



Design Statement

Applicant: Kilmadock Community Council

Agent: Kilmadock Development Trust Limited

Version 1

Introduction

The Doune & Deanston Heritage Plaque Trail is a joint project between Kilmadock Community Council and Kilmadock Development Trust Limited (a charity registered in Scotland, SC030459). This design statement accompanies applications for listed building consent and planning permission in a conservation area. The postal addresses for both applicant and agent is 61–63 Balkerach Street, Doune FK16 6DF.

Aim of project

Doune and Deanston are rural villages, each with rich and interesting histories. Much of the stories that make it are hidden from view. We want to make our history visible, to the local community and our visitors.

Our heritage is integral to the principal local visitor destinations. Together, Doune Castle and Deanston Distillery attract thousands of visitors each week. Using our history to encourage visitors stay longer, we can:

- share more of our community's story;
- while encouraging people to walk more while here;
- Which combined reduces the carbon impact of tourism; and,
- stimulates footfall to local businesses.

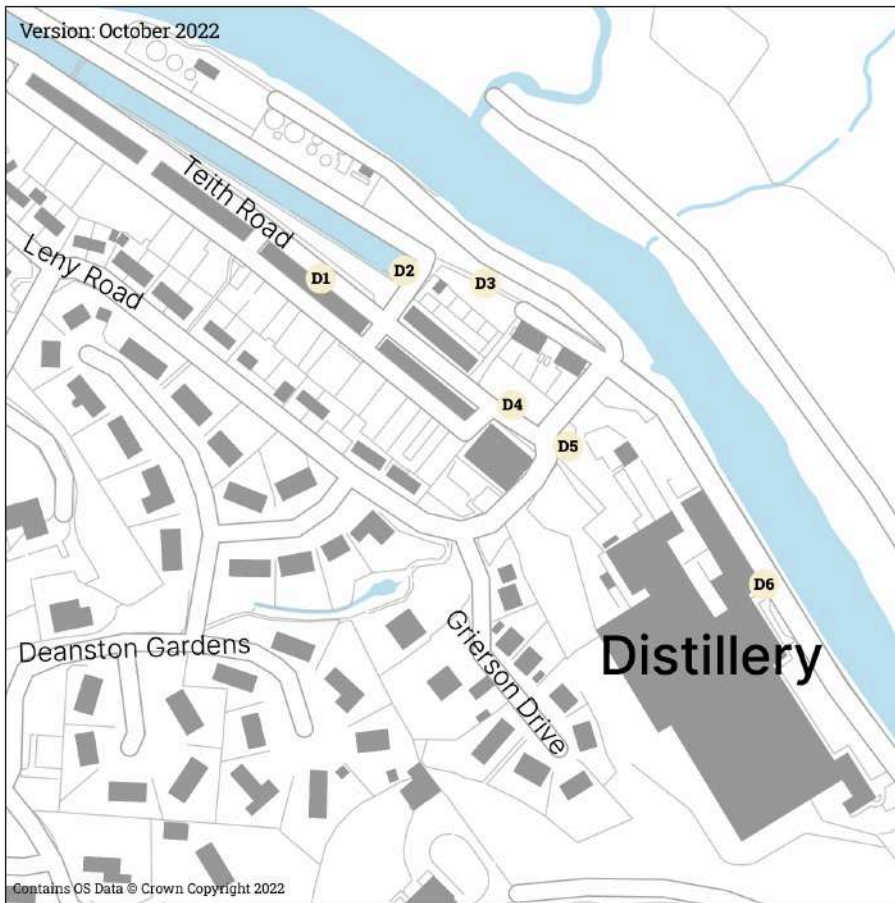
A trail of heritage plaques covering both villages will be created. Highlighting specific stories, notable events and people, that would otherwise go unnoticed. Plaques will be installed at locations relevant to their content and provide appropriate visual interest in the historic centres of both villages.

Community engagement

A participative approach has been taken to the project. An initial public callout generated forty-seven different ideas for plaques across both villages. It was decided to aim for a smaller number in this initial phase of the project. Seventeen allows for good coverage in the historic centres of both villages to complement existing interpretation in the public realm.

To move from the longlist to a shortlist, we conducted a public survey. This shortlisting survey asked people to select their favourite ideas. The different ideas were split into geographical areas of the community, and people could choose up to five ideas from each area. Over the month of September 2022, 53 survey responses were returned. The output of the survey was a ranked list for each area.

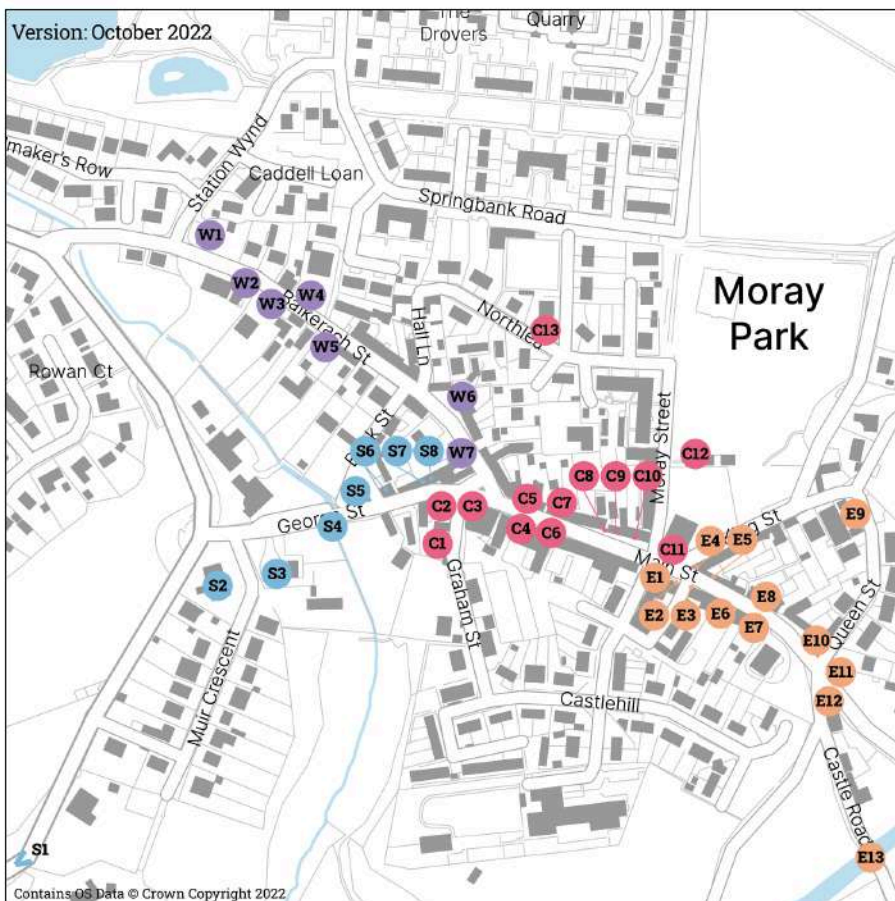
Maps of longlisted plaque ideas



Deanston

Approximate plaque locations:

- D1** The Divisions
- D2** Mill Lade
- D3** The former Bowling Green
- D4** Lady Muir Clock
- D5** John Grierson
- D6** Deanston Distillery and Cotton Mill



Doone

Approximate plaque locations:

- W1** Stationmaster's House
- W2** The Smiddy
- W3** Balkerach House
- W4** The West Church
- W5** The Police House
- W6** House behind bus shelter
- W7** Red Lion
- S1** Bridge of Teith (off map)
- S2** Muir Hall
- S3** St. Modoc's Church
- S4** Dragon Burn Bridge
- S5** Moray Institute
- S6** Wesleyan Chapel
- S7** Pudden Wynd
- S8** 3 George Street
- C1** Auld Licht
- C2** Lodge St. James No.171
- C3** Sweetie Lane
- C4** Cross House
- C5** Library
- C6** Mile End
- C7** Nos. 15-17 Main Street
- C8** Murdoch's Pistol Factory
- C9** Taylor's Dairy
- C10** Sundial
- C11** Former Kilmadock Church and clock tower
- C12** Moray Park
- C13** Rural Hall
- E1** Elder's Bakery & Tearoom
- E2** 56 Main Street
- E3** Park Lane
- E4** Balhodie
- E5** 53 Main Street
- E6** 70 Main Street
- E7** The Smiddy
- E8** 63-67 Main Street
- E9** The Putty Yard
- E10** Mathbarn House
- E11** Byre Hill
- E12** Granite drinking fountain
- E13** Old Ardoch Bridge

A steering group of community members was formed to review the results, and devise a plaque trail. The steering group decided that in Deanston there was a need for much more detailed interpretation boards (similar to those in Doune) than a text-only plaque could provide. A shortlist of just over twenty plaque subjects, based on historical interest as well as geographic spread, were agreed and drafting of the text begun.

Once text for each plaque was finalised, initial approaches to property owners were made to gauge their interest. Where possible this was done in person. Written details of the proposed plaque was given or posted to each property owner, this included siting details on their building. Some declined to be involved. A handful requested amendments to the proposed siting, which were all accepted. Property owners provided written consent for installation of the plaque.

Pre-application guidance

At the project's outset we sought guidance from the Sustainable Place Manager at Historic Environment Scotland (HES). They advised us of how HES install plaques in historic settings they manage, and signposted us to guidance developed by [English Heritage](#) on managing a commemorative blue plaque project. While different in nature there were useful lessons from applicable to our project. This initial guidance informed the design brief and method of engagement with property owners.

Once a shortlist of plaques was in place, we held a meeting and site visit with Catherine Malley, Conservation Officer at Stirling Council, to receive specific pre-application guidance. This advised on the types of planning applications required to be made, and site-by-site guidance on the placement of plaques on listed buildings and in the historic setting of the conservation areas. Following this meeting, the Conservation Officer also sought guidance from Historic Environment Scotland's planning team on placement of a plaque on the A-listed Old Ardoch Bridge.

List of plaques

Seventeen new plaque installations form the main part of the Heritage Plaque Trail.

Plaque reference and subject matter		Plaque text	Installation location
C1	AULD LICHT	Built in 1801, for a congregation that seceded from the church at Bridge of Teith and became known as 'New Licht'. The 'Auld Licht' held to the principle of true presbyterian recovery of the Church of Scotland and changed its denominational affiliation several times before closing in 1871.	Auldlicht, Graham Street, Doune FK16 6BY
C2	LODGE ST. JAMES NO 171	Erected in 1816 as a meeting place for the Deanston Friendly Society, the Doune Society of Apronmen and the Freemasons of Doune. The first Master of Lodge St. James 171 (founded 1789) was Dr. James McGill, a stage doctor who sold patent remedies at local fairs. It is said that during a Doune Fair he walked a tightrope between two chimney stacks over the Mercat Cross.	2-4 George Street, Doune FK16 6BZ
C3	SWEETIE LANE	Inventor of Edinburgh Rock, Alexander Ferguson (1798–1871), known as Sweetie Sandy, was born on this lane, now called Graham Street. Having made his fortune in Edinburgh, he retired to Doune and was able to buy up most of the street which then became known as Sweetie Lane.	The Cross House, Graham Street, Doune FK16 6BY
C6	MILE END	Originally Doune's principal coaching inn, with stables behind. The licence for selling spirits lapsed on the death of the owner in 1890 and it became a Temperance inn providing shelter and nourishment for weary travellers and locals. Many original features are still present including the iron ring outside to tether horses. Inside, a millstone and well survive.	22 Main Street, Doune FK16 6DH
C8	CADELL'S PISTOL FACTORY	The 17th century pantiled building down the adjacent passageway, restored in 1983, is believed to have been the location of Thomas Cadell's pistol factory.	Near 33 Main Street, Doune FK16 6BJ
C10	SUNDIAL	Look up! Dating from the early 1700s and restored in 2023, an unusual, triple-faced sundial is set on a small roofline platform. The east face covers early morning, the central midday and the west late afternoon. The sundial accurately indicates local solar time, which may differ by up to 1.5 hours from the time on your watch during British Summer Time.	43 Main Street, Doune FK16 6BJ
C11	FORMER KILMADOCK PARISH CHURCH	A church has stood on this site since 1746. In 1820 the foundation stone was laid for a new kirk, designed by J.G. Graham. The original tower was retained, but the rest made way for the new building. Completed in 1824, it remained in use as the Parish Kirk until 2008.	Near Kilmadock Parish Church (former), Main Street, DOUNE FK16 6BJ
C13	RURAL HALL	Gifted by Mrs Henderson of Argaty in 1924, as a meeting place for the Doune branch of the Scottish Women's Rural Institute. Land for the building was donated by the Earl of Moray. The hall transferred to community ownership in 2010.	Rural Hall, Northlea, Doune FK16 6DH

Plaque reference and subject matter		Plaque text	Installation location
D1	SECOND DIVISION	Tied model housing, built in 1811 for the growing number of workers in Deanston Cotton Mill. The third, fourth and fifth Divisions were built after 1820, with Deanston's population peaking at 982 in 1841. The flats on this side of the street were once whitewashed and accommodated manual mill workers and their families.	12 Teith Road, Deanston, DOUNE FK16 6AJ
E2	56 MAIN STREET	Built in 1900 to a design by eccentric Stirling architect John Allan. The incised inscription is typical of his idiosyncratic approach to style. Allan advertised himself as an architect, land surveyor and landscape gardener.	56 Main Street, Doune FK16 6BW
E3	MURDOCH'S PISTOL FACTORY	This wall is all that remains of Murdoch's pistol factory, the outline of its windows and doors now infilled with brick. Before demolition, it became Tinlin's Smiddy. Most of its stone was used in the foundations of a bakery extension to the rear of 52 Main Street.	Park Lane (boundary wall of Co-operative Food, Castlehill, Doune FK16 6BU)
E12	DRINKING FOUNTAIN	Made from pink Peterhead granite, this handsome drinking fountain was presented to the burgh of Doune in 1903 by Sir James and Lady Thompson, in memory of their daughter Edith. Sir James was chairman of the Caledonian Railway and lived at nearby Inverardoch.	Junction of Main Street and Castle Road, Doune
E13	OLD ARDOCH BRIDGE	Built in 1735 to replace a wooden bridge on the old road to Dunblane, crossing the Ardoch Burn. Along with the older Bridge of Teith, this bridge was used by Bonnie Prince Charlie and his troops during the Jacobite Rebellion of 1745 when they occupied Doune Castle.	Old Ardoch Bridge, Castle Road, Doune
S5	MORAY INSTITUTE	From 1843 to 1859 the former site of the Independent Church was used as parochial offices and as a reading room. In 1888 a new building was gifted by the Earl of Moray and opened as the Moray Institute. It provided a library, reading room and 'first class' billiard table. The former Burgh Council met here between 1890 and 1922. Since then the Institute has been converted to housing.	South Moray, George Street, Doune FK16 6BZ
S7	PUDDEN WYND	Named after the number of butchers (also known as fleshers) who sold black and white puddings on this street. In 1893 the Burgh Council changed the name of several streets in Doune and Pudden Wynd became George Street.	1 George Street, Doune FK16 6BZ
W1	STATIONMASTER'S HOUSE	Built as a tied house for Doune's Stationmaster, around 17 years after the opening of the railway line from Dunblane to Callander in 1858. The line closed in 1965, a victim of the 'Beeching cuts'.	Station House, Balkerach Street, Doune FK16 6BZ
W7	THE RED LION	Former coaching inn, established at least 200 years ago in the era of droving and the Doune Fairs. Buildings down this lane, originally stabling for horses, were in time replaced by a garage. In the early 20th century this was the location of Doune's first petrol pump.	The Red Lion, Balkerach Street, Doune FK16 6DF

These will complement existing heritage interpretation and plaques that will be included on any paper or online maps of the trails. Namely:

- Doune Castle
- Sign board outside Doune Castle
- Sign board at site of former mill, Doune
- Sign board at site of Roman Fort, Doune
- Sign board at Castlehill, Doune
- Sign board at Moray Park, Doune
- Sign board at The Cross, Doune
- Kilmadock Information & Heritage Centre, Doune
- Sign board outside Muir Hall, Doune
- Sign board at Doune Ponds
- Sign board at new Park & Stride, Doune
- Plaque on Memorial Clock, Deanston
- Plaque for filmmaker John Grierson at Deanston Primary School
- Heritage displays in Deanston Distillery

Design proposal

Ensuring the plaques complement and enhance their historic setting was our prime design consideration; closely followed by legibility and durability. In this regard, we were encouraged by the example in neighbouring Dunblane (see inset photograph) which has been in place for around twenty years:

- Cast metal, making use of a traditional material but also hard-wearing
- Painted in recessive colours
- High contrast black and white provides legibility
- Simple design lends itself to a variety of installation settings



The plaques will be circular, measuring 406mm in diameter. They are cast aluminium and painted black with raised lettering and circular border band in white. They will be installed using an aluminium baseplate, also painted black. The baseplate will use non-ferrous fixings to attach to masonry and a bracket where signposts or railings are being used. The plaque will be mounted on the baseplate using an all-weather adhesive.

To promote the heritage plaque trail, a map for online and physical distribution will be created.

When complete, the plaques will be photographed in situ and their information submitted to the Open Plaques project (<https://openplaques.org/>). A crowdsourcing project which catalogues, curates, and promotes commemorative plaques and historical markers installed on buildings and landmarks throughout the world.

Planning policy

The relevant statutory planning policies for this application are the Scottish Government's National Planning Framework 4 (NPF4) and Stirling Council's Local Development Plan (LDP). Outlined in the table below are the main relevant policies from each and how the Heritage Plaque Trail aligns with them.

Planning Policy		How Heritage Plaque Trail contributes/addresses policy
NPF4	<p><i>Policy 7 d)</i> <i>Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:</i></p> <ul style="list-style-type: none"> <i>i. architectural and historic character of the area;</i> <i>ii. existing density, built form and layout; and</i> <i>iii. context and siting, quality of design and suitable materials.</i> 	<p>Having looked at precedents in neighbouring settlements and sought advice from our local planning Conservation Officer, the design of the plaques (materiality and final finish) will complement their historic setting. Combined with the content on them, it will enhance the character and appearance of the historic centres of both villages.</p>
LDP	<p><i>Policy 7.2 a)</i> <i>Development within a Conservation Area and development outwith that will impact on the conservation area, shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area, have regard to the character of the area as identified in the relevant Conservation Area Character Appraisal, and should:</i></p> <ul style="list-style-type: none"> <i>(i) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings; means of access and boundary and landscape treatments such as walls, railings, trees and hedges.</i> 	
LDP	<p><i>Policy 7.3 a)</i> <i>The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.</i></p>	<p>Using metal and recessive paint colours mean the plaques will complement the character of any listed buildings they are being installed at. We sought guidance from our local planning Conservation Officer on the specific siting of plaques on listed buildings.</p>
LDP	<p><i>Primary Policy 15</i> <i>Tourism and recreational activities make a significant contribution to the economy of the Plan area, and are based substantially on the quality of the natural and built environment. Proposals for tourism and recreational development should:</i></p> <ul style="list-style-type: none"> <i>(a) Increase the volume and value of tourism and recreation to the local economy, and the duration of the visitor stay and tourism season;</i> <i>(b) Preserve and enhance the quality of the natural and historic environment, and the visitor experience</i> 	<p>(a) We don't expect the Heritage Plaque Trail to have a significant impact of the existing volume of tourism, but we are looking to expand the value. By encouraging visitors to stay in the community longer, and bring increased footfall to existing local businesses. It also provides an all-year-round activity for visitors.</p> <p>(b) This is the primary aim of the project is to enhance the visitor experience and increase awareness of our unique historic environment.</p>

Further to the above, the LDP also includes a sustainable development criteria. Outlined below are statements on how the Heritage Plaque Trail contributes to each.

<p><i>1. Improve the overall quality of the built environment.</i></p>	<p>It will provide an extra layer of interest to the streetscape of Doune & Deanston and highlight hidden details about the built environment that would otherwise be missed.</p>
<p><i>2. Contribute to reduction in greenhouse gas emissions, in line with or better than national targets, and encourage energy and heat efficiency, and the use of low and zero carbon power generation.</i></p>	<p>A key aim is to encourage visitors to spend a longer amount of time in the community, reducing the carbon impact of their original journey to visit us.</p>
<p><i>3. Reduce the need to travel and reliance on the private car by encouraging active travel and other more sustainable travel and transport opportunities.</i></p>	<p>The trail is designed for walking and wheeling.</p>
<p><i>4. Support Zero Waste objectives, and minimise the life-cycle resource requirements.</i></p>	<p>They are designed to be very hard-wearing. This is borne out by the example of Dunblane's trail that has been installed for around twenty years.</p>
<p><i>5. Avoid areas at risk of flooding and erosion.</i></p>	<p>N/A</p>
<p><i>6. Protect and enhance the historic and cultural environments, and the natural environment (including biodiversity and landscape), and responsible access to such environments.</i></p>	<p>It will give people a better appreciation of Doune & Deanston's unique historic environment and cultural heritage. There is no direct impact on the natural environment.</p>
<p><i>7. Minimise adverse impacts on water, air and soil quality.</i></p>	<p>It will have no direct impact on water, air or soil quality.</p>
<p><i>8. Support healthy and safer lifestyles, by improving access to amenities, promoting access to open space and other recreation opportunities and by addressing environmental problems.</i></p>	<p>While not directly related, as noted above, it will encourage people to walk around the local area.</p>
<p><i>9. Involve re-use and/or regeneration of previously used land and property, including derelict and contaminated land, and the re-cycling of construction materials.</i></p>	<p>Wherever possible, the plaques are being fixed to existing structures, with only one location requiring a new signpost to be installed.</p>
<p><i>10. Make efficient use of existing and new infrastructure.</i></p>	<p>N/A</p>
<p><i>11. Create net economic benefit for the area.</i></p>	<p>The centre of Doune is Kilmadock's primary commercial area. By encouraging local and visitors to walk through the centre of the village we hope to generate more footfall to local businesses.</p>