areas.



Traditional shopfronts, where they survive, are generally in two phases. Earlier shopfronts were more domestic in character with enlarged ground floor windows with stone piers, either side of a small square lobby. The shopfronts at 55-59 Bridge Street are good examples of this. Later 19<sup>th</sup> Century shopfronts were heavily influenced by the availability of large sheets of plate glass and cast iron. The framing of these shopfronts tends to be lighter and more slender with classical detailing such as columns and pilasters. The cast-iron and timber detailing, and the splayed windows created a depth which modern shop facades frequently fail to replicate. A good example is at 53 Bridge Street with cast-iron columns, timber window frames and scrolled console brackets.

Buildings in the 'backlands' are generally more modest than those fronting the street, and the materials and construction methods found in these areas reflect this hierarchy. Brick walling is common and the use of renders and harls is also popular, to mask the use of cheaper materials. Outbuildings and ancillary buildings have frequently been altered; however they are often not priority buildings for upgrading, leading to interesting survivals of traditional features which can be glimpsed between the buildings fronting the street. Timber vertically boarded doors are traditional for these areas.

#### **4.2.4 Public realm**

Within the Dollar Conservation Area the character of the public realm varies to reflect the various Character Areas. So the public realm in the Burnside for example is generally more informal than in the new town area.

Road and pavement surfaces are generally tarmac, with some areas of cobbles. Whin kerbs are used extensively in conservation area and almost exclusively in Bridge Street and Burnside. While the tarmac surfaces are unobtrusive, they do not enhance the conservation area or the setting of the adjacent buildings. In Bridge Street some areas of surfaces in poor condition which detracts from the character of the area and hinders foot traffic.

The buildings themselves form the boundary to the street in areas like the old town and Bridge Street, but boundary walls also make a significant contribution to the special character of the conservation area, particularly in the residential parts of the new town. They range from around a metre to 2 metres high. Walls are generally of stone construction, reflecting the style of the building contained within and topped with coping stones. Many walls are also combined with hedges.



*Low boundary wall in Bridge Street*

The usual litter bins, benches and other street furniture are of standard off-the peg designs which, while unobtrusive, do not enhance the conservation area or the setting of the adjacent buildings. Bus shelters are a standard utilitarian design which bears little relation to any of the detailing and character within the conservation area. The overall sense is one of a lack of coordination with a variety of styles creating visual clutter. Street lighting is provided by traditional-style modern lamps in Bridge Street, with standard modern lanterns elsewhere. A small number of historic lamps do exist, for example on Academy Place and at the Old Schoolhouse. There are two listed 'K6' telephone boxes, in Harviestoun Road and Bridge Street.



*Bus shelter in Bridge Street*

#### **4.2.5 Condition**

One of the greatest threats to any heritage site is the loss of primary fabric through decay and damage, reducing the authenticity of the site. The vast majority of the buildings within the conservation area are traditionally constructed and they remain robust and in sound structural condition.

A common significant threat to the historic fabric is inappropriate modern details, such as replacement windows, doors and boundaries. A large number of original doors and windows have been replaced throughout the conservation area. Replacement windows are rarely a close match to the detailing or traditional materials of the windows that have been replaced and the cumulative impact of these changes in detailing and the use on non-traditional materials such as uPVC has had a negative effect on the character of the conservation area.

Shopfronts make an important contribution to the character of Bridge Street and several traditional shopfronts survive without major changes. However in many places shopfronts, or their constituent parts, have been replaced by modern materials and features.

In Bridge Street there have been cases of previously commercial properties being occupied as dwellings. Where this change of use is allowed to occur it inevitably leads to a loss of traditional shopfronts, a dilution of the character of the conservation area and contributes to the continued decline of retail activity on the street.

Repairs to Dollar Old Parish Church and the Session House have resulted in them being removed from the Buildings at Risk Register, compiled by Historic Environment Scotland, however two buildings have been identified as vacant or underused. These are:

- The Railway Tavern, Bridge Street
- No.2 Castle Road



*The former Railway Tavern in Bridge Street*

### **4.3 Character Areas**

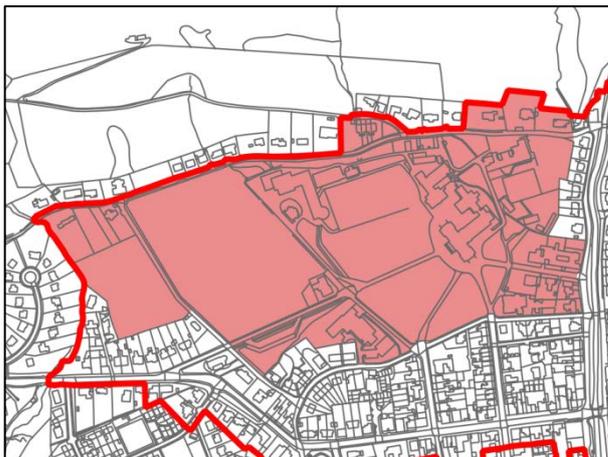
An analysis of the Dollar Conservation Area indicated that it can be divided into six character areas, roughly according to historical development; street pattern and layout; built form; and uses and activities.

These are:

1. Academy
2. Bridge Street
3. Old Town
4. Burnside
5. Churchyard
6. Harviestoun Road

It should be noted that the boundaries between these areas are blurred, as the buildings close to the boundaries may contribute to the character of more than one character area (see map 4.3.7).

#### **4.3.1 Character Area 1: Academy**



This area is the large area of landscaped ground belonging to the Dollar Academy. The establishment of the Academy in 1818 was the impetus for the development of the new town.

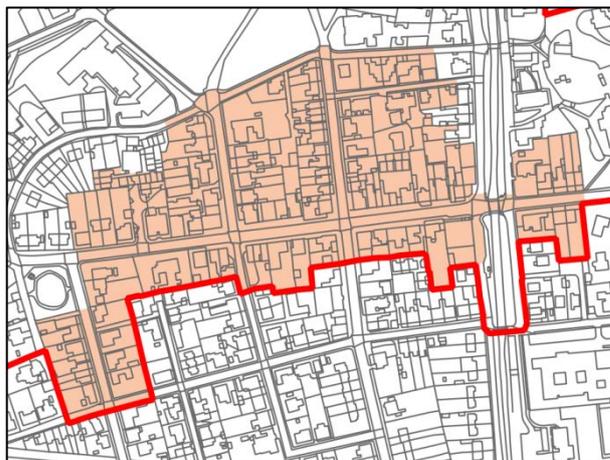
The character is defined by the open, green space with a variety of buildings positioned within this space, focusing on the portico of the main Academy building.

Buildings are varied and mostly associated with the Academy and its activities. The main Playfair-designed Academy building dominates, with many of the streets and access roads providing vistas of the Category A-Listed building. To the north and east of this block are the other main buildings of the Academy including sports pavilions, a 19<sup>th</sup> Century northern lodge and the more recent Maguire building. Academy Place, also designed by Playfair for the Academy in the early 19<sup>th</sup> Century, connects the Academy area to the Burnside and is a private road.

The Academy Character Area is overlooked by the houses immediately outside the conservation area boundary on Back Road, which are visible across the open ground of the Academy grounds.

The public realm in the Academy grounds is generally of a high quality with boundary walls, gate piers, significant tree cover and landscaping contributing to the character.

#### **4.3.2 Character Area 2: Bridge Street**



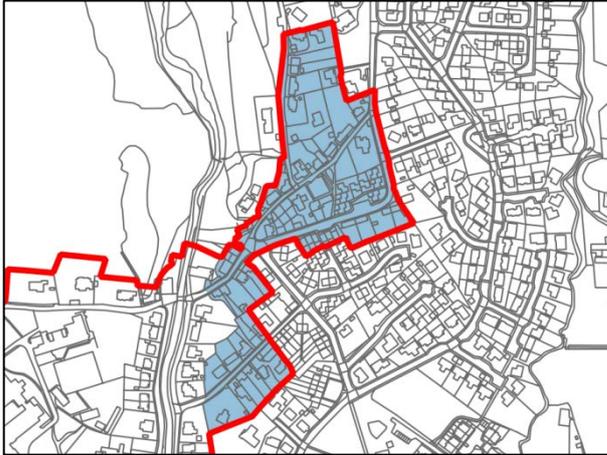
Bridge Street was laid out in 1806 as the main road replacing Back Road and encouraging the development of the new town. Buildings therefore date from these early stages of the new town with Castle Campbell Hotel being perhaps the oldest property, built circa 1810. This area is still the main shopping street in Dollar with a good variety of national and independent retailers serving the community. Some traditional shopfronts survive helping to retain the street's commercial character. These shopfronts are often simple stone frontages, with a central door and large plate glass windows. Some 19<sup>th</sup> and early 20<sup>th</sup> Century frontages remain, such as those at The Flower Room and Therapy Zone.

Cairnpark and McNabb Streets contain a variety of 19<sup>th</sup> Century, largely residential properties, with views northwards towards the Academy and the surrounding landscape, several have elaborate bargeboards.

The public realm around Bridge Street is generally of a utilitarian character that can detract from the high quality historic environment. The quality of pavement surfaces and the abundance of uncoordinated street furniture is a particular concern. A listed K6 telephone box sits on the south side of the street.

A particular feature of Bridge Street itself is the undulating roofline seen in street views which highlights the importance of chimney stacks and chimney pots to the character and appearance of the conservation area.

#### **4.3.3 Character Area 3: Old Town**



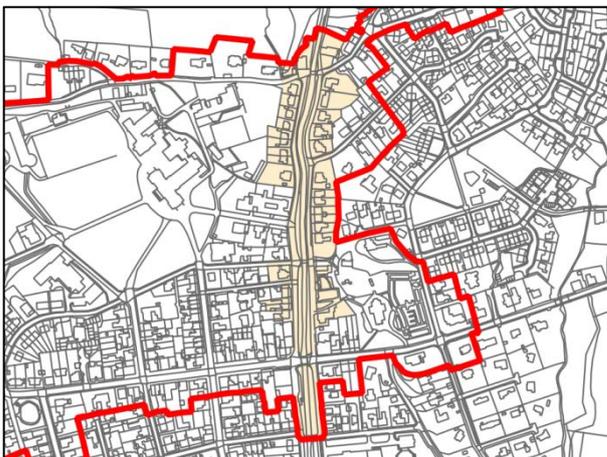
This character area consists of the historic core of the 18<sup>th</sup> Century village. It focuses on the crossroads where High Street, Hillfoots Road and Argyll Street meet and where a historic inn once stood. The serpentine streets wind up the hillside and the steep topography allows for views back over the rooftops of Dollar.

This area is now almost exclusively residential; the commercial life of the town having moved to Bridge Street in the 19<sup>th</sup> Century. Traditionally buildings are set directly on the roadside, and of one or two storeys. Many are traditional, low, one-storey cottages dating from the 18<sup>th</sup> and early 19<sup>th</sup> Century. Blinkbonny, a cottage dating to 1797 sits at an angle to the road just outside the conservation area boundary to the north.

The area also includes a section of Sorley's Brae to the south which dates to approximately the same period.

The Old Town Character Area contains a significant amount of modern infill development, mostly from the mid-20<sup>th</sup> Century and this type of development prevails outside the conservation area boundary.

#### **4.3.4 Character Area 4: Burnside**



Burnside is the most significant open space in Dollar. The burn runs through the middle of the road, dividing the carriageway and dictating the unusual width of the street. The roads follow the burn's curves, emphasising its course while cherry trees planted along the grassy banks help to create a rural and picturesque quality. The burn is crossed by three bridges, the North Bridge, the Mylne or Middle Bridge and the bridge which carries the A91 over the burn.

The public realm is generally utilitarian in character and appears faded and neglected in places. Some maintenance and improvements, for example to railings and verges, to improve its general appearance as a key feature of the conservation area would enhance the character and appearance of this part of the conservation area.

Lining the Burnside are fine 19<sup>th</sup> Century cottages and villas, many of which are listed. Houses are generally one or two storeys, and set back from the road behind low boundary walls. Several have elaborate bargeboards, painted in a variety of colours.

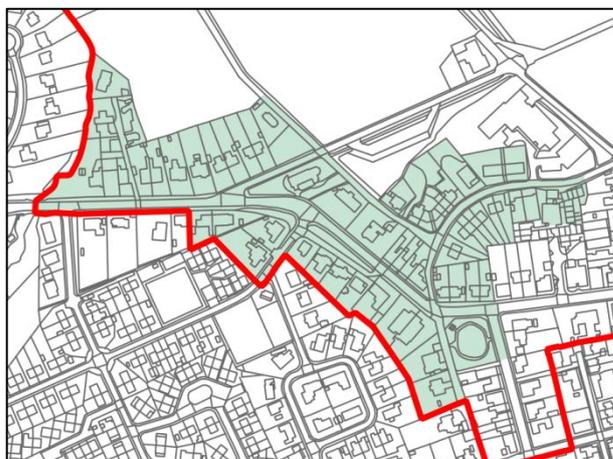
#### **4.3.5 Character Area 5: Churchyard**



This character area is one of the most historic areas in the town with the Session House, Old Parish Church, Old Schoolhouse and Manse all dating to the 18<sup>th</sup> Century or earlier. Unfortunately at present, the oldest part of churchyard has been blocked off due to the poor condition of some of the headstones and two of the historic buildings are recorded Buildings at Risk: the Session House and The Old Parish Church.

This area also includes some of the surrounding 19<sup>th</sup> Century villas on Manse Road. The grid-iron road layout here belongs to the new town, while the oldest buildings are set within the expansive church grounds. This open space provides views across the character area to the Parish Church. Views of the Session House and Old Parish Church are available from the Burnside, where the Old Schoolhouse also lies.

#### **4.3.6 Character Area 6: Harviestoun Road**

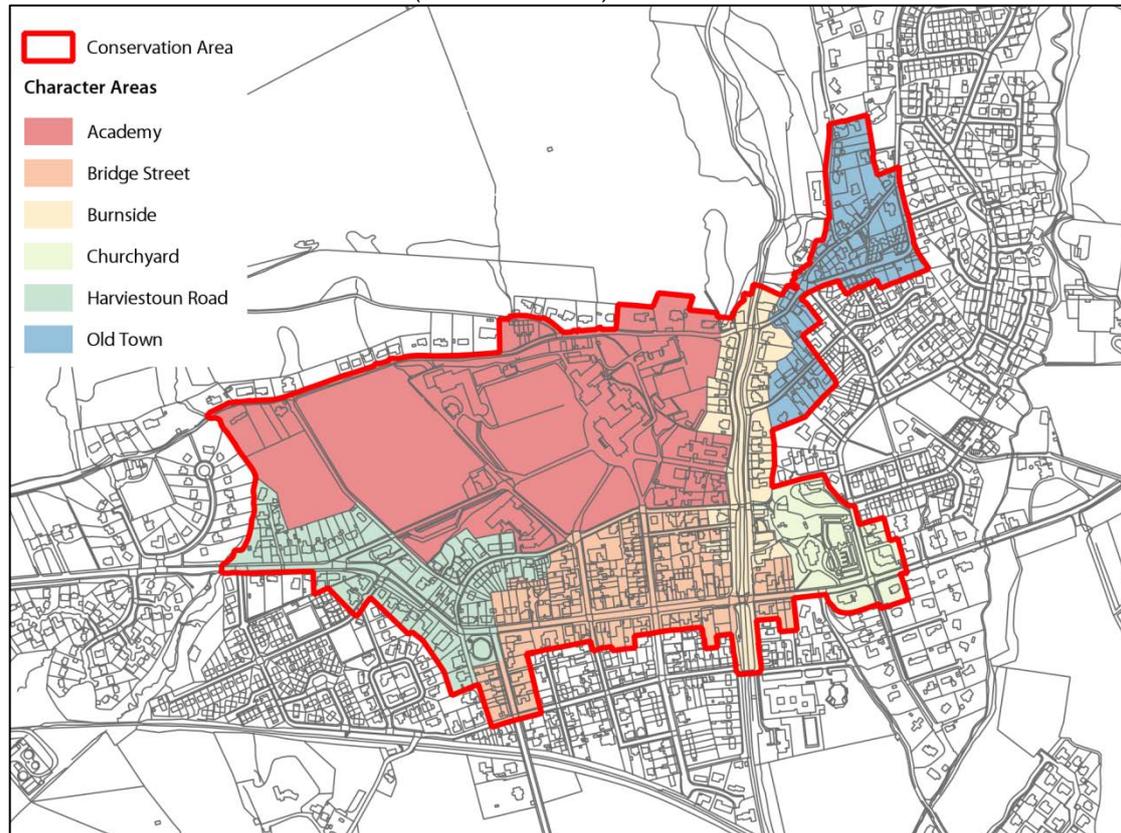


Harviestoun Road forms part of the A91 to the west of Bridge Street. This area is less dense than in Bridge Street and primarily residential with high quality listed buildings, mostly dating

from the 19<sup>th</sup> Century, several have elaborate bargeboards. Two listed building groups, Charlotte Place and Helen Place, stand out.

This character area contains two listed church buildings. St James the Great marks the corner of Mylne Avenue and the western approach to the Academy, with a listed K6 telephone box close by. The West Church sits at the corner of Harviestoun Road and Henderson Place and has been redeveloped for residential use. Significant tree cover along the road forms an attractive gateway in to the conservation area from the west.

#### 4.3.7 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:

- Contrast between the informal street layout in the 18<sup>th</sup> Century old town and the formal grid-iron layout of the 19<sup>th</sup> Century new town
- A high concentration of listed buildings dating mostly from the 19<sup>th</sup> Century, including the Academy's Category A-listed Playfair building
- The Dollar Academy and grounds, as the impetus for the expansion of the town in the 19<sup>th</sup> Century and providing significant green space in the heart of the town
- Survival of traditional shopfronts and 19<sup>th</sup> Century commercial properties on Bridge Street
- The attractive Burnside area is a significant natural amenity and makes an important contribution to character
- Use of natural stone and slate, and traditional sash and case windows and timber lined doors, with some idiosyncratic details
- Significant tree cover contributes to setting of the conservation area and individual buildings
- Traditional boundaries such as walls and hedges make important contribution to character
- Setting at the foot of the Ochils forms significant part of the character, with views between the conservation area and the wider landscape.

## **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.

- Pressure on areas outwith the existing conservation area for development, and its potential impact on the setting of the conservation area
- The public realm, for example road and pavement surfaces and street furniture, is generally utilitarian in character and in some places detracts from the high quality built environment
- The Burnside area could benefit from some maintenance and improvements, for example to railings and verges, to improve its general appearance as a key feature of the conservation area
- Insensitive shopfront alterations can detract from the character of Bridge Street
- Modern development in the area is not always sympathetic to the traditional materials and styles of the historic buildings
- 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
- High traffic volumes and associated car parking requirements can detract from the historic environment
- The conservation area contains two Buildings at Risk, and two more vacant or underused properties.

## **7 SENSITIVITY ANALYSIS**

### **7.1 Loss of original architectural details and building materials**

Although the majority of the buildings in the conservation area are 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. Most replacement features are generally in keeping with the character of the conservation area. There are however instances of inappropriate features and materials, which detract from the high quality historic environment.

### **7.2 Pressure for new development**

Within the conservation area there is little opportunity for new development apart from the open spaces, which largely belong to the Academy. The spaces around the town make a significant contribution to the character of the conservation area, providing the landscape setting of the conservation area. The impact of any future development on the character and setting of the conservation area must be carefully considered.

Any new development should seek to enhance the distinctive features in and around the conservation area. Design statements, where required for new development, will be expected to include proposals to protect and enhance the conservation area and its setting.

Development in the vicinity of the conservation area is required to respect the historic development pattern as well as the landscape setting of the conservation area. The long views north and south to the surrounding landscape are also important contributors to the setting and character of the conservation area which require careful attention in any development proposals in the locality of its boundary.

The Draft Dollar Community Masterplan, initiated by Dollar Community Council, aims to address these issues and sets out a vision of how the town could grow over the next 20 years.

### **7.3 Quality of new development, alterations and extensions**

Most recent new development is sympathetic to the local details which have provided the group value of the conservation area and the Council will continue to determine applications affecting the conservation area with regard to its statutory duty to preserve and enhance the character and appearance of the conservation area.

### **7.4 Quality of public realm**

The poor quality of pavement and road surfaces in some places, and the utilitarian character of the uncoordinated street furniture do 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. There may be opportunities to improve the surfacing and provision and quality of street furniture.



*Insensitive uPVC replacement windows and doors on McNabb Street.*

### **7.5 Protection of historic shopfronts**

Some traditional shopfronts survive on Bridge Street, mostly belonging to the later 19<sup>th</sup> Century. Some other shopfronts retain some traditional details such as metal arms for sun blinds and awnings, mosaic lobby floors, and even original doors. These features should be retained where they exist.

New signage and decorative schemes have compromised these traditional details in many instances. Historic photographs show us that traditionally the retailer's name has been fairly discreet, applied to the stone or to a fascia and usually handpainted.

### **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 and Regulation 11 controls under the Advertisement Regulations currently protect unifying features and prevent erosion of character. Nevertheless, there are instances of inappropriate replacement features and materials. The existing Article 4 Direction requires review in light of 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 boundary walls**

Trees make an important contribution to the landscape and enhance the setting of historic buildings. Hedges and boundary walls also make a major contribution and similarly need to

be retained. Trees, hedges and boundary walls should be properly managed and protected. Tree Protection Orders protect trees in Thornbank Road and Back Road.

## **7.8 Areas for enhancement**

The Burnside area could benefit from some maintenance and improvements, for example to railings and verges, to improve its general appearance as a key feature of the conservation area. The community initiated the Dollar Burnside Environmental Enhancement Project Report, published in 2013, which addresses these issues and makes recommendations for improvements.



*Parked cars often dominate the streetscape in the new town.*



*At St James the Great evergreen trees mark the corner and provide the setting for the church building.*

## **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:

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

## 8.2 Shopfront improvements

Traditional shopfronts can help define the identity and character of an area and can be attractive to shoppers, enhancing trade.



*Traditional shopfronts can help define the identity and character of an area*

Good examples of traditional 19<sup>th</sup> Century shopfronts survive in Dollar and the retention and repair of existing historic shopfronts adds interest and variety to the townscape. In assessing planning applications within the Dollar Conservation Area for retail premises, the Council shall pay particular attention to the following:

- 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.
- Change of use which would result in the loss of a traditional shop front, will be resisted.
- Traditional fixtures and features should be retained wherever possible, 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.
- Historic photographs may be consulted to inform the design of new shopfronts and signage.

Further reading:

- [Managing Change in the Historic Environment - Shopfronts and Signs](#) (produced by Historic Scotland, now Historic Environment Scotland)
- [Traditional Shopfronts: A short guide for shopowners](#) (produced by Historic Scotland, now Historic Environment Scotland)

### 8.3 Trees and landscape

Many trees are in private ownership but nevertheless make an extremely important contribution to the special character of the conservation area. The open spaces within the conservation area also make a significant contribution to its character, providing relief to the built up areas and allowing views to landmark buildings.

Clackmannanshire Council will continue to enforce the relevant policies to ensure that the very special qualities of the Dollar Conservation Area are protected from unsympathetic change. New development should protect important views, trees, hedges, dykes and other established boundaries.

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)

### 8.4 Public realm enhancement

The Council commissioned a review of accessibility, traffic, parking, pedestrian comfort and the physical environment of the main commercial frontages of Dollar town centre in 2008. This report, produced by Ian White Associates, makes a number of recommendations about the future quality of the public realm in the centre of Dollar.

Recommendations included the development of a design brief for the public realm with a materials palette, revised parking arrangements and upgraded surfaces with street furniture carefully sited in relation to the street layout and its use.

The Council in undertaking maintenance works and repairs has taken account of the recommendations with regard to available resources and will continue to consider opportunities to implement the recommendations, to enhance the character and appearance of the area.



*The Council will continue to consider opportunities to enhance the character and appearance of the public realm in the area.*

The potential for new development to increase traffic levels to the detriment of the conservation area will be considered by the Council in assessing planning applications in the

town. The cumulative impact of traffic management measures on the character of the conservation area will be assessed when considering such proposals. There is a need to balance design issues with traffic safety.

In May 2012 Dollar Burnside Action Group appointed The Paul Hogarth Company Limited to assist them with the preparation of environmental improvement proposals for the Burnside.

The Burnside Regeneration Project aims to enhance the overall environment of the Dollar Burn between the Mill Green and Devon Way (the former railway) and including the associated streets and spaces of East Burnside, West Burnside and Park Place.



*The Burnside Regeneration Project aims to enhance the overall environment of the Dollar Burn.*

It is understood that the burn area is in the ownership of the Harviestoun Estates. The Burn is classified as in good status under the Water Framework Directive and as a responsible authority under the Water Environment and Water Services Act Clackmannanshire Council has a duty to maintain this status. In recent years Clackmannanshire Council's Roads and Transportation service has undertaken repair works on the middle bridge and resurfacing on West Burnside. The Burnside was maintained by the Town Council in the past, however Clackmannanshire Council has no remit to maintain the general environment in this area. It is recommended that the community continue to work in partnership, and with the landowner, to pursue improvements to this area through the Burnside Action Group. The Burnside should also be considered as part of a review of the public realm in the conservation area, proposed at section 9.

Further reading:

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

## **8.5 Quality of new developments, building alterations and extensions**

In assessing planning applications within the Dollar 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 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. Replacement of windows, doors etc. should be a last resort used when repair is clearly out of the question
- 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

- Trees, including those within 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 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 Dollar was served in 1976. 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.



*Permission is required for small householder developments such as replacement windows and doors.*

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 (2,8,11,15 and 21) covered by the Direction are currently under review by the Scottish Government and the Council will review the requirement to retain the Direction in full or part following the completion of the government's review.

In the interests of preserving the amenity of the area a stricter degree of advertisement control is in place in the Dollar Conservation Area. A Regulation 11 Direction under the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 is in force, requiring permission to be sought from the Council for certain types of advertising where usually consent would be not needed (see Appendix 3). It is considered that these controls are working well and do not require revision.

### **8.7 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 all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area.



*Unlisted buildings in Cairnpark Street and at the Academy Sports Pavilion.*

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)

### **8.8 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 wraps fairly tightly around the historic core of the town. It encompasses the old town to the north and the first phase of the new town to the south.

Areas and features considered for inclusion were:

- part of the old town or the first phase of the new town, appearing on the 1<sup>st</sup> Edition OS map of 1861
- 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)

It was considered that amendments should be made as follows:

- Extend the boundary northwards on castle Road to include Blinkbonny
- Add part of Back Road to include Gateside and Meadowbank.
- Extension to the south at Devon Road to include early 19<sup>th</sup> Century cottages and protect an important approach to the conservation area
- Rationalise the boundary between East Burnside and Lovers Loan, where it currently cuts through a 20<sup>th</sup> Century building



*The approach to the Conservation Area from the south along Devon Road.*

## **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:
  - Enhancement of the Burnside area
  - Quality of new developments re: Section 9.2
  - Traditional shopfronts
  - Public realm enhancement
  - 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](#) (Historic Environment Scotland)

Historic Environment Scotland's Building Advice website  
[www.engineshed.org/building-advice/](http://www.engineshed.org/building-advice/)

*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.historic-scotland.gov.uk/managingchange](http://www.historic-scotland.gov.uk/managingchange)

Historic Scotland - Advice for Owners of Listed Buildings  
[www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings.htm](http://www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings.htm)

Historic Scotland's INFORM Guides  
[www.historic-scotland.gov.uk/index/learning/freepublications.htm](http://www.historic-scotland.gov.uk/index/learning/freepublications.htm)

Historic Scotland's Knowledge Base website  
<http://conservation.historic-scotland.gov.uk/home/resourcecentre.htm>

Historic Environment Scotland - Grants  
[www.historicenvironment.scot/grants-and-funding/](http://www.historicenvironment.scot/grants-and-funding/)

The Heritage Funding Directory  
[www.heritagefundingdirectoryuk.org](http://www.heritagefundingdirectoryuk.org)

Scottish Civic Trust  
[www.scottishcivictrust.org.uk](http://www.scottishcivictrust.org.uk)

Heritage Lottery Fund  
[www.hlf.org.uk](http://www.hlf.org.uk)

## APPENDIX 1: LISTED BUILDINGS

Dollar Conservation Area contains 95 list entries, which is a large number of listed buildings for a relatively small area. 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 |
|---|------|--------------|
| 61 Bridge Street                                      | C    | LB24569      |
| 26 Bridge Street (Homefield)                          | B    | LB24557      |
| 9 and 10 East Burnside                                | C    | LB24532      |
| 3 Manor House Road (Ingleside)                        | C    | LB24573      |
| 12, 14 and 16 Sorley's Brae                           | C    | LB24616      |
| West Gates Facing Mylne Avenue, Dollar Academy        | C    | LB24548      |
| 14 East Burnside (Norwood)                            | C    | LB24536      |
| 13 Bridge Street                                      | C    | LB24565      |
| 27 Hillfoots Road (The Knowe)                         | B    | LB24610      |
| 10, 12 and 14 Bridge Street                           | C    | LB24555      |
| 5 East Burnside                                       | C    | LB24529      |
| South West Gates Facing McNabb Street, Dollar Academy | C    | LB24547      |
| 16-24 Bridge Street                                   | C    | LB24556      |
| St James the Greater Church (Episcopal)               | C    | LB24581      |
| 34 High Street  | C    | LB24597      |
| 19 and 21 High Street                                 | B    | LB24601      |
| 1 and 3 Devon Road                                    | B    | LB24577      |
| 10 Sorley's Brae                                      | C    | LB24613      |
| Dollar Manse, Manse Road                              | C    | LB24524      |
| 24 West Burnside (Burnside House)                     | B    | LB24540      |
| East Gates, Academy Place, Dollar Academy             | C    | LB24549      |
| 18 Harviestoun Road                                   | C    | LB24584      |
| Seberham, No.1 Bridge Street                          | B    | LB24587      |
| Parish Church of St Columba, Dollar                   | B    | LB24522      |
| 18 and 19 West Burnside                               | C    | LB24538      |
| 1, 3, 5 Academy Place                                 | B    | LB24551      |
| 64 and 66 Bridge Street                               | C    | LB24560      |
| 2 High Street (Burnside)                              | C    | LB24592      |
| 1 Chapel Place  | C    | LB24544      |
| 55-59 Bridge Street                                   | C    | LB24568      |
| 9 McNabb Street                                       | C    | LB24571      |
| 20 and 22 Harviestoun Road                            | C    | LB24585      |
| 2 East Burnside                                       | C    | LB24526      |
| 21 Hillfoot Road                                      | C    | LB24607      |
| 1 McNabb Street                                       | C    | LB24570      |
| Clydesdale Bank, Bridge Street                        | B    | LB24563      |
| 11 East Burnside                                      | C    | LB24533      |
| 10 Harviestoun Road                                   | C    | LB24580      |
| 3 Chapel Place (Park House)                           | B    | LB24545      |

|  |   |         |
|--|---|---------|
| 27-53 Bridge Street  | C | LB24567 |
| 31 and 33 High Street  | C | LB24603 |
| South East Gates Facing Cairnpark Street, Dollar Academy   | C | LB24550 |
| 6 Bridge Street  | C | LB24553 |
| 5-23 Bridge Street   | C | LB24566 |
| 36 and 38 High Street  | C | LB24598 |
| Church Hall  | C | LB24527 |
| Primary and Infant School, Manor Park Road   | C | LB24543 |
| 12 East Burnside (Glen Lodge)  | C | LB24534 |
| 28-48 Bridge Street  | C | LB24558 |
| 6 High Street  | C | LB24594 |
| 19 Hillfoot Road (Broomieknowe Cottage)  | B | LB24606 |
| 17 West Burnside   | C | LB24537 |
| 70 Bridge Street (Sycamore)  | C | LB24561 |
| 13 McNabb Street (Speedwell)   | B | LB24572 |
| 15 and 17 High Street  | B | LB24600 |
| 25 and 27 High Street  | C | LB24602 |
| 24, 26 and 28 Harviestoun Road   | B | LB24586 |
| 4 High Street  | C | LB24593 |
| 2 Manse Road   | C | LB24618 |
| Castle Campbell Hall   | C | LB24591 |
| 40 and 42 High Street (No.40 Baldinnes) (No.42 The Luggy)  | C | LB24599 |
| 1 East Burnside  | C | LB24525 |
| 7 and 8 East Burnside (Oakbank)  | C | LB24531 |
| 2 Harviestoun Road   | C | LB24578 |
| 11 Hillfoot Road   | C | LB24605 |
| Dollar Academy   | A | LB24546 |
| 1 and 3 Hillfoot Road  | B | LB24604 |
| 4 Manse Road (Eastfield)   | C | LB24619 |
| 50-62 Bridge Street  | C | LB24559 |
| Rectory, 12 Harviestoun Road   | B | LB24582 |
| 1 and 3 Muckart Road (Gladstone Terrace)   | C | LB24616 |
| 8 Bridge Street  | B | LB24554 |
| Dollar West Church   | C | LB24575 |
| 32 High Street (South View)  | C | LB24596 |
| Bridge Street, K6 Telephone Kiosk  | B | LB24621 |
| 4-8 Harviestoun Road (Charlotte Place)   | C | LB24579 |
| Old Parish Church, Dollar and adjoining building at churchyard gate within the churchyard of present Parish Church | B | LB24523 |
| 86 Bridge Street   | B | LB24562 |
| 14, 16, 18, 20 Back Road   | B | LB24589 |
| 1 Thorntonbank Road  | C | LB24590 |
| Harviestoun Road, K6 Telephone Kiosk   | B | LB24622 |
| 13 East Burnside   | C | LB24535 |
| Castle Campbell Hotel  | C | LB24564 |
| West Church Manse  | C | LB24576 |
| 23 Hillfoot Road   | C | LB24608 |
| 2,4,6 Academy Place  | B | LB24552 |
| 8 High Street  | C | LB24595 |
| The Session House, 3 and 4 East Burnside   | B | LB24528 |
| 20, 21 and 22 West Burnside  | C | LB24539 |
| 14 and 16 Harviestoun Road   | C | LB24583 |
| 25 Hillfoot Road (The Broomieknowe)  | B | LB24609 |
| Middle Bridge over Dollar Burn, East and West Burnside   | B | LB24541 |
| North Bridge over Dollar Burn, High Street - Back Road   | C | LB24542 |
| 1 Manse Road, Keepers Cottage in corner of graveyard   | C | LB24620 |
| 6 East Burnside (Argyll Cottage)   | B | LB24530 |

## **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.

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 introduced new PD rights in conservation areas.

### **Not Permitted Development in a Conservation Area or Curtilage of a Listed Building** *(you would need to apply for permission in most circumstances)*

Class 1 (Enlargement of a dwellinghouse) *includes extensions, porches, dormers*

Class 2 (Improvements or alterations to a dwellinghouse which are not enlargements) *includes windows, doors, ramps, balconies, roof coverings*

Class 3 (Other Development within the curtilage of a dwellinghouse) *includes hard surfaces, decking, outbuildings, gates, walls, fencing.*

Class 4 (Development to a Building containing a Flat) *includes external alterations, extensions, balconies, dormers.*

**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: ADVERTISING CONTROLS**

Advertisements are essential to commercial activity; however there is a balance to be struck between those who wish to display an advertisement, the safety of the general public and the protection of the amenity and characteristics of an area.

In the interests of preserving the amenity of the area a stricter degree of advertisement control is in place in the Dollar Conservation Area. A Regulation 11 Direction under the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 is applied, requiring permission to be sought from the Council for certain types of advertising where usually consent would be not needed. The Direction applies to the pre-2005 conservation area boundary so parts of the conservation area on Harviestoun Road, Sorley's Brae and Manse Road are excluded from the Direction.

This legislation defines an advertisement as a “word, letter, model, sign, placard, board, notice, awning, blind, device or representation whether illuminated or not, in the nature of, and employed wholly or partly for the purpose of advertisement, announcement or direction.”

The following classes of advertisement (which normally have ‘deemed consent’) therefore require advertisement consent:

**Class II (3):** Advertisements relating to any institution of a religious, educational, cultural, recreational or medical or similar character to any hotel, inn or public house or hostel, situated on the land on which any such advertisement is displayed.

**Class III (3):** Advertisements relating to the carrying out of building or similar work on the land on which they are displayed, not being land which is normally used, whether at regular intervals or otherwise for the purpose of carrying out such work.

**Class IV (1):** Advertisements displayed on business premises wholly with reference to all of the following matters; the business or other activity carried on, the goods sold or services provided, and the name and qualification of the person carrying on such business or activity or manufacturing or supplying such goods or services on those premises.

**Class IV (2):** Advertisement displayed on any forecourt of business premises wholly with reference to all or any of the matters specified in Class IV (1).

**If you wish to display an advertisement within the conservation area 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 4: 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 20<sup>th</sup> 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 20<sup>th</sup> 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 5: COMMUNITY ENGAGEMENT ANALYSIS**

A leaflet drop of approximately 150 homes and businesses in the conservation area was carried out to inform property owners of the appraisal process and invite interested stakeholders to two community engagement events held in February 2014. A form was included for interested parties to complete and return with their views on Dollar's key features, any negative issues and possible improvements.

Two events were held on 11th February 2014: the first including a walkabout in the conservation area followed by a workshop session in the Castle Campbell Hotel, and the second consisting of a round table discussion of the key aspects of the conservation area.

Over 150 property owners in the conservation area were invited to the events via the leaflet drop, and key stakeholders were invited directly via email. The events were also publicised on Twitter and the invitation was retweeted by the Alloa Advertiser, Clackmannanshire Council and several local businesses. All participants were also asked to complete and return the feedback form. Representatives in attendance at these meetings included Dollar Community Council, Dollar Academy, the Burnside Action Group and interested householders.

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

| <b>Issues raised</b>  | <b>SCT notes</b>  |
|---|---|
| Relationship between Clacks Council and community is difficult at times.<br>Community feels they are ignored on planning/conservation issues.   | SCT notes that an appraisal will be a valuable tool in setting out guidelines for development and defining the special characteristics of the conservation area, for use by the planning department in assessing application and also by the community when commenting on proposals.  |
| Lack of proper planning control/enforcement resulting in cumulative change.   | See above.  |
| There is a need for better advertisement/promotion of the CA to raise awareness of conservation issues with property owners and to encourage them to seek high quality repairs and specialist advice when considering work. | Awareness-raising within the area can encourage property owners to keep buildings in good state of repair. SCT has leafleted 150 homes in the CA to advertise the appraisal process. The Community Council have produced a leaflet with the LA in the past outlining the implications of CA designation - perhaps this can be repeated. |
| Development pressure/pressure for subdivision of plots  | Noted. The Dollar Community Masterplan aims to address some of the concerns about possible expansion/development of Dollar, and the appraisal takes note of the proposals within the Masterplan where appropriate. The issues surrounding new development and its impact on the conservation area are assessed in the appraisal.        |
| Road and pavement surfaces are a particular concern, esp. on Bridge Street.   | Noted. Public realm emerged as a key issue from the community engagement events. The quality of the public realm is assessed in the appraisal with general suggestions for improvement.   |
| Poor infill development   | SCT notes that there are limited opportunities for new development within the conservation area, but the appraisal addresses general guidelines for future development.   |
| Lack of maintenance   | The survey work revealed that the vast majority of the buildings within the conservation area are in good condition. Inappropriate modern details, and neglected/utilitarian public realm is a key concern however.   |
| Improvements needed to Burnside environment   | The work of the Burnside Action Group is noted. The condition of the Burnside in terms of public realm and built environment is considered by the appraisal with proposals for improvement.   |
| Change of use of shops to residential due to lack of viability.   | It was noted during the events that there has been some drop off in numbers of retailers but there is still a good range of services on offer and a high proportion of independent retailers. It was also noted that it is positive that Dollar's shop serve the people of the town well.   |
| Traffic/parking issues particularly related to Academy pick up / drop off.  | The Academy is addressing some of these issues in partnership with the Council and community. Possibly outside the scope of the appraisal to provide a solution, but it is noted as an issue which can detract from the high quality historic environment.  |

| <b>Boundary changes</b>   | <b>SCT notes</b>   |
|---|--|
| Extension to the north to include Blinkbonny, Castle Road                             | This area includes a couple of 'positive' unlisted historic buildings, which would benefit from the protection that CA status brings. Blinkbonny is seen as a key building. An assessment of this area for conservation area designation was made, and a recommendation to extend the boundary in this area is included in the appraisal.  |
| Extension to north of Back Road to include Gateside and Meadowbank.                   | This area includes a couple of 'positive' unlisted historic buildings, which would benefit from the protection that CA status brings. Gateside is seen as a key building. An assessment of this area for conservation area designation was made, and a recommendation to extend the boundary in this area is included in the appraisal.  |
| Extension to north of Back Road to include road and open ditch.                       | Open ditch/gully on Back Road is seen as a positive feature which should be protected. 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.  |
| Extension to south east to include properties between Lovers Loan and Kellyburn Park. | 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.   |
| Extension to south to include Dewar Street and surrounding area                       | This area has a good concentration of late 19 <sup>th</sup> Century properties with a similar, albeit more modest, character to those elsewhere in the CA. It is acknowledged that an extension of this size could create a burden for the Council and householders in terms of the planning permissions generated. 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. |

Responses received via the feedback from are recorded below.

| <b>What 3 things make Dollar a special place?</b>   |                              |
|---|------------------------------|
| <ul style="list-style-type: none"> <li>• Character of buildings and detailing</li> <li>• Architecture</li> <li>• Buildings quality</li> <li>• The concentration of listed buildings</li> <li>• The Georgian/Victorian buildings in the conservation area</li> <li>• The grey and pink stone buildings</li> </ul>  | TAKEN FORWARD AS KEY FEATURE |
| <ul style="list-style-type: none"> <li>• Setting, views to Ochils</li> <li>• Landscape and setting (Ochils etc.)</li> <li>• It's countryside setting</li> <li>• Vistas to surrounding countryside, esp. up the Burnside to the hills.</li> <li>• Castle Campbell with its situation in the Ochil Hills which provides amazing views to and from the town.</li> </ul>                                      | TAKEN FORWARD AS KEY FEATURE |
| <ul style="list-style-type: none"> <li>• Open grid pattern with views of country</li> <li>• The grid-iron plan</li> </ul>   | TAKEN FORWARD AS KEY FEATURE |
| <ul style="list-style-type: none"> <li>• Dollar Academy and grounds</li> <li>• The Academy (Playfair Building) and surrounding grounds</li> <li>• The Academy and its green spaces</li> <li>• The Academy and its grounds – particularly the main Playfair building</li> <li>• Dollar Academy which embodies the history and character of the town and carries the name of Dollar all over the</li> </ul> | TAKEN FORWARD AS KEY FEATURE |

|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>world</li> <li>The Academy and its grounds</li> </ul>   |   |
| <ul style="list-style-type: none"> <li>Sense of community</li> <li>Friendly and involved</li> <li>Community</li> <li>Village atmosphere</li> <li>Something for everyone</li> </ul>   | NOTED. Not taken forward in the appraisal as outwith the scope of the CAA |
| <ul style="list-style-type: none"> <li>History</li> </ul>  | NOTED   |
| <ul style="list-style-type: none"> <li>The Burnside – a unique feature</li> <li>The Dollar Burn (in the Burnside area and the Mill Green)</li> <li>The burn through the town with its bridges, trees and attractive housing on either side.</li> <li>The Burnside</li> </ul> | TAKEN FORWARD AS KEY FEATURE  |
| <ul style="list-style-type: none"> <li>Main thoroughfare – Bridge Street through to Harviestoun Rd</li> <li>The broad streets – Bridge Street and Burnside</li> </ul>  | TAKEN FORWARD AS KEY FEATURE  |

|   |   |
|---|---|
| <b>What 3 things damage Dollar's special character?</b>   |   |
| <ul style="list-style-type: none"> <li>State of Burnside (the burn itself, railing in need of preservation, worn grass verges, poor quality lighting etc.)</li> <li>Improve quality of Burnside</li> <li>Lack of proper maintenance on Burnside</li> <li>Failure to satisfactorily reconcile the ecological aspirations for the Dollar Burn with its overall appearance in the Burnside Area</li> </ul> | TAKEN FORWARD AS KEY NEGATIVE   |
| <ul style="list-style-type: none"> <li>Shop frontages/signs not entirely sympathetic on Bridge Street</li> <li>Bridge Street/ centre</li> <li>Change of use of shops – not viable anymore</li> </ul>  | TAKEN FORWARD AS KEY NEGATIVE   |
| <ul style="list-style-type: none"> <li>Unsympathetic development on Back Road, immediately adjacent to CA.</li> <li>Unsympathetic development immediately adjacent to the conservation area (notably Back Road)</li> </ul>  | TAKEN FORWARD AS KEY NEGATIVE   |
| <ul style="list-style-type: none"> <li>Poor infill development</li> <li>New build not coordinated with existing</li> <li>Insensitive infill e.g. on Cairnpark Street</li> <li>Inappropriate and unsympathetic development in the conservation area (vis 10 Cairnpark Street)</li> <li>The new fast food takeout</li> </ul>  | TAKEN FORWARD AS KEY NEGATIVE   |
| <ul style="list-style-type: none"> <li>Lack of control of development/change in the CA</li> <li>Look at enforcement of current planning laws</li> </ul>   | NOTED. Consideration of existing Article 4 Directions and impact of alterations and repairs to the character of the conservation area is made within the appraisal.           |
| <ul style="list-style-type: none"> <li>Lack of maintenance</li> </ul>   | NOTED. The survey work revealed that the vast majority of the buildings within the conservation area are in good condition. Building maintenance is addressed in section 8.1. |
| <ul style="list-style-type: none"> <li>Development pressure</li> <li>Subdivision of plots</li> </ul>  | TAKEN FORWARD AS KEY NEGATIVE   |
| <ul style="list-style-type: none"> <li>Traffic, car parking</li> </ul>  | TAKEN FORWARD AS KEY NEGATIVE   |

|   |                               |
|---|-------------------------------|
| <ul style="list-style-type: none"> <li>• The volume of heavy traffic passing through Dollar</li> <li>• Parking is a problem</li> </ul>  |                               |
| <ul style="list-style-type: none"> <li>• Signs and street clutter</li> <li>• The poor street lighting</li> </ul>  | TAKEN FORWARD AS KEY NEGATIVE |
| <ul style="list-style-type: none"> <li>• Road surfaces, esp. on Back Road</li> <li>• The poor state of the pavements, especially for the elderly to walk on</li> <li>• Pavements on Bridge Street very utilitarian and patchy.</li> <li>• Dog mess on the footpaths</li> <li>• Pot holes everywhere</li> <li>• The main street could be tidier</li> </ul> | TAKEN FORWARD AS KEY NEGATIVE |

|  |  |
|--|--|
| <b>If I could do 1 thing to improve Dollar it would be...</b>  |  |
| <ul style="list-style-type: none"> <li>• Sort out Dollar Burn in a way that reflects its position as a focal point in the conservation area without over prettifying it or adversely affecting ecological aspects</li> <li>• Sort out the Burnside (it is the main access to Dollar Glen, Castle Campbell etc.)</li> </ul> | TAKEN FORWARD IN OPPORTUNITIES FOR PRESERVATION OR ENHANCEMENT<br>Improvements to the Burnside area addressed in section 8.4.  |
| <ul style="list-style-type: none"> <li>• Improve appearance of centre – shopfronts, street furniture, trees</li> </ul>   | TAKEN FORWARD IN OPPORTUNITIES FOR PRESERVATION OR ENHANCEMENT<br>Improvements to public realm and guidelines to protect shopfronts are addressed in sections 8.4 and 8.2. |
| <ul style="list-style-type: none"> <li>• Advertise the CA – raise awareness of the issues</li> </ul>   | NOTED. SCT has leafleted 150 homes in the CA to advertise the appraisal process.   |
| <ul style="list-style-type: none"> <li>• Get genuine local control</li> </ul>  | NOTED. The CAA complements the many community-led projects in place i.e. the Burnside Action Group and Community Masterplan.   |
| <ul style="list-style-type: none"> <li>• Street furniture in character with area, more sensitive siting of dog bins, litter bins etc.</li> <li>• Prosecute dog walkers who do not clear up after their dogs</li> </ul>   | TAKEN FORWARD IN OPPORTUNITIES FOR PRESERVATION OR ENHANCEMENT<br>Improvements to public realm addressed in sections 8.4.  |
| <ul style="list-style-type: none"> <li>• It would be desirable to extend the boundary to protect historic buildings</li> </ul>   | TAKEN FORWARD IN OPPORTUNITIES FOR PRESERVATION OR ENHANCEMENT<br>A boundary extension is recommended in section 8.8.  |