



# KENNET CONSERVATION AREA CHARACTER APPRAISAL

**FEBRUARY 2018**



**Clackmannanshire  
Council**

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Comhairle Siorrachd  
Chlach Mhanann

# **KENNET CONSERVATION AREA CHARACTER APPRAISAL**

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*Kennet Village 1920s*

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## **1.0 Introduction, Purpose and Justification**

### **1.1 Date and reason for designation**

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 ("the Act") 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 Kennet Conservation Area was designated in the 1970s for its special architectural and historic character.



Conservation area status brings the following works under planning control:

- Demolition of unlisted buildings and structures
- Removal of or work to trees
- Development involving small house alterations and extensions, the installation of satellite dishes, roof alterations including solar panels, stone cleaning, hard standings, enclosures including boundary walls and enclosures, wind turbines and painting of exterior walls

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.

### **1.2 Purpose of appraisal**

Planning Authorities have a duty to prepare proposals for the preservation and enhancement of conservation areas. 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 thoughtful and careful approach is therefore needed in considering development proposals in a conservation area.

The 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 the 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. Additional Government guidance regarding the management of historic buildings and conservation areas is set out within the Scottish Planning Policy (2014), Historic Environment Scotland Policy Statement 2016 (HESPS) and Historic Environment Scotland's series of Managing Change in the Historic Environment Guidance Notes.

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. (see Appendix B)

## 2.0 Location and landscape

### 2.1 Location and activities

The Kennet Conservation Area forms the eastern part of Kennet, a small village to the south east of Clackmannan and just west of Clackmannanshire's boundary with Fife (Figure 1) The Conservation Area is focused on the row of single storey terraced cottages and their rig-like gardens, to the north of the road. The designation also covers the woodland opposite the cottage row to the south of the road and a field to the east of the row abutting the Alloa-Kincardine railway line.

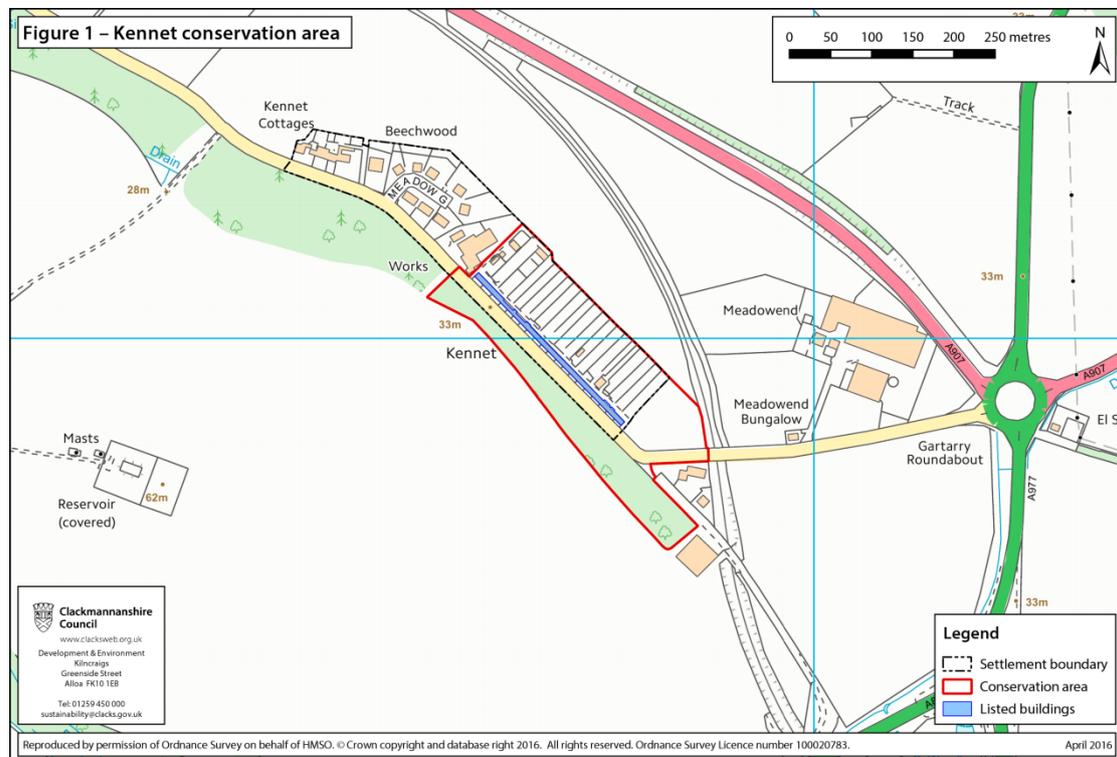


Figure 1 – Kennet Conservation Area

The Conservation Area also includes a traditional 2 storey building on the northern boundary and a mid Victorian single storey cottage to the north of 16 Kennet village. A more recent development is a modest modern single storey bungalow in the north west corner of the Conservation Area.

The road through the village is a C class road which provides access to Clackmannan from the east and is served by local bus services. The properties within the Conservation Area are all residential, but on the western and eastern boundaries of the Conservation Area are two commercial garage properties which diminish to a degree its rural setting.



*View from east end of cottage row*

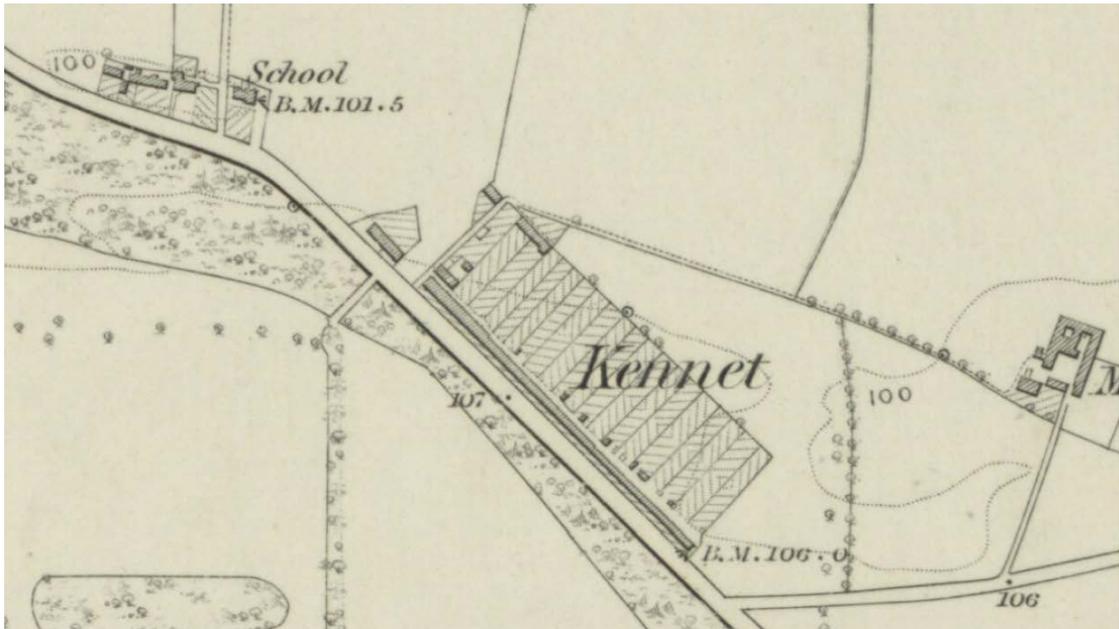
## **2.2 Topography**

Kennet lies within undulating agricultural landscape to the north of the raised beach ridge, which sits above the Carse land of the Forth Valley. The ridge rises to a hill top above Kennet which drops to the wooded edge of the Conservation Area. The northern edge of the conservation area is bounded by grazings, which separate it from the Alloa-Kincardine railway line.

## **3.0 Historic Development**

### **3.1 Origins**

The underlying geology of the locality is Upper Carboniferous sedimentary rock which contain significant coal seams. These seams have been worked extensively in Clackmannanshire since the mid 17<sup>th</sup> Century. Coal is the reason d'être for the village of Kennet with a row of colliers cottages and yards existing to the north west by 1783, now occupied by Kennet cottages, to the west of the Conservation Area. The origins of the name Kennet is a contraction of the Gaelic words Cean Ath, which means chief ford or ferry (of the Forth).



OS 1st Edition Map 1866

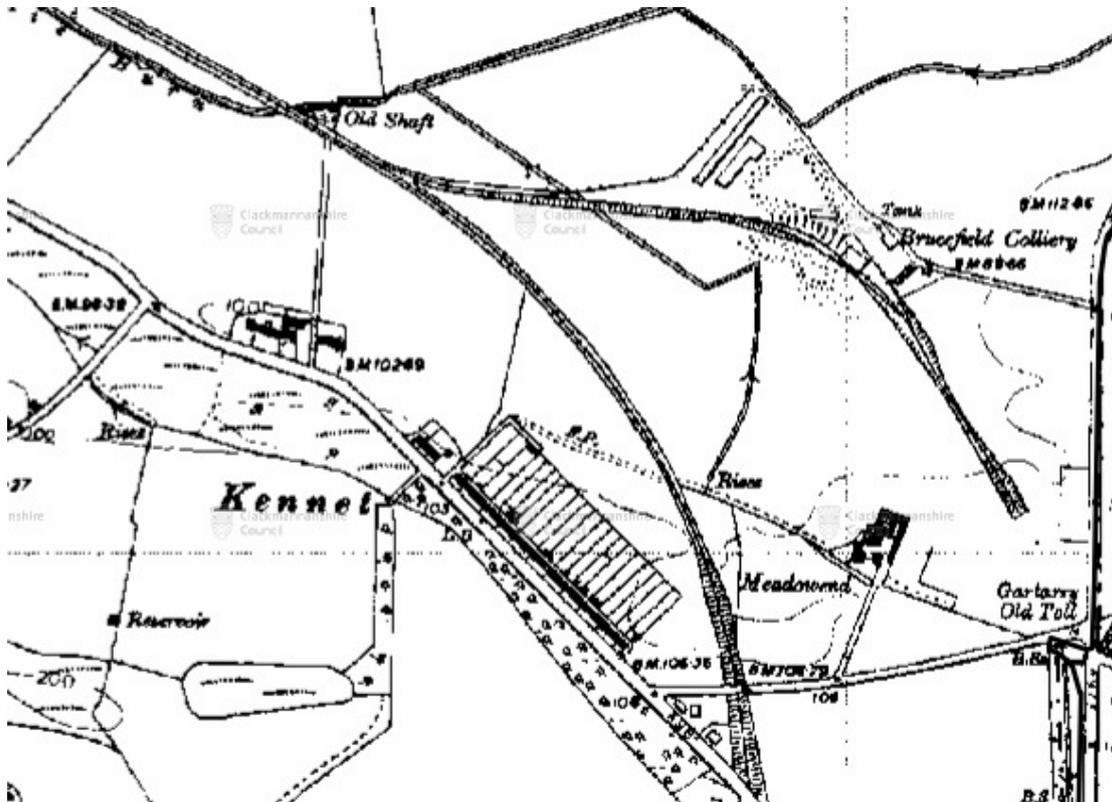
The cottage row in the conservation area is a good example of a planned settlement aligned to a specific industry, coal mining in this instance, which was an emerging trend among landowners and industrialists in the late 18<sup>th</sup> Century and which extended throughout the 19<sup>th</sup> Century. Kennet's row with its rig gardens date from the first years of the 19<sup>th</sup> Century with 3 Kennet village having a door lintel dated 1804.

Frances Groome's *Ordnance Gazetteer of Scotland (1882-84)* describes Kennet like this -  
"Kennet, a collier village, with a public school, in Clackmannan parish, Clackmannanshire, 1 mile ESE of Clackmannan town, and 1 1/4 SSW of Kincardine station. Kennet House, 1 mile SE of Clackmannan, is a handsome mansion of the beginning of the present century, which, commanding a charming view of the waters and screens of the Forth, is surrounded by gardens and plantations of great beauty..."



Kennet House Demolished in 1967

In the immediate vicinity of Kennet the Brucefield Colliery was in operation from 1905 to 1961. The mine site, which was just to the north of the Gartarry roundabout was remediated to farmland in the 1970s.



Pre-war OS map

By the 1970s the cottage row was in a poor state of repair with some of the cottages in a derelict state. Clackmannanshire District Council declared the row as a Housing Action Area and with grant aid from Historic Scotland the cottages were comprehensively restored in 1981. The survival of the row is a significant building conservation achievement retaining a significant element of Clackmannanshire's social and industrial heritage.



1 and 2 Kennet in the 1970s



*Figure 2 – Kennet setting and access*

## 4.0 Character and Appearance

### 4.1 Layout

Kennet Village has a very simple layout, with the cottage row facing out onto the wide road across from the woodland strip at the foot of the hill to the south. A lane runs immediately to the rear of the cottages, separating the cottages from their rig gardens. The cottages have small front gardens with a low stone wall on the road frontage. Buildings are sited slightly below road level. This pattern of development is interrupted by Ivy Cottage, a single storey mid Victorian building, abutting the lane to the rear of 16 Kennet Village.



*Ivy Cottage*

On the west side of the Conservation Area the pattern of development is interrupted by Lynmarden, a modern single storey cottage built on part of the former garden ground of 1 Kennet Village, and Meadowview, a two storey traditional building sits on the northern edge of the Conservation Area abutting the garden of 3 Kennet Village. Access to these properties is by a track along the Conservation Area's western boundary with the adjoining commercial garage.



*Lynmarden*

The rear lane giving access to parking and garaging for the cottages has the consequence of removing the need for on-street parking for residents. However, this does mean that there is a barrier between the rear of the cottages and their garden ground.

#### **4.2 Open Spaces, Trees and Landscape**

Due to its plan form there is no public open space within the Conservation Area. However, the large cottage gardens means the properties have significant private amenity space. The field at the eastern end of the row is an essential part of the historic character of the Conservation Area, providing a contrasting setting to the cottage row and visual break between the row and the garage on the eastern approach to Kennet.

Trees are a significant feature of the rear gardens both between individual gardens and along the northern boundary of the Conservation Area, reinforcing the plan form, and screening the buildings in the wider landscape to the north.



The woodland belt on the opposite side of the road from the cottages, which originally screened the village from the Kennet Estate, is the most significant landscape feature. It screens the village in the landscape and is an important element in reinforcing the linear dimension of the cottage row, as well as contributing to the rural atmosphere of the Conservation Area (Figure 2). A core path traverses the woodland providing access to a wider local path network connecting to Clackmannan to the west and Kennetpans to the south.

#### **4.3 Views and Approaches**

Kennet sits in a rolling landscape and the woodland and trees in the vicinity of the Conservation Area and its immediate surroundings effectively screen the village. This results in there being no views out from the Conservation Area to the surrounding landscape to the south and limited views to the north.



*View along road to east*

The cottage row can effectively only be viewed from the Gartarry to Clackmannan road from the east and the west. These approaches emphasise the linear nature of the conservation area framed by the cottage row to the north and the woodland strip to the south. These views also show that the road rises to a high point in the vicinity of the bus stop and then falls away on both sides. There are limited views of Meadowview and the rig gardens from the Clackmannan bypass to the north.

The view of the Conservation Area on the approach from Clackmannan is compromised by the commercial garage immediately adjacent to western boundary of the Conservation Area and the associated vehicle parking across the road on a farm access adjacent to the woodland strip.



*West end parking*

#### 4.4 Townscape Character

The terraced row of residential cottages articulated to follow the rise and fall of the public road fronting the cottages presents a pleasing traditional built form with the woodland strip emphasising the rural nature of the locality.

The special character of the Conservation Area is based on the continuity of the single storey cottages and uniformity of details and colours:

- regularity of the facades: repetition of skew-tables and chimneys, symmetry of doors and windows, vertical timber boarded front doors and 2/2 timber sash windows
- low eaves, pantiled roofs with slate easing courses
- low garden walls, sparse garden planting and droved ashlar front walling

The scale and uniformity of the cottage row is a unique feature in Clackmannanshire's built heritage. The woodland belt opposite the cottages and the absence of on-street parking act together to enhance the sense of unity.



*Cottage row viewed from woodland*

At the rear of the row, a lane separates the harled rear elevations from the cottage gardens and here there are a variety of modern interventions including replacement windows and doors and satellite dishes. The gardens have a variety of ancillary domestic structures: garages, garden sheds, play equipment and car parking.



*Lane to rear of cottage row*

Ivy Cottage and Meadowview are modest traditional Victorian buildings built in traditional materials. Lynmardon is a modest cottage building with harled walls and tile roof. These properties are located behind the cottage row and are not in the public view from the Clackmannan/Gartarry road. Meadowview is visible to a limited degree from roads to the north of Kennet.



*Meadowview*

#### 4.5 Key Listed and Unlisted Buildings

The cottage row of 20 dwellings was listed category B in 1972 (inaccurately described as “late eighteenth century miners' row”).

The unlisted K6 telephone box at the eastern end of Kennet is a significant feature on the entrance to the Conservation Area and is situated at the best view point of the cottage row.



#### 4.6 Materials and Local Details

The cottage row has a uniformity of materials, with masonry walls on the front elevations and render rear elevations. Their roofs are pantiled in clay tiles with slate easing course, apart from 5 Kennet Village which has a slate roof. The cottages have vertical timber boarded front doors and 2/2 timber sash and case front windows. Gardens are fronted by a low stone wall with gate piers. A number of the gate openings have been left open with the remainder being filled with small wooden or metal gates. A large number of clay chimney pots have been retained.

Ivy Cottage and Meadowview are of masonry construction with slate roofs with Lynmardon having a modern tiled roof with render walls.

#### 4.7 Public Realm

The cottage row and the woodland strip delineate the wide road through the Conservation Area and as a consequence the high lamp standards are a significant element in this rural location. Local bus services from and to Clackmannan go through the village and as consequence there are two bus stops in the centre of the row, with that on the wooded side of the road being served by a lay-by and standard bus shelter. While being of a modern design, its modest size and location adjacent to the woodland strip results in it having a low profile in the Conservation Area.



The K6 telephone box adds a splash of colour to the eastern end of the Conservation Area and is viewed as a positive townscape feature. Two other small items of interest are the OS bench mark on the wall of 20 Kennet Village and also the small post mounted post box at 5 Kennet Village.



#### 4.8 Condition

One of the greatest threats to any conservation area is the loss of primary fabric through decay, damage and lack of maintenance, reducing the authenticity of the heritage value. All but one of the dwellings in the conservation area are of traditional construction and while there is some apparent lack of maintenance in places they remain robust and in sound

structural condition. This is mainly due to the renovation work undertaken in the early 1980s by the Council. Another common significant threat to the historic fabric is inappropriate modern details, such as replacement doors, windows and boundary treatments. While there are some modern replacement doors and windows they are generally in keeping with the character of the conservation area.



*Non Traditional window*

There are no buildings within the conservation area that are included on the Building at Risk Register compiled by Historic Environment Scotland.

### **5.0 Key Features/Assessment of Significance**

The assessment of the Conservation Area has identified the key features that define the special architectural and historic character of the area. These are:

- Historic layout as an early 19<sup>th</sup> Century planned settlement
- Uniformity of the cottage row design and materials
- Use of natural stone and pantiles, and traditional sash and case windows and timber lined doors
- Residential nature with low one-storey cottages
- No on-street parking
- Low dyke boundary to road
- Significant trees cover which contributes to setting and character of the conservation area.



*Garden*



*Low Wall*

## 6.0 Conservation Issues

A few 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:

- Low front boundary wall is in poor condition in places
- Replacement of traditional materials and details has led to a loss of historic fabric and a detrimental impact on the character of the conservation area
- Pavement is of poor quality
- Satellite dishes are visible on the public elevations of the listed building row



## 7.0 Sensitivity Analysis

### 7.1 Loss of Architectural Detail

Generally the integrity of the original cottage row and Victorian dwellings has been maintained and the buildings are in good physical condition, but the area as a whole is at risk from small changes which can cumulatively dilute its special character. These changes include the replacement of timber windows and doors with inappropriate materials or unsympathetic designs or methods of opening and the removal of chimney pots. Such changes in detailing and loss of original features spoil the external appearance of buildings and the character of the locality.

Guttering and rainwater goods not being maintained in good condition is also a factor which causes damage to historic fabric.

### 7.2 Protection of Historic Plan Form

The overall layout, development pattern and garden boundaries are the very essence of the Conservation Area. It survives largely intact, despite the recent development on the western edge and should be protected in any future developments in the conservation area.

### 7.3 Quality of Alterations and Extensions

While most recent alterations to the traditional buildings are sympathetic to their character and the appearance of the Conservation Area, the Council will pay particular attention to the character of the Conservation Area when determining listed building consent and planning applications affecting the conservation area.

#### **7.4 Quality of Public Realm**

The poor quality of the pavement and the utilitarian nature of the tall lamp standards and bus shelter do not reflect the character and significance of the conservation area. Any future replacement for the lamp standards or bus shelter should be designed to complement the character of the Conservation Area. Signage is very limited and does not impinge on the character of the locality.



*Tall Lamp Standards*

#### **7.5 Protection of Trees/Hedges/Boundary Walls**

Trees and the woodland strip make an important contribution to the landscape and setting of the historic cottage row. Hedges and boundary walls are important features delineating the historic layout and should be retained. The low front wall is a significant feature still retaining its integrity with gate posts. Trees, hedges and boundary walls should be properly managed and protected.



*Southern Boundary Woodland*

## **8.0 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. The Council can provide advice and guidance on traditional repairs and will encourage historic building owners to use traditional materials and repair techniques. Historic Environment Scotland's website has advice and guidance publications for householders on these aspects of building maintenance. (see 10 FURTHER INFORMATION and LINKS)

The maintenance of roofs and associated guttering and rainwater goods is an important issue to ensure not only the historic character of the properties but also to ensure their structural integrity.



## **8.2 Trees, Landscape and Boundaries**

Trees are very important in the Kennet Conservation Area. The trees are within the garden grounds and are usually associated with the northern boundary of the conservation area or between garden ground. The woodland strip on the southern boundary is an important landscape feature and makes a significant contribution to the character of the conservation area, providing the landscape setting of the village.

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



*Replacement Gate*

The low boundary wall on the road frontage would benefit from repair and maintenance. The fitting of low gates using the existing gate piers in the road would enhance the row as well as the individual houses.

## **8.3 Public Realm Enhancement**

Pavement fronting the cottage row would benefit from a refurbishment which should take into account the low front wall to ensure that it is not damaged further and enable its restoration. The height of the lighting columns is out of scale with the low cottage row and any replacements should be designed to remedy this. The Conservation Area is presently uncluttered in terms of street furniture and this quality should be retained. The bus shelter should be maintained in good condition.

## **8.4 Quality of Building Alterations and Extensions**

In assessing planning and listed building applications within the Kennet Conservation Area or which might impact on its setting, the Council will pay particular attention to the following:

- There will be a presumption against backland development within the original fues of the cottage row.
- Ancillary residential developments should not result in an urbanisation of the Conservation Area, and should preserve the rural qualities of the area and not impinge on the setting of existing buildings.
- Developments which would generate additional traffic on the cottage lane will be resisted.
- Building alterations and extensions should be in accord with the prevailing form of historic development, including the scale, massing and building layout.
- Original or historic features should be retained where they exist.

- Replacement of windows, doors etc. should be a last resort used when repair is clearly out of the question.
- Building alterations and extensions should use traditional materials present in the existing building fabric (the use of UPVC, aluminium, concrete tiles or other non-traditional materials is not considered appropriate).
- New boundary treatments should use traditional materials and be of appropriate design to suit the locality.
- Trees, including the woodland strip, should be maintained and managed as an important townscape feature. New development should protect existing trees, hedges, boundary walls and established boundaries.

## **8.5 Control of Unlisted Buildings**

There are 3 unlisted buildings in the Conservation Area, two of which are of traditional design and construction. As with listed buildings there is a general presumption in favour of their retention. Any application for their demolition will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained. The owner must also have made positive efforts to market the building before any application can be determined.

The Council will consider applications for any alterations to the buildings carefully and will refuse any which adversely affect their architectural character and appearance and that of the Conservation Area.

## **9.0 Monitoring and Review**

This document should be reviewed every 5 years from the date of its formal adoption by the 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 the appraisal have been acted upon, and how successful this has been
- Protection of unlisted buildings
- Quality of new developments and building alterations
- Public realm enhancement
- Trees and woodland 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 necessary action

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.

## **10.0 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 A - Listed Buildings

Kennet Conservation Area contains 1 list entry. The list entry covers the entire cottage row:

| ADDRESS  | Cat. | LB Reference |
|--|------|--------------|
| Kennet 1-20  | B    | LB1953       |
| <b>Description</b><br>Late 18 <sup>th</sup> Century miners' row, very completely preserved; ashlar, mostly pantiled but partly slated. Some early 19 <sup>th</sup> Century embellishments. |      |              |

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.

## **Appendix B - Clackmannanshire Local Development Plan – Planning Policies**

### **Policy EA22 - Listed Buildings**

This policy aims to protect listed buildings and their settings.

The Council will only support applications for listed buildings consent, or planning applications which affect a listed building or its setting, where they ensure the preservation of the building, its setting, and its features of architectural or historic interest.

Proposals for alterations or extensions will be expected to protect and enhance the existing and historic character of the listed building. Where substantial change is proposed, the Council will require a design statement, including an acceptable justification for the works. The Council will expect the restoration of the buildings original features where possible.

Proposals that secure a viable future for a listed building will be supported, provided that any alterations compliment the character of the building and its setting.

There will be a presumption against the demolition of listed buildings. Proposals for the total or substantial demolition of a listed building will only be supported where the applicant demonstrates to the satisfaction of the Council and Historic Environment Scotland that the building should no longer be considered to be of special interest, or that both of the following criteria are met:

- the demolition of the building is essential to deliver significant benefits to economic growth or to the wider community;
- the building can not be repaired; or the repair of the building is not economically viable, and it has been marketed to potential restoring purchasers, at a price to reflect its location and condition, for a reasonable period.

The Council will formally notify Historic Environment Scotland of all proposals to demolish listed buildings to enable features to be recorded.

### **Policy EA23 - Conservation Areas**

This policy aims to preserve and enhance the character of Clackmannanshire's conservation areas.

Development proposals in conservation areas, including extensions and alterations to existing buildings, will be supported where the applicant demonstrates to the satisfaction of the Council that each of the following criteria can be met:

- the proposal contributes to the preservation or enhances the character and visual amenity of the area, with particular consideration given to setting, buildings, open space, landscaping and trees, and boundary features;
- the design will ensure the preservation and enhancement of the area's character;
- the proposal contributes to identified Opportunities for Preservation and Enhancement set out in the relevant Conservation Area Appraisal where appropriate.

The Council will identify any requirement for design statements to accompany development proposals within conservation areas.

Alterations and additions to buildings or their curtilage within conservation areas must preserve or enhance the character of the conservation area in terms of design and materials.

Proposals for the demolition of buildings within conservation areas will only be supported if the applicant demonstrates to the satisfaction of the Council that there is an acceptable comprehensive redevelopment proposal, and that it meets at least one of the following criteria:

- an assessment of the building and its locality concludes that it makes no material contribution to the character and appearance of the conservation area;

- the building has been actively marketed for a reasonable period reflecting its location, condition and possible viable uses without finding a buyer;
- a through structural report demonstrates that it is not physically possible to repair and re-use the building.

Development proposals adjacent to a conservation area will be supported where the applicant demonstrates to the satisfaction of the Council that the conservation area's historic character and setting will not be adversely affected.

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