

Conservation Area Character Appraisal



Bridgehaugh

***Stirling Council Local Development Plan
Supplementary Guidance SG07
June 2014***

*Bridgehaugh Conservation Area centres on the historic
Stirling Old Bridge over the River Forth*

Cover: Stirling Old Bridge

Contents

1.0 Introduction.....	1
1.1 Background	1
1.2 Methodology.....	2
1.3 Copyright.....	2
Bridgehaugh Conservation Area	3
2.0 Summary of Significance.....	4
3.0 Location and Population	7
3.1 Location.....	7
3.2 Population	8
4.0 Historic Context	9
4.1 Origins and Development.....	9
4.2 Archaeological Significance and Potential	12
5.0 Character and Appearance	13
5.1 Setting	14
5.2 Character Areas	16
5.3 Buildings and Townscape	16
Predominant Buildings.....	18
5.4 Open Spaces, Trees and Landscaping.....	20
5.5 Public Realm	22
6.0 Conservation Area Management.....	23
6.1 Negative Factors	23
6.2 Summary of Vulnerability	25
6.3 Buildings at Risk and Sensitive Areas.....	25
6.4 Conservation Area Boundaries	25
6.5 Potential Listed Buildings	26
6.6 Opportunities for Development	27
6.7 Opportunities for Planning Action.....	27
6.8 Opportunities for Enhancement	28
6.9 Monitoring and Review.....	28
Bibliography	29
Appendices	30

Tables

Table 1: Bridgehaugh Conservation Area: Key Characteristics	6
Table 2: Bridgehaugh Conservation Area: Buildings and Townscape	18
Table 3: Bridgehaugh Conservation Area: Open Space, Trees & Landscaping.....	20

1.0 Introduction

1.1 Background

The purpose of this document is to provide an illustrated appraisal of the Bridgehaugh Conservation Area following national legislation and governmental guidelines (refer bibliography).

First introduced in 1967, conservation areas are defined in Section 61(1) (a) of *The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997* as:

“...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”

More specifically, Historic Scotland's *Scottish Historic Environment Policy Annex 3* (2009) stipulates that:

“It is the character or historic interest of an area created by individual buildings and open spaces and their relationship one with the other which the legislation covering conservation areas seeks to preserve.”

Under Section 63 (1) of the 1997 Act, local authorities are required to “*formulate and publish from time to time proposals for the preservation and enhancement of any parts of their district which are conservation areas.*” Furthermore, the Scottish Government's policy *Scottish Planning Policy* (SSP, Para. 115, 2010) states that designation provides the basis for the positive management of an area.

In order to carry out the proper preservation and enhancement of the conservation area it is necessary to first have a full and detailed understanding of all the factors which contribute to the special character and interest of the area. This is the objective of the Conservation Area Appraisal.

In accordance with *Planning Advice Note: Conservation Area Management* (PAN 71, 2005), the appraisal is a vital tool to enable the active management of the conservation area and aims to:

- Identify factors and features which create the special interest of the conservation area;
- Review and justify the boundaries of the conservation area;
- Provide a basis for developing & implementing a conservation area management strategy;
- Identify opportunities and priorities for enhancement;
- Assist policy formulation and inform development plans;
- Inform Development Control to ensure consistent decision making;
- Form supplementary guidance in the protection and enhancement of the conservation area.

In turn this will:

Enable Stirling Council to fulfil its statutory duty to preserve and enhance its conservation areas;

Increase public awareness on the special needs and characteristics of their area;

Assist owners and developers identify and formulate their development proposals;

Form supporting documentation for any future funding bids.

1.2 Methodology

This report draws on a number of academic and practical guidelines. As a result, the appraisal relies upon both field and desk study and it should be recognised that the appraisal is not intended to be comprehensive; the omission of any particular building, feature or space should not imply that it is of no interest.

The appraisal has been prepared by Sonya Linskaill RIAS RIBA, on behalf of Stirling Council's Planning Department. Research was undertaken in October 2006 with minor amendments in July 2011. Specific reference is made to the Draft Conservation Area Character Statement prepared by Sarah Kettles in 2004. This document was updated by Stirling Council in August 2012 and June 2014.

1.3 Copyright

The appraisal is the property of Stirling Council. All Ordnance Survey maps in the document are Crown copyright and reproduced under Stirling Council licence ref 1000020780 (2011). Historic maps marked © NLS are reproduced with the permission of the Trustees of the National Library of Scotland. Roy's map is reproduced with the permission of the British Library Board. No map in this document should be reproduced without the right holder's permission.

Bridgehaugh Conservation Area



Fig 1A: Stirling Old Bridge western approach; B: view of the Stirling Old Bridge looking north; the National Wallace Monument can just be glimpsed in the distance; C: the short row of buildings on Bridgehaugh Road; D: The new road bridge (A9) viewed from the south bank; E: view from Stirling Old Bridge towards Stirling Castle; F: park land on the north bank between the two bridges.

2.0 Summary of Significance

Bridgehaugh Conservation Area focuses on the important historic site of the Stirling Old Bridge in the City of Stirling, which dates back to at least the 13th century. The area is dominated by two bridges: the Stirling Old Bridge and the New Bridge (A9), and their accompanying riverside setting. The railway viaduct encloses the area to the east. There are only a handful of buildings, the majority of which are located to the north bank of the river. The area has considerable historic significance for a number of interrelated reasons, all of which contribute to its character and appearance:

- The historic strategic crossing point on the River Forth, on the ancient route north to the Highlands.
- The late 15th- early 16th century Stirling Old Bridge, which is a Category A listed building and a Scheduled Monument.
- A spectacular setting with views along the River Forth, north to the National Wallace Monument on the Abbey Craig, and south to Stirling Castle.

Bridgehaugh is one of 11 conservation areas designated in the City of Stirling to safeguard the site's important historical and architectural importance and setting (fig 2).

“The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places.”

(PAN 71: Conservation Area Management, 2005, 1)

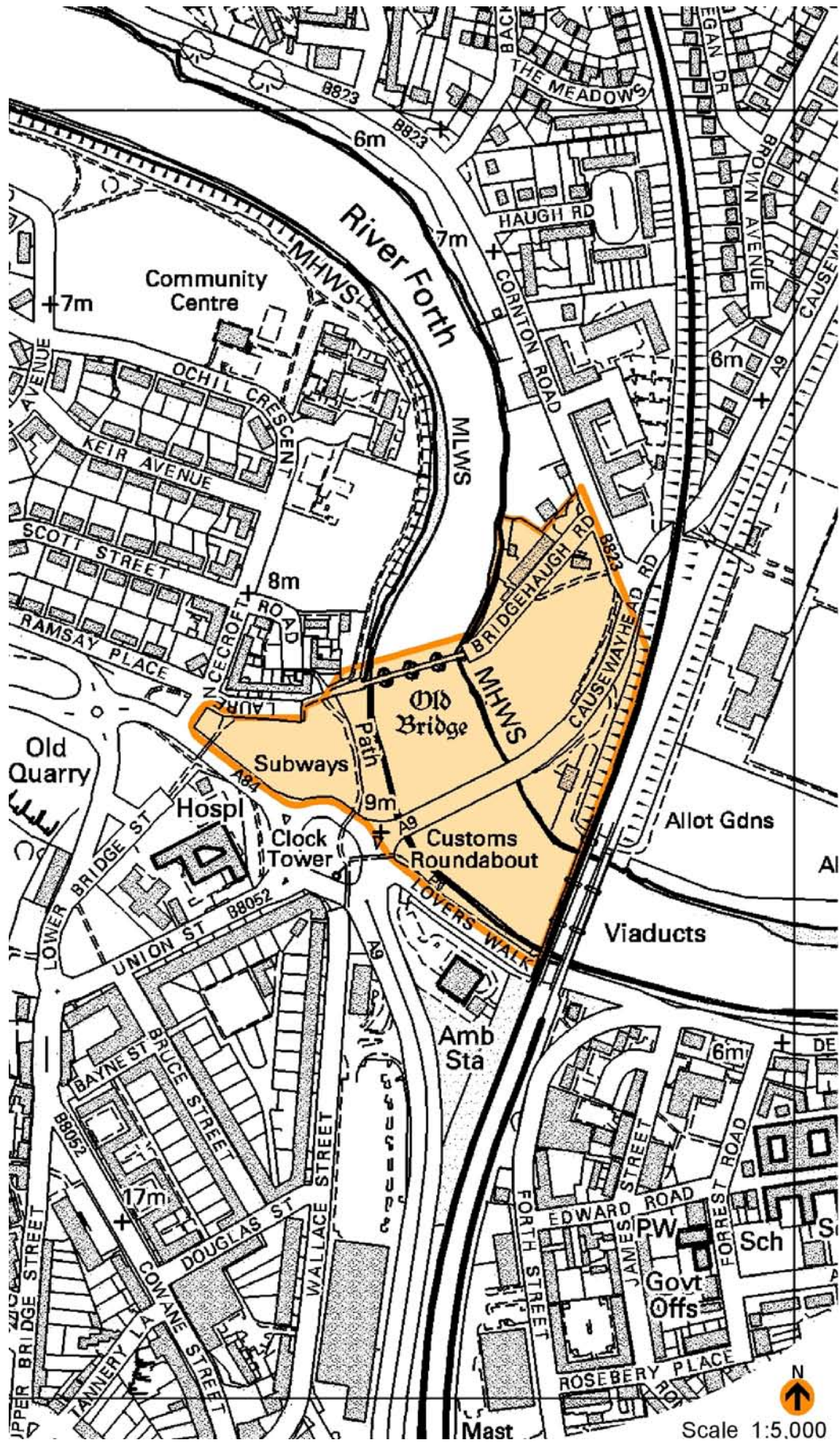


Fig 2: Bridgehaugh Conservation Area (shaded in orange) © Crown

Bridgehaugh Conservation Area is characterised by:

Its setting:

- Historic strategic river crossing which remains one of the principle routes into the City of Stirling.
- Predominantly public green space with spectacular views to the National Wallace Monument, Abbey Craig and the Ochil hills in the north; and the Gowanhill and Stirling Castle in the west.

Its landmarks:

- Stirling Old Bridge.
- 19th century road bridge.
- Views of national landmarks: Stirling Castle and National Wallace Monument.
- Views to the minor landmark, the Bayne clock tower, at the Customs Roundabout.

Its buildings:

- A small group on the east side of Bridgehaugh Road.

Its vulnerability:

- Detrimental change and loss of traditional building fabric including original windows and doors, roofscape, chimneys etc.
- Pressure for development leading to erosion open green space, setting and views.
- Lack of appropriate management and maintenance of the public realm including green open spaces, routeways and hard landscaping finishes, lighting etc.

Table 1: Bridgehaugh Conservation Area: Key Characteristics

The city is sited on the banks of the River Forth below the slopes of the Ochil hills, and to the east of the Touch hills (fig 4).

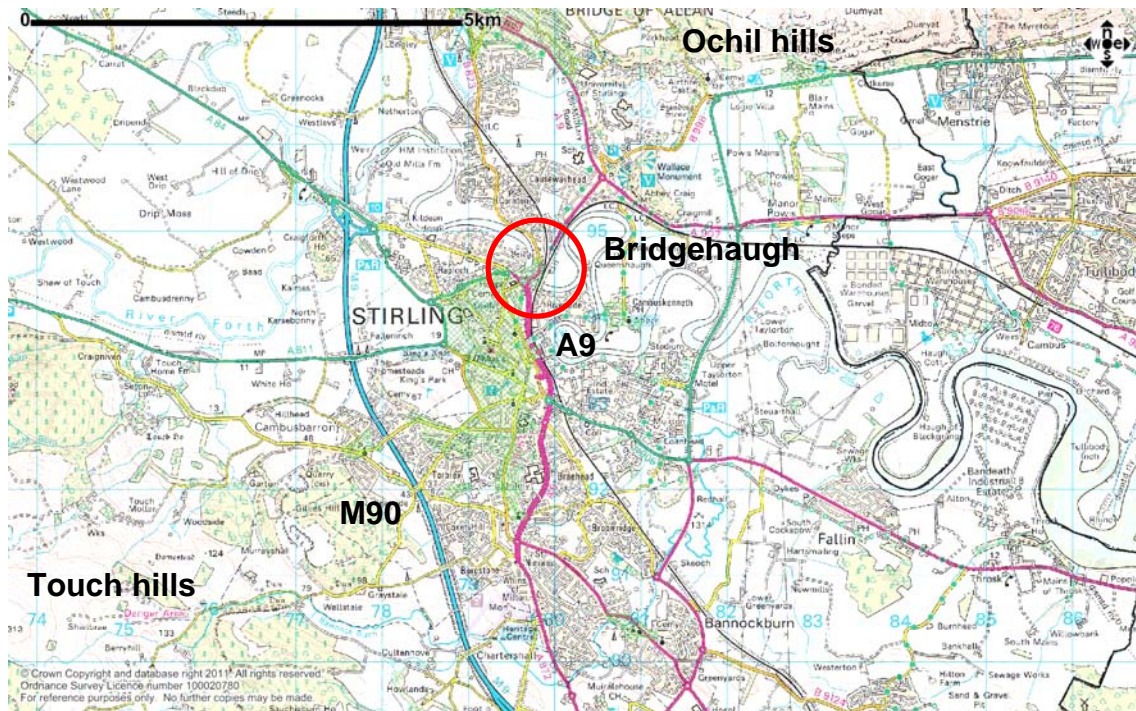


Fig 4: Stirling, showing the M90 and Ochil hills. © Crown

3.2 Population

Bridgehaugh developed as a manufacturing centre located on the river bank. The settlement declined steadily from the late 19th century; there are now only a handful of properties in the conservation area.

The City of Stirling is the largest settlement in Stirling Council area, its current population is around 33,700 with almost 46,000 living the greater urban area (2008).

Similarly to Scotland as a whole, the population of the Stirling Council area is predicted to increase by 7% by 2033. Development pressures are therefore likely to increase, compounded by the area's close proximity to the centre of Stirling.

4.0 Historic Context

This chapter outlines the reasons behind the origin of the settlement and makes reference to key periods of political or economic change, former uses and phases of development and their effects on shaping the physical form of the settlement. The emphasis is on the survival of those elements which have determined the form of the conservation area today.

4.1 Origins and Development

Early Origins

The importance of the River Forth is paramount to the history and development of Stirling. Located at the highest navigable point of the River Forth, Stirling had a port for small vessels, possibly established as early as 1150. As one of the natural lines of communication traversing this part of central Scotland, movement between the north and south of Scotland was vitally influenced by the topography of the Forth valley. Thus, travellers, and armies, would have preferred to cross in the east (at Stirling) rather than travel through the mountainous region and areas of great moss and wilderness.



Fig 5: Pont's map 32 (1585-1601) clearly illustrates the walled Royal Burgh of Stirling. The arched entry to the burgh is shown at the foot of the town, with the bridge over the Forth (on the right of the town) below the castle. © NLS

Stirling Old Bridge

The bridge at Stirling stood at the end of the ancient route through the Royal Burgh of Stirling. From the main entry point in the south-west, the Barras Yett, this route climbed through the narrow burgh streets as far as the market place on Broad Street before descending on St Mary's Wynd, towards the bridge (fig 5). The masonry arch bridge (fig 1B), built of local Ballangeich stone, is believed to have been constructed at the lowest crossing point of the River Forth in the late 15th to early 16th century. It is recorded that King James V crossed the bridge in 1527 after his escape from Falkland. The stone bridge replaced a succession of earlier wooden bridges including the bridge on which the Battle of Stirling Bridge was won by William Wallace on 11 September 1297.

The Burgh Council Records document the repair works to the Stirling Old Bridge from the 17th century; repairs were often on a rudimentary basis using local turf from Bridgehaugh. In 1745 one of the bridge arches was blown up in order to prevent the Highland army entering the town. Alterations and repairs to the bridge included the renewal of parapets and the truncation of the pedestrian refuges which formerly had roofs and crow stepped gables. There were originally archways at each end of the bridge and the one to the north-east end had an iron gate which was replaced by small square pillars with pyramidal finials, still extant (fig 1A). Sentry boxes can be seen in Slezer's painting of 1731.

New Bridge (Causewayhead Road)

In 1831 the Stirling Old Bridge was closed to traffic following the construction of the New Bridge 100 yards downstream; it has since served as a pedestrian route. The New Bridge (fig 1D), consisting of 5 segmental arches of bull faced ashlar, was built to the designs of Robert Stevenson to facilitate an improved coach road from Stirling to the north. This made the old bridge outmoded with its restrictive narrow passageway and pronounced hump.

Bridgehaugh settlement

There was a mill (known as Brig Mill) located near to Stirling Old Bridge from an early date and which before the Reformation belonged to the Dominican Friars of Stirling. Brig Mill and the surrounding lands and crofts, were disposed to the Erskine family after the Reformation. Records from the late 16th century and 17th century detail an ownership dispute that surrounded the burgh mills and led to many of the mills falling into disrepair. A new Brig Mill had been erected in 1652, replacing the earlier building and the mills were eventually acquired by the Town Council in 1654.

A painting by John Berrihill, dated 1704, depicts the Old Bridge with a farm at Bridgehaugh on the north side of the river, and the Brig Mill and a collection of houses known as Brigend to the south. Brigend is shown in detail in Beckmann's plan of 1685, and Laye's map of 1725 recorded a new range of buildings close to the bridge. In 1745 a further painting depicted *Marrokis/St Roches Chapel* to the south of the bridge. This was later converted into a dwelling house. At this time the land to the south of the bridge was known as Ferry Croft. By the early 20th century Brig Mill was one of several buildings to the south side of the river crossing; other buildings included crofts and a slaughterhouse with a narrow lane leading through the area known as Bridge Lane. Historical maps and paintings show that a mill was still present until the early 20th century.

Three buildings were located to the north of the Old Bridge along Bridgehaugh Road. A modest wool spinning mill was constructed in 1840 (Forth Mill; fig 7) which has since been demolished. A tenement building – inscribed Brig Haf and dated 1911- was built on part of the site of the former mill, and pictures taken in 1971 show the building abutting the mill. Business documents from the late 19th century record that a local business man, Thomas Raines had a large business at the Bridgehaugh in hiring out threshing machines and traction engines.

During the second half of the 20th century the remaining industrial buildings in this area were demolished and the land given over to public green space and the modern road network.



Fig 6: Grassom's map (1817) records Stirling Old Bridge just before the introduction of the New Bridge; there are a number of buildings on both the north and south banks of the River Forth. © NLS

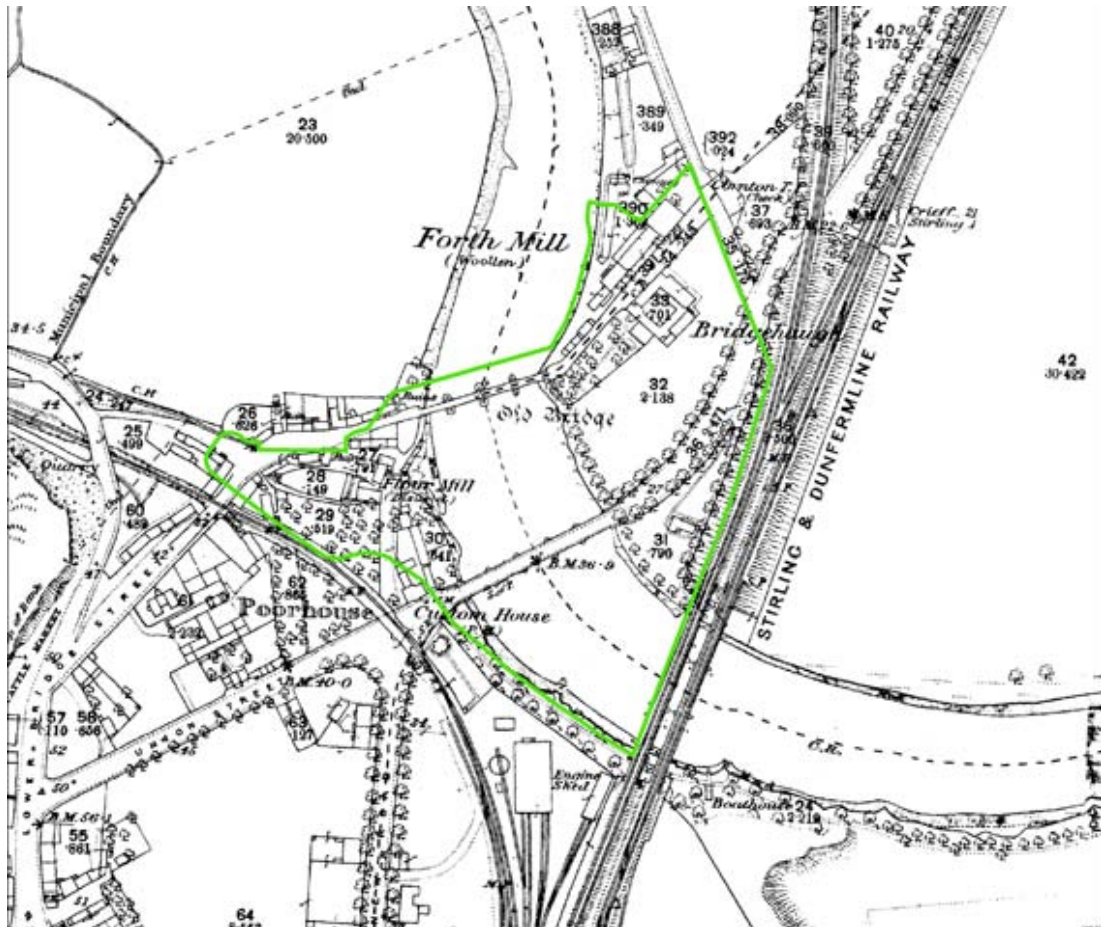


Fig 7: 1st Ed. Ordnance Survey (1860-61) illustrates a number of mill buildings. Conservation area outlined in green. © Crown

4.2 Archaeological Significance and Potential

This section identifies any Scheduled Monuments and information held on the local Sites and Monuments Record (SMR).

Stirling Old Bridge is a Scheduled Monument (fig 8).

The early origin of the site and its proximity to earlier timber bridges; and early manufacturing structures should be borne in mind. Sites may contain buildings and artefacts relating to previous uses; any findings or inquiries should be reported to Stirling Council's Archaeology Officer.

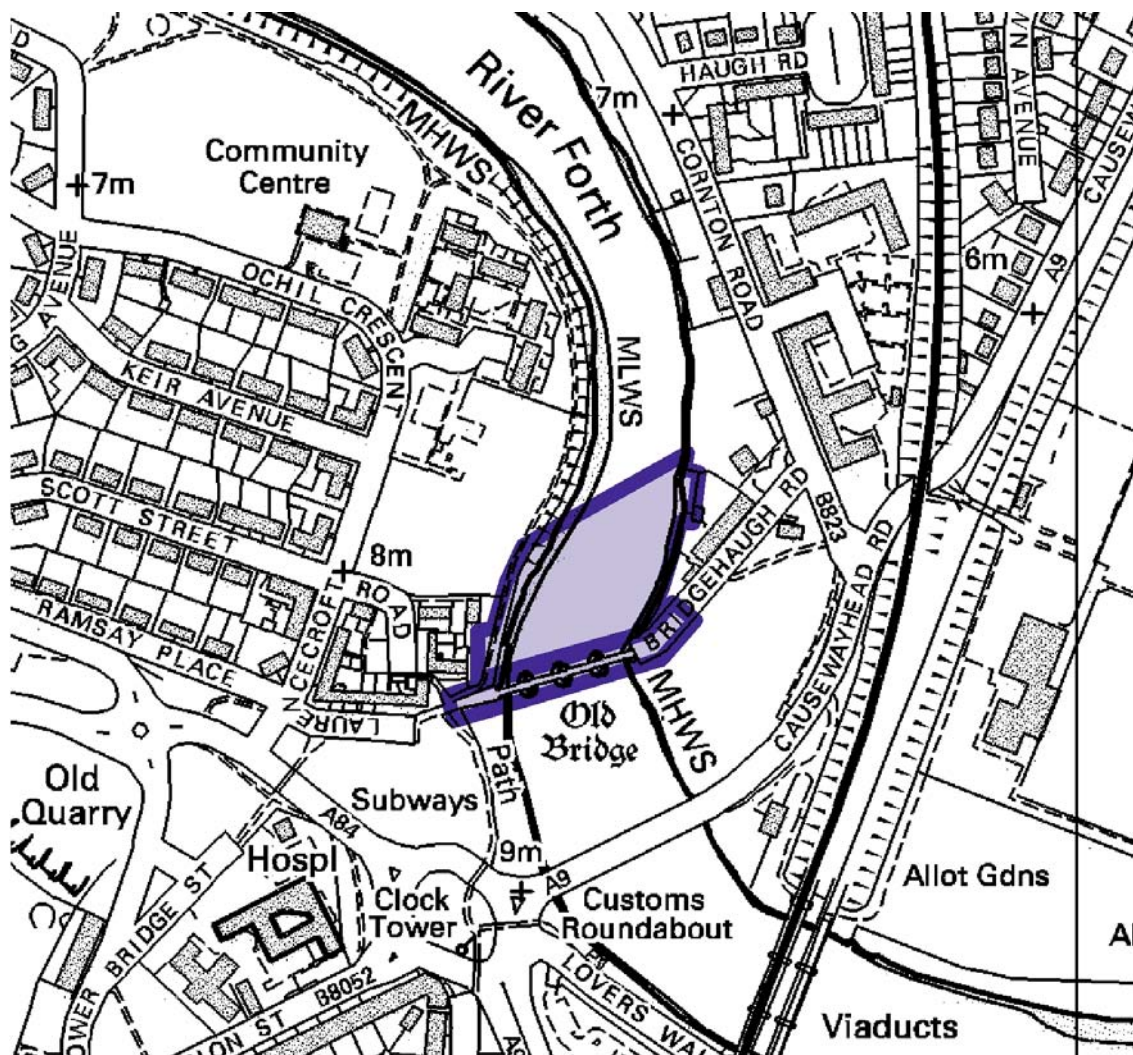


Fig 8: Stirling Old Bridge and adjacent river area is a Scheduled Monument (outlined in purple). © Crown

5.0 Character and Appearance

This chapter will analyse and illustrate the key features and factors which contribute to the conservation area's special qualities and local distinctiveness.

The general urban structure of Bridgehaugh Conservation Area is illustrated in figure 9 (Lynch, 1977, Appendix A). This consists of a single character area dominated by the two bridges which form landmarks crossing the River Forth, itself a natural landmark. The river creates strong edges splitting the area into north and south banks. The major vehicular route is dominant with a node of activity around the Customs Roundabout with the landmark Bayne clock tower (not in the conservation area). Stirling Old Bridge remains an important pedestrian route for walkers and cyclists. The rail bridge forms a strong south-eastern boundary to the conservation area.

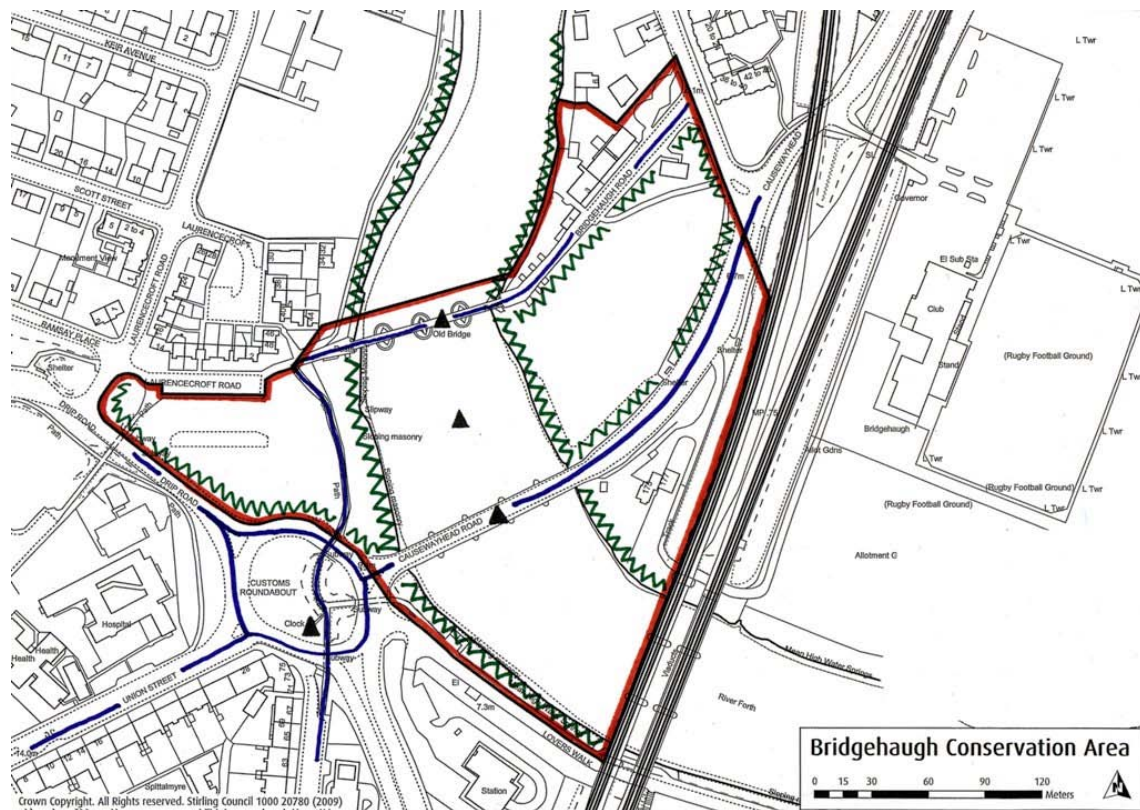


Fig 9: the general urban structure of Bridgehaugh Conservation Area using Lynch's methodology. © Crown



The character and appearance of the conservation area will be described through the following sections:

- Setting
- Character Areas
- Buildings and Townscape
- Open Spaces, Trees and Landscaping
- Public Realm

5.1 Setting

This section addresses the relationship of the conservation area with its surrounding landscape. The sense of space dictated by the interplay of topography and street pattern is described including important landmarks and views.

The strength of setting of **Bridgehaugh Conservation Area** comes from several key factors:

Landmarks and Views

- Stirling Old Bridge is a major historic landmark with a hugely picturesque quality; it is one of Stirling's most impressive vantage points and defining images (fig 10).
- The open vistas provide striking views of Stirling's major landmarks and the surrounding landscape: to the west Stirling Castle and the Gowanhill (fig 1E); to the north the National Wallace Monument on the Abbey Craig with the enclosing Ochil hills forming a backdrop beyond (fig 10); and to the east Cambuskenneth Abbey.
- The Bayne clock tower at the Customs Roundabout (fig 14F; not in the conservation area) is a minor landmark and can be seen from both bridges.

Street Pattern and Topography, Activity and Movement

The conservation area consists of the two parallel and contrasting routes.

- The road bridge forms one of the principle routes into the city with a constant flow of traffic.
- In contrast the pedestrian routes are over open green space, the Stirling Old Bridge and through a network of underpasses radiating from the Customs Roundabout (figs 1A, 11 & 14F).
- The area has a small amount of residential use on Bridgehaugh Road, but otherwise provides a large public open space to both the north and south banks of the river.



Fig 10: one of Stirling's most impressive views: Stirling Old Bridge with the National Wallace Monument on the Abbey Craig in the distance and the enclosing Ochil hills beyond.



Fig 11: The north bank of the River Forth; the conservation area has a large amount of green open space.

5.2 Character Areas

This section introduces each character area before more detailed description in the remainder of this chapter.

As identified in section 5.0 (fig 9) Bridgehaugh Conservation Area consists of a single character area incorporating the banks of the River Forth and enclosing its two listed bridges. The Stirling Old Bridge is undoubtedly the focal point of the conservation area in its open green setting on the banks of the River Forth (figs 11 & 12). Three buildings are located to the north of the old bridge along the east side of Bridgehaugh Road (fig 1C). The low Bridgehaugh Cottage (fig 13C) retains an appropriate low traditional scale and character to address the north end of the bridge. Further north, the 3-storey flat roofed tenement building, inscribed Brig Haf (1911; fig 13B) was built on part of the site of the former Forth Mill; it is unusually large and modern in its setting.

5.3 Buildings and Townscape

This section describes the significant architectural and historic qualities of the buildings and the contribution made by scheduled monuments, listed buildings and key unlisted buildings of townscape value. Any dominant architectural styles, prevalent types or periods of buildings are identified and their essential characteristics including prevalent and traditional building materials, textures, colours and local details are outlined.

“The retention of character of individual buildings in the Conservation Area is essential to retain the variety of detail and visual interest of the area. Each street and every building has its own character and influence on its surroundings. However, it is useful to consider the general character of the area.”

(A Character Appraisal for Stirling Town Conservation Area, 1999, 14)

A significant part of the special character and appearance of the conservation area is provided by its buildings and other townscape features. Table 2 and figure 13 below will detail key characteristics of the character area identified in section 5.0 (fig 9) and described in section 5.2.

Buildings considered to be of special local, regional or national importance are given statutory protection as listed buildings. Listed buildings in the conservation area are indicated on figure 12 and listed in Appendix B. Bridgehaugh Conservation Area has 2 listed buildings, the Stirling Old Bridge and the New Bridge. Stirling Old Bridge is also a Scheduled Monument.

The following table indicates ‘key’ listed and unlisted buildings. Key buildings are assessed on their contribution to the character of the conservation area and therefore not necessarily on their individual merit as historic buildings. Omission from the table does not mean a listed building is not important, or that an unlisted building makes no contribution to the conservation area. Key unlisted buildings should be considered in preparation of a local list of buildings by Stirling Council (section 6.5).

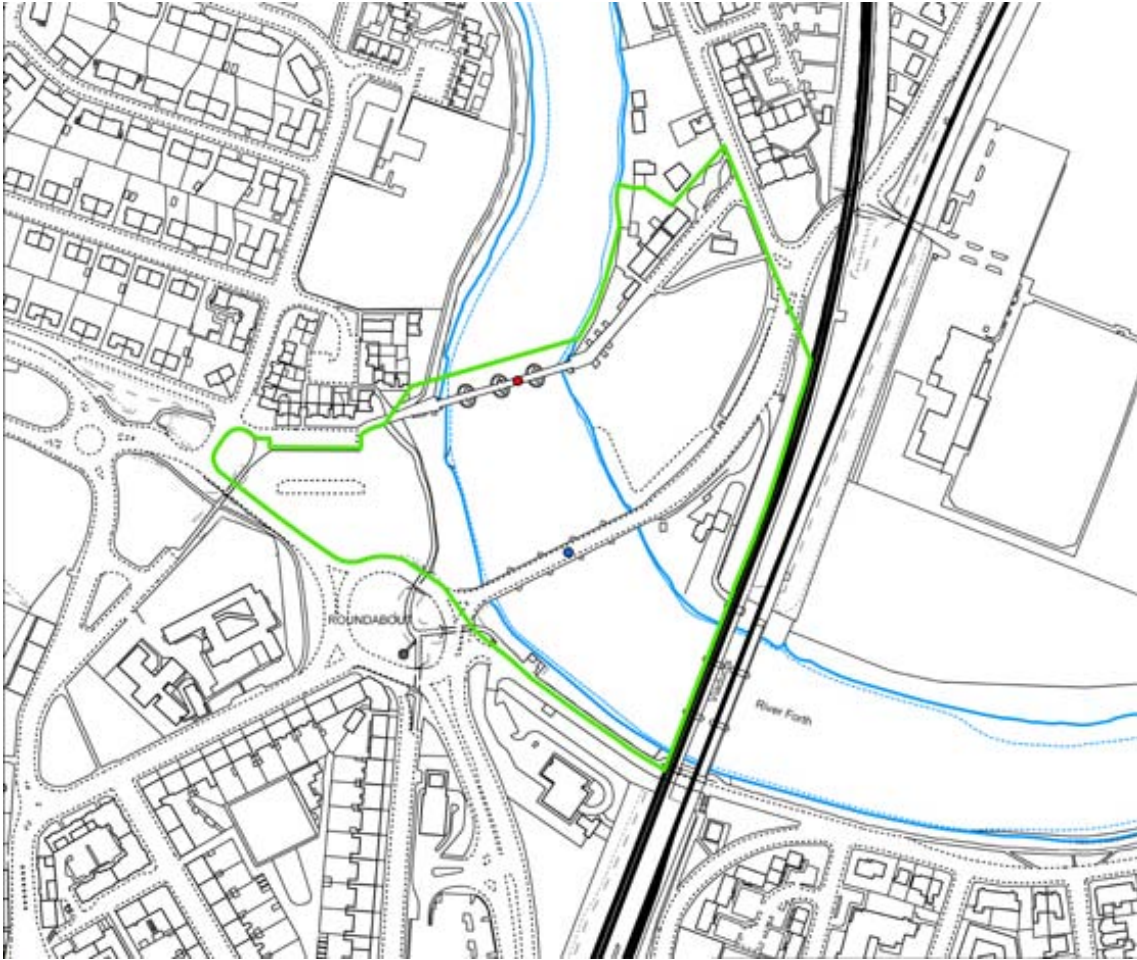


Fig 12: Bridgehaugh Conservation Area outlined in green with listed buildings (Category A: red; Category B: blue; Category C(S): green) © Crown

BRIDGEHAUGH	BUILDINGS AND TOWNSCAPE
Key Listed Buildings and Scheduled Monuments	<p>Stirling Old Bridge (late 15th-early 16th C; fig 13A, E, F) Category A listed and Scheduled Monument; 4 semi-circular arches on massive oval rubble-built foundations. Heavy triangular cut-waters, refuges (originally roofed) at centre; square pyramid capped flanking pillars (18th C).</p> <p>New Bridge (1831; fig 13D) Category B, by Robert Stevenson; 5 segmental arched span.</p>
Key Unlisted Buildings of Townscape Value	<p>Brig Haf (1911; fig 13B): probably by John Allan; 3-storey flat roofed tenement.</p> <p>Bridgehaugh Cottage (fig 13C): traditional single storey stone built cottage.</p> <p>No. 3 Bridgehaugh Road (fig 1C): 2½ storey 19th century with pitched eaves dormers.</p>
Key Views	<p>Open views from the area to Stirling's major landmarks and the surrounding landscape: to the west Stirling Castle and the Gowanhill (fig 1E); to the north the National Wallace Monument on the Abbey Craig with the enclosing Ochil hills forming a backdrop beyond (fig 10); and to the east Cambuskenneth Abbey.</p> <p>Views of the Stirling Old Bridge with National Wallace Monument beyond are particularly picturesque and form a defining image of Stirling (fig 10).</p>
Landmarks Major	Stirling Old Bridge (fig 13A, E, F).
Landmarks Minor	New Bridge (fig 13D).
Predominant Buildings	Bridges
Dominant Architectural Styles or Periods	Houses are early 19 th – early 20 th century
Key Characteristics <i>Building plot size</i> <i>Prevalent Building Height</i> <i>Skyline and Roofscape</i> <i>Prevalent Building Materials, Textures and Colours</i>	<p>Houses are on small plots built on the road side.</p> <p>Varies from single storey to 3-storey; lower storey height should be followed to prevent impact on the Stirling Old Bridge and historic setting.</p> <p>Skyline dominated by Old Stirling Bridge profile and pinnacle end pillars (fig 13A).</p> <p>Roofscape is low at the end of the bridge and steps up moving away from it.</p> <p>Scots slate to cottages. Natural stone (ochre/grey local sandstone). Timber sash and case windows (now painted white); no astragals; significant loss of original windows.</p>
Architectural Features and Local Details	<p>Stirling Old Bridge (fig 13A, E, F): constructed of local Ballengeich stone; granite sett roadway; pinnacle entrance pillars.</p> <p>Bridgehaugh Cottage (fig 13C): timber sash & case windows, timber door with narrow lay lights above.</p> <p>Brig Haf (fig 13B): inscribed date panel 'Δ F 1911'; 5 front facing short chimney stacks with ironwork railings between to flat roof.</p>

Table 2: Bridgehaugh Conservation Area: Buildings and Townscape

Buildings and Townscape: Bridgehaugh



Fig 13A: Stirling Old Bridge western approach; B: Brig Haf tenement on Bridgehaugh Road; C: Bridgehaugh Cottage; D: the new bridge viewed from Stirling Old Bridge; E: Stirling Old Bridge from the south river bank; F: Stirling Old Bridge from the Raploch walkway.

5.4 Open Spaces, Trees and Landscaping

The section addresses the role of open space, trees and landscaping on the townscape structure and its effect on the character and relationship of spaces within the conservation area. This includes the contribution made by both public and private green space; natural or cultivated elements; woodlands; individual trees; hedges and other landscaping. Similarly to the built environment, these features may also have historical and cultural significance.

All trees within conservation areas are protected through the Town and Country Planning (Scotland) Act 1997; any lopping or cutting must first be notified to the planning authority. In addition, a Tree Preservation Order (TPO) can be placed on any individual tree within or out with the conservation area. Bridgehaugh Conservation Area has no TPO however, open green space and established trees are a major element of the conservation area and play a key role in both the setting of the historic Stirling Old Bridge and by way of providing a buffer between the river and its surrounding developments. Some of the most significant features include:

- The River Forth itself with public open green space on both river banks (fig 14A-C).
- The open green space abutting the Customs Roundabout is planted with large established trees and bulbs.
- The Wallace Street Park (fig 14D) on the Bridgehaugh Road is bounded by an attractive stone wall that leads from the end of the old bridge along the east edge of Bridgehaugh Road. Two gate piers (fig 15D), mounted by resting dragons, are inscribed with *Wallace* and *Place* to either side. Seven slate panels are inset within the stone rubble wall depicting natural items such as pine cones and an oak leaf.
- A new riverside walkway has been established to the north of Stirling Old Bridge as part of the Raploch Regeneration project. Just below the bridge there is a viewing platform with interpretative panels detailing the Battle of Stirling Bridge and history of the area (fig 13F). The walkway continues north along the river bank (not in the conservation area).

The following table identifies the key open spaces, trees and landscaping which contribute to the character of Bridgehaugh Conservation Area:

BRIDGEHAUGH CONS. AREA	OPEN SPACE, TREES AND LANDSCAPING
Open Space	As green space
Public Green Space and Woodlands	The River Forth with public open green space on both river banks (fig 14A-C). The Raploch riverside walkway (fig 13F).
Private Green Space	No significant areas.
Landmark Trees	The commemorative oak in the Wallace Street Park planted in 1997 to commemorate the 700 th anniversary of the Battle of Stirling Bridge (fig 14E).
Landscaping Features	Enclosing wall to Wallace Place Park with gate piers, mounted by resting dragons, inscribed with <i>Wallace</i> and <i>Place</i> to either side (fig 15D). Seven slate panels laid into the park boundary wall.

Table 3: Bridgehaugh Conservation Area: Open Space, Trees & Landscaping

Open Spaces, Trees and Landscaping



Fig 14A: Stirling Old Bridge and green space to the south bank of the River Forth; B: the north bank of the river with new bridge in the distance; C: the south bank viewed from Stirling Old Bridge with Stirling Castle and the Gowanhill in the distance; D: Wallace Place Park; E: The oak tree in Wallace Place Park; F: pedestrian route toward Wallace Street with the Bayne clock tower in the distance.

5.5 Public Realm

This section describes street and road finishes; street furniture; signage; and associated issues such as car parking. Existence of original and traditional surfaces and elements is stated.

Bridgehaugh is largely composed of open public space. The Stirling Old Bridge is laid with whinstone setts (fig 13A) and is in a good state of repair, and the public green space is generally well maintained. However, Bridgehaugh retains little original or traditional road or pavement finishes. There are attractive black hooded street lamps lining the pathway of Wallace Place Park and the Stirling Old Bridge is illuminated at night.

Interpretative material is provided at either end of the bridge. At the east end the Wallace Place Park has a small cast metal plaque regarding the Battle of Stirling Bridge (fig 15A) and the park entrance is marked by two gate piers topped with carved sleeping dragons and inscribed lettering (fig 15D). Embedded in the boundary wall are seven slate panels depicting natural features such as the oak leaf. In the park itself, there is a small cast iron panel located below the oak tree planted on the 700th anniversary of the battle (fig 14E). At the west end, more recent interpretation has been introduced on the Raploch riverside walkway (fig 15 B & C),



Fig 15: Interpretative material: A: at the east end of Stirling Old Bridge; B: new interpretation set into the river side walkway; C: interpretative viewing platform on the riverside walkway; D: dragon on the gate piers of the Wallace Place Park.

6.0 Conservation Area Management

The Conservation Area Appraisal is a tool in the future management of the area: it is neither a full 'conservation area study' nor 'management plan'. Further specific studies may be required in some areas dependant on their individual conservation needs. As such this section identifies these and provides a basis for formulating and implementing a conservation area management strategy.

This chapter will address the following issues:

- Identify negative factors and vulnerability of the area
- Identify buildings which may be at risk
- Review of existing conservation area boundaries and suggest refinements
- Identify unlisted buildings which may require statutory protection
- Assess the effects of Permitted Development and identify the requirement for planning action including the implementation of Article 4 directions

6.1 Negative Factors

This section addresses the extent of loss, intrusion or damage in the conservation area. Most conservation areas will contain buildings; gap sites and inappropriate street furniture that have a negative impact on the area detracting from its special character and represent opportunities for change or enhancement.

There are a number of negative factors in the conservation area:

1. Detrimental change

The conservation area has few buildings but with the exception of Bridgehaugh Cottage, they suffer from poor replacement of traditional timber sash and case windows (fig 13B). Replacements in uPVC and/or non-traditional fenestration patterns and opening methods are generally unsuccessful and have diminished both the character and quality of individual buildings and the special historic approach to the Stirling Old Bridge.

2. Public Realm

Bridgehaugh Road/ Cornton Road

Adjacent to Brig Haf tenement, there is an open area with some shrubs and trees, but the broken bench and general run down appearance detract from the rest of the area (fig 16C).

Access

One of the key means of pedestrian access to the southern entrance of the Stirling Old Bridge is via a network of underpasses below the busy road interchange at Customs Roundabout. These now have a dated appearance and are in need of some maintenance (figs 16 A & B).

Riverside

The Raploch riverside walkway has greatly enhanced the area and has opened up walks to the south bank of the river beyond Stirling Old Bridge. Unfortunately the same is not possible towards the centre of Stirling. Here, the grass bank is fenced off just south of the road bridge. This prevents access to the water's edge and the area suffers from litter and has an unkempt appearance; an old viewing platform is in poor condition.

On approach to the Stirling Old Bridge from the south-east, the riverbank and pathway are separated by a heavy metal fence painted black. This is rather utilitarian in an area of such historic importance and picturesque quality (fig 16D).

Litter and graffiti

There are a number of areas which have been subjected to defacement by graffiti and the presence of the underpasses is a strong contributory factor. There is limited provision of litter bins, notably the banks of the river near Customs Roundabout.

Seating

There is a lack of public seating generally, notwithstanding the attractive seat designed to fit around the commemorative oak tree (fig 15 E) and the two old wooden benches which are in a poor state of repair.

Negative Features



Fig 16A & B: underpasses in the surrounding area detract from the approach to the Stirling Old Bridge; C: open space adjacent to the Brig Haf tenement; D: heavy utilitarian fencing separating the riverbank and the walkway.

6.2 Summary of Vulnerability

The strength of character of Bridgehaugh Conservation Area derives from the historic landmark of Stirling Old Bridge in its open and green setting on the River Forth. Therefore its principle vulnerability is:

- Detrimental change and loss of traditional building fabric including original windows and doors, roofscape, chimneys etc.
- Pressure for development leading to erosion open green space, setting and views.
- Lack of appropriate management and maintenance of the public realm including green open spaces, routeways and hard landscaping finishes, lighting etc.
- Poor development management/enforcement in the conservation area.

6.3 Buildings at Risk and Sensitive Areas

This section highlights vulnerable buildings, areas, or issues. Buildings which are vulnerable through vacancy, condition or development threat should be notified to the RCAHMS for consideration on the Buildings at Risk Register.

There are no properties currently on the Buildings at Risk Register in the conservation area, and none are considered to be at risk.

6.4 Conservation Area Boundaries

This section identifies any changes required to the conservation area boundaries.

The boundary of the conservation area is considered generally to be an appropriate definition of the area of special architectural and historic interest.

Suggested alterations to the conservation area boundary included within previous versions of this document have been considered and it is proposed to retain existing boundaries and to include the Clock Roundabout within the Bruce Street conservation area.

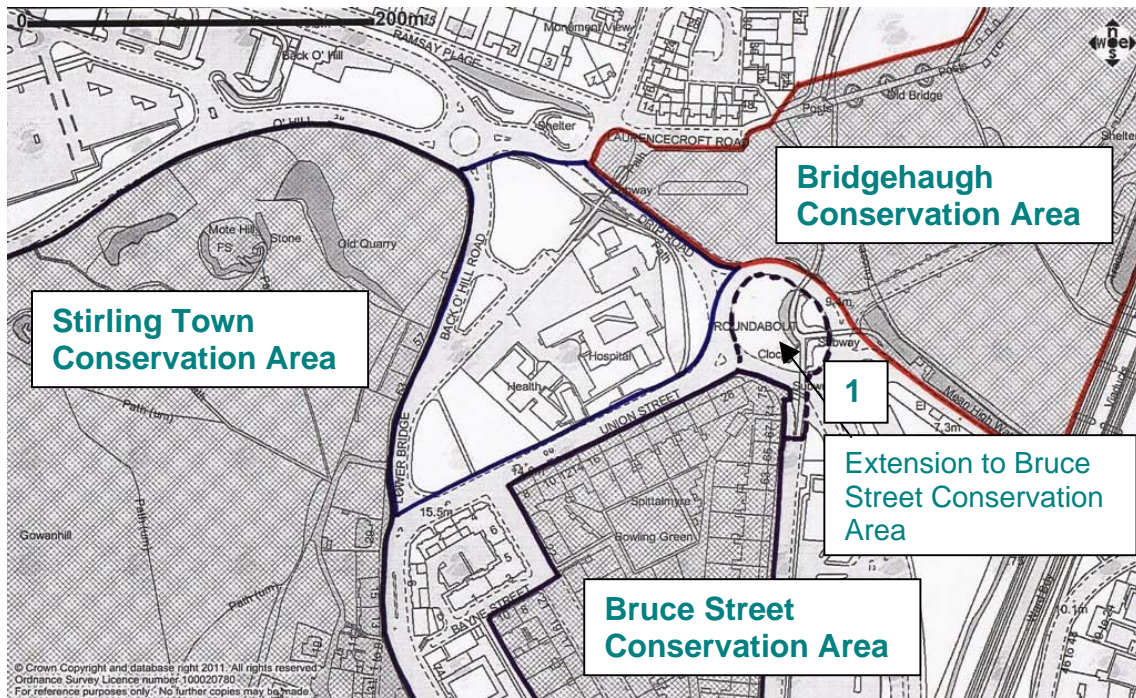


Fig 17: Bridgehaugh Conservation Area. © Crown

6.5 Potential Listed Buildings

This section identifies any buildings which may merit additional protection through listed building legislation.

The two bridges were listed in 1965 by Historic Scotland (refer Appendix B for details). No buildings have been identified for statutory listing; however the importance and integrity of traditional form and low scale of Bridgehaugh Cottage in the context of Stirling Old Bridge should be recognised. Buildings identified either through this appraisal, or by other means, as having some architectural or historic interest, but which do not meet Historic Scotland's criteria for inclusion in the statutory List of listed buildings maybe included in a local list compiled by Stirling Council.

6.6 Opportunities for Development

This section identifies where development could enhance the character of the conservation area.

“Designating a conservation area does not mean a prohibition on development. It does mean carefully managing change to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.”

(PAN 71: Conservation Area Management, 2005, 1)

“Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact of the area.”

(PAN 71: Conservation Area Management, 2005, 4)

The Planning Authority should promote the use of development briefs for key sites and encourage applicants to provide design statements for significant sites within or immediately adjacent to conservation areas

Development should respect the scale, building line, and character of the existing buildings and ensure views from the conservation area are preserved.

6.7 Opportunities for Planning Action

Stirling Council, primarily through Development Management and Enforcement, should ensure that the special interest created by the historic form and special qualities of the conservation area outlined in this report are not eroded by poor quality development, unsympathetic alteration and replacement, and inappropriate repair.

The previous draft of this appraisal recommended that the current Article 4 Direction covering Bridgehaugh be reviewed and updated to deal with the issues identified in sections 6.1 and 6.2. However, it is considered that the recent changes to the General Permitted Development Order (GPDO) that took effect on 6th February 2012, remove the need for such an Article 4 Direction. Planning permission is now required for most development within conservation areas including alterations and extensions to buildings, walls, gates and railings, creation or alteration of hardstanding areas, satellite and micro-renewals equipment. The need for Article 4 Directions to further control development that is of a non-householder nature will be assessed on a priority basis across all of Stirling Council's conservation areas.

Whenever required statutory consents are not obtained for development, enforcement action should be taken to ensure the protection of the special character and appearance of the conservation area.

6.8 Opportunities for Enhancement

The following should be considered:

1. Detrimental Change

Encouragement to reinstatement traditional timber sash and case windows to original design and operating methods would enhance to traditional properties on route to the Stirling Old Bridge.

2. Public Realm

Bridgehaugh Road/ Cornton Road

- Enhancement of this small open space, possibly with additional planting.

Access

- Review and improvement to the network of underpasses.

Riverside

- Review and consideration of river access and routeways towards the centre of Stirling.
- Replacement of the enclosing fence to the east riverbank in a style more appropriate to the historic setting.
- Consideration of additional seating the public open spaces.

6.9 Monitoring and Review

As outlined in PAN 71 (2005) consideration should be given as to how to “*put in place appropriate monitoring indicators and agree a mechanism for review*”. Regular review of the conservation area should set management priorities and seek to identify opportunities for enhancement. Justification for designation and validation of boundaries should also be reviewed on a regular basis.

Bibliography

National Policy and Advice

The Planning etc. (Scotland) Act 2006

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Town and Country Planning (Scotland) Act 1997

Historic Scotland (2009): *Scottish Historic Environment Policy (SHEP)*

Historic Scotland: *Managing Change in the Historic Environment* guidance notes series

The Scottish Office (2010): *Scottish Planning Policy (SSP)*

Historic Scotland (1998): *Memorandum of Guidance on Listed Buildings & Conservation Areas*

Scottish Executive Development Department:

Planning Advice Note 52 (PAN 52): Planning Advice Note: Planning in Small Towns The Scottish Office (1997)

Planning Advice Note 65 (PAN 65): Planning and Open Space.

Planning Advice Note 68 (PAN 68): Design Statements

Planning Advice Note 71 (PAN 71): Conservation Area Management (2005)

Publications

English Heritage (1997): *Conservation Area Appraisals*

Gifford G (2002): *Stirling and Central Scotland*, Yale University Press, London

Groome F H (1883): *Ordnance Gazetteer*, Vol.IV, Edinburgh: Grange Publishing Works

Lynch K (1977): *The Image of the City* MIT Press

McKean C (1985): *Stirling & the Trossachs, An illustrated architectural guide*, Rutland Press, Edinburgh

NSA (1834-45): *New Statistical Account for Scotland*, Vol. 8 (Stirling Parish & St Ninians Parish) available at <http://stat-acc-scot.edina.ac.uk>

RCAHMS (1963): *Stirlingshire: An inventory of the Ancient Monuments* Vol. 1 & Vol. 2, HMSO, Edin.

OSA (1791-99): *Statistical Account for Scotland*, Vol. 8 (Stirling Parish), Vol. 18 (St Ninians Parish) available at <http://stat-acc-scot.edina.ac.uk>

Stirling Council (1999A): *Document 2- A Character Appraisal for Stirling Town Conservation Area.*

Stirling Council Environmental Services (1999B): *Local Plan*

Treasurer Ronald (1891): *The Story of the Old Bridge of Stirling*, in 'the Transactions of the Stirling Natural History and Archaeological Society', 1891-1895 p20.

Other Documents

Kettles S (2004): *Bridgehaugh Draft Conservation Area Character Statement*, Stirling Council, unpublished.

Maps

Grassom J (1817): *To the Noblemen & Gentlemen of Stirlingshire*, permission of the NLS

Ordnance Survey (1860): *Stirlingshire sheet XVIII.3 Combined*, permission of the NLS

Ordnance Survey (1860-61): 1st Edition Ordnance Survey, Stirling Council license

Ordnance Survey (1885-1900): 2nd Edition Ordnance Survey Stirling Council license

Pont T (1585-1601): *The East Central Lowlands*, Pont 32 permission of the NLS

Wood J (1820): *Plan of the Town of Stirling*, permission of the NLS

Appendices

Appendix A

Lynch K (1977): *The Image of the City* MIT Press

4 categories from Lynch's analysis have been adapted for use in the appraisal to describe the basis urban structure of the conservation area.

1. PATH or **route**

- a) most influential factor in our 'image' of the environment
- b) channels along which the observer moves e.g. motorways, streets, pedestrian streets, residential pathways etc
- c) traditional focus of major urban design projects
- d) importance of land use and spatial qualities

2. EDGE (**urban**)

- a) linear elements not used or considered as paths e.g. railway tracks, city walls, edges of development areas
- b) act as boundaries between two distinct areas i.e. can cause isolation
- c) most dominant are continuous in form and impenetrable to cross movement

Green Edges have been used to indicate strong areas of open green spaces and / or strong enclosures created by green space, trees or other landscaping features.

3. DISTRICT or **Character Area**

Smaller parts of an area which can be differentiated by

- a) physical character – layout – design – architectural style or period
- b) land use – residential – commercial – industrial

4. LANDMARK

- a) External points of reference
- b) Usually vertical built form which can be seen throughout the area or beyond
- c) Prominent natural features
- d) Local townscape features

Appendix B

Listed buildings (July 2011) within the conservation area boundary are:

HBNUM	ADDRESS	CATEGORY	LIST DATE
41129	STIRLING, OLD BRIDGE	A	04/11/1965
41130	STIRLING NEW BRIDGE	B	04/11/1965

For further information, or updates on current listed buildings refer to Historic Scotland website www.historic-scotland.gov.uk or Stirling Council's Planning Department.