



KINNOULL CONSERVATION AREA APPRAISAL

Perth & Kinross Council – Consultation DRAFT June 2026



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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 recognizes 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.

- 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.

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 area, with a view to its future management and enhancement.

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](#))

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 Article 4 Directions may remove some of the usual rights to make changes without planning permission. Details on this can be found in the Management Plan in Section 9.
- 1.10 More information is available on the council website: [Heritage conservation - Perth & Kinross Council](#)

KINNOULL: STATEMENT OF SIGNIFICANCE

1.11 The built form of Kinnoull is an interesting example of a settlement increasing in size over a short timeframe and in response to the topography of the land, resulting in terraces of river-facing Victorian villas. Kinnoull has historic associations with John Ruskin and Sir John Everett Millais, who resided in the area, with Millais having designed the stained glass of Kinnoull Parish Church. The backdrop of the ancient woodland of Kinnoull Hill with the River Tay in the foreground, and the many mature and veteran trees within the conservation area, create an attractive and distinctive streetscape.



Figure 1 Kinnoull viewed from the west side of the Tay

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

- Substantial Victorian villas in large garden grounds
- Mature and veteran trees in public green space and private gardens
- The picturesque setting of ancient woodland and Kinnoull Hill to the east
- The role of the River Tay and bridges in views into and out of the area
- Quiet pedestrian routes towards Kinnoull Hill with high stone boundary walls and mature hedges
- Extensive public amenity space, footpaths and public art along the riverbank

LOCATION OF KINNOULL

1.13 Kinnoull Conservation Area forms part of the settlement of Perth, within the largely residential expansion on the east bank of the River Tay. The conservation area was first designated in 1987, then extended to the north and south in 2010.

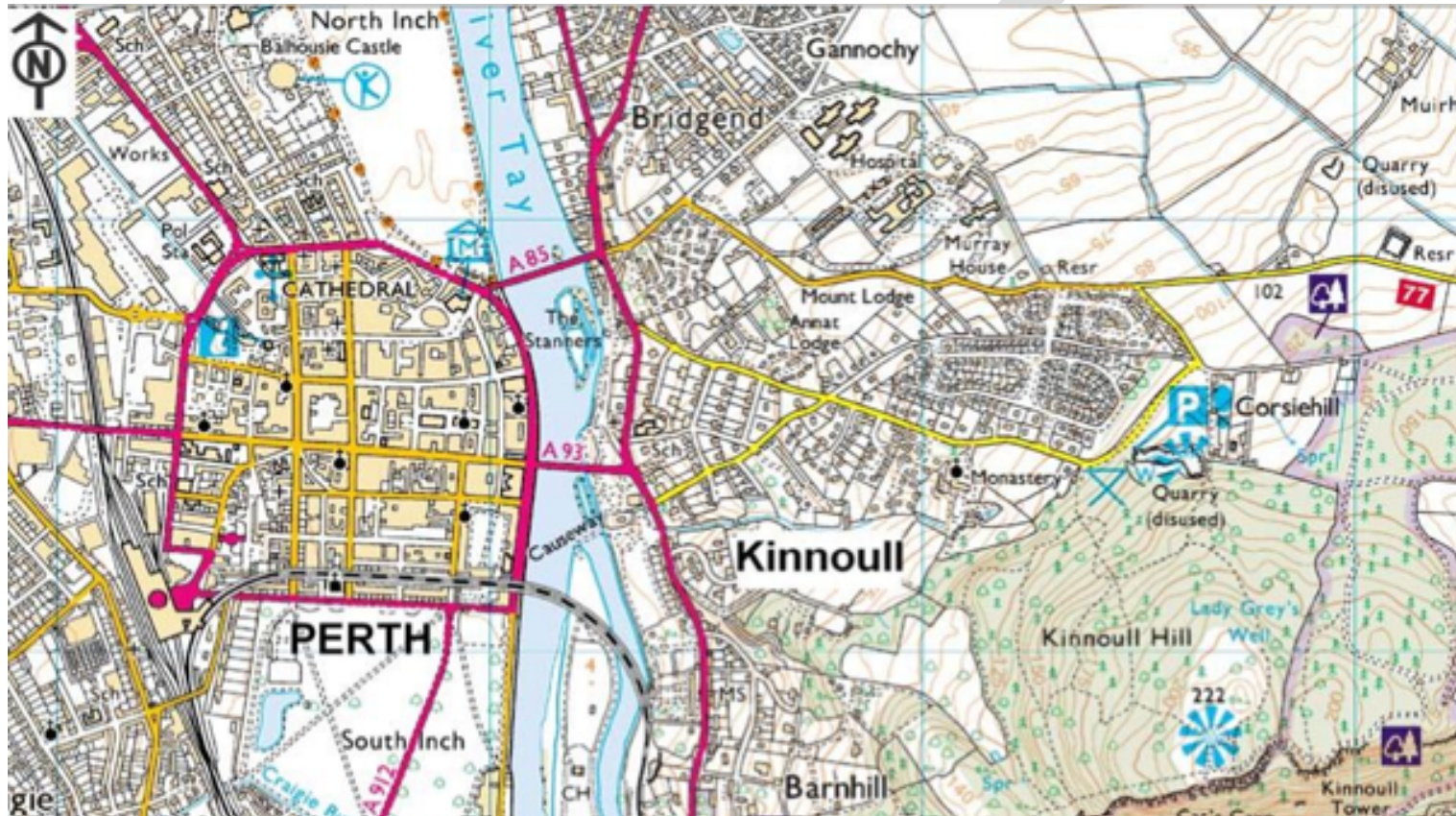


Figure 2 - Kinnoull located on the east bank of the River Tay opposite Perth © Crown copyright and database rights (2026)

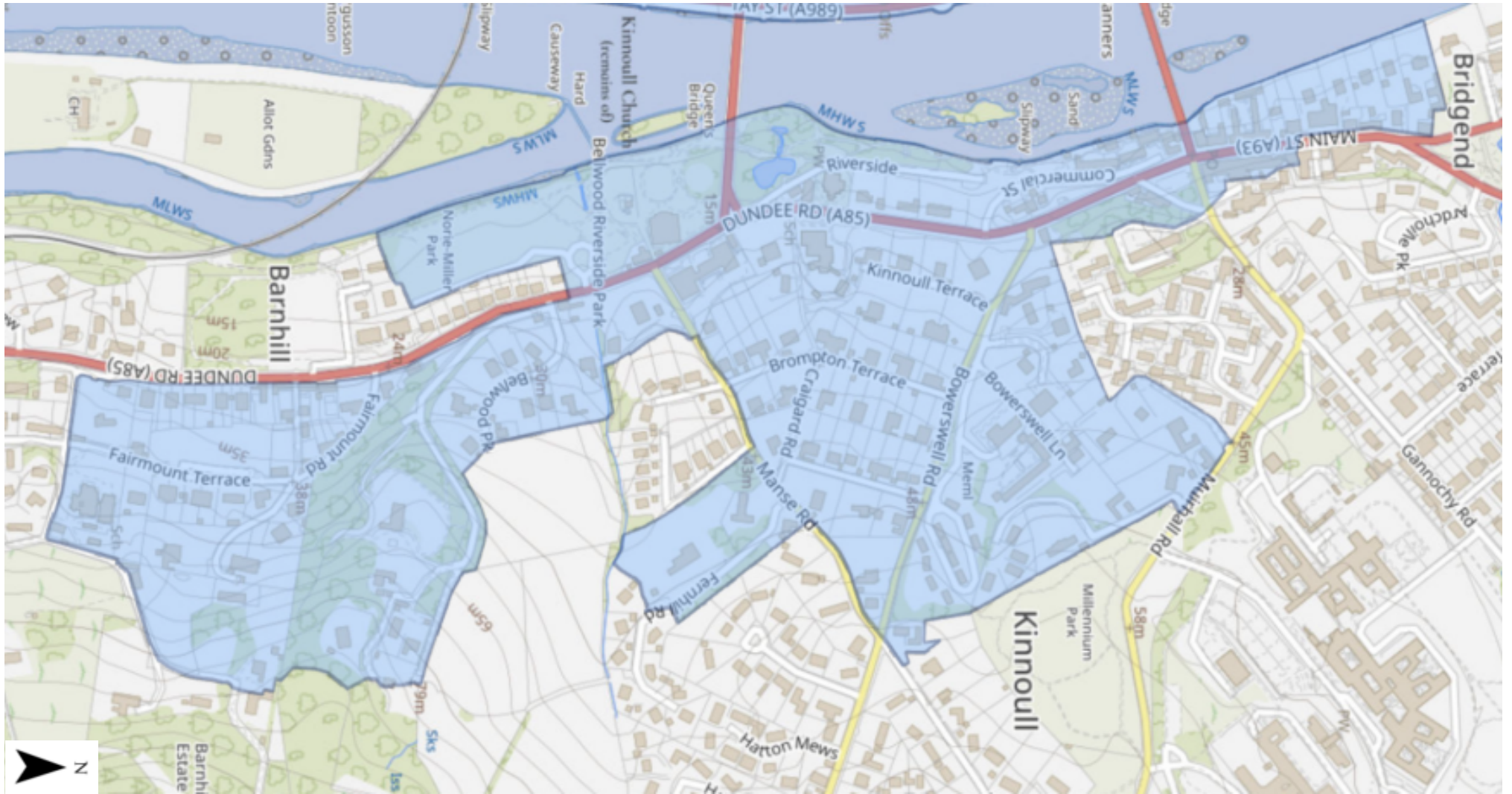


Figure 3 – Kinnoull Conservation Area (not to scale)
Source: © Crown copyright and database rights (2026)

2. ARCHAEOLOGY

- 2.1 Human habitation in the Kinnoull area is known from the earliest times, with a considerable assemblage of Mesolithic artefacts being found around Kinnoull Hill, and an Iron Age souterrain being found during road-building works in 1904 at Barnhill, at the very southern end of the conservation area.
- 2.2 Evidence for early industrial activity in the area includes a medieval pottery kiln, found on the site of Wellbank House adjacent to the old Kinnoull Church, which has produced a number of examples typologically dated to the late 13th to early 14th centuries. Shipbuilding was also a key industry.
- 2.3 The old Kinnoull Church is the only scheduled monument within the conservation area. The earliest attestation of the church at Kinnoull is from 1361. Today only the north aisle, built in 1635 and containing the monument to George Gray, 1st Earl of Kinnoull, survives. Included in the designation are the churchyard, its boundary wall and the gravestones within the churchyard.
- 2.4 If development is likely to affect an area where there may be archaeological remains, work may need to be carried out beforehand to protect them or record what is found. 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.



Figure 4 - Monument of the Earl of Kinnoull located in the aisle of the remains of the medieval church of Kinnoull

3. SETTLEMENT DEVELOPMENT

3.1 Kinnoull was not substantially developed until the Victorian era. Prior to this, settlement was concentrated around Commercial Street, which was connected to Perth in 1617 by a bridge built by John Mylne. By 1621 the bridge had been swept away by severe flooding, and it would be 150 years before a replacement was completed. Difficulty of accessing the Kinnoull area would prevent its expansion until the latter part of the eighteenth century.



Figure 5 – Excerpt from John Wood map of 1823
Source: © 2026 [National Library of Scotland](#)

3.2 The construction of Smeaton’s Bridge in 1771 stimulated the expansion of the area into a high-status residential suburb. The 8th Earl of Kinnoull donated generously to fund the bridge, and after its opening Kinnoull was made a Burgh of Barony.



Figure 6 – First edition OS Map 1866
Source: © 2026 [National Library of Scotland](#)



Figure 7 – Excerpt from Leslie's Plan of Perth 1890
 Source: © 2026 [National Library of Scotland](#)

- 3.3 Early expansion at this time concentrated along Commercial Street and Main Street to the north. By the end of the eighteenth century, the size and status of the area had increased significantly. The Statistical Account of Scotland of 1791-1799 states that prior to the bridge construction, Bridgend was a “Poor paltry village”. However, after 1771, “...a better style of building has prevailed. Within the last 7 years, no less than 31 new houses have been built, which are commodious and well lighted; which will cherish a spirit of cleanliness and contribute materially to the health of the inhabitants.”
- 3.4 Potterhill House and Rosemount House were two of the earliest villas to be built in Kinnoull, with the former having since been demolished and replaced by the Potterhill flats. By 1830 many more villas had been built along the riverbank to the north of the bridge. By 1862, the area bounded by Bowerswell Road and Manse Road had begun to be developed: first along Dundee Road, with the rest of the site built on by the end of the nineteenth century. The sloping ground meant that houses could be built on terraces facing the Tay, taking in the impressive aspect towards Perth. The same trend of development was followed in Barnhill, immediately to the south. In the early 1800’s building started along Dundee Road, with the Fairmount villas constructed on higher ground in the latter part of the century.



Figure 8 – OS six-inch to the mile 1902
Source: © 2026 [National Library of Scotland](#)

3.5 By the end of the nineteenth century, it was decided that a second crossing over the Tay was required to relieve traffic pressure. In 1900, the Victoria Bridge was opened, and subsequently replaced by the Queen's Bridge in 1960.



Figure 9 – Smeaton's Bridge

4. MOVEMENT & STREET PATTERN

- 4.1 Commercial Street was the focus of development in the Kinnoull area prior to the construction of Smeaton's Bridge. When the bridge opened the focus shifted to Bridgend, with Main Street and Gowrie Road becoming the primary route running north-south and joining on to Dundee Road.



Figure 10 – Perth seen from Barnhill (1821)
Source: Licensed by University of Dundee Archive Services (Records of the Scottish Cultural Resources Access Networks (SCRAN), Edinburgh, Scotland).

- 4.2 This historic core later developed to the east, with streets running up the hill to service the early Victorian villas. North-south terraced streets followed as more villas were built. Roads

to the east have been influenced by the topography, resulting in a distinctly irregular street pattern.



Figure 11 – View of Lochie Brae c.1905
Source: © Culture Perth & Kinross

- 4.3 Having the A85/ A93 as the main route through the area, serving traffic to and from Dundee and the tourist route north towards Scone Palace, Blairgowrie and Glenshee onwards, has meant that the centre of Kinnoull can be dominated by traffic. The primary school is located on this principal route and contributes to traffic congestion at peak times. The opening of the Cross Tay Link Road (the New Kingsway and Destiny Bridge) linking the A9 to the A93

and A94 north of Perth in 2025 has reduced pressure on this area, however, directing some through traffic away from the city centre.

- 4.4 Away from Dundee Road the streets are quieter and residential in nature with limited through-traffic. Pedestrian routes east to Kinnoull hill are well used, but some narrow lanes lack pedestrian footways.

- 4.5 While the area is primarily residential, Main Street has a small commercial area of shops and hot food takeaways, and there are several prominent non-residential buildings including the Parish Church, Kinnoull Primary, the Isle of Skye Hotel and the Rodney Fitness Centre.



Figure 12 – View south along Dundee Road

5. TREES, HEDGES & GARDENS

- 5.1 Beginning in the 1700s and continuing to the late 19th century, much of the area around Kinnoull was used as nurseries, growing ornamental shrubs and trees. This horticultural tradition survives in Kinnoull today in the Branklyn House and Gardens, a collection of rare plants from across the globe, started in the 1920s and today maintained by the National Trust. Branklyn Gardens is outside the conservation area but is separately designated by Historic Environment Scotland as a historic garden and designed landscape: [BRANKLYN \(GDL00069\)](#)
- 5.2 Within the conservation area trees, hedges and private and public green spaces play a vital role in the character and quality of the streetscape and environment. Given their extent and ubiquity, other than specific tree preservation orders, important individual trees, tree groups, hedge boundaries etc. are not included on mapping for the purposes of the appraisal. Any loss of trees, hedges or green space is considered to have an adverse impact on the character of the conservation area.
- 5.3 As set out in the Management Plan, 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 in a conservation area: [Trees and Tree Preservation Orders - Perth & Kinross Council](#)



Figure 13 – Hedge boundary on Fairmount Terrace

6. CHARACTER AREAS

6.1 Three character areas can be identified within the Kinnoull Conservation Area:

- Bridgend: The historic core and late 18th century Georgian expansion around Bridgend including Main Street, East and West Bridge Street, Gowrie Street and the riverside villas behind Main Street.
- Kinnoull: The Victorian development of terraced streets between Bowerswell Road and Manse Road. This area includes the riverside area of Bellwood Riverside Park and Norrie-Miller Park.
- Barnhill: Bellwood Park, Bellwood House and the surrounding areas of woodland, along with villas to Fairmount Terrace and east of Dundee Road.

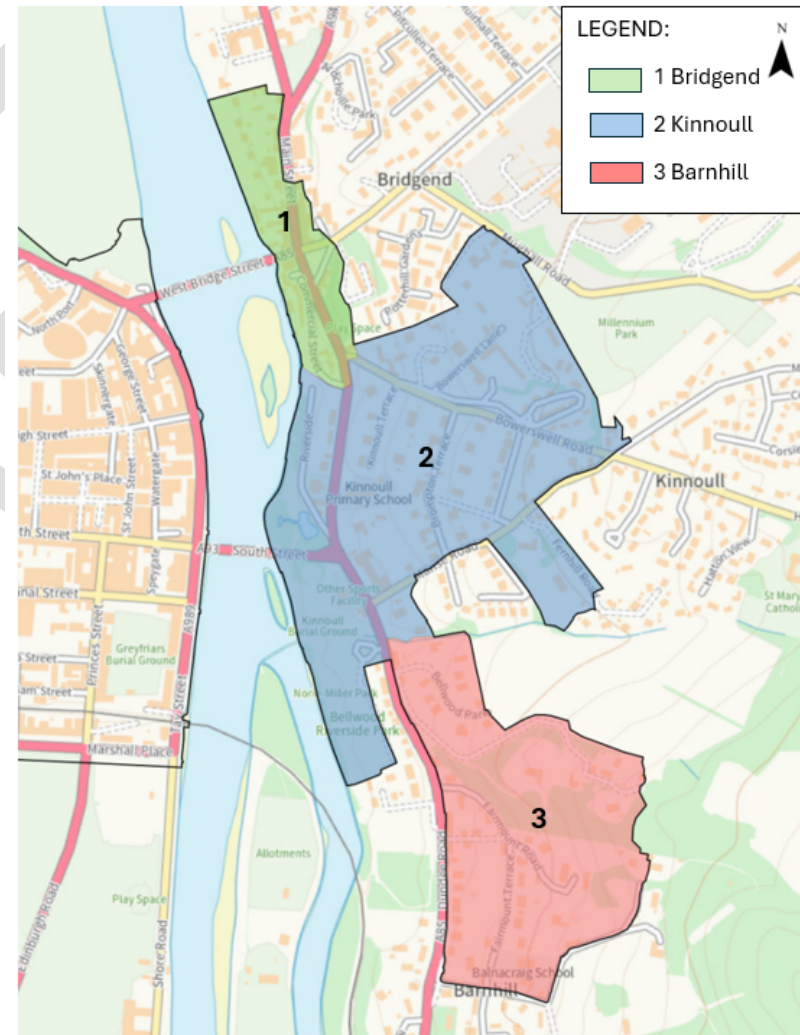


Figure 14 – Kinnoull Conservation Area character areas (not to scale)

CHARACTER AREA 1: Bridgend



Figure 15 – Character Area 1 Bridgend Townscape Analysis

Listed Buildings

- 6.2 This area contains 11 listed buildings, all category B or C. The eastern approach of the category A listed Smeaton’s Bridge also falls within this character area. As set out in the HES list description, “The seven arches which form the bridge are a major landmark in the area, and make a significant contribution to the surrounding landscape”.
- 6.3 Most of the listings in this area are of large classical villas behind Main Street, facing west on to the Tay. These are landmark buildings viewed from Smeaton’s Bridge, the North Inch and Tay Street, with Newlands House particularly prominent due to its cream-coloured west elevation.



Figure 16 – View of the villas facing the River Tay in Bridgend

- 6.4 The category C listed tenement on the corner of West Bridge Street and Main Street is another landmark building. While some repairs have been carried out to the building in recent years, it has suffered from a

lack of maintenance and inappropriate repairs over many years, including concrete roof tiles and removal of chimney cans.



Figure 17 – Gowrie Street Bridgend (no date)
Source: © Culture Perth & Kinross

- 6.5 The historic shopfront remains at the former tollhouse at 1 West Bridge Street, a long-term vacant building which has had recent consent for repair and renovation.

Unlisted Buildings of Merit

- 6.6 Unlisted buildings in conservation areas are protected against inappropriate alterations or demolition, as set out in the Management Plan.
- 6.7 The Georgian development around Bridgend is typified by 3-storey tenement buildings with commercial premises at street level, most of which are unlisted. The regular fenestration patterns and plain, unornamented façades are characteristic of architecture of the period in this type of building. This visual consistency and quality is threatened in places by poor quality commercial signage.
- 6.8 Modern interventions largely respect the scale and massing of the existing buildings. The 1978 redevelopment of Commercial Street by James Parr & Partners was designed as low-rise, gabled flats with an irregular roofline, sympathetic to the existing townscape. Changes to the design and colour of windows in individual properties in recent years has detracted from the overall consistency of design. The 1973 Keystone development on Main Street is also appropriately scaled, with a contrasting and distinctly modern design.



Figure 18 – Commercial Street redevelopment by James Parr & Partner (1978)



Figure 19 – The newly built development (no date)
Source: © [Culture Perth & Kinross](#)

Gateways & Views

- 6.9 Smeaton’s Bridge dominates views into and out of this part of the conservation area. Views east into the area are defined by the backdrop of mature trees, which have served to soften the visual impact of the monolithic Potterhill Flats.



Figure 20 – View of the river towards the North Inch from Potterhill Flats

- 6.10 Main Street is densely developed, but there are glimpsed views between buildings towards rear garden ground and the river. There are impressive views from Lochie Brae out towards the river and central Perth.



Figure 21 – Views of the river and Newlands House



Figure 22 – View from Smeaton's Bridge towards Potterhill Flats

Trees & Open Space

- 6.11 There is very little public open space in this part of the conservation area, but private gardens contribute to the character, most notably mature trees in the villa gardens between Main Street and the Tay. Tree belts on rising ground to the east, outside the conservation area, provide an attractive setting. The area of public open space in front of the Potterhill flats would formerly have been within the grounds of Potterhill House. The gardens of the house were noted for the fine trees planted there and the existing mature tree group may be survivors from that era.
- 6.12 While there are no specific Tree Preservation Orders within the Bridgend area, there are two just outside the boundary to the north at Isla Road, and the east at Ardchoille House.
- 6.13 Also just outside the conservation area boundary, the Bell playground at the junction of Isla Road, Strathmore Street and Main Street provides an attractive public green space in the wider setting.

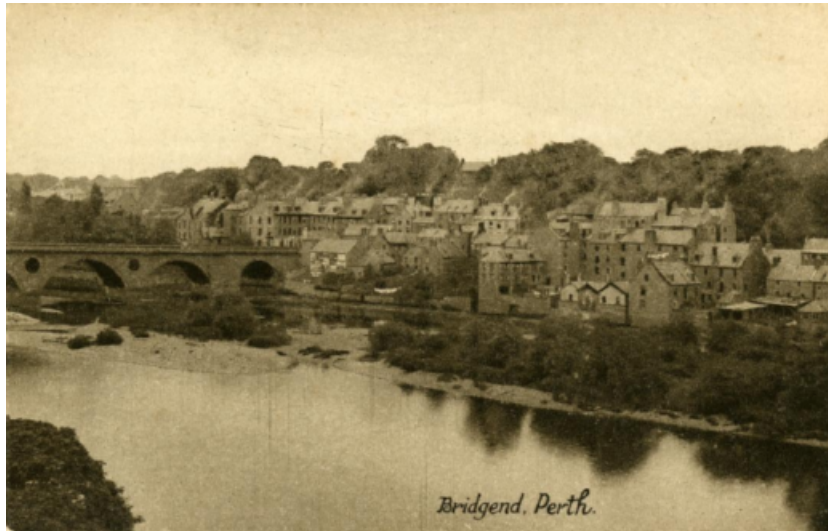


Figure 23 – Undated postcard showing Bridgend prior to the 1970s redevelopment

Source: © [Culture Perth & Kinross](#)



Figure 24 – Accumulation of bins on footpath

Public Realm

6.14 Bridgend is a key area of pedestrian and traffic activity, particularly the crossroads of Smeaton's Bridge and Main Street. Due to the high volume of traffic coming from the city and along the A93, the area can be an unpleasant environment for pedestrians. The wedge of ground between East Bridge Street and Back Wynd was formerly the site of tenements, but is now a car park. Trees and shrubs have been planted at the edge of this site and are now well-established, which improves the overall picture, but the area around the crossroads is generally blighted by signage clutter and wheelie bins.

6.15 Street surfacing is largely modern asphalt, with either whinstone or concrete kerbs. Street-lighting columns, street furniture and signage are mainly of a standardised design. There are a handful of surviving shop fronts on Main Street, but there are also examples of unsympathetic, oversized corporate signage. Some notable historic public realm features remain, including cast iron railings to the west side of Gowrie Street, and the postbox set into the gable of the former post office, a category C listed tenement on the corner of East Bridge Street and Main Street.



Figure 25 – Cast iron lamp post with signage clutter

CHARACTER AREA 2: Kinnoull

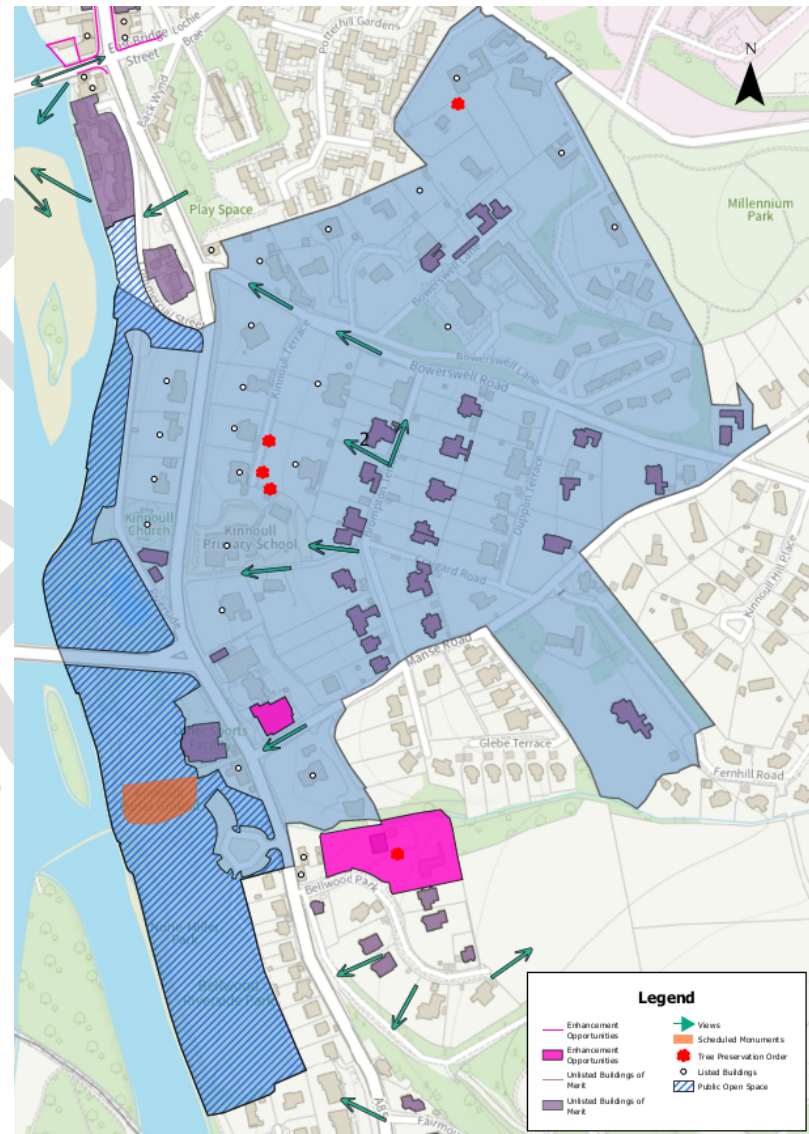


Figure 26 – Character Area 2 Kinnoull Townscape Analysis

Listed Buildings

6.16 The Kinnoull character area contains 18 listed buildings, all category B or C. Key listed buildings include the category B listed Bowerswell House, notable for its Italianate entrance tower and bay windows, which are well detailed with raised window margins, balconies on console brackets and parapets decorated with cartouches. The house is of particular historic interest as the home of Effie Gray, wife first of John Ruskin and subsequently the painter Sir John Everett Millais. The house was converted to a retirement home and dedicated as Perth's War Memorial in 1950.



Figure 27 – Bowerswell House

6.17 Kinnoull Parish Church is also a category B listed building, and its site makes it a prominent visual feature looking from the west bank of the river. It houses a collection of stained glass windows depicting the 'Parables of Our Lord', designed by Millais. Millais is also associated with Annat Lodge in Bowerswell Road, the house he and his family used as a studio and base for summer painting trips in and around Perthshire. Kinnoull Primary School, which is category C listed, has an important position in the streetscape, being sited directly across from the church, on the main route through Kinnoull.



Figure 28 – Kinnoull Primary School from School Brae

Unlisted Buildings of Merit

- 6.18 Unlisted buildings in conservation areas are protected against inappropriate alterations or demolition, as set out in the Management Plan.
- 6.19 The predominant building type in the Kinnoull area is the Victorian villa, usually 2-storey with gabled or piended roofs. The arrangement of terraced streets and west-facing houses creates an unusual streetscape, with high boundary walls and garages on the west side of the terrace and low walls and gardens opposite.



Figure 29 – Mount Florence

- 6.20 Where villas face west in some cases they have little streetscape presence, but mature gardens and high boundary walls contribute to the character and interest of the area, rather than the villas themselves.
- 6.21 While the majority of large villas to Dundee Road and Kinnoull Terrace are listed, the later semi-detached villas further to the east are not. This remains an area of high-quality streetscape which has generally been well-preserved. Other key unlisted buildings include Fernhill House, the Parish Church Hall on Dundee Road, the Coach House at the junction of Bowerswell Road and Manse Road, and the recently refurbished Rodney Centre, used by General Accident as a recreation space for employees from the 1930s until 1985 and still in use as a fitness centre.



Figure 30 – Coach House

Boundary Treatments

- 6.22 A sense of enclosure is created in many of the streets in the area, either by tall, mature hedgerows or high rubble walls. An abundance of mature trees in private gardens also add to this characteristic.
- 6.23 While some rubble boundary walls have been altered, for example to accommodate parking, they have largely been retained, and include decorative gate piers and cast iron or solid timber gates.



Figure 31 – Decorative iron gates and stone boundary wall of Somerset

- 6.24 Gabled timber garages set into the boundary walls are a feature of the conservation area, although few remain in their original form. Some outbuildings have been incorporated into rear or side extensions, and there are now many examples of flat-roofed concrete garages with metal doors.



Figure 32 - Boundary treatment along Kinnoull Terrace

Gateways & Views

6.25 Key views into the area are from Tay Street and Queens Bridge, with the river in the foreground and substantial, stone villas on higher ground set in large, mature gardens. This view changes significantly when trees are in full leaf in summer, providing only glimpse views of rooftops. There are views out across to the river and central Perth from various points on higher ground including Manse Road, School Brae, and between buildings and trees from Brompton Terrace.



Figure 33 – Glimpse views from Kinnoull Terrace



Figure 34 – Views into the character area from Tay Street in early spring



Figure 35 – View from Tay Street with trees in full leaf

Trees & Open Space

- 6.26 Mature trees both within and outside the boundary contribute greatly to the character of this part of the conservation area, including a significant tree group at Fernhill Road. There are two Tree Preservation Orders within the area, including lime trees on Kinnoull Terrace and a mature black pine in garden ground to the south of Muirhall Road.



Figure 36 – Trees protected by a TPO in Kinnoull Terrace

- 6.27 Probably owing to the ground in the area being turned over to nursery use in the past, many private gardens in Kinnoull retain stands of mature trees. Throughout the area attractive, large and well-maintained gardens contribute colour and interest to the streetscape.



Figure 37 – The National Heather Collection

- 6.28 Parkland and landscaped public gardens between Dundee Road and the River Tay provide ample, well-maintained public open space. Millenium Park abuts the boundary to the east, contributing to the wider landscape setting, as does the parkland setting of the Murray Royal hospital on the north side of Muirhall Road.

Public Realm

6.29 Away from the main thoroughfare of Dundee Road, this is a largely quiet, residential area with limited through-traffic and multiple well-used pedestrian routes towards Kinnoull Hill. Some roads are narrow with high boundary walls and hedges, which contributes to their historic character, but pedestrian footways can be restricted as a result.



Figure 38 – Narrow lane of Craigard Road enclosed by hedges and boundary walls

6.30 The Bellwood Riverside and Norrie Miller parks provide picturesque walking routes beside the river, including a walkway under Queens Bridge to bypass the busy junction. This area is enhanced by a sculpture trail and water features, with bespoke street furniture including bench seating, lighting and picnic areas. This area also contains the remains of the medieval church of Kinnoull, a scheduled monument. The north

aisle contains the impressive 17th century monument of the first Earl of Kinnoull, which is open to the public.



Figure 39 – Picnic area



Figure 40 – Drinking fountain

6.31 Elsewhere, historic public realm features include a cast iron drinking fountain and red postbox set into the boundary wall at the north end of Brompton Terrace. Some poorly sited recent additions detract from the streetscape quality, such as the row of broadband cabinets at the top of Manse Road.

CHARACTER AREA 3: Barnhill

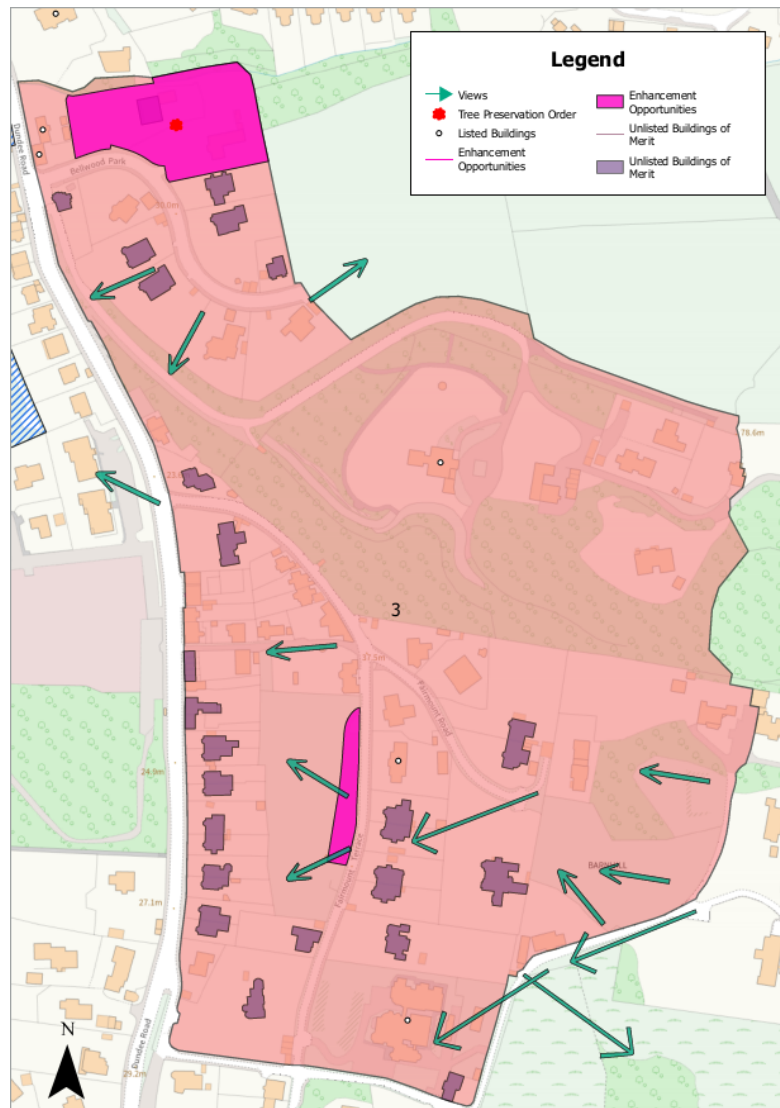


Figure 41 – Character Area 3 Barnhill Townscape Analysis

Listed Buildings

- 6.32 Barnhill, at the southern end of the conservation area is, like Kinnoull, mostly made up of Victorian villas, but with a more irregular and scattered layout, and more open streetscape character. Buildings are varied in their roofscape, form and use of decorative timberwork. The villas along Fairmount Terrace exemplify this with a mix of projecting gabled wings, decorative eaves timberwork and balconies with ornamental ironwork.
- 6.33 The area contains 5 listed buildings, the most prominent being the category B listed former Balnacraig School on Fairmount Terrace, a large mansion-house of 1896 in a Scots Baronial style. Its crow-stepped gable, corbelled turrets, bay windows and round tower are characteristic features of this style of architecture. The modern extension to the building has attempted to replicate the architectural style of the original, but the detailing on the newer structure is of a lesser quality.



Figure 42 – Balnacraig School



Figure 43 – Bellwood Cottage

6.34 The two category C listed cottages at the foot of Bellwood Park are among the oldest structures in the area, dating to the 1730s. The cottages have been subject to unsympathetic alterations, but retain their streetscape interest in a prominent location on Dundee Road.

Unlisted Buildings of Merit

- 6.35 Unlisted buildings in conservation areas are protected against inappropriate alterations or demolition, as set out in the Management Plan.
- 6.36 Only one of the villas on Fairmount Terrace is listed, but the houses between Willanslee and Balnacraig School make a picturesque group, situated on raised ground, making the most of views across the river to the west. Further up the hill, the open frontage of Fairmount House, at the top of Fairmount Road, is prominent in more distant views.



Figure 44 – Fairmount Terrace

- 6.37 Buildings on the east side of Dundee Road are of mixed quality, but include a row of substantial semi-detached villas, an interesting group of former cartsheds (now garages, with one converted to a house) which appear on the 1st Edition OS mapping, and a nepus gable at no.66-68. The Sunbank House Hotel, in landscaped gardens at the foot of Fairmount Road, is a landmark building.



Figure 45 – Sunbank House Hotel

Boundary Treatments

- 6.38 Strong boundary lines are a key feature of Barnhill, mainly rubble with semi-circular copes, some with iron railings and a mix of formal and informal hedge boundaries throughout.
- 6.39 As with the Kinnoull area, there are multiple examples of decorative stone gatepiers and iron gates.



Figure 46 – Decorative stone gatepiers and iron gates at Fairmount Terrace

- 6.40 The high stone retaining wall to the boundary of Bellwood House, a category B listed building, is a prominent streetscape feature on the east side of Dundee Road. It has been reinforced in part with wire mesh and sprayed cement, which detracts from its historic character.

Gateways & Views

- 6.41 Key views here are to the west from higher ground, particularly from Fairmount Road, Fairmount Terrace and Bellwood Park. Bellwood Park also has views north-east to the open ground at the foot of Kinnoull Hill.
- 6.42 The white rendered gable of Bellwood Cottage is a prominent landmark on entering the conservation area from the south.
- 6.43 Recent development outside the conservation area on the west side of Dundee Road has altered the character of views out, although sections of the historic high stone boundary wall have been retained.
- 6.44 Views into the area from the west provide glimpses of villa rooftops above mature trees in the foreground along the riverbank and in surrounding gardens.



Figure 47 – View across the conservation area



Figure 48 – Mature trees in private gardens

Trees & Open Space

6.45 Barnhill generally has a more open character than Kinnoull, with areas of informal open space approaching the edge of the settlement boundary towards Kinnoull Hill. It also contains areas of woodland, including the grounds of Bellwood House. The trees around Westwood House are protected by a Tree Preservation Order, and there are notable individual trees on Fairmount Road and Fairmount Terrace.

6.46 To the south of the boundary, Branklyn Gardens is designated as a historic garden and designed landscape. Established in 1922, it is now managed by the National Trust for Scotland as a nationally important collection of rare plants including Himalayan and Alpine species. The parking area for the gardens is in the conservation area on Fairmount Terrace, adjacent to an area of open green space to the west.

Public Realm

6.47 As with Kinnoull, Barnhill is characterised mostly by quiet, narrow, residential streets with pedestrian routes east to Kinnoull Hill. Some private roads in the area are suffering from lack of maintenance, and street surfacing is generally of standard tarmac, with some of the minor roads lacking footways.



Figure 49 – Lane with standard tarmac

6.48 In terms of surviving historic streetscape features, a George VI postbox is built into a wall on Dundee Road, and a stone drinking fountain stands just outside the conservation area boundary, adjacent to the Branklyn Gardens entrance (inscribed as the Lovers' Well). There are examples of historic lamp standards on residential streets in the eastern part of the area.



Figure 50 – King George VI postbox



Figure 51 – Lovers well

7. TRADITIONAL BUILDING MATERIALS

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 1950s, although it has recently been announced that a quarry will be reopening on the west coast of Scotland in 2027, and will produce slate for historic building projects.



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](#)

BRICK & CLAY



DESCRIPTION & 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](#)

LIME MORTAR & 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](#)

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. Kinnoull has numerous examples of decorative cast iron features including finials, rainwater hoppers, gates and railings.

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](#)

STONE



DESCRIPTION AND APPLICATION: Sandstone is the main type of building stone used in Scotland.

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](#)

[Inform Guide: Indent Repairs To Sandstone Ashlar Masonry | Engine Shed](#)

TIMBER



DESCRIPTION AND APPLICATION: Timber features such as windows, doors and decorative bargeboards make an important contribution to the historic character of Kinnoull. 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](#)

8. THREATS TO THE CONSERVATION AREA

8.1 Kinnoull has a relatively diverse architectural character, having developed in phases. However, the use of a consistent palette of traditional materials contributes to its special interest, and this is 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 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
- Accumulations of visually prominent modern additions such as flues, pipework, solar panels, EV chargers, tv aerials and satellite dishes
- Loss of trees, soft landscaping and open green space
- Poorly designed alterations to shopfronts and vacant commercial units
- Streetscape clutter including excessive signage and wheelie bins
- Visual dominance of parking and traffic
- Lack of maintenance

9. MANAGEMENT PLAN

9.1 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 small changes damaging the character of the area over time.
- To enable future evolution and change which will enhance the area's character and appearance.

9.2 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)

9.3 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 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.

9.4 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](#)

Repair and Maintenance

- 9.5 Routine maintenance and care are the best means of preserving the character and appearance of buildings within a conservation area.
- 9.6 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.
- 9.7 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.
- 9.8 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.
- 9.9 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

- 9.10 Advice on design is set out in the [Perth & Kinross Council Placemaking Guide](#) and [Advertisement Guidelines](#) with guidance on specific issues contained within the HES “[Managing Change](#)” and “[Inform](#)” guidance.
- 9.11 Issues of particular importance to Kinnoull:
- Windows and doors are a significant design feature of the Georgian, Victorian and Edwardian buildings in the conservation area. Traditionally detailed timber sash and case windows and doors should be retained and repaired wherever possible, and reinstated where they have been lost.
 - In newer buildings such as the Parr & Partners development, alterations to individual properties such as replacement doors and windows should seek to preserve the overall design by maintaining the same colours, materials and proportions.
 - Commercial signage and alterations to shopfronts should be appropriately designed.
 - Mature trees in private gardens should be protected where new extensions or ancillary buildings are proposed.
 - Maintenance of tenement and other buildings in Kinnoull is a key concern. The Perth City Heritage Fund currently operates in the Perth Central and Kinnoull Conservation Areas to grant-assist owners of historic buildings with the costs of high-quality repairs using traditional materials and best conservation practice: [Perth City Heritage Fund - Perth and Kinross Heritage Trust](#)

Street Furniture

- 9.12 The Kinnoull Conservation Area contains multiple examples of high-quality, bespoke street furniture and public art, particularly in the Riverside and Norrie Miller Parks. The Local Authority should ensure that any new or replacement street furniture is of an appropriate standard of design and quality to preserve or enhance the appearance of the conservation area.

Trees

- 9.13 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.
- 9.14 More information is available on the PKC website here: [Trees and Tree Preservation Orders - Perth & Kinross Council](#)

Climate Change and the Historic Environment

- 9.15 "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.
- 9.16 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.
- 9.17 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.
- 9.18 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

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.

9.19 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.

9.20 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

9.21 Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order, 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 Kinnoull is outdated, and it is considered that a revised Direction should be drafted for the approval of Scottish Ministers in order to support the conservation area designation. The draft Article 4 Direction is contained in Appendix 1.

Advertisements

9.22 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.

There are some existing examples of poorly designed signage which have an adverse visual impact on the wider conservation area. The Kinnoull Conservation Area currently has a Regulation 11 advert control which is up to date and attached in Appendix 2. Further advice can be found in the PKC [Advertisement Guidelines](#).

Monitoring and Review

- 9.23 As part of the current review a photographic record of the conservation area has been undertaken.
- 9.24 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.

DRAFT

10. APPENDICES

APPENDIX 1 – DRAFT ARTICLE 4 DIRECTION

APPENDIX 2 – REGULATION 11 ORDER

APPENDIX 3 - USEFUL INFORMATION

DRAFT

11. APPENDIX 1 – DRAFT ARTICLE 4 DIRECTION

Draft Article 4 Direction – Kinnoull

Perth & Kinross Council in terms of article 4(1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/223) being satisfied that it is expedient that all or any development comprising:-

Class 3A - The provision within the curtilage of a dwellinghouse of a building for any purpose incidental to the enjoyment of that dwellinghouse, or the alteration, maintenance or improvement of such a building;

Class 7 - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;

Class 7A – Any alteration or replacement of an existing window;

Class 9E – The installation, alteration or replacement within [a qualifying parking area], of an electrical outlet mounted on a wall for recharging electric vehicles

Class 9F – The installation, alteration or replacement, within a qualifying parking area of –

(a) An upstand with an electrical outlet mounted on it for recharging vehicles

(b) Equipment (including equipment housing) necessary for the operation of such an upstand.

Class 16 - The use of land, other than a building, as a caravan site;

Class 27 - The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way;

Class 30 - The erection or construction and the maintenance, improvement or other alteration by a local authority;

Class 33 – The carrying out of development, within their own district by a local authority;

Class 38 - Water undertakings;

Class 39 - Public gas transporters;

Class 40 - Electricity undertakings;

Class 43 - Universal service providers; and,

Class 43A - Sewerage undertakings.

should not be carried out within the Conservation Area of Kinnoull (area of land hatched in red on the map) unless permission is granted on an application in that behalf, hereby directs that the permission granted by article 3 in respect of:-

Classes **3A, 7, 7A, 9E, 9F, 16, 27, 30, 33, 38, 39, 40, 43 and 43A**, as described above, shall not apply.

This direction may be cited as the Perth & Kinross Council (Restriction of Permitted Development) (Kinnoull) Direction 2026.

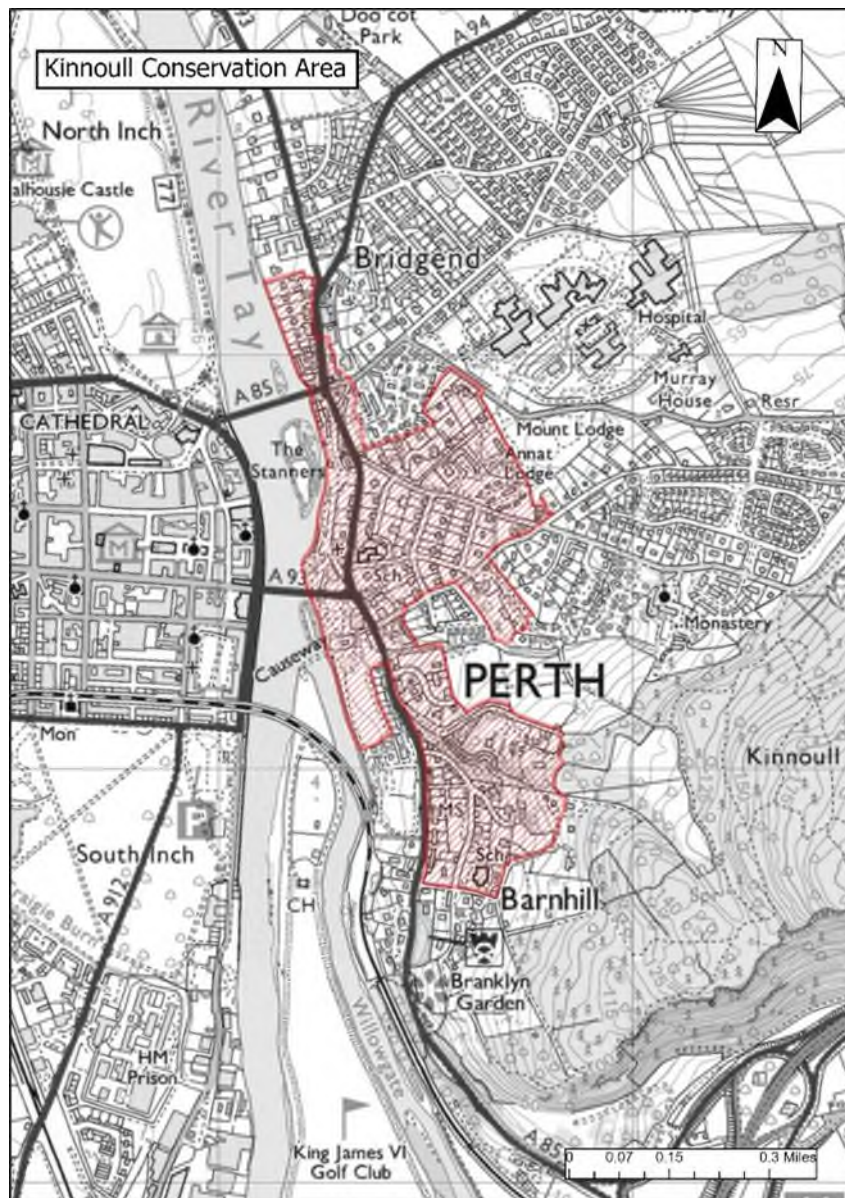


Figure 52 - Red hatch indicates area to be covered by the proposed Article 4 Direction

12. APPENDIX 2 - REGULATION 11 ORDER 2010

Classes of advertisement controlled under Regulation 11 of the Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984
The following classes of advertisement as shown in the tables (which normally have 'deemed consent') are under planning control and require advertisement consent:-

Description of Advertisement

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).

13. APPENDIX 3 – 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 \(pkc.gov.uk\)](#)
- [Traditional Buildings and Climate Adaptation and Mitigation \(pkclimateaction.co.uk\)](#)

CONTACT

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