





SPITTALFIELD CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Perth & Kinross Council

Consultation Draft November 2026

PERTH & KINROSS COUNCIL

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1. INTRODUCTION

WHAT IS A CONSERVATION AREA?

1.1 The statutory definition of a conservation area is set on in Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as an *"area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance".*

Designation of a conservation area recognises the unique quality of the heritage of that area. The quality does not relate solely to buildings but also other features including topography, materials, thoroughfares, street furniture, open spaces, trees and landscaping. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

WHAT IS A CONSERVATION AREA APPRAISAL?

1.2 A conservation area appraisal is a management tool that identifies the special interest and changing needs of a conservation area.

1.3 The purpose of this document is to evaluate the architectural and historic interest of the village, with a view to its future management and enhancement.

1.4 The appraisal is informed by:

- Site visits
- Desktop survey
- Literature review
- Primary and secondary historical information
- Guidance from stakeholders and consultation process
- Planning policy and legislation

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

> *Our heritage – whether tangible or intangible, cultural or natural – enhances our quality of life and is hugely valuable economic, social, environment, and cultural resource. We owe it to future generations to leave them assets that they can value, enjoy, and benefit from it just as we do today* (Scotland, Our Past, Our Future 2023)

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In summary, the purpose of a conservation area appraisal is:

- To propose a new conservation area or review a current designation.
- To highlight the significance of an area in terms of its streetscape, architecture and history.
- To identify important issues affecting the area.
- To identify significant trees and green space.
- To define the character that merits protection.
- To identify opportunities for development and enhancement.
- To stimulate interest and participation in protecting and enhancing the area.
- To provide a framework for conservation area management.
- To assist the local planning authority in meeting requirements to preserve and enhance the area.

WHAT DOES CONSERVATION AREA DESIGNATION MEAN FOR OWNERS & RESIDENTS?

1.6 The historic built environment has economic, environmental and social benefits to residents, with research finding that close engagement with historic buildings and areas is associated with greater life satisfaction and quality of life (HES *The Links between Scotland's Historic Environment and Wellbeing*, 2020). Studies have also found that property values in conservation areas tend to be higher (LSE *An Assessment of the Effects of Conservation Areas on Value* 2012). Conservation area designation recognises and protects the unique sense of place that is associated with these socio-economic benefits.

1.7 The local planning authority is required by law to protect conservation areas from development which would be detrimental to their character. Consequently, most changes to the external appearance of buildings in the conservation area will require planning permission.

1.8 Demolition or substantial demolition of a building in a conservation area will require conservation area consent. Proposed works to a tree in a conservation area must be notified to the Local Planning Authority at least six weeks in advance.

1.9 There are often further restrictions in place in conservation areas through Article 4 Directions, which remove certain permitted development rights. Details on this can be found in the Management Plan on p30.

1.10 More information is available on the council website: Heritage conservation - Perth & Kinross Council

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LOCATION OF SPITTALFIELD

1.11 Spittalfield is situated in the northern part of Perthshire, Scotland, to the north of the river Tay, within the Parish of Caputh. The village is located between Caputh and Meikleour on the A984 road, 6 miles east of Dunkeld.

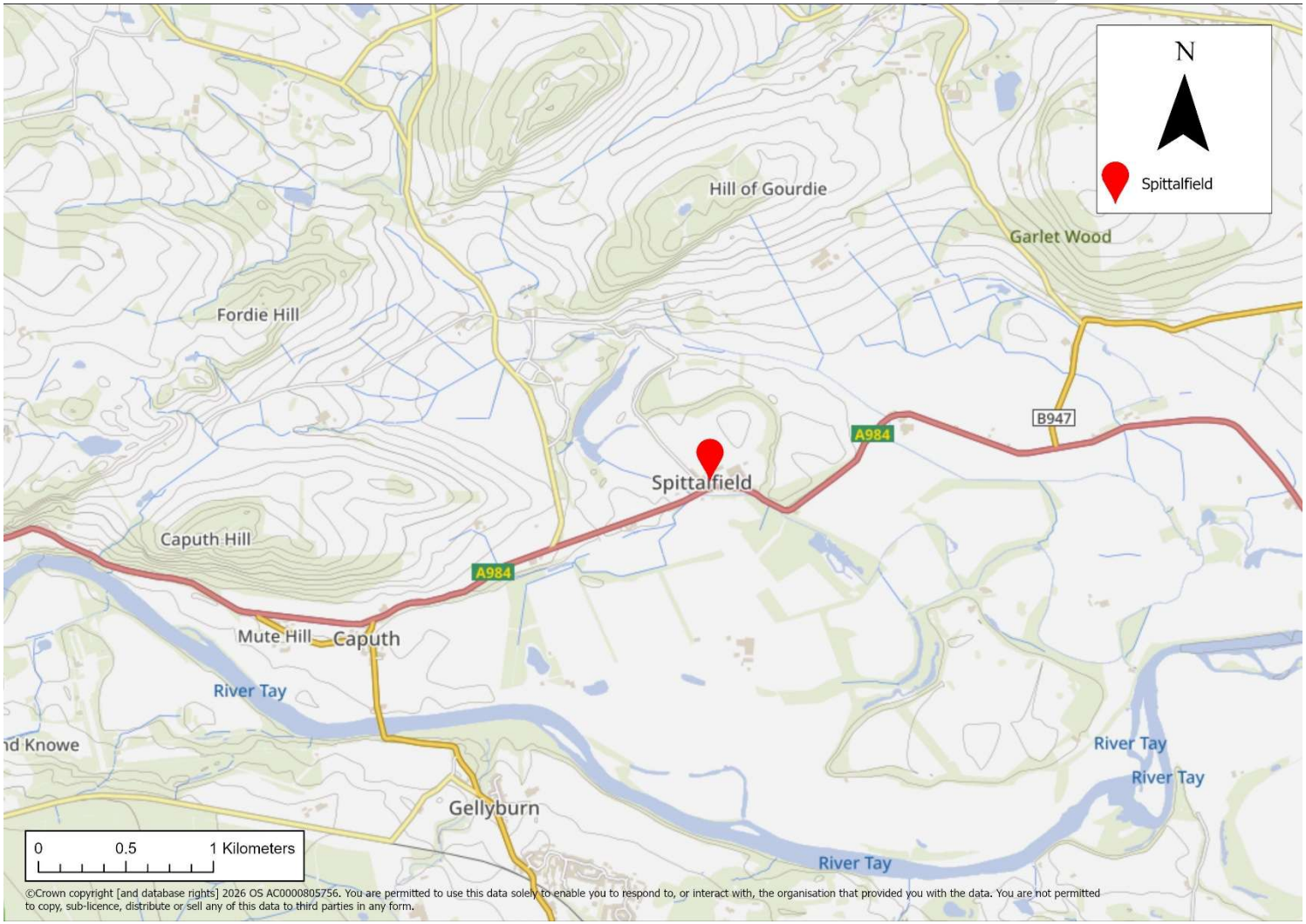


Figure 1 - Spittalfield, located between Caputh and Meikleour

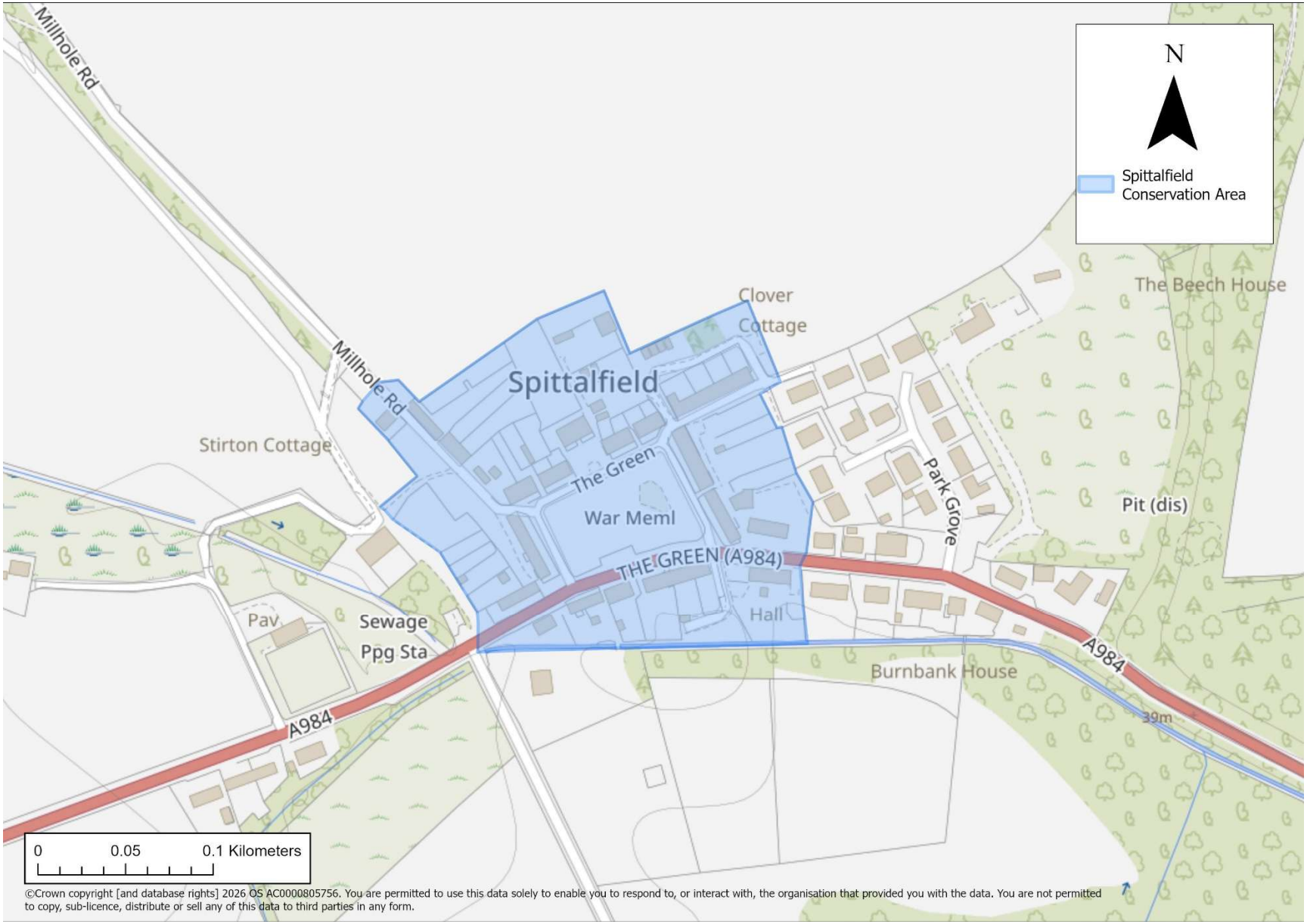


Figure 2 - Spittalfield Conservation Area

SPITTALFIELD STATEMENT OF SIGNIFICANCE

1.12 Spittalfield Conservation Area derives its significance from its intact survival as a planned, mid-18th century weavers' estate settlement laid out around a village green. Spittalfield demonstrates a high consistency of historic built form facing on to the central green, which provides a distinctive setting.



Figure 3 - View across The Green from the north-east

"Spittalfield was founded as a planned community built around a village green in 1766 with local people cleared from Redgole and farms round about and given new places to live and take up industry using flax weaving looms in their homes." (Black, The Heart of the Stormont, 2021)

1.13 The key positive characteristics which contribute to this significance are:

- The central green with its distinctive chain fence
- The modest and consistent scale of houses
- The use of a natural material palette of slate, stone and timber, typical of the area and drawn from the local environment
- The focal building, Muckle Hoose



Figure 4 - Muckle Hoose c.1920s.
Source: Black, The Heart of Stormont, 2021

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2. ARCHAEOLOGY

2.1 The Spittalfield area is archaeologically significant, with a high concentration of designated and undesignated sites in proximity to the conservation area.

2.2 The settlement is on the route of an 18th century military road (Coupar Angus to Dunkeld Amulree Military Road). Given the route of this road, it is likely that it follows a historic Roman road.

2.3 There are scheduled monuments to the north and east, where there is evidence of prehistoric settlement.

2.4 The first century AD Roman fortress of Inchtuthill, also a scheduled monument, is located to the southeast of the village. This site – the only legionary fortress in Scotland – has been excavated in several phases since 1901, and later aerial survey and minor excavation/ metal detecting has revealed evidence of Roman activity in the wider area.

2.5 Delvine House, adjacent to Inchtuthill, is known to occupy the site of a medieval castle, adding to the rich cultural landscape of the wider area (Section 5.4.3.5 Perth & Kinross Archaeological Research Framework).

2.6 If it is likely that development will affect an area of archaeological interest, a programme of works will be required to protect and/ or record archaeological remains. Information on non-designated monuments and archaeology can be found in the Perth and Kinross Historic Environment Record (HER). Enquiries should be directed to the HER Officer at Perth & Kinross Heritage Trust. Information from the HER can be viewed online via Pastmap.



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3. SETTLEMENT DEVELOPMENT

3.1 Prior to the development of Spittalfield village, there is no known development of the site. The etymology of the name Spittalfield derives from the Middle English word “spital”, meaning hospital. It is likely that the name is a direct reference to Spittallfields, London which was built to house persecuted French Huguenot weavers in 17th century.



Figure 5 - Common Flax (Linum usitatissimum)
Source: Aberdeen Art Gallery & Museums Collection

3.2 Following the Jacobite rising of 1745, linen weaving became a major industry in rural Scotland. Weaving was a way to relieve hardship among rural communities and provide material for army uniforms. It gave farmers a financial incentive to grow flax as raw material for the industry.

3.3 Spittalfield was built during the height of the spinning era in 1766 by John Mackenzie II, the Laird of Delvine. It is believed that local people were cleared from the village of Redgole and surrounding farms and given a place to live in the new planned village, with spinning the main means of employment.

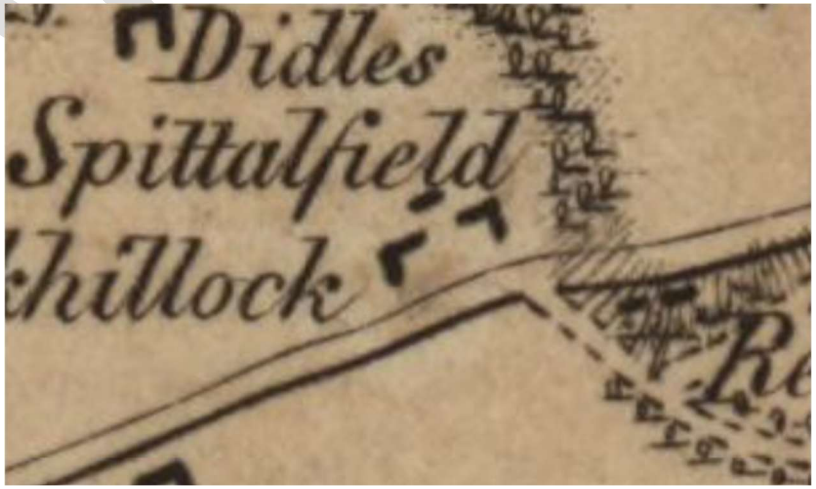


Figure 6 - Excerpt showing the early layout of Spittalfield
Source: The Counties of Perth and Clackmannan. James Stobie 1775-1804. National Library of Scotland
The counties of Perth and Clackmannan - Maps of Scotland

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3.4 The West Row properties were the first part of the village to be built and originally consisted of two sets of semi-detached single-storey cottages. By 1775 the general layout of Spittalfield had emerged, as seen on the James Stobie map (Figure 6), indicating the east and west rows as well as the Muckle Hoose set back from the Green.



Figure 7 - First edition OS Six Inch 1867, surveyed 1864 showing expansion of Spittalfield to the north and east.
Source: National Library of Scotland: Ordnance Survey Maps - (nls.uk)

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4. MOVEMENT & STREET PATTERN

4.1 The settlement is located on the A984, a historic military road and the principal route linking to the A9 and nearby larger settlements.

4.2 The vehicular route around The Green provides access to the cottages. Beyond West Green, Millhole Road runs in a northerly direction, and contains further eighteenth and nineteenth century terraced cottages of similar size and characteristics to those on The Green.

4.3 A secondary route to the northeast of The Green forms a circuit around a terrace of 19th century cottages.

4.4 The formal street pattern of The Green indicates its planned nature. Moving away from The Green in all directions the urban grain is less structured with larger gardens and more informal green space. The 1993 residential development to the east remains visually discrete from the conservation area, avoiding any adverse impact on its setting and established street pattern.



Figure 8 - Vehicular route around The Green

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5. TREES & OPEN SPACE

5.1 The village green is the defining attribute of Spittalfield Conservation Area, and trees play a significant role in the character of the village past and present.



Figure 9 - Birch and cherry trees to the northwest of the conservation area.

5.2 Mature copper beech trees dominate the village green. While there is no record of trees having been planted on the Green at the time the village was established, late 19th and early 20th century views show oak trees present on and near the Green. Two mature oak trees remain. The copper beech trees were planted during the inter-war period and, while they are an attractive streetscape feature, it is noted that their large size results in loss of light to properties around the Green, and substantial leaf fall presents maintenance difficulties.

5.3 Groups of mature trees of native species are present within and around the conservation area as indicated on p25, with areas of designated ancient woodland further to the north and east (outside the conservation area boundary) contributing to the character of the rural setting.

5.4 Under planning legislation any proposals to fell, lop or top trees within the conservation area must be notified to the local planning authority. Works to trees should be carefully considered to avoid a negative impact on the appearance of the area.

5.5 The small, private front gardens around the Green are generally attractive and well-maintained, with a variety of formal and informal planting adding colour and interest to the streetscape.

5.6 Public realm features of note include the Muir Mackenzie Memorial to the south of the Green (incorrectly referred to as a war memorial on Ordnance

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Survey mapping) and an adjacent milestone dating to 1885. A water pump in the north-east of the conservation area is the only remaining survivor of three in the village that were still in use in the 1950's. A historic maypole remains (without its original ropes) on the southeast corner of the Green, and is said to have been in use until the late 20th century.

5.7 Ill-considered or poor-quality street furniture detracts from the character and appearance of the conservation area. The bus stop and play area are particularly prominent in Spittalfield, and more sensitive designs and materials should be considered in future. A more bespoke approach has been taken to lighting around the Green, with Victorian style lamp standards which are of an appropriate scale in relation to the cottages.



Figure 10 - Dated play equipment on the Green

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6. LISTED BUILDINGS



Figure 11 - A front door painted in the Glendelvine Estate blue

6.1 Most of the buildings in the current conservation area are listed. There are 23 listed buildings in total, all category B or C. Listed building status affords these buildings statutory protection to enable them to be protected for future generations.

6.2 Historic mapping shows that Spittalfield has altered very little in its built form over time, although significant changes have been made to many of the buildings. The Glendelvine Estate colour (blue) is still apparent on many cottages around The Green (Fig. 12).

6.3 The single-storey terraced cottages along the north and eastern edge of The Green are of an understated, vernacular design, constructed of rubble with slated roofs. The cottages which sit either side of the Muckle Hoose were originally symmetrical, but door and window alterations have since been made. Cottages to the north-eastern edge have also had dormers added, altering the roof symmetry.



Figure 12 - Cottages on the eastern side of The Green

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6.4 The Muckle Hoose is a landmark building within the conservation area. It sits centrally along the northern edge of the green, set back from the cottages. It is a 2-storey red rubble block, with a steeply hipped roof. Dating to 1767, the Muckle Hoose is 5 windows wide with 2 symmetrical brick chimneys. It currently contains 4 residential properties, but its original use is unclear. It may have been built as residential (Black, A Neat Settlement of Weavers, 2010), although it has also been described as a "warehouse used for merchandising and the finishing process" (Butt, 1967).



Figure 13 - Muckle Hoose, a focal building within the conservation area

6.5 The cottage at the southern end of East Green has been subject to significant alterations including flat-roofed dormers and a timber porch. While it remains within the conservation area, it is not listed.

6.6 The terraced cottages on West Green are of two stories. Previously converted to flats, their entrances were at the front for the ground floor and the rear for the upper. Although no longer divided in this way, evidence of the outside stone stairs remains. Alterations have been made over time, including the addition of catslide dormers.



Figure 14 - Terraced two-storey cottages on West Green

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6.7 On the south side of the main road, the buildings are later, dating to the 19th century. This southern edge of the conservation area was historically non-residential in character, featuring a school, bakery and hall, although the buildings have since largely been converted to residential use.



Figure - 15 The Category C listed café

6.8 The ground floor of the central, category C listed block contains a café which is open on a seasonal basis.

6.9 Beechwood House, dating to 1798, was the village's original school, becoming the schoolmaster's house following construction of the new school in the mid-19th century. The house is particularly prominent due to the attractive contrast of the white render and blue timber, along with the original iron railings to the front boundary.



Figure 16 - Beechwood House

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6.10 The picturesque former school building, dating to the 1850's, was converted to residential use in 1937 and extended, but retains much of its original character.



Figure 17 - Former school building

6.11 Other designated structures which contribute to the character of the conservation area include a listed telephone kiosk at the southern end of West Green, and the chain fencing surrounding The Green.



Figure 18 - Category B listed K6 telephone kiosk



Figure 19 - Category C listed post and chain fence around The Green

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7. UNLISTED BUILDINGS OF MERIT

7.1 Spittalfield has a number of unlisted historic properties in the conservation area which play an important role in its history and character. Unlisted buildings in a conservation area are protected against inappropriate alterations or demolition, as set out in the Management Plan (Section 12).

HALL COTTAGE

7.2 Hall Cottage is a substantial two-storey stone building located on the eastern approach into the conservation area. The building contains the village hall and the original hall-keeper's residence. The hall, although seldom used due to the proximity of Caputh Hall, makes a positive contribution to the conservation area in terms of its architectural character and historic interest.



Figure 20 - Hall Cottage (former village hall)

GARAGE

7.3 Located opposite Hall Cottage, the garage is a single-storey stone structure with a gable roof, formerly used as the village smithy and joiner's workshop. The built form and materials match those of the listed cottages around The Green. The frontage is set back from the road, allowing views across The Green on the approach into the village from the east.

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MILLHOLE ROAD

7.4 Historic mapping shows the cottages on Millhole Road, running north from the Green, before 1864, although the existing buildings are thought to have been erected in the 20th century when the earlier cottages became derelict. The Millhole Road cottages follow the architectural form of the earlier one and a half storey cottages along East Green, with the only significant difference being that two of the Millhole Road cottages have a white render finish.



Figure 21 - Cottages along Millhole Road

7.5 The rear gardens of the Millhole Road cottages extend to the rear of 1-4 North Green and provide an attractive setting to the cottages, especially when viewed from The Green.

7.6 Also on Millhole Road is a shed of vertical timber, with a corrugated metal roof and stone slab floor. Although it is in a dilapidated condition, this vernacular outbuilding has interest as a former agricultural steading, and contributes to the historic character of the village.



Figure 22 - Vernacular outbuilding on Millhole Road

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COTTAGES TO THE NORTH-EAST OF THE GREEN

7.7 To the north-east of The Green, accessed by an unsurfaced road, are four red sandstone cottages (Vintage Cottage, Waterpump Cottage, Sawmill Cottage and Clover Cottage). This terrace was formerly a workshop and store, which has been renovated and extended to allow for conversion to residential use. To the rear of these cottages is a communal green area with a group of modest timber-clad storage sheds, which are sympathetic to the character of the area. The scale and form of the cottages complement the original terraces around The Green, as does the use of natural stone and slate, and the traditional door and window openings.



Figure 23 - Cottages to the north-east of The Green

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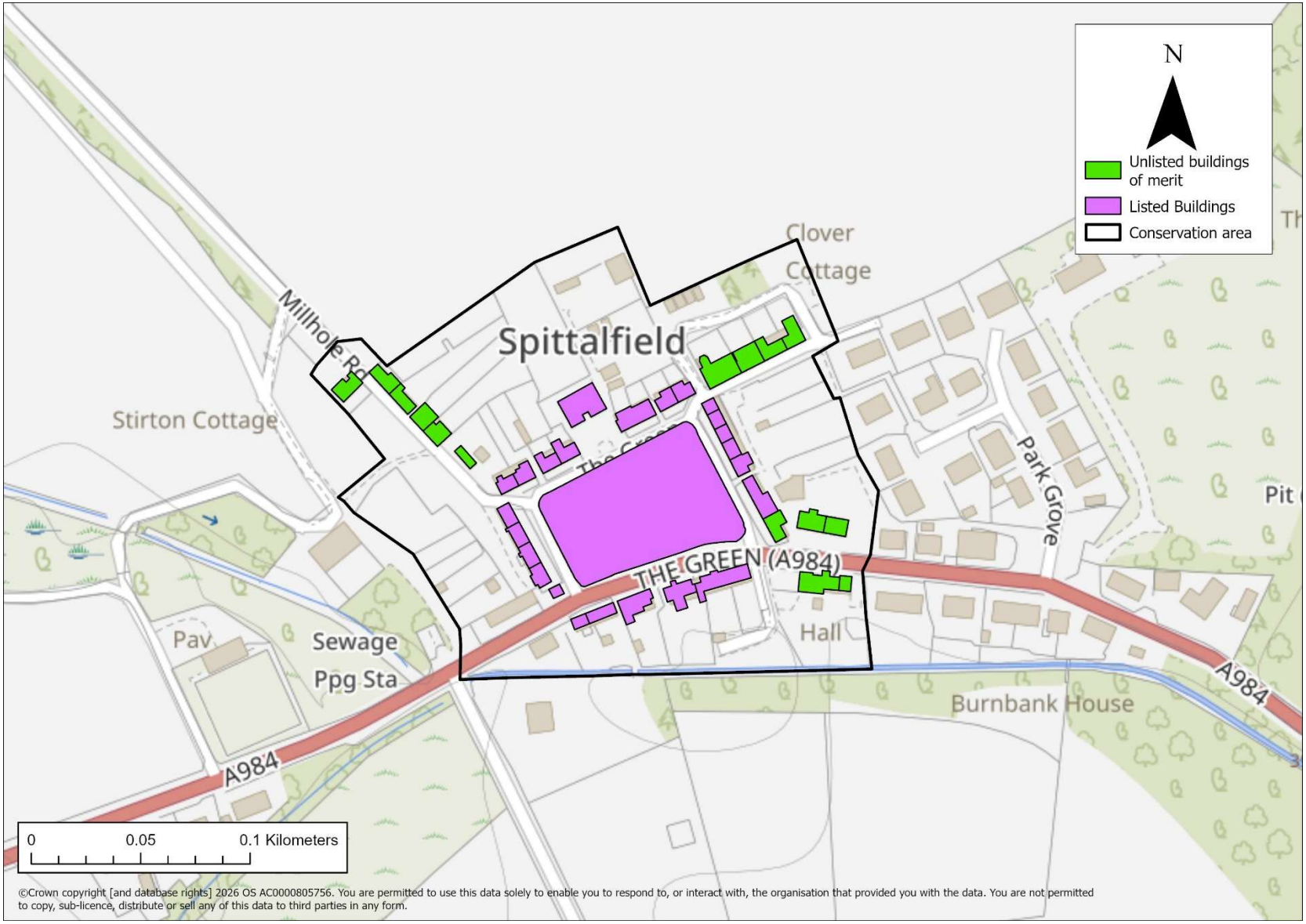


Figure 24 – Map showing listed buildings and unlisted buildings of merit within the conservation area

8. DESIGN & MATERIALS

8.1 The predominant architectural character of the village is of terraced cottages constructed of coursed red sandstone rubble, with shallow-pitched Scottish slate roofs laid in diminishing courses.

8.2 The cottage frontages have a central, vertically-boarded timber door with a window on either side. The two-storey cottages on West Green have 3 windows at first floor. Windows are multi-pane sash and case of varying designs. The windows at the Muckle Hoose are an unusual six-over-three configuration.



Figure 25 - Muckle Hoose six-over-three window configuration

8.3 While some of the regularly spaced chimney stacks and clay cans have been lost, the majority remain in situ and are an important streetscape feature, punctuating the roofline of the terraced cottages.



Figure 26 - Centrally located vertically-boarded door with timber windows either side

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TRADITIONAL SCOTTISH SLATE



DESCRIPTION & APPLICATION: Scottish slate is often blue-grey in colour with an irregular finish. It is normally laid in diminishing courses, with smaller slates at the ridge increasing in size towards the eaves. Scottish slate is a finite resource which hasn't been quarried since the 1950's.

MAINTENANCE & REPLACEMENT: When re-roofing or replacing Scottish slates, it should be ensured that existing slate Is reused wherever possible, and any new slate is selected and installed to closely match the existing roof. While many types of commonly available slate (e.g. Spanish) are thinner and more uniform in appearance, some are of higher quality and a better visual match, as well as being more hardwearing for the Scottish climate.

COMMON ISSUES: Slipped slates, nail sickness

MORE INFORMATION:

Inform Guide: Repairing Scottish Slate Roofs | Hist Env Scotland

CAST IRON



DESCRIPTION AND APPLICATION: Cast and wrought iron were widely used in the 18th and 19th centuries for elements of construction and decorative features such as railings, gates and rainwater goods.

MAINTENANCE & REPLACEMENT: Where cast iron features remain, these should be retained and repaired wherever possible. Replacement of cast iron rainwater goods with less durable uPVC harms the character of historic buildings and should be avoided. Regular maintenance and painting are vital to avoid exposure to oxygen and water, causing corrosion.

COMMON ISSUES: Rust/ corrosion of cast iron rainwater goods can affect their ability to keep water away from the building, resulting in stone decay and damp

MORE INFORMATION:

Inform Guide: The Maintenance of Cast Iron Rainwater Goods
Inform Guide: The Maintenance of Iron Gates and Railings | Engine Shed

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LIME MORTAR AND RENDER



DESCRIPTION AND APPLICATION: Building lime was traditionally used for pointing, bedding and harling or painting masonry until cement became more widely used in the 20th century. Cement has since been found to be incompatible with most natural stone types, and cause damage to sandstone masonry over time.

MAINTENANCE & REPLACEMENT: Lime should always be used for pointing and rendering buildings of traditional construction to ensure breathability and prevent masonry decay.

COMMON ISSUES: Cement renders can trap moisture within a building and cause a build-up of condensation and damp.

MORE INFORMATION:
Inform Guide: Lime and Cement in Traditional Mortars | The Engine Shed

STONE



DESCRIPTION AND APPLICATION: Sandstone is the main type of building stone used in Scotland. The cottages in Spittalfield are largely of coursed red sandstone rubble

MAINTENANCE & REPLACEMENT: Cement mortars and renders should be avoided. Where stone needs to be replaced it should be ensured that new stone is an appropriate match in terms of both appearance and petrographic characteristics

COMMON ISSUES: Mechanical or pressure cleaning of porous sandstone can cause significant damage. Stone cleaning should only be undertaken by hand

MORE INFORMATION:
Inform Guide: Cleaning Sandstone - Risks and Consequences

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TIMBER



DESCRIPTION AND APPLICATION: Timber features such as windows, doors and boundary fences make an important contribution to the historic character of Spittalfield. Timber is a versatile and sustainable building material with a long history of use in construction.

MAINTENANCE & REPLACEMENT: Historic timber is often higher quality and more durable than modern soft or hardwoods. Timber elements such as windows, doors and fascias/ bargeboards should be repaired and maintained rather than replaced with less durable or sustainable modern equivalents such as uPVC

COMMON ISSUES: Regular maintenance and painting of timber is vital to avoid damage or decay by wet/ dry rot or woodworm.

MORE INFORMATION:

Inform Guide: Maintaining Sash and Case Windows | The Engine Shed

BRICK AND CLAY



DESCRIPTION AND APPLICATION: Brick is a less common masonry type in Scotland, but is often used for chimneys due to its better heat resistance. Chimney stacks and traditional clay chimney cans are an important streetscape feature.

MAINTENANCE & REPLACEMENT: Chimneys are exposed to weather and vulnerable points such as flashings are prone to failure as a result. Regular maintenance is vital to avoid water ingress.

COMMON ISSUES: Water ingress, plant growth, lack of access for maintenance

MORE INFORMATION:

Inform Guide: Domestic Chimneys and Flues | An Seada Einnsein

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9. BOUNDARY TREATMENTS

9.1 Boundary treatments including low stone walls, metal railings and hedges, are an important element of the conservation area. The consistency of boundary treatments within Spittalfield makes a positive contribution to the character of the conservation area.

9.2 Some of Spittalfield's historic low timber fences - of a "hit and miss" design with alternating picket heights – remain, but more are being lost and replaced with modern designs. The earliest representation of the fencing is from the beginning of the twentieth century.



Figure 27 - Historic front boundary treatment

9.3 The chain fencing that surrounds the green and original nineteenth century railings with spear and iron finials are still in place along parts of the southern edge of The Green.



Figure 28 - Historic railings with spear and iron finials

9.4 Changes to the character and appearance of boundary treatments can have a negative effect on the character of the conservation area and/or listed building. This can occur through loss of historic features or new works that do not reflect positively in terms of their location, design, size, height, or materials.

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10. GATEWAYS & VIEWS

10.1 The A984 runs along the southern edge of The Green. This is the principal gateway into the village from the east and west and provides clear views into and through the conservation area.



Figure 29 - Entrance into the conservation area from the east

10.2 The gateway into the conservation area from the west is somewhat compromised by an accumulation of non-traditional timber boundary fences, bins, concrete hardstanding and outbuildings.

10.3 Key views of the planned village are from entrance points at each corner of The Green, and of the memorial from the south with the Muckle Hoose and beech trees of The Green as a backdrop.



Figure 30 - View across The Green taking in the memorial and Muckle Hoose

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10.4 Views north and south on Millhole Road encompass the more informal pattern of development, mature trees and soft landscaping north of The Green. Glimpsed views of Glendelvine House can be seen to the north-east.



Figure 31 - View across The Green

10.5 The surrounding topography is largely flat, and Spittalfield is not therefore a prominent feature of more distant views from the surrounding area. However, the existing mature woodland on rising ground to the north forms an attractive backdrop in views out.



Figure 32 - View south from Millhole Road to the rear of the two-storey terraces on the West Green

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Spittalfield Conservation Area

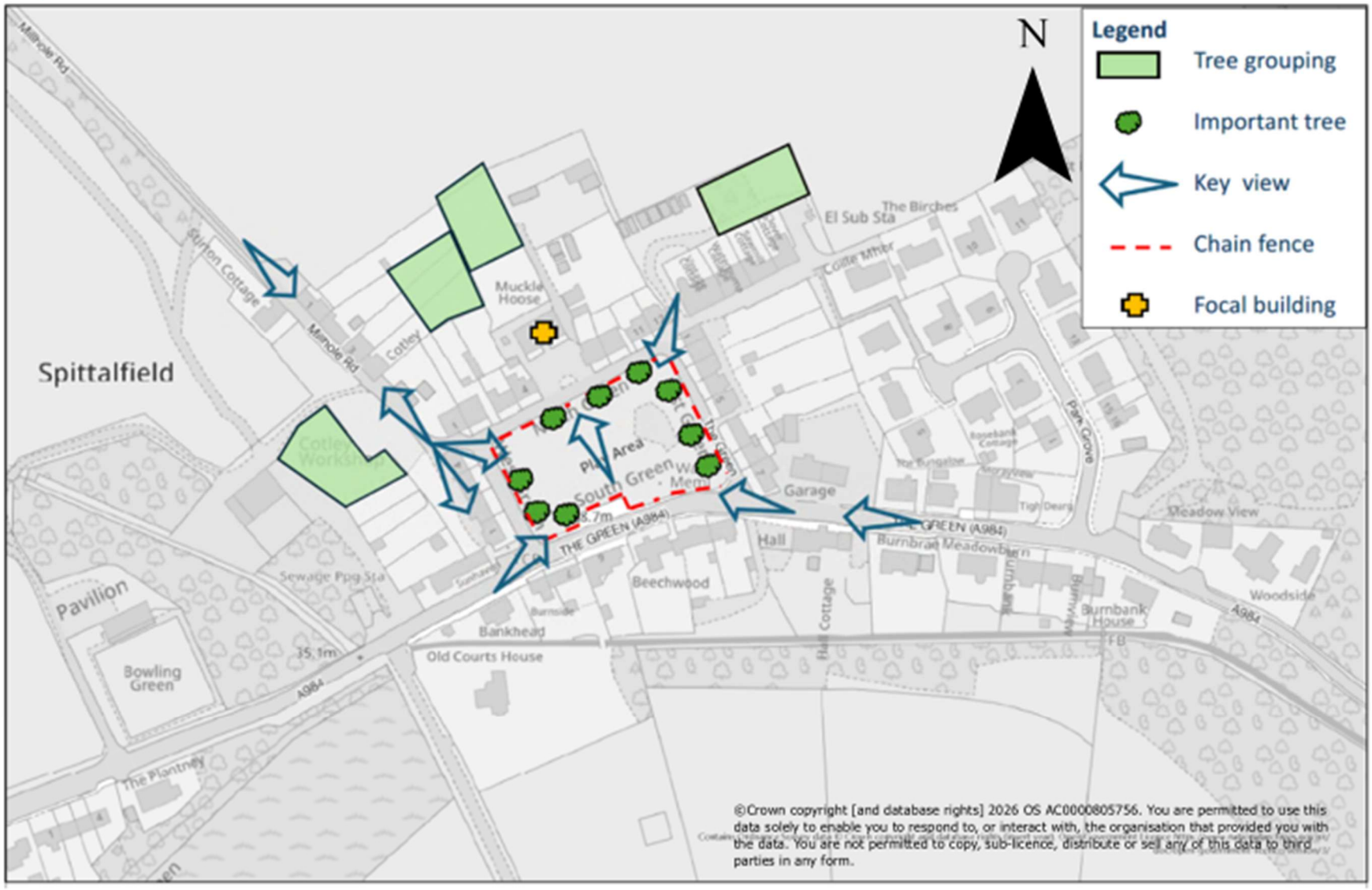


Figure 33 - Townscape Analysis

11. THREATS TO THE CONSERVATION AREA

11.1 Spittalfield has a relatively homogenous architectural character, which is particularly vulnerable to erosion from poor quality or badly designed alterations and additions. Most of the buildings in the conservation area are occupied and in good condition, but some are suffering from neglect or the consequences of inappropriate repairs. Threats to the architectural and townscape character of Spittalfield are presented by:

- Loss of architectural features such as chimneys, timber doors or windows and cast-iron rainwater goods
- Poorly designed or sited extensions
- Masonry repairs using cement rather than lime-based mortars or renders
- Visually prominent modern additions such as flues, pipework, solar panels, tv aerials and satellite dishes
- Loss of trees and soft landscaping
- Poor quality modern boundary treatments
- Loss or neglect of historic ancillary structures
- Lack of maintenance

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12. MANAGEMENT PLAN

12.1 The appraisal and management plan provides a framework for ongoing management of the conservation area. The key objectives are:

- To ensure the integrity of the conservation area is maintained.
- To prevent erosion of character through small scale change.
- To enable future evolution and change which will enhance the area's character and appearance.

12.2 Meeting these key objectives is contingent on the following requirements:

- Development must be in accordance with current local and national planning policy and supplementary guidance in relation to historic environment assets.
- Design, materials and detailing of works affecting the conservation area must be carefully considered in relation to the existing streetscape character and material palette.
- Development proposals should demonstrate a sustainable approach in relation to both use and materials.
- Adaptive reuse of buildings will be given positive consideration to address physical, visual and economic decline.

> *"Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded."*
>
> Conservation Principles, Policies and Guidance (historicengland.org.uk)

12.3 A combination of guidance, information and planning tools will be utilised to ensure positive management of the conservation area:

- Development proposals will be subject to consideration by the council's conservation officers at the pre-application and application stage, and advice provided as appropriate.
- The planning authority will signpost sources of additional specialist advice or grant funding where available.
- Article 4 Directions will be updated in future to bring certain classes of permitted development under planning control.
- The planning authority will seek to work with owners to assist in positive outcomes for buildings which are long-term vacant or in disrepair.
- The planning authority will work in partnership with bodies such as Historic Environment Scotland and Perth and Kinross Heritage Trust to facilitate conservation training for local contractors and property owners.
- The planning authority will work with property owners to address planning breaches and unauthorised works to buildings in the conservation area. Where possible the council's planning enforcement team will seek to resolve these without taking formal action, but it is recognised that this may be necessary in some cases. Any enforcement action will be taken in line with the adopted enforcement charter: Planning enforcement - Perth & Kinross Council

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Repair and Maintenance

12.4 Routine maintenance and care are the best means of preserving the character and appearance of buildings within a conservation area.

12.5 Failure to carry out regular maintenance can place a building at considerable risk and place a financial burden upon property owners if unattended problems lead to damage to the internal fabric such as wet or dry rot. Owners should carry out an annual survey of their property and undertake maintenance and repairs as necessary including gutter clearing, replacing broken or slipped slates, repointing and painting external timber and metal.

12.6 Repairs should be "like for like" using traditional materials such as lime mortar rather than cement. Roof repairs should be undertaken using lead and natural slate sourced to match the existing as closely as possible.

12.7 Traditional buildings were designed using vapour-permeable materials including stone, timber and lime. It is important to maintain ventilation and breathability to help preserve the existing fabric and internal air quality, preventing condensation and damp. Non-vapour permeable materials such as modern paints, cement mortar/ render and PIR insulation should be avoided.

12.8 Where there is evidence of damp, the source should be identified and addressed without the use of waterproof coatings or chemical damp proofing, which can cause more damage over time.

New Development and Alterations to Existing Buildings

12.9 Advice on design is set out in the Perth & Kinross Council Placemaking Guide with guidance on specific issues contained within the HES "Managing Change" and "Inform" guidance.

12.10 Issues of particular importance to Spittalfield:

- Windows and doors: Given the understated architectural character of the buildings in the conservation area, windows and doors are a significant design feature. Traditionally detailed timber sash and case windows and doors should be retained and repaired wherever possible, and reinstated where they have been lost.
- Roofs: As most buildings around The Green are single storey, roofs are particularly visible. It should be ensured that slate repairs or replacement match the existing appearance in both the slate type and coursing, chimneys are protected and maintained, and rooflights or dormers are avoided on the principal elevation.
- Principal elevations to The Green: The rear elevations of many listed and unlisted buildings in the conservation area have been subject to extensive alteration over time, and are of lesser interest as a result. The importance of the publicly visible elevations in maintaining the architectural quality of the conservation area should be recognised. Principal elevations should be protected from alterations and new additions such as dormers, porches or visual clutter (satellite dishes, solar panels etc.)

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Street Furniture

12.11 The existing bus stop and play equipment on The Green utilise standard designs and materials, and detract from the picturesque character of the village. When these are scheduled to be replaced, bespoke designs should be considered using high quality, natural materials to better complement the conservation area setting.

Trees

12.12 Under the Town and Country Planning (Scotland) Act 1997 the local planning authority must be given six weeks' notice of the intention to uproot, fell, lop or top trees. The planning authority will endeavour to discuss suitable management of the trees with the owner, and consider serving a Tree Preservation Order where appropriate. Failure to give notice of works to trees will render owners liable to a fine not exceeding £20,000 per tree.

12.13 More information is available on the PKC website here: Trees and Tree Preservation Orders - Perth & Kinross Council

Climate Change and the Historic Environment

12.14 "Our Past Our Future" is Scotland's national strategy for the historic environment 2023-2028. Priority 1 is the transition to net zero, and the role of the historic environment in achieving this.

12.15 The historic environment is a precious resource not just in terms of its cultural value, but also its embodied carbon and the potential to reuse and adapt buildings. Repairing existing buildings is a form of carbon capture and storage. Small-scale measures such as retaining and repairing existing doors and windows rather than replacing them with unsustainable new materials is the most environmentally conscious approach, contributing towards the transition to net zero.

12.16 In terms of adapting individual buildings to reduce heat loss and energy bills, some commonly used methods of improving energy efficiency are designed for buildings of modern construction and are not compatible with traditional (pre-1919) buildings. The use of non-vapour-permeable materials for insulation, for example, can result in a build-up of damp and condensation which can affect the building fabric and internal air quality. Maintenance is the best means to ensure a historic building is as energy efficient as possible. Only once the building fabric is in good repair and basic measures have been undertaken such as improved internal insulation, draught proofing and energy reduction, should additional more expensive and intrusive energy efficiency measures such as solar panels or external insulation be considered.

12.17 Most external changes to a property in a conservation area will require planning permission. To meet the legal requirement to preserve the character and appearance of the area, applications will be assessed on

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the basis of their visual impact. Accordingly, as well as the cost and efficiency benefits of renewable energy measures, careful consideration should also be given to the potential impact on the historic interest of the building and area.

12.18 The policy outcomes of NPF4 Policy 7 in relation to the historic environment are as follows:

- The historic environment is valued, protected and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.
- Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

12.19 Advice on energy efficiency and traditional buildings is available on the PKC climate strategy website: Traditional Buildings and Climate Adaptation and Mitigation and from Historic Environment Scotland: Guide to Energy Retrofit of Traditional Buildings | Hist Env Scotland

Article 4 Direction

12.20 Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), the local planning authority can seek the approval of Scottish Ministers for Directions that restrict certain permitted development rights. Development is not precluded, but such alterations will require planning permission, and special attention will be paid to potential adverse effects on the conservation area. An Article 4 Direction is not needed for most householder development, but it can be beneficial to provide an additional level of control, for example over development by statutory undertakers. The current Article 4 Direction for Spittalfield is outdated in relation to the current legislation, and a revised Direction will be considered in future to support the conservation area designation.

Advertisements

12.21 There are certain types of advertisements which do not require advertisement consent under the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984. It is possible for a local planning authority to propose additional advertisement controls through Regulation 11 of the 1984 Regulations and seek the approval of the Scottish Ministers. A Regulation 11 order controls normally permitted forms of 'minor' advertisement which can have an impact in areas of environmental quality. Certain types of advertisements, such as shop or business signage, can have a significant impact on historic building frontages and on the overall quality of the character of the conservation area. Usually, Regulation 11 advert controls are only approved in conservation areas.

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12.22 The quality of commercial signage in Spittalfield is predominantly good, although there are some existing examples of poorly designed signage which have an adverse visual impact on the wider conservation area. The Spittalfield Conservation Area currently has a Regulation 11 advert control in place, and there is no intention to revise this at present.

Monitoring and Review

12.23 As part of the current review a photographic record of the conservation area has been undertaken.

12.24 The conservation area will be monitored through regular visits by council officers in the course of the development management process, and liaison with amenity groups, interested parties and residents as necessary.

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13. BOUNDARY REFINEMENT

13.1 The original conservation area boundary was designated in 1972 by Perth and Kinross Council. The boundary bisected the garden ground of properties on East and North Green and included only the properties around The Green, which are for the most part separately protected by statutory listing. Following appraisal of the conservation area in 2025, the boundary has been revised to include additional communal green space and private rear gardens, and two groups of unlisted buildings to the north-west and east, which are considered to contribute to the character of the conservation area.

13.2 Minor changes to the boundary line to incorporate rear gardens recognises the importance of private and communal gardens in providing an attractive setting to the historic built environment, and resolves the inconsistency in the previous boundary whereby the curtilage of several properties was only partially included.

13.3 Two sets of terraced cottages outwith the original conservation area boundary were identified as making a positive contribution to the character and appearance of the conservation area. Although they have been substantially altered or rebuilt relatively recently, their scale, form, and material finish complements the character of the historic settlement, and they are considered to merit protection through conservation area designation. The historic former smithy, now a garage, is also included due to its prominence on the approach to the conservation area from the east.

13.4 The boundary has been amended to incorporate these buildings and additional communal green space and private garden ground, in order to protect the setting of the listed buildings and the contribution these elements make to streetscape quality and interest. Further analysis of the boundary changes is contained in Appendix 1.

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14. APPENDICES

APPENDIX 1 – BOUNDARY REVIEW

APPENDIX 2 – USEFUL INFORMATION

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15. APPENDIX 1 – BOUNDARY REVIEW

Area 1: Property boundary refinement

15.1 This boundary amendment is proposed to better represent the rear property line of the listed buildings along West Green and the listed buildings 1-4 (inclusive) North Green. This refinement of the boundary also incorporates communal green space, private garden ground and a collection of mature birch and cherry trees. This proposed boundary refinement will protect the setting of the listed buildings and the contribution this green space makes to the special interest of the area.

Area 2: Addition

15.2 Following review of the existing conservation area boundary, the cottages to the north of West Green are proposed for inclusion in the Spittalfield Conservation Area. Stirton Cottage and numbers 1-4 (inclusive) Millhole Road appear on 1864 OS mapping, although it is understood that the row of cottages was rebuilt in the 20th century after the original buildings became derelict. The cottages extend north from the initial late 18th century development, emulating the simple architectural form of the original terraced cottages. The picturesque quality of this building group enhances the character of the village. It is considered appropriate to provide a level of protection to these unlisted buildings through inclusion in the conservation area.

Area 3: Property boundary refinement

15.3 This boundary amendment is proposed to better represent the rear property line of the listed buildings along North Green, including Muckle Hoose. This refinement of the boundary also incorporates communal green space and private garden ground, to protect the setting of the listed buildings and the contribution this makes to the special interest of the area.

Area 4: Addition

15.4 This proposed addition contains four cottages (Vintage Cottage, Waterpump Cottage, Sawmill Cottage and Clover Cottage). This terrace was previously a workshop, store and tractor shed, which was renovated and extended to enable conversion to residential use in the 1990's. Inclusion of this building group in the conservation area would recognise the positive contribution of this sympathetic development to the character and appearance of the conservation area.

Area 5: Property boundary refinement and addition

15.5 This boundary amendment is proposed to better represent the rear property line of the listed buildings along East Green. The boundary amendment also encompasses the garage workshop (first noted on the 1864 OS Map) located behind 7 East Green and fronting onto the A984. By including the garage workshop within the conservation area, the approach into the conservation area from the east will be protected. The historic building (formerly the village smithy and joiner's workshop) is considered to make a positive contribution to the character and appearance of the area.

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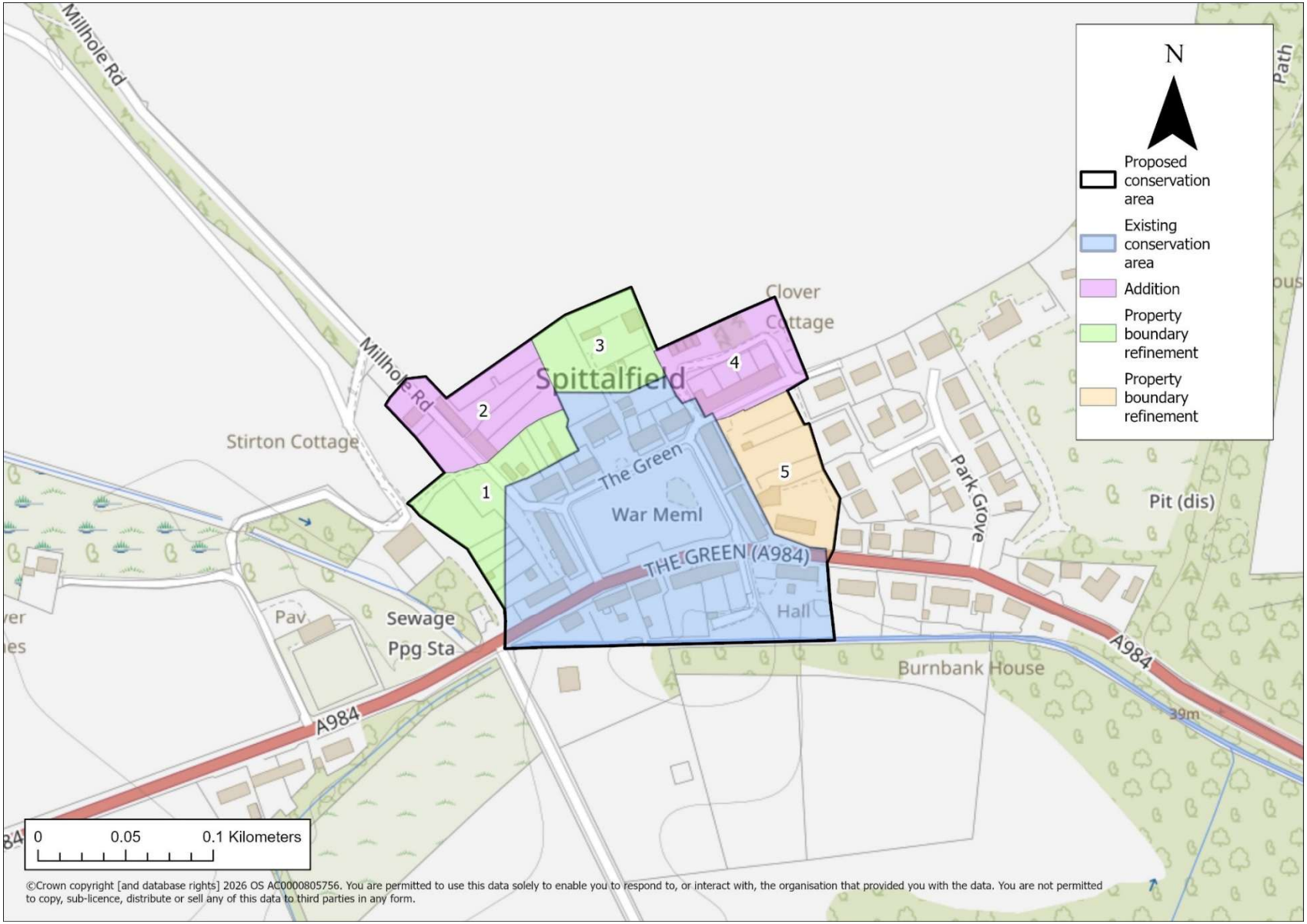


Figure 34 – Spittalfied conservation area boundary review

16. APPENDIX 2 – USEFUL INFORMATION

Legislation and policy:

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (legislation.gov.uk)
- National Planning Framework | Transforming Planning
- Historic Environment Policy for Scotland | Historic Environment Scotland
- Development plan - Perth & Kinross Council (pkc.gov.uk)

Sources of advice:

- Advice and Support | Historic Environment Scotland | History
- Making a planning application - Perth & Kinross Council (pkc.gov.uk)
- Heritage conservation - Perth & Kinross Council (pkc.gov.uk)
- Local Development Plan - Supplementary Guidance - Perth & Kinross Council (pkc.gov.uk)

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