

PERTH AND KINROSS COUNCIL

Enterprise and Infrastructure Committee - 22 August 2012

RAIT CONSERVATION AREA APPRAISAL**Report by the Depute Director (Environment)****ABSTRACT**

This report recommends Committee approves the Rait Conservation Area Appraisal and proposed management measures.

1. RECOMMENDATIONS

1.1 The Committee is asked to approve:

- i) The final draft Rait Conservation Area Appraisal, the proposed retention of the Conservation Area boundary and associated management measures.

2. BACKGROUND

- 2.1 All the outstanding proposals for Conservation Area designation and amendment emerging from the Development Plan process have now been dealt with. Conservation Areas have now been designated in Pitlochry, Blairgowrie, Blair Atholl, Grandtully & Strathtay, Aberfeldy, Crieff and Scotlandwell; the Coupar Angus Conservation Area has been extended and re-designated, and a new Perth Central Conservation Area has been designated which includes the amalgamation of the previous Conservation Areas in Perth city centre.
- 2.2 The Council has a duty under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 “to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas.” This means in effect that all existing Conservation Areas should be reviewed and re-appraised.
- 2.3 Criteria for deciding which Conservation Areas should be reviewed in order of priority were approved at the Enterprise and Infrastructure Committee on 3 June 2009. The criteria for reviewing Conservation Areas is: (i) a Placecheck has been undertaken or is imminent (ii) the local community has requested a review (iii) there is potential for physical regeneration and linkages with broader schemes (iv) development pressure is creating a need for more detailed guidance and (v) considerable time has elapsed since the original appraisal was undertaken. So far 9 Conservation Areas have been reviewed and approved by the Enterprise and Infrastructure Committee: Errol, Perth Kinnoull, Kinross, Dunning, Comrie, Muthill, Dunkeld, Kenmore and Abernethy. The next Conservation Area in terms of priority under the approved criteria is Rait.

- 2.4 A Conservation Area was first designated in Rait in July 1973. A re-appraisal of Rait Conservation Area was carried out in March 2012. Consultation with the public, local community groups and national bodies on the draft Rait Conservation Area Appraisal was undertaken during April 2012, including a public exhibition in the Annat Hall on 24 – 26 April. A notice of the exhibition was placed in The Courier and on the PKC website. Posters were displayed in the village.
- 2.5 A tally was kept of visitors to the exhibition which showed 27 people viewed the information over the three days of the exhibition. The consultation period for written comments was open until 14 May 2012. Written responses were received from local residents, the Braes of the Carse Conservation Group and Historic Scotland. A summary of the comments received is attached to this report at Appendix 1.
- 2.6 Conservation Area and its boundary
- 2.6.1 No changes to the existing Conservation Area boundary were thought to be necessary as a result of the review and Appraisal. During the consultation period one respondent asked why the boundary misses out some residential properties to the north. These are more recent houses of no particular historic or architectural interest. Historic Scotland suggested that consideration should be given to extending the boundary to the east in order to include the dis-used quarrying land, which is an area in need of attention. This larger area is considered to be part of the setting of the Conservation Area rather than an area to be included in the Conservation Area itself.
- 2.6.2 Some respondents indicated their concerns about the proposed Article 4 Direction and Class 7 in particular: no permitted development rights for alterations to or replacement of boundary walls, fences and gates. Class 7 relates to non-householder development (commercial or industrial land/property). Under the new General Permitted Development (Scotland) Amendment Order 2011 planning permission is now required for certain types of householder development including erection of or alteration to walls, fences and gates in Conservation Areas. The Article 4 Direction will cover non-householder development. It is important to manage small-scale changes as well as larger scale development within a Conservation Area. One of the key objectives of the conservation strategy, as outlined in the Appraisal, is to prevent erosion of character through small-scale change.
- 2.6.3 All comments received during the consultation period were considered and some amendments were made to the Conservation Area Appraisal in light of these comments. The boundary of the Conservation Area is attached at Appendix 2 for information and the final draft Conservation Area Appraisal is attached at Appendix 3.

2.7 Enhancement Opportunities

- 2.7.1 Opportunities for enhancement are suggested in the appraisal for key areas or buildings. These represent initial ideas for potential improvements. There will be early consultation with the local community, including the Community Council and other local groups, as part of the design process.

2.8 Conservation Management

- 2.8.1 A draft Article 4 Direction has been prepared for Rait Conservation Area to restrict permitted development rights in order to prevent the erosion of the area's character through small scale incremental changes (draft direction contained within the Appraisal). An Article 4 Direction requires approval from the Scottish Ministers. The new General Permitted Development (Scotland) Amendment Order 2011 (GPDO) for householder development came into effect on 6 February 2012. The new GPDO reduces permitted development rights within Conservation Areas for householders but not others such as statutory undertakers and the local authority. In effect the new GPDO supersedes the need for an Article 4 Direction for householder development within Conservation Areas. It is considered appropriate to proceed with seeking approval from the Scottish Ministers for an Article 4 Direction for certain non-householder classes of development, as outlined in the Conservation Area Appraisal. Additional advertisement controls in the Conservation Area are also proposed in the Appraisal.

2.9 Design Guidance

- 2.9.1 In order to strengthen the links between the Conservation Area Appraisal and development management, it is considered essential to provide design guidance to encourage alterations, extensions and new development in the Conservation Area to be of the highest quality and to respect the important features of local distinctiveness identified in the appraisal. Draft design guidance is in development and will be linked with broader design guidance in relation to development throughout the area being progressed through The Placemaking Guide. Specific design guidance may also be prepared for the individual opportunity sites or enhancement schemes identified.

3. PROPOSALS

- 3.1 Committee is asked to approve the Rait Conservation Area Appraisal and the proposed management measures. The Conservation Area Appraisal documents are appended to this report.

4. CONSULTATION

- 4.1 The Head of Legal Services, the Head of Democratic Services and the Head of Finance, together with Local Elected Members, have been consulted in the preparation of this report.

5. RESOURCE IMPLICATIONS

5.1 Capital

- 5.1.1 There are no immediate capital implications arising from the recommendations of the report. There is potential for external funding assistance as part of the Tay Landscape Partnership project

5.2 Revenue

- 5.2.1 There are no revenue implications arising from the recommendations of the report.

6. COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012

- 6.1 The Council's Corporate Plan 2009-2012 lays out five Objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. This report impacts on the following:

- (i) A Safe, Secure and Welcoming Environment
- (iii) A Prosperous, Sustainable and Inclusive Economy
- (iv) Educated, Responsible and Informed Citizens
- (v) Confident, Active and Inclusive Communities

7. EQUALITIES IMPACT ASSESSMENT (EqIA)

- 7.1 An equality impact assessment needs to be carried out for functions, policies, procedures or strategies in relation to race, gender and disability and other relevant protected characteristics. This supports the Council's legal requirement to comply with the duty to assess and consult on relevant new and existing policies.

- 7.2 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- i) Assessed as **relevant** and actions taken to reduce or remove the following negative impacts:
 - a. Some groups (visual/motor impairments, learning difficulties, English as a second language) may experience difficulty accessing information on or understanding policy/decision making in the Conservation Area. However staff have access to translation services, alternative formats & improved guidance is planned and officer visits can be carried out
 - b. Occasionally a proposed adjustment may not be achievable because of its impact on the special character of the Conservation Area, as national legislation must be followed. However usually an alternative proposal can be negotiated.

- ii) Assessed as **relevant** and the following positive outcomes expected following implementation:
 - a. Availability of advice and guidance.
 - b. Provision of enhanced supplementary planning guidance to guide design of adjustments which both assist equality and are sensitive to the Conservation Area
 - c. Availability of grant assistance (heritage grants are not means tested - they are for the buildings);
 - d. Improvement of PKC/PKHT grants procedure to aid targeting to groups/areas most in need.

8. STRATEGIC ENVIRONMENTAL ASSESSMENT

- 8.1 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies (PPS).
- 8.2 The matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005 and pre-screening has identified that the PPS will have no or minimal environmental effects, it is therefore exempt and the SEA Gateway will be notified. The reason(s) for concluding that the PPS will have no or minimal environmental effects is that the document is primarily one of analysis with a small element identifying future possibilities for management or enhancement. Most of the impacts of these proposals will be covered by other PPSs or require further guidance which will itself be considered under the SEA legislation.

9. CONCLUSION

- 9.1 The Rait Conservation Area has been reviewed and re-appraised through the Conservation Area Appraisal process. An Article 4 Direction is considered necessary in order to safeguard the character and appearance of the Conservation Area. Opportunities for enhancement have been identified for key areas or buildings.

**BARBARA RENTON
DEPUTE DIRECTOR (ENVIRONMENT)**

NOTE

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (and not containing confidential or exempt information) were relied on to a material extent in preparing the above Report:

Enterprise and Infrastructure Committee of 3 June 2009 (Report No. 09/265)

Contact Officer: Richard Welch, 476598, REWelch@pkc.gov.uk
Address of Service: Pullar House, 35 Kinnoull Street, Perth, PH1 5GD
Date of Report 8 August 2012

APPENDICES

- 1 Summary of consultation responses
- 2 Rait Conservation Area boundary
- 3 Draft Rait Conservation Area Appraisal

If you or someone you know would like a copy of this document in another language or format, (On occasion only, a summary of the document will be provided in translation), this can be arranged by contacting
the Customer Service Centre
on
01738 475000



Council Text Phone Number 01738 442573

Appendix 1: Rait Conservation Area Appraisal - summary of responses

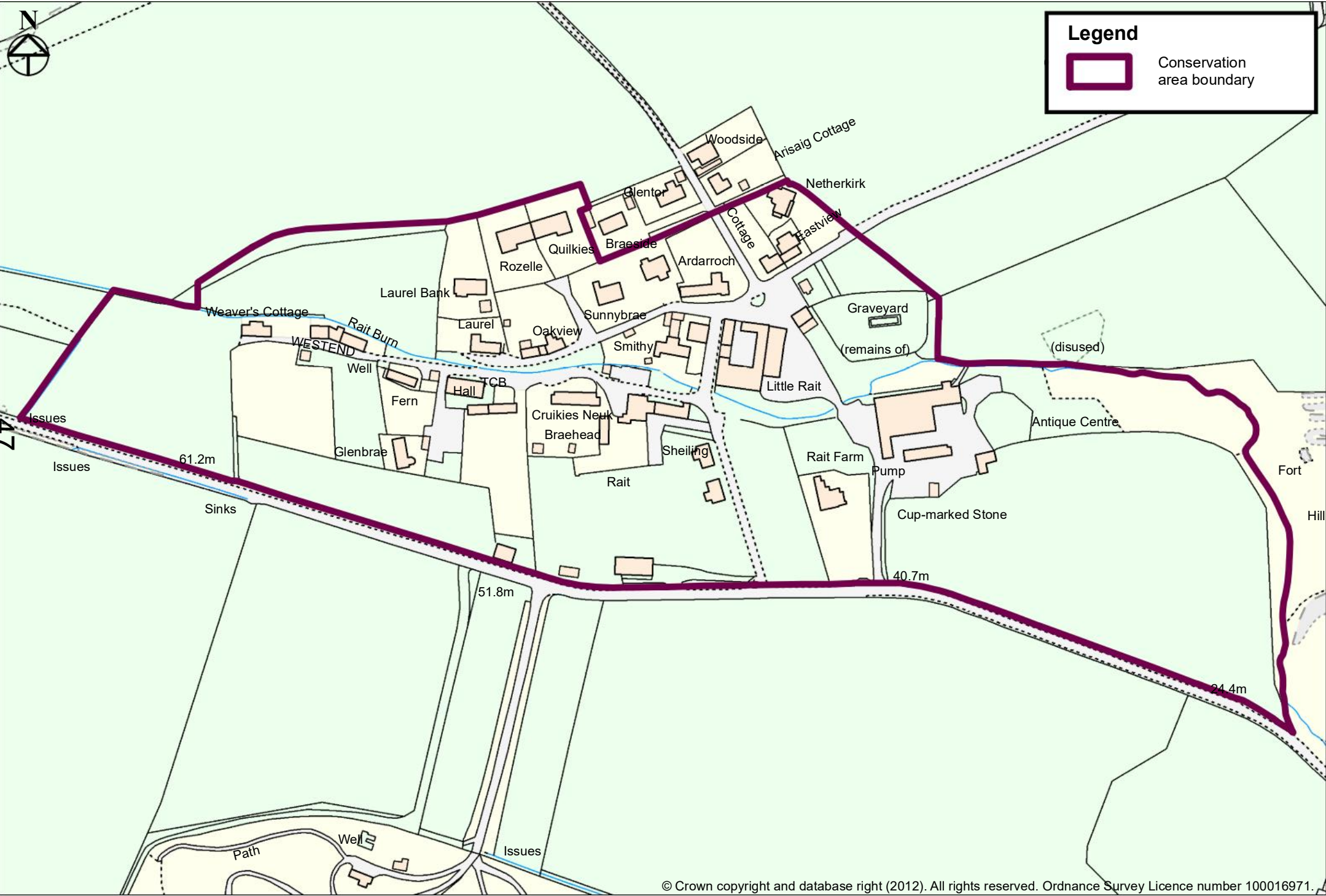
date received	name/organisation	summary of comments	response
3 May 2012	Local resident	<p>The former footpath up to the dam and retting pond at the west end of the village should be re-opened and the retting pond renovated.</p> <p>The area as you enter the village has been a disgrace for the past few years, particularly the former smiddy house and garden and the old smiddy itself. The smiddy buildings re-instated would make a fine agricultural museum.</p> <p>An interpretation board in the village is suggested, which could provide historical information about notable local residents such as Charles Spence and Archibald Gorrie.</p>	<p>This suggested enhancement scheme can be discussed further with the local community.</p> <p>This area highlighted in the Appraisal as an enhancement opportunity. The suggestion of an agricultural museum is noted.</p> <p>The possibility of an interpretation board can be discussed further with the local community and the Tay Landscape Partnership. This suggestion has been included in the opportunities for enhancement section of the appraisal.</p>
13 May 2012	Local resident	<p>4.2 (para. in the appraisal): the scars caused by sand and gravel extraction are recent. The hill fort is now on a "knoll" because the whole topography was changed by extraction for three dual carriageway interchanges.</p> <p>4.10: the stone protruding at the top end of Westend cottage would not be anything to do with joining on to a further building. It is an indication of the building being widened at some point. The protruding stones were to protect the corners of buildings from horse carts. There are other such stones in the village.</p> <p>4.11: there is nothing in history to indicate that the hall was used as a school. It replaced a prayer house.</p> <p>4.12: the railings in front of Ardarroch House came from Tay St in Perth before the flood defences. Old but not Rait old!</p> <p>4.15: the old waterwheel at the Antique Centre is not mentioned.</p> <p>4.31: no planning permission is needed to plant a tree and self seeded trees do not come under planning control. Trees grow and need to be managed. A tree may be a feature to some and a nuisance to others.</p> <p>5.3: the access bridge between the two farms is privately owned and before the bridge was installed there was no route through and therefore Little Rait farmyard was not seen.</p> <p>12.5: the monitoring and review section is a template common throughout all appraisals. Have a look at this from the viewpoint of the user. The wording needs to be softened.</p>	<p>Noted. Text in the appraisal amended.</p> <p>Accept that there is more than one theory about this. Text has been amended accordingly.</p> <p>Noted. Text corrected.</p> <p>Noted. Railings are shown here in a historic photograph of Rait.</p> <p>Noted.</p> <p>Agree that trees need to be managed. It is important to consider all possible forms of tree management, including crown reduction, thinning or lifting. Self-seeded trees can have high visual amenity.</p> <p>Little Rait farmyard and its immediate environs can be seen now from this route and also from the Churchyard. The setting of the Churchyard, which is a scheduled ancient monument, is being adversely affected.</p> <p>Noted. Monitoring and review needs to be consistent for all conservation areas. Planning or conservation officers will only visit the conservation area regularly if there are enhancement or restoration schemes taking place. Officers will also visit if receiving a complaint or alerted to unauthorised development or tree felling.</p>

		<p>14.5: the Article 4 Direction seems to be invoked in appraisals by PKC in all cases. PKC does not appear to classify conservation areas in order of importance. An Article 4 is not needed for Rait. If you must keep the Article 4 then Class 7 (gates, fences, walls) should be omitted. The idea of having to apply for planning permission to replace a gate or paint a house is absurd. The approach should be "advice" rather than "permission". Put a circular round the doors saying that you can advise about colours, replacement gates, etc. It would make a huge difference to customer relations.</p> <p>15.1-15.3: the owners of this land and farm are running a business and they need to store objects in relation to their work. Rait's uniqueness lies in the fact that it is a working village. Unless carefully handled this is a potential area of conflict. One of the worst results of this would be a manicured, bland conservation area. You need to stand back a little.</p>	<p>The qualities which make up the character of a conservation area are often small-scale features and details. The value of traditional boundary treatments, decoration and detail is indicated and illustrated in the appraisal. It is important to manage small-scale changes as well as larger development within all conservation areas.</p> <p>Noted. However, there comes a point where one land use and its activities becomes visually dominant and visually detracts from the qualities of a mixed use area. Then the positive quickly changes to a negative.</p>
14 May 2012	Local resident	<p>Village Hall: the Hall was not a school, only a Sunday school.</p> <p>Conservation area boundary: why does the conservation area boundary miss out Glentor, Braeside, Woodside and Arisaig Cottage?</p> <p>Trees: you should not have to get permission for lopping. The trees marked on the map are not correct: there are many more.</p> <p>People in Rait try and keep their property neat and tidy to make it a pretty village apart from the unsightly machinery parked in front of the Smithy house plus the farmland which is also unsightly. Could funding be made available for screening of this equipment?</p> <p>You should not need to apply for planning permission to erect a gate or fence.</p>	<p>Noted. Text corrected.</p> <p>These are more recent properties which were not included when the conservation area was first designated. The Council does not see any particular reason to include them now.</p> <p>Lopping work needs to be carried out skilfully. A tree can be seriously damaged by lopping. Individual, mature trees are indicated as separate dots on the map. Tree groups are indicated as hatched areas.</p> <p>Potential sources of funding will be explored for enhancement projects.</p> <p>The qualities which make up the character of a conservation area are often small-scale features and details. The value of traditional boundary treatments, decoration and detail is indicated and illustrated in the appraisal. It is important to manage small-scale changes as well as larger development within all conservation areas.</p>
14 May 2012	Local resident	<p>Pleased to see the appraisal completed. It is extremely important the remaining character of this village is protected and properly maintained, in particular any building deemed to be at risk.</p> <p>The main concern is the condition of properties in the centre of the village, an eyesore over the past ten years but more importantly entering the buildings at risk category.</p> <p>Another major concern is the bridge over the burn which has fallen into a state of dis-repair. This could pose a danger to both traffic and the general public, not to mention the inconvenience to the village if the worst should happen.</p> <p>Some points within the appraisal cause some concern: tree preservation orders within private gardens, also Article 4 Class 7 which seems rather dictatorial and heavy handed.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The Roads Authority will be alerted and the bridge will be included in the opportunities for enhancement section of the appraisal.</p> <p>A Tree Preservation Order would only be considered necessary if there is a proposal to fell a tree which is not in poor condition and makes an important contribution to the character and appearance of the</p>

			<p>conservation area or its immediate setting.</p> <p>The qualities which make up the character of a conservation area are often small-scale features and details. The value of traditional boundary treatments, decoration and detail is indicated and illustrated in the appraisal. It is important to manage small-scale changes as well as larger development within all conservation areas.</p>
14 May 2012	Historic Scotland	<p>The appraisal is welcomed and HS agree with the analysis and proposed strategy for this conservation area.</p> <p>HS suggest that consideration be given to development policy/management measures for enhancement and protection of the dis-used quarrying land to the east of the scheduled Old Parish Church site and north-west of the scheduled fort. This would help to enhance the setting of the conservation area, particularly the setting of the church site, which provides one of the key viewpoints, as well as helping to safeguard the setting of the scheduled fort. The Council may wish to consider either extending the conservation area boundary to include this land or to treat this area as a buffer zone for development management purposes.</p>	<p>The conservation area covers the traditional townscape and built heritage of the village. A conservation area should be reasonably compact and well defined. However, the immediate setting of the conservation area is important and recognised as such through development plan policy. Historic Scotland's suggestion to extend the boundary is noted but it is considered that this area to the east is part of the setting of the conservation area. Any proposals for development would be assessed in terms of impact on the setting of the conservation area and on the nearby scheduled monuments.</p>
15 May 2012	Local resident	<p>Appraisal of villages can be a good thing but one must have all the correct facts and history of the village. All villages are different and therefore cannot use the same template.</p> <p>The majority of Rait people take pride in their homes and gardens. We may have uPVC replacement windows and doors but what is the alternative – expensive wooden ones which require painting every year?</p> <p>Surprised that Netherkirk house received planning permission with so many different styles to the house. It should not be shown as a building of merit on Map 8. It is not in keeping with the village.</p> <p>The centre of Rait is an “eyesore”. The Smithy and Smithy House have lain empty for twenty years. The Smithy has no characteristic features and should be demolished. The areas highlighted in the appraisal for enhancement: hope the owners take notice and do something about it.</p> <p>The bridge over the burn into the village is eroding - this was not mentioned in the appraisal. Rait road needs a new flash flood ditch to prevent the west end of the village from being flooded.</p>	<p>Noted.</p> <p>Windows and doors are important features of the village townscape. The use of traditional materials and designs is encouraged. UPVC is a non-traditional material and the visual quality of uPVC windows and doors is inferior to traditional timber windows and doors. Timber windows, if maintained, will last much longer than uPVC windows.</p> <p>Netherkirk is considered to be an interesting interpretation of Arts and Crafts style. The quality of the materials and detailing is noteworthy.</p> <p>Noted.</p> <p>Noted. The Roads Authority will be alerted and the bridge will be included in the opportunities for enhancement section of the appraisal.</p>
15 May 2012	The Braes of the Carse Conservation Group	<p>In general terms BCCG wish to commend PKC for undertaking an appraisal and for holding public meetings so that local residents had the opportunity to come along and ask questions in an informal atmosphere.</p> <p>The concept of a designated conservation area is strongly supported by the BCCG. However, when one considers the changes that have taken place in Rait recently, it appears that the conservation area mechanism</p>	<p>The qualities which make up the character of a conservation area are often small-scale features and details. The value of traditional features, treatments, decoration and detail is indicated and illustrated in the appraisal. It is important to manage small-scale changes as well as</p>

		<p>has perhaps focussed too much on the planning controls relating to smaller details of existing buildings whilst allowing new development to go ahead which has adversely affected the character of the village. Several of the more recent houses bear no resemblance to the style and architecture of the houses which led to the designation in 1973. If the conservation area designation is to remain relevant to the future of Rait then it is important that the conservation area policy relating to new development is adhered to so as to prevent further deterioration of the integrity of the village.</p> <p>BCCG are pleased to see the appraisal includes open space, trees and landscaping as these features are important components of the overall historic setting of the conservation area. BCCG are also pleased to see mention of a landscaping and planting scheme relating to the area around the old Smithy. Landscaping schemes need to be developed for any new development in Rait and need to be enforced by PKC as this provides an important opportunity to ensure that the landscape character of the village is protected and where possible enhanced.</p>	<p>larger development within all conservation areas. However, the comments regarding new development and the need to adhere to policy are noted. In order to strengthen the links between the conservation area appraisal and development management it is important to provide design guidance to encourage alterations, extensions and any appropriate new development to be of the highest quality and to respect the features of local distinctiveness as identified and illustrated in the appraisal. The Council has recently produced a consultative draft of the Placemaking Guide. It is intended that this will be used as supplementary planning guidance.</p> <p>Noted.</p>
--	--	---	---

Appendix 2: Rait Conservation Area boundary



Draft Rait Conservation Area Appraisal



CONTENTS

Chapter 1 INTRODUCTION, PURPOSE and JUSTIFICATION	1
Conservation areas	1
Reason for conservation area review	1
Purpose of the Conservation Area Appraisal	1
Chapter 2 CONTEXT and SURVEY	2
Location, history and development	2
Chapter 3 TOWNSCAPE ANALYSIS	7
Setting and topography	7
Activity and movement	7
Street pattern and topography	9
Building and townscape	11
Materials and finishes	15
Spaces	15
Trees and landscaping	17
Areas in need of attention	20
Buildings by building analysis	21
Buildings at risk	21
Public realm audit	21
Surveys of specific issues	22
Roofscapes	23
Doors and windows	24
Materials, decoration and detail	25
Boundary treatments	26
Sensitivity analysis	27
Setting of the conservation area	27
Gardens and Designed Landscapes	27
Archaeology	28
Development pressures	28
Character areas	28
Assessment of significance	28
Chapter 4 CONSERVATION STRATEGY	30
Using the conservation area appraisal	30
Monitoring and review	31
Chapter 5 PROPOSALS	32
Opportunities for development	32
Conservation area boundary	32
Effects of permitted development	32
Advertisements	33
Trees	33
Opportunities for enhancement	33
Pathway routes	34

APPENDICES	36
1) Tay Landscape Partnership Scheme	36
2) Article 4 Direction	37

MAPS

Map 1	Location of Rait within the Perth & Kinross Council boundary	2
Map 2	Rait, surrounding settlements and landscape	2
Map 3	Threipland Estate map, 1784	4
Map 4	Extract plan of Rait, 1807	4
Map 5	1st OS map, c.1893	5
Map 6	2nd OS map, c.1901	5
Map 7	OS map, c.1966	5
Map 8	Townscape analysis	14
Map 9	Green areas	19
Map 10	Fingask Castle Garden and Designed Landscape	27
Map 11	Conservation area boundary	29
Map 12	Potential enhancement sites	35

Chapter 1 INTRODUCTION, PURPOSE AND JUSTIFICATION

Conservation areas

1.1 Conservation areas are crucial to the conservation of our built environment. There are over 600 conservation areas in Scotland. They contain groups of buildings extending over areas of a village or town and can also include public parks, woods and historic land. To safeguard them for the enjoyment and benefit of future generations any new development should preserve or enhance their varied character. The local planning authority is required to determine which parts of its area are of special architectural and/or historic interest. It may propose and designate these as conservation areas. The public will be consulted on any proposal to designate conservation areas or change their boundaries.

1.2 Conservation areas must be safeguarded and enhanced. This is defined through:

- Defining the character that merits protection, including the space between buildings;
- Use of appropriate controls over development, demolition and advertising;
- Financial assistance, where appropriate, for works of repair and restoration;
- Protection of trees;
- Interpretation schemes, through leaflets or exhibitions;
- The implementation of enhancement schemes based upon a conservation area appraisal.

1.3 Designation as a conservation area does not place a ban upon all new development within its boundaries. However new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or visual quality of the area. New development should also positively enhance the area through good design rather than just create a neutral effect.

Reason for conservation area review

2.1 A conservation area was first designated in Rait in July 1973 in recognition of its special architectural and historic character. The Council is required to review its conservation areas from time to time and update the conservation area appraisal and management proposals on a regular basis. The reassessment of the Rait Conservation Area reflects local interest in a review of the area, the opportunities presented by the forthcoming Tay Landscape Partnership Scheme and the fact that a substantial period of time has passed since the original designation (see Appendix 1 for further information on the Tay Landscape Partnership Scheme).

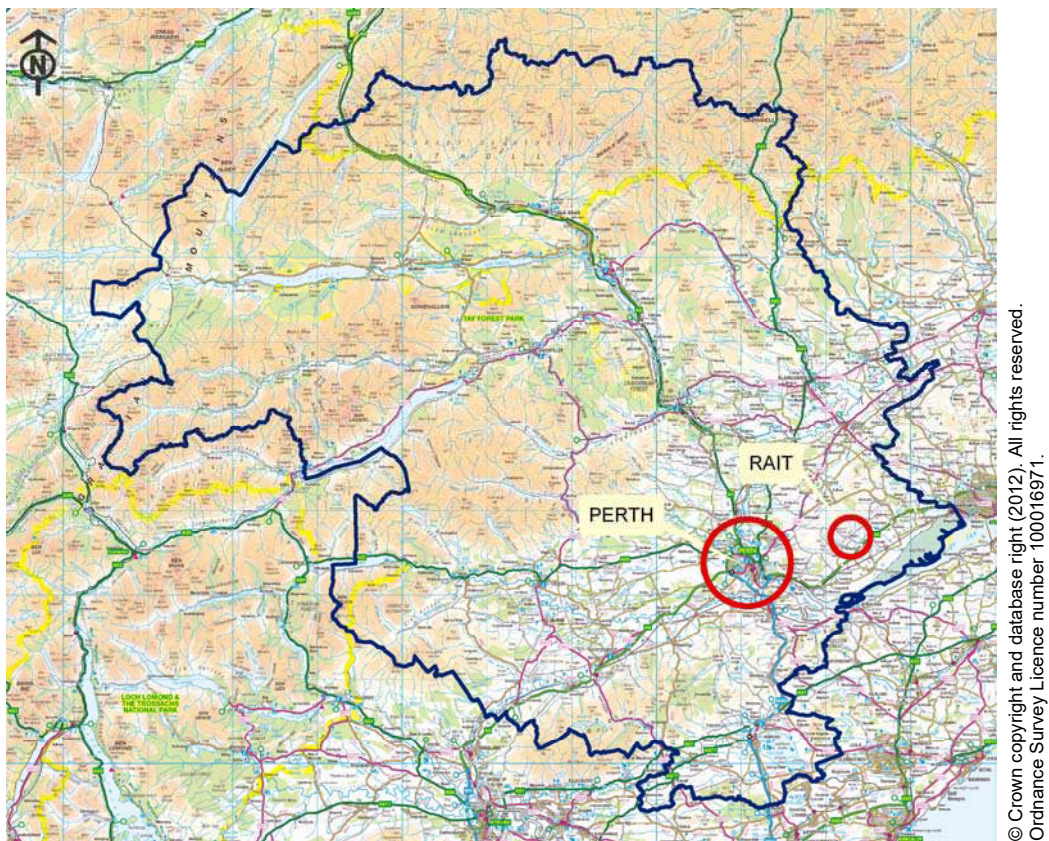
Purpose of the Conservation Area Appraisal

2.2 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Local Plan. The appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can enable the local authority to fulfil its statutory duties to protect and enhance that particular area.

2.3 Appraisals also assist development control and management. They provide the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. If a conservation area's special interest has been clearly defined and published in an appraisal then this definition will help those thinking to invest in the area and can be used to guide the form and content of new development.

Chapter 2 CONTEXT AND SURVEY

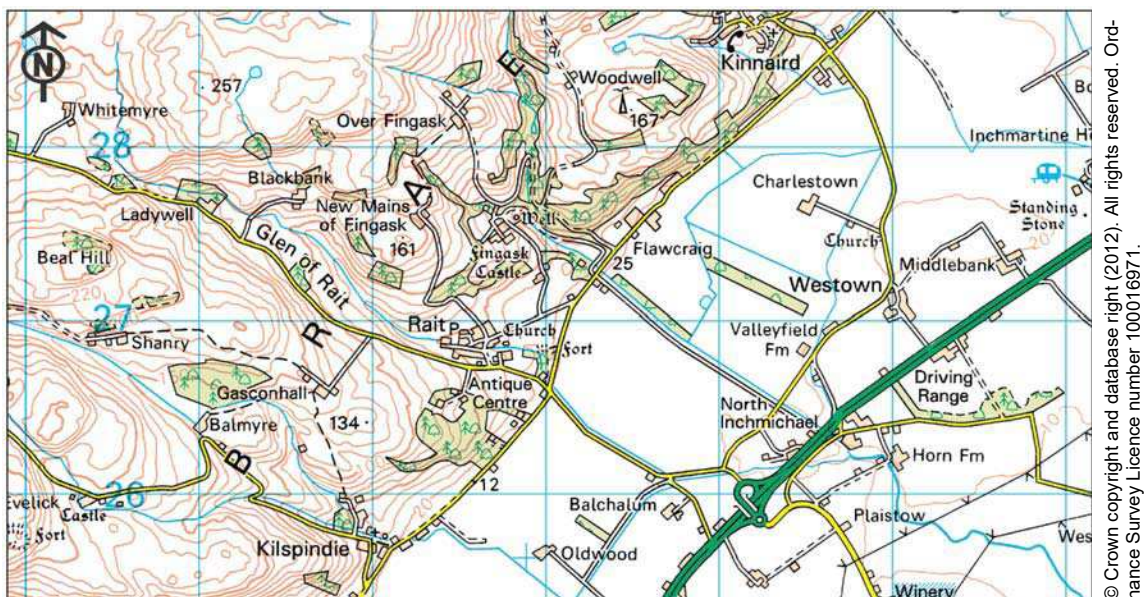
Map 1: Location of Rait within the Perth & Kinross Council boundary



Location, history and development

3.1 Rait is located between Perth and Dundee in the Braes of the Carse, an area of gently rising land between the fertile floodplain of the Tay known as the Carse of Gowrie and the higher slopes to the north rising into the Sidlaw hills. Rait was one of a number of small settlements strung along the original Perth to Dundee road which hugs the contour line at the western edge of the floodplain. This was replaced by a turnpike road further east in the late 18th century which eventually transformed into the modern A90 trunk road.

Map 2: Rait, surrounding settlements and landscape



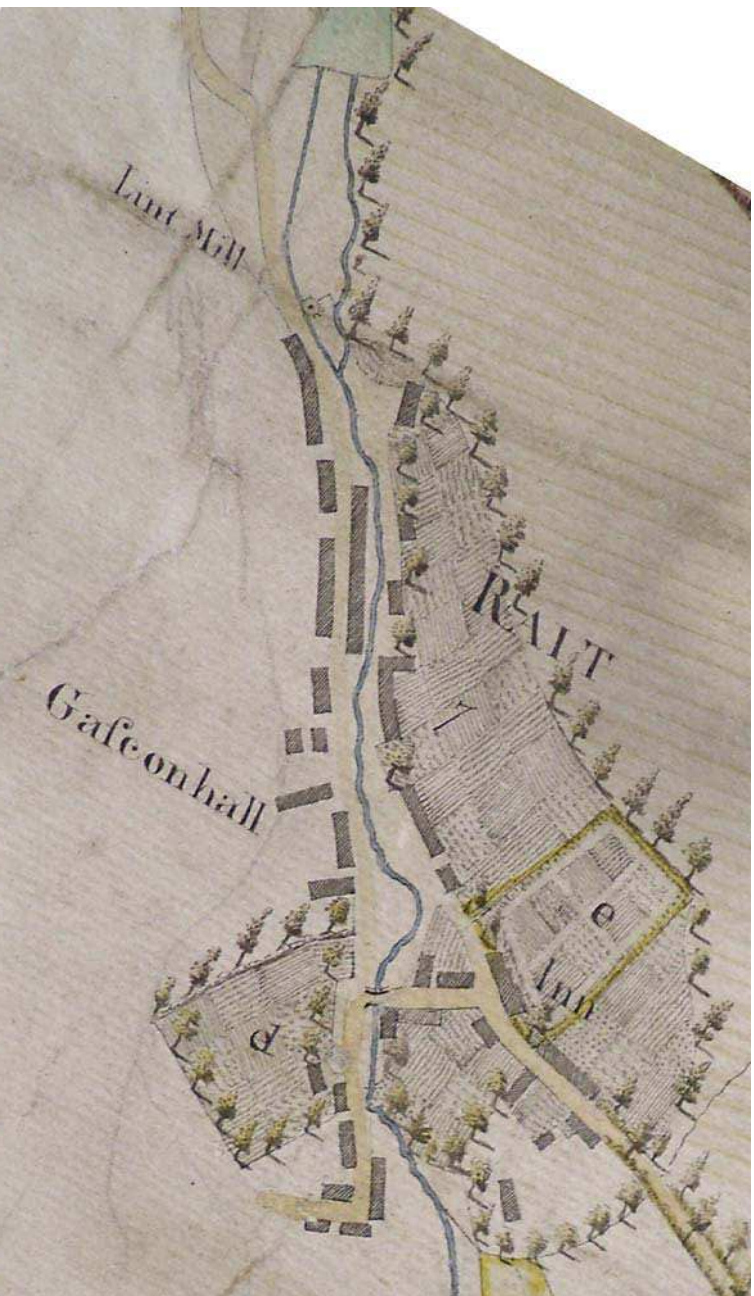
3.2 The place name Rait is thought to derive from Picto-Celtic `rath' (pronounced `ra') indicating a defensive structure enclosed by a rampart or ditch. The remains of an Iron Age hill fort broadly fitting this description survives to the east of the village, one of a series scattered along the Braes overlooking the Carse from elevated viewpoints. The now fertile farmlands of the Carse have been gradually drained and improved from their original marshy, estuarine condition and one can appreciate the strategic significance of an elevated position on the edge of this once-difficult terrain. One of the most prominent and famous is the fort/earthwork at Evelick on the south slopes of Pole Hill, a landmark to the south-west of the village.

3.3 A chapel at Rait is recorded in the mid-1100s, held by charter of the Abbey of Scone. By 1491 this was referred to as the Parish Church, and was dedicated to St Peter. The parish of Rait was united with Kilspindie in the early 17th century, at which point Rait church became redundant and gradually fell into ruin, although the graveyard continued in use. Its deterioration is said to have been accelerated by Cromwellian troops camped nearby prior to the sacking of Dundee in 1651. Within the burial ground there are a number of 17th and 18th century gravestones.



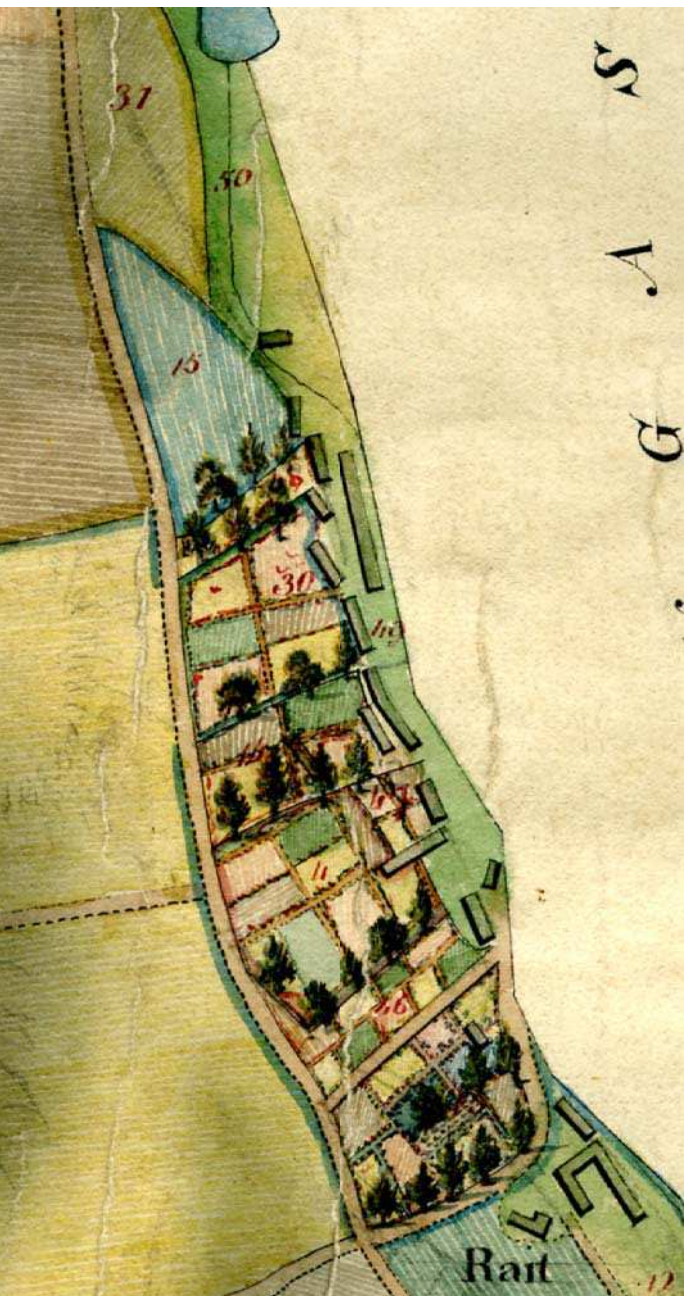
Ruins of pre-reformation church and neighbouring gravestones

3.4 The settlement formed along the Rait Burn at the mouth of Rait Glen where it opens out into the Carse. The local economy was based on farming and weaving, and the village developed at a point on the boundary of two neighbouring estates, Fingask to the north and Annat or Rait to the south, the dividing line between which was formed by the Rait Burn. Estate maps of the late 18th and early 19th century show the village to have been largely established by this point and to survive remarkably unchanged in overall form and extent to the present.



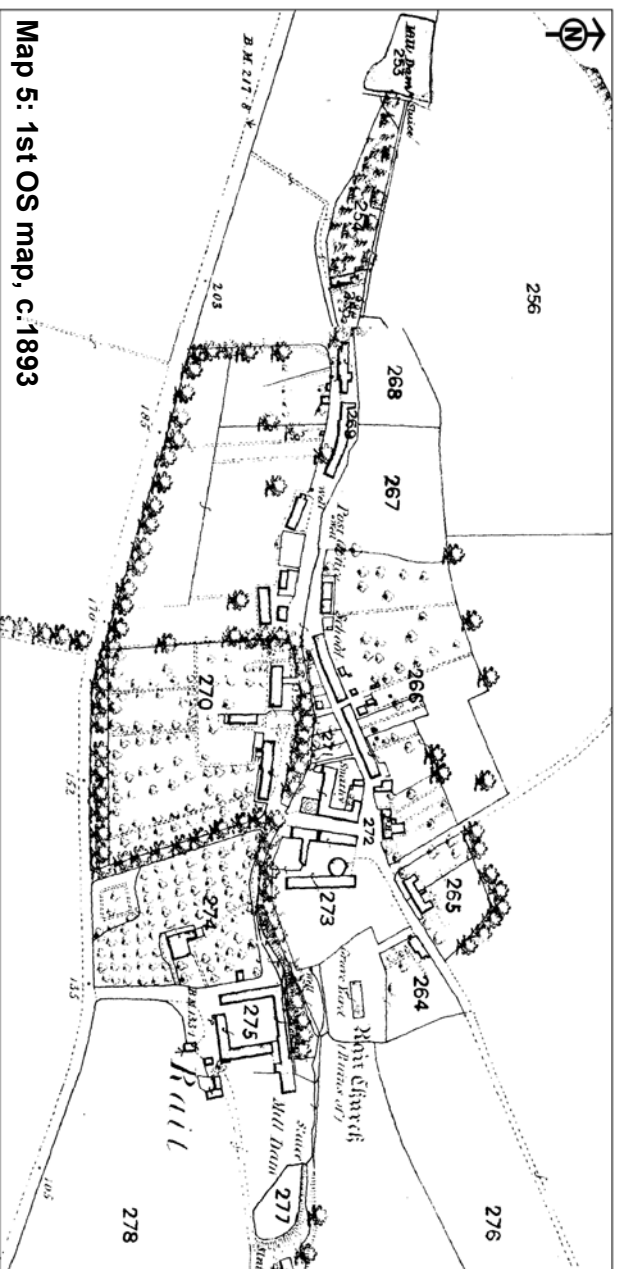
Map 3: Threipland Estate map, 1784

Map courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth

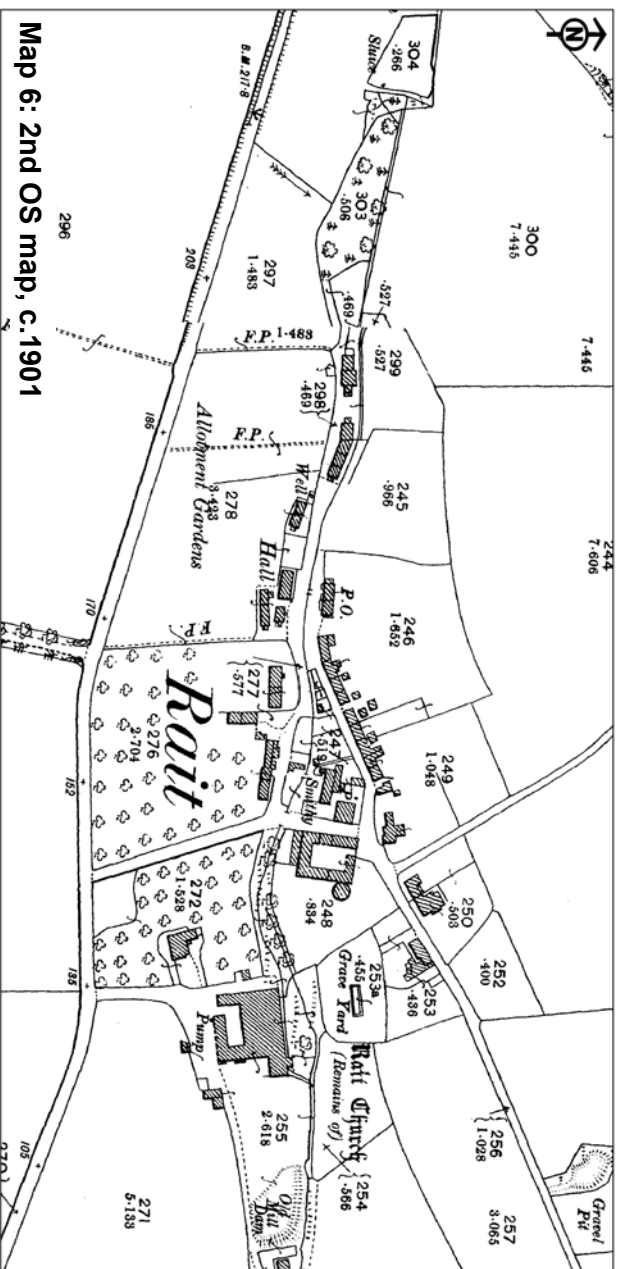


Map 4: Extract plan of Rait, 1807

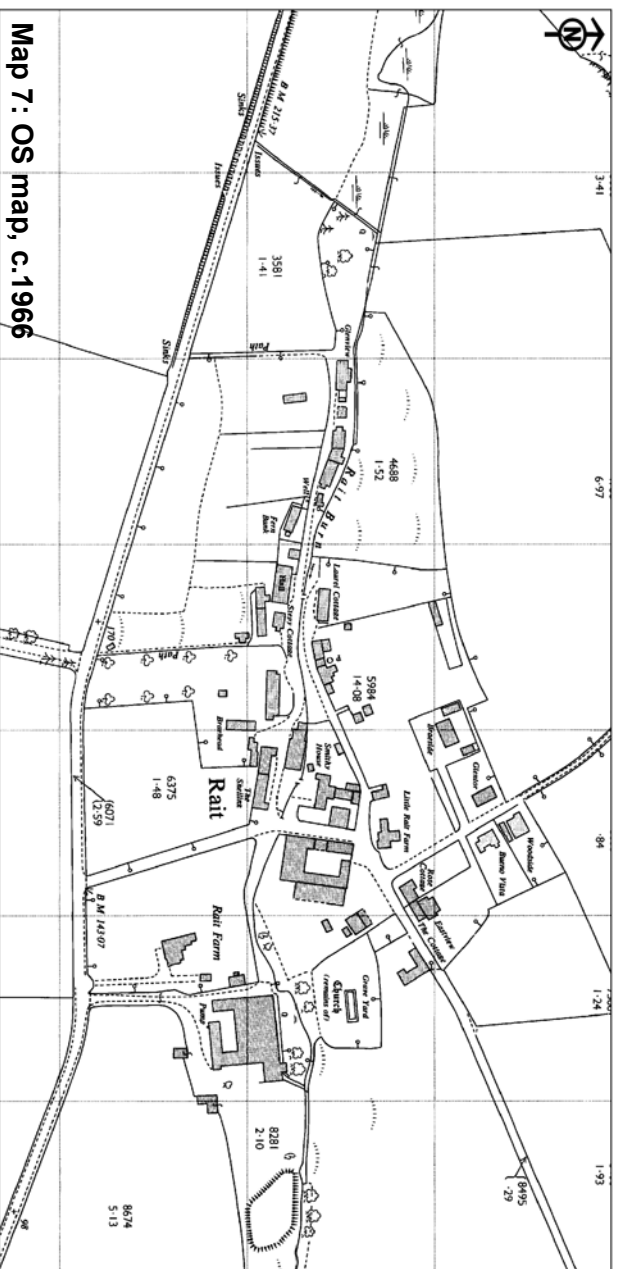
Map courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth



Map 5: 1st OS map, c.1893



Map 6: 2nd OS map, c.1901



Map 7: OS map, c.1966

3.5 These historic plans show cottages of linear form in terraces or small groups, aligned along both sides of the burn with a broad verge left along its banks to allow space for drying and bleaching. Rear ground is divided into smallholdings or gardens which were parcelled up in small, rectilinear plots, contrasting with the lang rigs common in planned settlements elsewhere (such as Abernethy or Scotlandwell). Farmhouses and their associated yards, steadings and courts dominate the east end of the village, while the west end is more dominated by weaving or farmworkers' cottages as well as a lint mill and its associated sluice and lade leading off the burn at the head of the village, descending from Rait Glen. A meal mill was located at the east end of the village. Orchards formed a prominent feature of the land use in and immediately surrounding the village.

3.6 Small-scale handloom weaving gradually died out from the late 18th century onwards as it was superseded by large-scale, mechanised mills based in urban centres. Rait's lint mill was converted to residential use and eventually abandoned; it was the home of the Carse Poet Charles Spence for most of his life (1779-1869).

3.7 Historic village plans show the density of dwellings to be higher in the past than it is now, and the reduction in population as workers migrated to towns and cities led to some losses of cottages. However a large proportion survived, presumably because they remained useful for housing workers for farming and other estate functions. Many were 'modernised' or became dilapidated. Others were replaced with modern, detached houses which have eroded the historic grain of the village in a few locations. However a thatcher still lived in the village in the 1970s and, as interest increased at that time in the need to preserve our architectural heritage, many of the cottages were rehabilitated and re-thatched just prior to the village first being designated a conservation area. The special historic character of a number of the cottages was recognised by listing. The west end of the village is now especially notable as a rare survival of a 'fermtoun' or pre-Improvement agricultural settlement.



Thatched cottages at Westend

3.8 Important features in the village include Annat Hall, given by Lady Armitstead in the mid-19th century for religious purposes. The Smithy (once far more extensive) and Smithy house are located prominently at the core of the village, adjacent to the two farms which would have provided the majority of their trade. Three veteran oak trees are striking features along the south bank of the burn in the middle of the village, and were immortalised in the painting “The Three Oaks” by Dundee-born landscape painter James McIntosh Patrick (1907-1998).



Historic photo showing the Smithy (far left), Smithy House (central) and former Inn/Little Rait farmhouse in the background

Chapter 3 TOWNSCAPE ANALYSIS

Setting and topography

4.1 As noted above, Rait sits at the mouth of the Glen of Rait above the flood plain of the Carse of Gowrie, overlooking the Tay. The land rises more steeply to the north towards the Sidlaw Hills. As is characteristic of other settlements along the Carse, the village setting divides into two contrasting halves; the flat, fertile valley floor to the south and east used predominantly for agriculture, and rolling, partially wooded hillsides to the north and west. In geological terms this area is part of the Midland Valley Terrane, the rock being sedimentary of the Devonian period, mainly sandstone.

4.2 The village slopes gently upwards from east to west following the Rait Burn. At its east end two prominent knolls form local landmarks, capped by the ruined former parish church and the hill fort. Quarrying was an important local industry. The scars of recent sand and gravel extraction exaggerate the land-form at the eastern end of the village.

Activity and movement

4.3 Rait's road pattern is effectively a cul-de-sac off a minor road leading up the Glen of Rait. It was once connected more closely to the old road network but gradually became divorced from it by the construction of turnpike and later trunk roads. The Perth-Dundee

railway passes along the flat Carse below but no station was built in the vicinity of the village. This quiet, slightly isolated character has probably helped to protect its character.

4.4 The centre, west and north of the village are predominantly residential in character, while the east end is dominated by the steadings and associated activity of Little Rait Farm and the successful antiques centre that has developed in the old steading complex of Rait Farm.



Residential dwellings, west end of the village



Antiques Centre, converted steadings, east end of village

4.5 In common with virtually all small settlements, Rait has over the years lost the majority of its small, local businesses and amenities. These once occupied many of the original cottages so that little evidence of the former uses remains in the form of shopfronts or other visible markers. However Annat Hall remains a focus of the village and supports a busy and diverse programme of community activities.



Former Post Office, old slide, c.1986

Street pattern and topography

4.6 Approaching the village from the east, after a crossroads marking the position of the original Perth-Dundee road, the prominent wooded knoll containing the scheduled hill fort provides a dramatic entrance feature. The historic agricultural infrastructure of the village next becomes evident in the extensive steadings of Rait Farm, now the Antiques Centre, and Little Rait Farm behind it, across the burn.

4.7 The main road into the village heads north off the Rait Glen road, passing between two paddocks and dropping down towards the level of the burn. The streetscape opens out to right and left where the historic layout of the village becomes evident, following the banks of the burn. The lane on the north side branches away from the route of the burn, in front of Ardarroch, the former Little Rait farmhouse, and connects with the historic access heading north towards New Mains of Fingask.



Looking north to Ardarroch



Looking west from same position

4.8 On the south side of the burn, the lane leading west from the crossroads follows the burn up the glen and this linear route is punctuated by small footbridges in timber and metal. Towards the west end the lane veers away from the burnside and along the front of a row of three cottages and a single cottage (Westend Cottages and Weaver's Cottage) marking the end of the current extent of the village. Westend Cottages follows the natural curvature of the burn, while its eaves line gently follows the rising elevation of the lane, emphasising its linear character and adding to the picturesque quality of this end of the village.



Westend Cottages, note angle of building footprint and natural fall in eaves level, mirroring fall in road

4.9 Impressive views of Dundee in the distance are available from the centre of the village, as well as more picturesque views taking in the backdrop of agricultural land, hills and woods. Trees and hedges are important in almost all viewpoints through the village, enclosing boundaries and framing vistas.



Framed views through to Dundee, between Ardarroch and Smithy House



Long views up the valley from western edge of the conservation area, Rait Glen Road

Buildings and townscape

4.10 The picturesque cottages flanking the burn from the centre to the west end of the village are an exceptional survival of a pre-Improvement fermtoun. The cottages are predominantly single-storey, and several are reed-thatched. The cottages are orientated with their 'fronts' to the south making the most of natural light, and their 'backs' to the lane and the burn. Westend Cottages is one of the most characterful of the surviving cottage groups, retaining reed thatch, small window openings demonstrating the thickness of the walls, and a bellied wall base which may be evidence for its original earth or boulder construction. The strong forms of the long roof planes and exposed, blank gable ends of the cottages receding in perspective along the lane are a key feature of local views from within the core of the village. There are gentle curves in the access road as well as the burn and the slight variations in the orientation of the individual buildings enriches the diversity of the visual experience. The curved, corrugated nissen-hut type storage structure just west of the hall adds a quirky feature to these views along the lane.



South facing cottages with 'back' to burn



Picture shows slightly tapered walls and projecting stones



Small window opening, with frame set deep into the thick walls

4.11 The village hall (former school) is located within this part of the village. Its tall windows and slightly larger scale provide a contrast with the older, single storey cottages and further interest to the street scene. Oakview, a two storey cottage with a single storey annex, has wide window openings in the annex, a visual reference to the former village shop and post office. Further east the Sheiling is an example of a slated cottage which was formerly thatched. The original thackstones on the chimney heads of this cottage can be clearly seen.

4.12 In the centre of the village are Little Rait farm, the Smithy and Smithy House. Little Rait is a courtyard steading arrangement, formerly the coaching stables for the inn. This area remains a focus of commercial and agricultural activity in the heart of the village. The long west elevation of the steading buildings provides visual enclosure to the street scene, and the surviving pinned rubble stonework of this wall is of particularly fine quality. The Smithy is presently dis-used and is in poor condition. Originally the Smithy was a longer building in an L-shaped floor plan. The Smithy House is also lying vacant. All of these buildings are of local historical interest. The large house of Ardarroch (the former Little Rait farmhouse and inn) provides the end feature of the vista between Smithy House and the

Little Rait farm steadings. This unlisted building is unusually tall and imposing in comparison with the majority of the built form of Rait and has significant architectural merit. Its historic boundary railings are also an unusual feature in the village. Turning east at the corner of the road in front of Ardarroch there is a wider space where several roads and access tracks meet. The centre of this space is a focal point for floral displays. A pair of 19th century, stone built cottages is located immediately to the east of Ardarroch.



Long west elevation of steading range



Low stone boundary wall and railings, Ardarroch

4.13 The north side of the burn - the historic Fingask estate side of the village – has been slightly more heavily eroded than the south. Modern replacement development has somewhat diluted the original grain and sense of enclosure to the north bank of the burn. Nevertheless it largely retains the essential character of its original layout with linear buildings following the alignment of the road and the burn. A modern, backland development on the northern edge of the village (Rozelle and Quilkies) has some merit as a contemporary interpretation of this traditional linear form, and harmonises well with its historic context. A further modern insertion at the east end of the village, Netherkirk, is an interesting historicist composition reminiscent of Arts and Crafts style architecture with excellent quality materials and detailing.



Modern dwellings in the conservation area, Rozelle and Quilkies (above) and Netherkirk (right)



4.14 On the eastern edge of the village are the churchyard and the remains of the medieval parish church. The church is situated on a knoll and there are superb long range views from here of the Carse of Gowrie and to Dundee beyond.



Long views east from the churchyard across the Carse of Gowrie

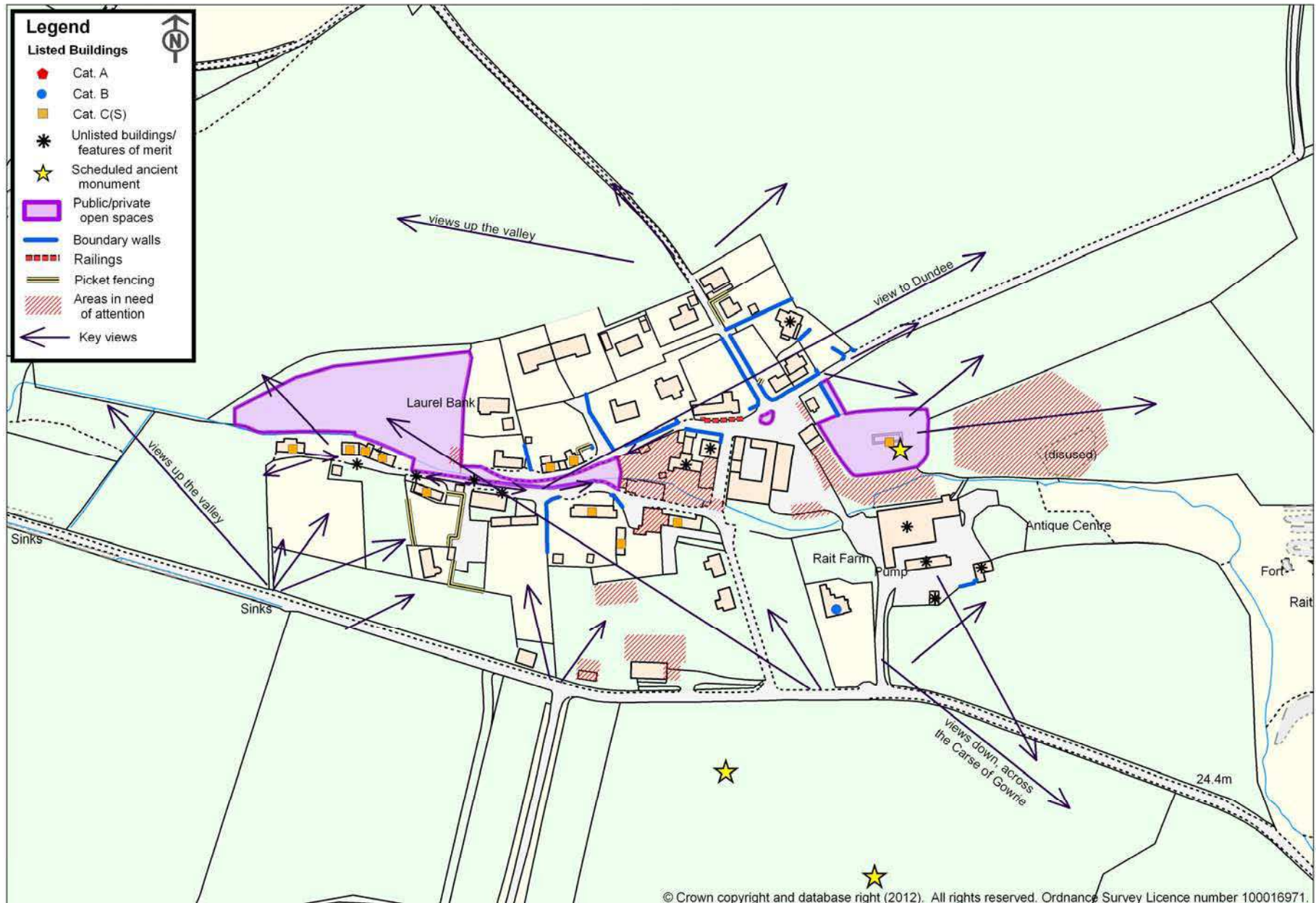
4.15 Also at the east end of the village, south of the churchyard, is the former Rait Farm, now the Rait Antiques Centre. This attractive group of buildings includes a piended granary range with elliptical-arched cartshed openings. The buildings have been converted and adapted in a sensitive manner, maintaining their essential character. The entrance to the centre is flanked by Rait House, the original farmhouse to the steading, a very elegant early 19th century composition with a Roman Doric pilastered doorpiece. This house and its landscaped grounds, situated between the antiques centre and the village, provides a fine entrance feature to both.

4.16 The road into the village is bordered on the west side by two houses of recent construction. These houses are one and a half storey height with steep pitched roofs. Any further development in this location would impact upon approach views into the village and the historical reading of the village entrance.



Approach to village with recently built dwellings on the left

Map 8: Townscape analysis



Materials and finishes

4.17 Roof materials are traditional reed thatch, Scottish or Welsh slate and some concrete tiles on more recent properties. Most residential buildings have short chimney heads built in rubble sandstone or in several cases, replaced with Errol brick. Chimney pots are red or buff clay. Some chimneys retain their thackstones, showing the roofs were originally thatched. Roof surfaces are generally plain, with few dormers or roof lights on front roof slopes. One exception is the Smithy House with its later, incongruous dormer additions.



Reed thatch



Scots slate



Brick thackstone

4.18 Building walls are sandstone and some whinstone, either in random or coursed rubble construction. The oldest cottages are either simply whitewashed or are wet harled. The walls of most farm buildings, a few residential buildings and the village hall are unpainted, pointed stonework. A few buildings have dressed window surrounds and quoins.

4.19 Evidence of older construction techniques can be seen on one cottage, where large boulder base courses support lower walls which have a bowed profile, indicating the possible presence of earth or earth-cored construction. The prevalence of this technique, particularly in the Tay Estuary and Carse of Gowrie area, is just becoming more widely recognised.

4.20 Windows openings on 18th and 19th Century cottages are relatively small. Many original timber windows survive and are predominantly sash and case. There are also some traditional casement windows. There is a rich variety of glazing patterns throughout the village: two, four, six, eight and twelve-pane designs. Unfortunately some original windows have been replaced in recent times with uPVC, flat profile designs.

4.21 Photographic examples of these materials and details can be found in the “Survey of Specific Issues” section, following on from paragraph 8.2.

Spaces

4.22 All spaces, regardless of ownership and accessibility (ie. public and private spaces) contribute to the amenity and character of a settlement, as indicated in the Scottish Government's Planning Advice Note 65: Planning and Open Space. Types of open space include public parks and gardens; private gardens; amenity greenspace; pathways; green corridors; natural or semi-natural greenspaces; allotments; civic spaces such as squares or hard landscaped areas, and churchyards.

4.23 The townscape of Rait is enriched by a variety of green spaces. The Rait Burn with its attractive landscaped banks and pedestrian bridges is a key feature of the village. Informal recreation and communal areas, private gardens and woodland also add to the diversity of the townscape.



Rait Burn with its attractive landscaped banks and footbridges over

4.24 The main open space for recreation in the village is a small field laid to grass behind the West End cottages on the north side of the burn. This is accessed by a wooden pedestrian bridge. The space is attractively framed with tree belts and shrubbery.



Open space



Attractive private garden

4.25 The meeting of four roads adjacent to Ardarroch and Little Rait creates a wide space which is like an informal village square. The centre of this space has been landscaped with planter pots and hanging flower baskets.

**Semi landscaped
informal village square**



4.26 The churchyard is a secluded civic space where graves are still tended. The church and graveyard are in need of some attention. Conservation and repair works, including the stabilisation of the church structure, removal of ivy and re-instatement of the graveyard boundary, are proposed under the Historic Churchyards Project run by the Perth and Kinross Heritage Trust. Tree management work within the church structure has already taken place.

4.27 There are some privately owned spaces in the village which are visually poor. These spaces are described in the 'Areas in need of attention' section.

Trees and landscaping

4.28 Trees and landscaping are significant and important features of Rait Conservation Area and its setting. Woodlands, tree groups, individual trees and boundary treatments all make a positive contribution to the character and appearance of the conservation area.

4.29 There are attractive tree groups and gardens at the west end of the village, enhancing the setting of the fermtoun cottages. The burn is framed by mature tree belts immediately south of Little Rait Farm providing a sense of enclosure to the centre of the village. There are further tree belts along the burn framing the churchyard and providing a backdrop to Rait Antiques Centre. The garden grounds of Rait House are adorned with a variety of tree species. The large, mature trees bordering the access road to the antiques centre provide an attractive entrance feature.

4.30 Notable tree species within and around the edge of the conservation area are Oak; Cherry; Beech; Birch; Ash and Holly. Individual trees within the village of particular significance are three large oaks bordering the access road south of the burn adjacent to Cruikies Neuk cottage and a cherry at the corner of the road into the centre of the village next to The Sheiling.

Three large oaks



**Collection of birches,
Weavers Cottage**



**Individual tree on boundary
of burial ground**



Cherry tree, The Sheiling



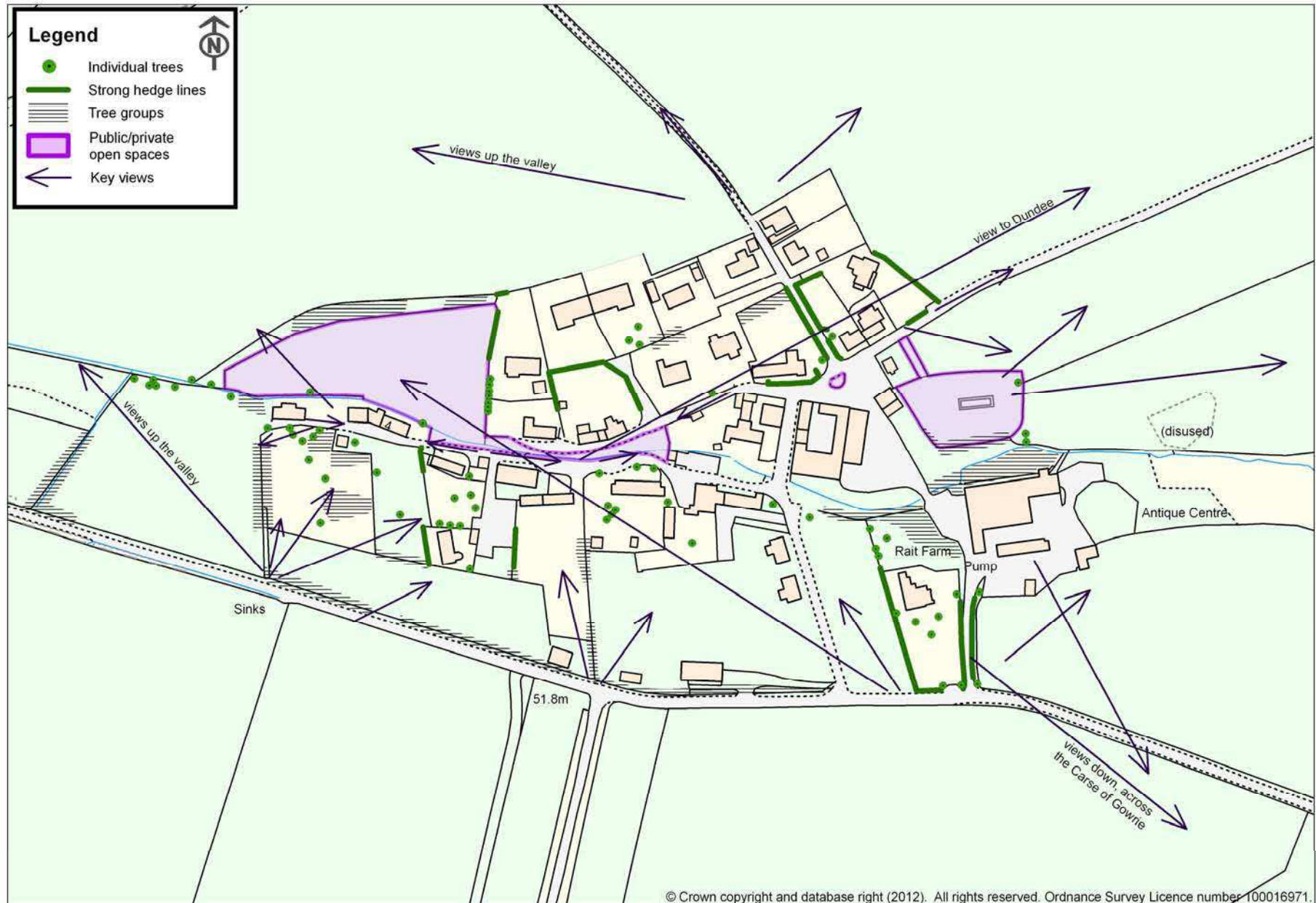


4.31 The edges of the conservation area are framed by tree belts to the north-west of the burn, along the north edge of the Glen of Rait public road and to the north-east and east following the burn and bordering the hill fort archaeological site. These tree belts make a significant contribution to the setting of the conservation area.

4.32 There are no existing Tree Preservation Orders (TPO's) within the conservation area or its immediate setting. Significant individual trees, tree groups and woodland areas within and around the edge of the conservation area are indicated on map 9. Any proposals to fell, top or lop trees within the conservation area are subject to planning management under the Town and Country Planning Act. The Council must be notified of any proposals for tree works (explained further at para. 14.9).

4.33 Boundary treatments such as traditional walls, railings, hedges and hedgerows are important features of the village townscape. There are several hedges throughout the village, providing a very important ingredient to the distinctive character of this conservation area. Hedges are a variety of broadleaf species (such as beech) and evergreen, including laurel. The beech hedges bordering the grounds of Rait House and either side of the access road to the antiques centre are a very attractive feature at the entrance to the village. There are also several traditional stone walls. Decorative cast iron railings and gates are relatively rare. All of these original and landscaping features should be preserved.

Map 9: Green areas



Areas in need of attention

5.1 There are some buildings, areas or ill-defined spaces which detract from the quality of the townscape. These areas of poor visual quality have been identified in the townscape survey, shown on map 8. There may be the potential to enhance these areas and opportunities for enhancement are discussed further in paragraphs 15.1-15.4.

5.2 The unkempt area around the Smithy in the centre of the village is particularly prominent. This triangular piece of ground is bordered with unattractive wire mesh and security fencing and there is a dilapidated timber shed between the south road and the burn. The Smithy is in poor condition with the east gable requiring urgent repairs. The roof of the agricultural building adjoining the Sheiling is also in poor condition. The land has been used recently as a parking area for agricultural contractor's vehicles. Planning consent exists for development of this area including the refurbishment of the Smithy and the Sheiling and the replacement of the agricultural building beside the Sheiling with a new cottage. However, no work has taken place so far.



Timber shed on edge of smithy site



Former Smithy and its environs

5.3 The route from the village square floral display to the antiques centre past the east side of Little Rait farm is visually affected by various containers, stored vehicles and items which have spread to the north bank of the burn beside the churchyard. The pedestrian route from here west along the burn is also ill-defined. Various containers are also stored in the field to the west of the access road into the village and in a dis-used quarry viewed from the churchyard.



Left, machinery and equipment stored at Little Rait Farm



Right, inappropriate replacement window

5.4 In general there are some traditional cottages in the village which have been compromised by replacement windows in non-traditional materials, notably uPVC. These uPVC windows have an acutely two-dimensional profile and appearance.

Building by building analysis

6.1 A comprehensive photographic record of all buildings in the conservation area will be undertaken and retained by the Council for potential future use.

Buildings at risk

6.2 The Smithy, which is in poor condition, is listed on the official Buildings at Risk Register for Scotland. A planning application for development of this site, including the demolition of the Smithy and the Smithy House, was refused by the Council in 2009. A revised planning application involving the retention and extension of these buildings was approved in 2011. The Smithy has been marketed for sale recently.



Former Smithy now a building at risk

6.3 The condition of the Smithy will be monitored. Any other buildings which are or become vacant will also be monitored and proposed for inclusion on the register if considered appropriate. The Smithy House and the Sheiling are currently lying vacant.

Public Realm audit

7.1 The public realm in Rait, ie. those areas of publicly-accessible roads, paths and open spaces, remain relatively informal and rural in character and have not in general been overly formalised or urbanised by the use of standard paving, tarmac surfacing, street lighting and street furniture.

7.2 The burn is the key open space feature forming the heart of the village. Its banks have in places been made up with rubble or dressed stone, and a single-slab stone footbridge survives alongside the smithy. Several small-scale, modern footbridges also feature along the burn. The burn is edged by unenclosed grass banks or verges, flanked in turn by roads/paths with whin dust surfacing and some gravelled areas. Low drystone rubble walls, often made up of rounded glacial field stones, enclose private garden areas adjacent to the burn which in many cases are raised above lane level.

Low stone built retaining wall to sides of burn



7.3 In terms of street furniture, a K6 red telephone box is located beside Annat Hall on the south side of the burn, and there are a few black litter bins of standard design. One or two historic streetlamps survive at the west end which are echoed along the burnside by modern lamps of replica historic design. However in general the level of undesirable street clutter in the village is very low. Its quiet location has meant that very few directional road signs or commercial advertising signs are required.



Left, K6 telephone kiosk, now decommissioned



Right, one of three surviving historic lamp standards

Surveys of specific issues

8.1 All conservation areas contain streetscapes, building types, architectural details, materials or other features which are unique to that area and a result of their historical development. These features contribute to an area's local distinctiveness, the characteristics that lend it a unique sense of place. Some of these characteristics are general or intangible, but others can be quite closely defined.

8.2 The following is not an exhaustive list and will be augmented in the future. It identifies the most important types of features and elements of the townscape which help to shape its identity, but which may be most at risk of incremental erosion. A full survey of each category will be undertaken as part of the building analysis survey. This will provide example images which may be referred to when new development, alterations and extensions are proposed in the area.

Roofscapes



Doors and windows



Materials, decoration and detail



Boundary treatments



Sensitivity analysis

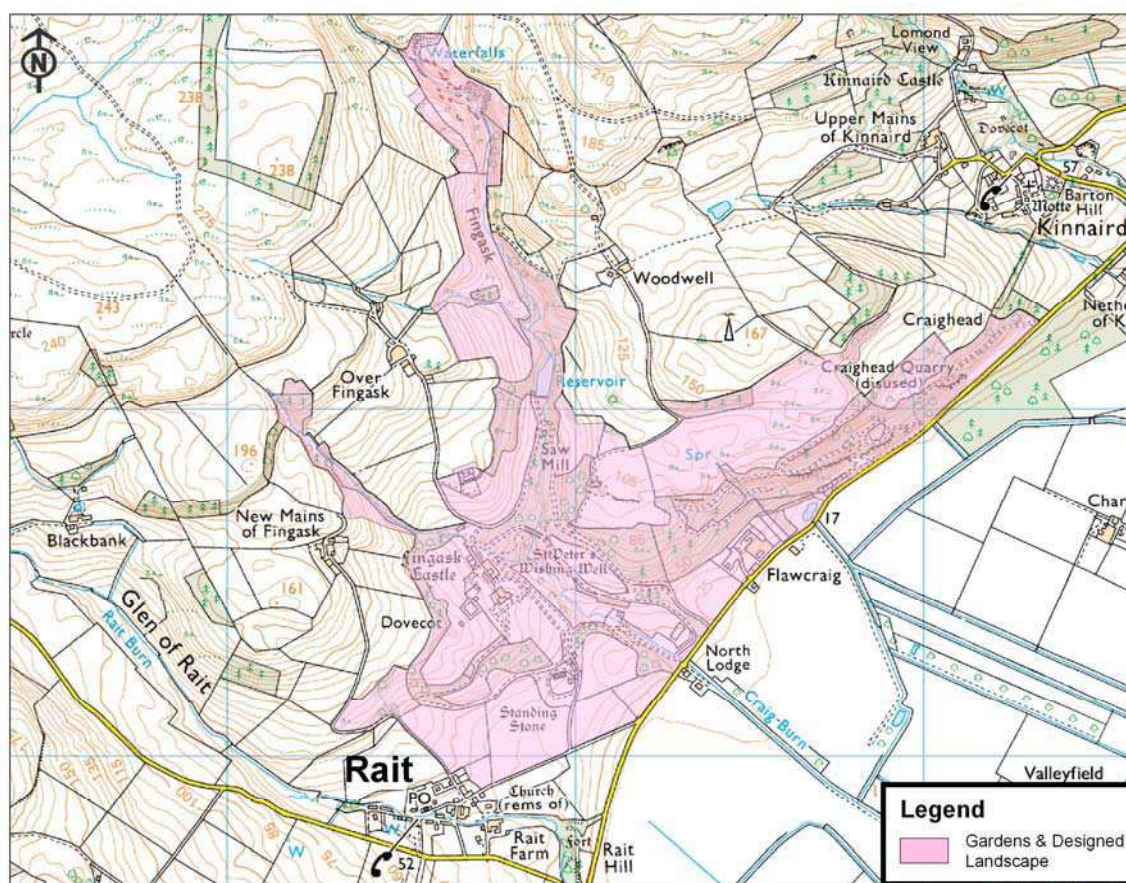
Setting of the conservation area

9.1 The edges of the conservation area can be sensitive to potential development. It is important to preserve and enhance the setting of the conservation area and the design, scale and landscaping of any development must not adversely affect this setting. Views out of the conservation area to the rural landscape immediately surrounding it are particularly important to its character. Existing tree belts should not be adversely affected by development.

Gardens and Designed Landscapes

9.2 The extensive garden and designed landscape of Fingask Castle adjoins the conservation area at its north-east corner. This landscape is included on the inventory of gardens and designed landscapes as one of the oldest gardens in Scotland. The terraces and woodland around the category A listed Fingask Castle date from the late 17th century, while the 19th century topiary and woodland gardens are of high artistic value.

Map 10: Fingask Castle Garden and Designed Landscape



© Crown copyright and database right (2012). All rights reserved.
Ordnance Survey Licence number 100016971.

9.3 The designed landscape and conservation area designations complement each other, and each helps to contribute to and protect the other's setting. Development affecting the settings of both the designed landscape and the conservation area are material considerations for any planning applications in the area. Historic Scotland must be consulted on any proposal potentially affecting the settings of any gardens and designed landscapes on the Inventory.

9.4 The gardens and designed landscapes of Glendoick and Megginch are located around 1-2 miles to the south of Rait, and Rossie Priory c. 3 miles to the north-east. However these landscapes have a limited visual impact on the setting of the village.

Archaeology

9.5 Within the conservation area, the remains of Rait Old Parish Church are designated as a Scheduled Ancient Monument (SAM). Rait Hill fort, just to the east of the conservation area, and souterrains and a ring-ditch in a field to the south are also SAMs. Historic Scotland must be consulted on any proposal potentially affecting scheduled monuments, category A listed buildings, or their settings.

9.6 There are also sites of local archaeological importance within and around the village. Information on non-designated monuments can be found in the Perth and Kinross Historic Environment Record (HER). Enquiries should be directed to the Heritage Officer at Perth and Kinross Heritage Trust (www.pkht.org.uk). Information from the HER can be viewed online via Pastmap (www.PASTMAP.org.uk).

9.7 For any development proposals a programme of archaeological works including an initial evaluation to assess the significance of any deposits may be required in order to protect and record any archaeological remains impacted upon by the development. Depending on the results of the initial evaluation, the programme of archaeological works may include measures for the preservation in situ and preservation by record, through excavation, analysis or publication.

Development pressures

9.8 Rait is already developed to the extent that pressure for major new development within its core is minimal. However pressure for householder development such as extensions and alterations to roofs, elevations windows and doors; conversions or replacement of buildings for residential use, and infill development of single, new dwellings, is evident. Paddocks along the south edge of the village may come under pressure for larger-scale development in future and any such proposals must be carefully considered in order to protect the sensitive historic character, the setting, and views from, of and around the village.

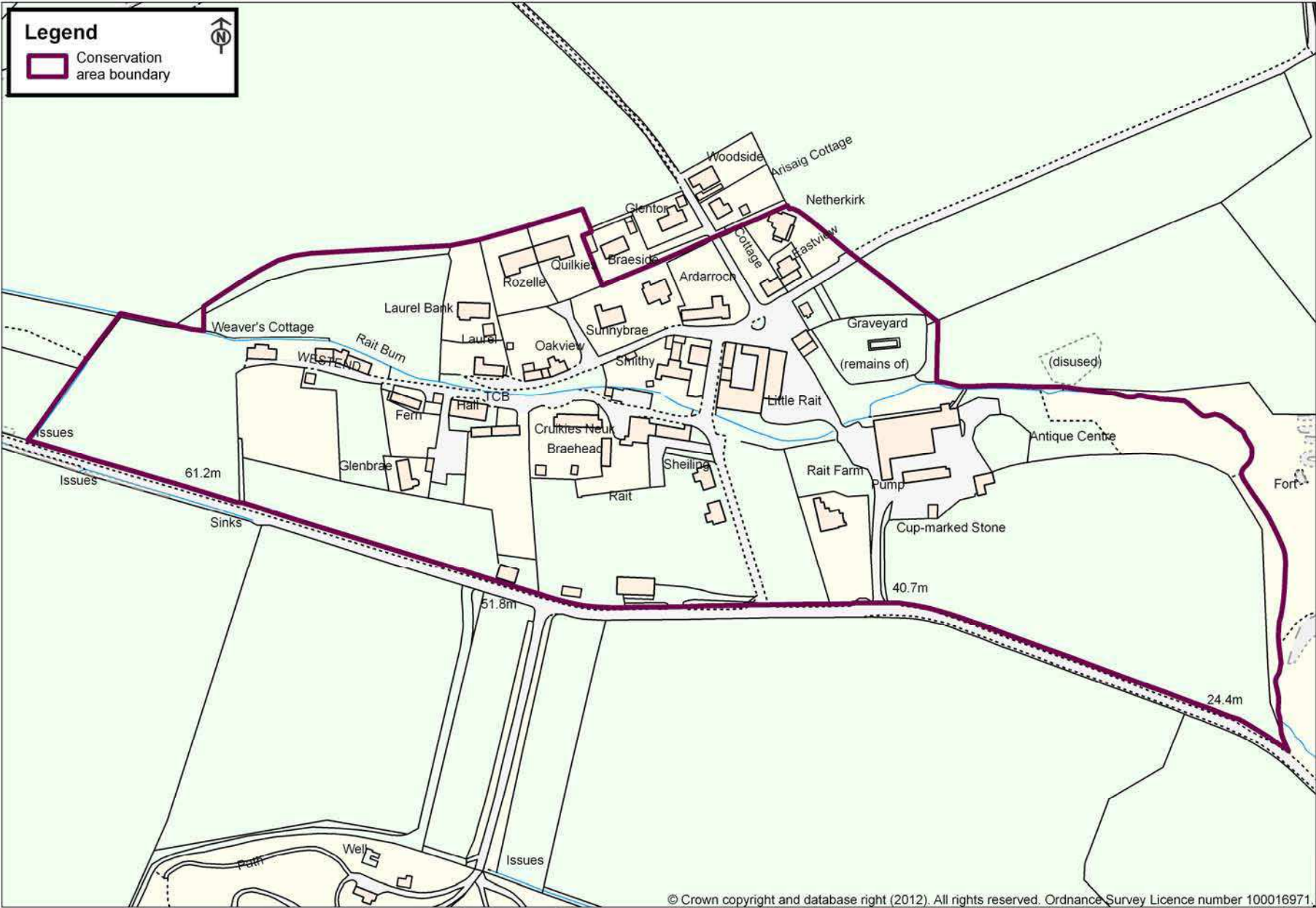
Character areas

10.1 The small scale and pattern of development of Rait cannot readily be broken down into different zones or areas of separate character in a formal sense. However a contrast can be perceived between the fermtoun character of the centre and west of the village arranged in a linear fashion along the burn, and the area at the east end dominated by the buildings of Rait and Little Rait Farm and the Smithy.

Assessment of significance

11.1 Rait is a significant example of a fermtoun, a pre-Improvement agricultural settlement centred around the Rait Burn and preserving evidence of the importance of farming and weaving in its development. The surviving group of 18th and 19th century cottages are particularly noteworthy but also of importance is the group of two farms, associated steadings and smithy at the east end.

Map 11: Conservation area boundary



Chapter 4 CONSERVATION STRATEGY

Using the conservation area appraisal

12.1 The Conservation Area Appraisal (CAA) provides a sound basis for development management and for initiatives to promote environmental and economic improvements. Key issues and features that contribute to the character of Rait are addressed and proposals will be put forward for enhancing the character of the area. This will be done through local consultation with amenity groups, businesses and other community organisations. Public meetings and exhibitions will also be arranged.

12.2 The CAA provides a framework for on-going management of the conservation area in the medium term as well as the near future. The key objectives are:

- To ensure maintenance of the integrity of the conservation area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.

12.3 Implementing these objectives will depend on a number of factors:

- Development proposals must be in accordance with current development plan policies relating to conservation area status and special character of the historic buildings, open spaces and tree groups.
- Design, materials and detailing will require to be in accordance with design guidelines prepared by the local planning authority;
- Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use;
- Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring property and uses;
- The potential for economic regeneration will be considered as a positive factor, subject to compatibility with neighbours.

12.4 Whilst current planning policies provide a framework for protection of the conservation area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:

- Conservation area guidance: design advice covering conservation areas in general will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill in conservation areas;
- Grant aid: the local planning authority will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works;

- Enforcement action: the planning authority will assess any unauthorised works within and adjacent to conservation areas with a view to taking enforcement action where feasible;
- Article 4 Directions: the planning authority is committed to establishing this additional planning tool within the conservation area in order to bring certain classes of permitted development under planning control (as described in paras. 14.4-14.6).
- Repairs Notices: the planning authority will seek to work with owners of listed buildings but may take action in terms of undertaking urgent works or requiring repairs where owners allow buildings to fall into disrepair;
- Compulsory Purchase orders: the planning authority will exercise its rights to acquire buildings in disrepair to assist their repair and conversion in partnership with other agencies;
- Education and training: the planning authority is in the process of establishing links with Historic Scotland, business and enterprise bodies and construction skills providers to facilitate conservation training programmes for building contractors and other interested parties or private individuals. Perth and Kinross Heritage Trust has an ongoing interpretative and outreach education programme in conjunction with other agencies which includes events linked with conservation areas.
- There is a firm commitment from the planning authority to ensure the protection and enhancement of Rait Conservation Area and to use statutory planning powers when these are required. The importance of public consultation with local civic amenity and community groups and local businesses is fully understood and this will continue after the conservation area has been designated and established.

Monitoring and Review

12.5 The conservation area will be monitored through:

- Photographic surveys: a detailed survey of all buildings and open spaces within the conservation area has been undertaken as part of the appraisal and will form a basis for monitoring further change;
- Observation: officers from the planning authority will visit the conservation area at regular intervals to check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;
- Liaison: officers will liaise with local amenity groups, the public and other interested parties as necessary;
- Review: the Conservation Area Appraisal will be monitored and reviewed from time to time depending upon budget constraints and other priorities.

Chapter 5 PROPOSALS

Opportunities for development

13.1 The Adopted Perth Area Local Plan 1995 did not identify specific sites for residential or commercial development within or near Rait. However Rait is identified as a small settlement and the conservation area, which covers a larger area than the settlement boundary, is also shown.

13.2 The Adopted Perth Area Local Plan indicates the need to protect the built and natural environment in the Perth area, balanced with the legitimate needs for development. Conservation areas need to be protected and enhanced (para. 3.39). Policy 24 and proposals map A identifies existing conservation areas and indicates that their architectural or historic character will be retained. Infill and other development will only be permitted where it would not affect the character or amenity of the conservation areas. Policy 25 indicates there will be a presumption against the demolition of listed buildings and a presumption in favour of consent for development involving the sympathetic restoration of a listed building, or other buildings of architectural value. This policy also states that the setting of listed buildings will be safeguarded.

13.3 The Council have recently published one single Proposed Local Development Plan (LDP), covering the whole of Perth and Kinross. The period for representations for the Proposed LDP ended on 10 April 2012 and the examination is currently anticipated in 2013. A tighter settlement boundary is identified for Rait to reflect its character and the conservation area boundary is also shown. No development sites at or near Rait are proposed in the LDP. A similar but updated policy framework relating to listed buildings and conservation areas applies (Policy HE2 and HE3).

13.4 It is important to preserve and where possible enhance the conservation area and its setting. The design and scale of any development must not adversely affect this setting.

Conservation area boundary

14.1 The conservation area was first designated in 1973. Virtually the whole of the village (apart from some modern development to the north) and its immediate environs to the south, east and west are included within the conservation area boundary. During the current re-appraisal and review no modifications or amendments to the boundary are thought to be necessary.

14.2 The appraisal and conservation area boundary will be kept under review in future re-appraisal cycles.

Effects of permitted development

14.3 There are examples in the village of development which would not have required planning permission under the General Permitted Development Order 1992, called 'permitted' development', but which in some cases, are not appropriate to the traditional character of the townscape.

14.4 The Scottish Government has recently issued a new General Permitted Development Order (February 2012) which restricts householder permitted development rights in conservation areas, such as replacement windows and satellite dishes. However there are still types of development which are classed as "permitted development" such as the alteration or removal of stone walls or railings which do not bound the curtilage of a dwelling-house; some forms of telecommunications development, development by statutory

undertakers (water, gas, electricity, road transport, post office and sewerage) and development by local authorities, including lamp standards and street furniture.

14.5 Under Article 4 of the Town & Country Planning (General Permitted Development) (Scotland) Order the local planning authority can seek the approval of the Scottish Ministers for Directions that restrict permitted development rights. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. An Article 4 Direction is no longer needed for householder development. However, it is considered that an Article 4 Direction will still be required for certain types of development, including development by statutory undertakers and the local authority.

14.6 In Rait the townscape is vulnerable to some if not all classes of permitted development. In order to maximise the benefit of a conservation area designation it is considered that an Article 4 Direction for Rait Conservation Area should be drafted for Scottish Ministers approval (Draft Article 4 Direction shown in Appendix 2).

Advertisements

14.7 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 in a conservation area through regulation 11 of the 1984 Regulations. Certain types of advertisements, such as shop, business or tourism related signage, can have an impact on the overall quality of the townscape. However, there are no commercial businesses in Rait apart from those based at the Rait Antiques Centre. It is therefore considered that additional advertisement controls are not necessary in Rait Conservation Area.

Trees

14.8 There is a case for Tree Preservation Orders (TPOs) to be formulated within the setting of Rait if there are trees which are under threat and are considered to be of high visual amenity and important to the setting of the conservation area.

14.9 Any proposals to fell, top or lop trees within the conservation area will be subject to certain planning management controls under the Town & Country Planning Act. Under this Act the local planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. The planning authority then has the opportunity to discuss suitable management of the tree(s) with the owners, such as thinning rather than lopping. The planning authority would also have the option to propose protection by Tree Preservation Order (TPO). Failure to give notice of intention to fell, top or lop trees within the conservation area will render the person liable to the same penalties as for contravention of a TPO, which could involve a fine not exceeding £20,000 per tree.

Opportunities for enhancement

15.1 The unkempt area in the centre of the village around the Smithy would benefit from landscaping works including the removal of metal fencing and the improvement of boundary treatments and the environs around the burn. Planning consent was granted in August 2011 for the development of this site, including the refurbishment and extension of the Smithy and Smithy House and the erection of a dwelling-house to the west of the Smithy, subject to a detailed landscaping and planting scheme. So far no development has taken place. In the interim a visual improvement of this key area in the village should be carried out.



Land associated with former smithy site



Containers and equipment occupying the field bordering the approach road into Rait

15.2 An enhancement project including the rationalisation of machinery, containers and other stored or deposited items should be considered. Areas suggested for attention are the route between Little Rait farm and the churchyard and the field immediately to the west of the access road into the village.

15.3 A planting scheme to enhance the natural frame of the churchyard and stabilise the west and south slopes of the churchyard knoll would be desirable. Also, the former route west along the north bank of the burn could be improved as a pedestrian path with suitable surfacing in natural materials.

Former route between Little Rait Farm and centre of village, former smithy site



15.4 The bridge over the burn for the road into the village is in a state of dis-repair. Repairs in the short-term and an enhancement scheme for the long-term need to be considered.

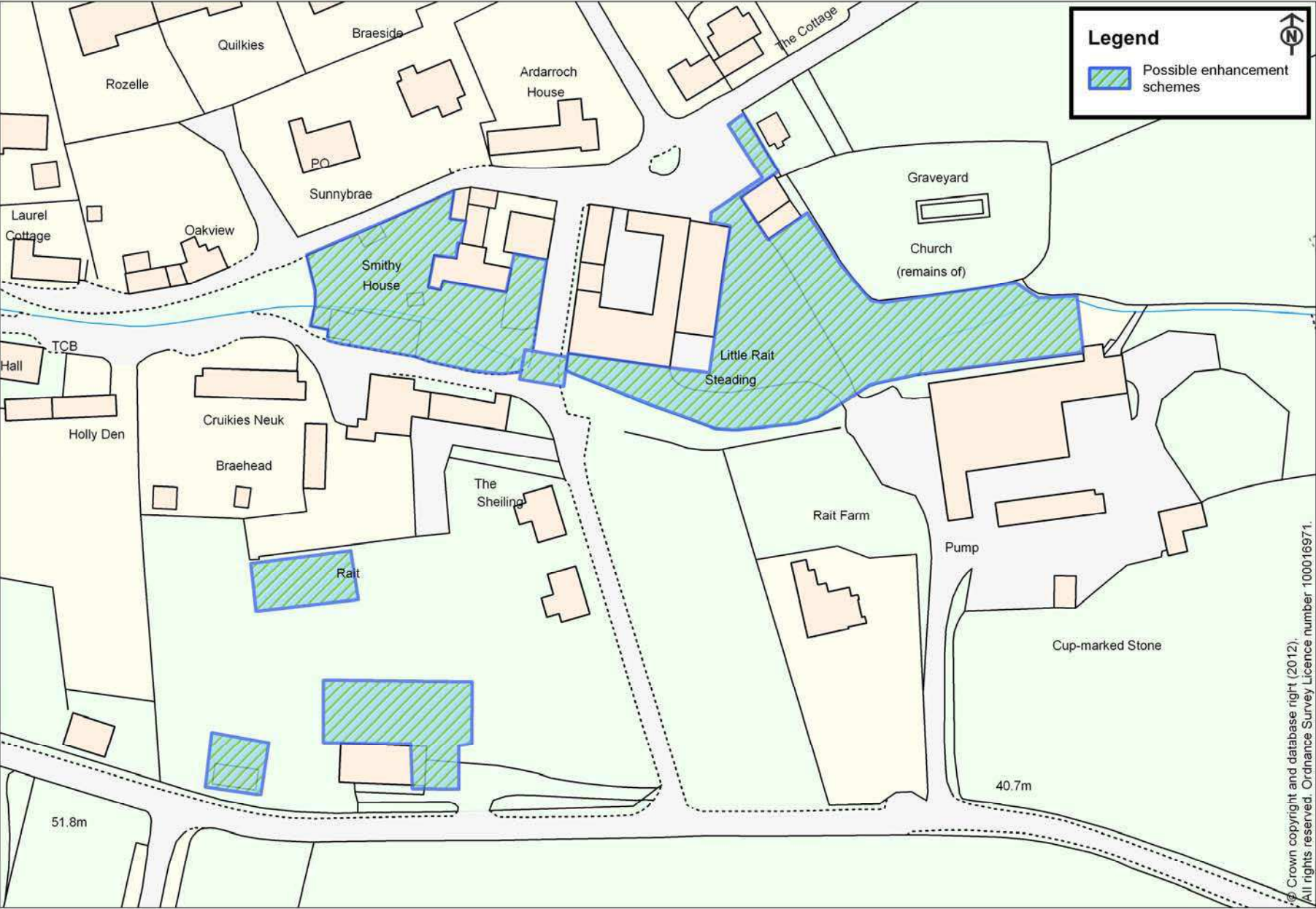
15.5 Please note that these represent initial ideas for potential projects. There will be early consultation with the local community, including the Community Association, Community Council and other local groups, before any firm proposals are developed further.

Pathway routes

15.6 The management of the conservation area provides an opportunity for the development and enhancement of path networks through Rait and around the local area. The Core Path Plan identifies key routes around the village linking to wider networks allowing access throughout the area. There may be scope for improving or extending existing routes linking to the Core Path network and enhancing routes to historic features outwith the conservation area. The possibility of interpretation boards will also be explored.

15.7 Enhancement of the conservation area will be achieved through a variety of agencies and routes: through schemes promoted by the local authority (Perth and Kinross Council) in partnership with local or national agencies, through private business enterprise and development or via conditions or legal agreements attached to planning consents. Funding may be available from a variety of sources including Perth and Kinross Council; Perth and Kinross Heritage Trust; Historic Scotland or the Heritage Lottery Fund, depending on these organisations' priorities and resources at the time.

Map 12: Potential enhancement sites



APPENDICES

1) Tay Landscape Partnership Scheme

A Landscape Partnership Scheme, led by Perth & Kinross Countryside Trust and Perth and Kinross Heritage Trust, has been developed to conserve and regenerate the environs of the River Tay and its confluence with the River Earn. It is proposed to develop a programme of reed-bed management, protect remaining orchards and conserve historic buildings and promote regeneration of historic settlements. Further access improvements to the river are proposed with new path networks and other initiatives so that people can get down to the river.

The environs of the Rivers Tay and Earn and the Carse of Gowrie, are rich in biodiversity, agriculture and history but are little appreciated or visited by the public.

The area contains the largest single area of reed-beds in the UK while the river contains the greatest volume of freshwater of any UK river. Its wetlands, drained by medieval monks, were the home of massive orchards which in more recent times have given way to Tayside's famous soft fruit industry. The area is also an important breeding site for rare birds.

The area has evidence of prehistoric human activity with several Neolithic and Bronze Age ceremonial sites. The Palace of Forteviot, dating back to the Pictish aristocracy of the 8th and 9th centuries, is the earliest identified royal centre in Scotland. It is considered the true 'Cradle of Scotland' as it was here that the Picts and the Gaels joined to form the medieval state of Alba. There is also one of the largest concentrations of temporary Roman camps in Britain, indicating that Tayside was one of the frontiers of the Roman Empire.

Proposals for the Landscape Partnership Scheme will be informed by a range of bodies including Perth and Kinross Council and the Community Council.

2) Article 4 Direction

Town & Country Planning (Scotland) Act 1997
Form of Direction by Planning Authority under Article 4(8)
Town and Country Planning (General Permitted Development)
(Scotland) Order 1992

Rait Conservation Area

The Perth & Kinross Council (Restriction of Permitted Development)
(Rait) Direction 2012

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 7 - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- 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 38 - water undertakings;
- Class 39 - public gas transporters;
- Class 40 - electricity undertakings;
- Class 41 - tramway or road transport undertakings;
- Class 43 - universal service providers; and,
- Class 43A - sewerage undertakings;

should not be carried out within the Conservation Area of Rait (area of land as described in the Schedule hereto) unless permission is granted on an application in that behalf, hereby directs that the permission granted by article 3 in respect of:-

Classes 7, 16, 27, 30, 38, 39, 40, 41, 43 and 43A, as described above, shall not apply

This direction may be cited as the Perth & Kinross Council (Restriction of Permitted Development) (Rait) Direction 2012.

Signature

Designation

Chief Executive's Service – Legal
Perth and Kinross Council
2 High Street
Perth PH1 5PH

SCHEDULE

The area of land hatched in red on the plan annexed and executed as relative hereto, in the district of Perth & Kinross Council.

Note: The plan annexed to the Direction should be executed in the same way as the Direction and duly docketed with reference thereto.

Sources

Abbott, D.M., *A Ramble in Rait*, revised 1999
Brotchie, Alan, *Old Carse of Gowrie – West with Kinfauns, Glencarse, Errol and Rait*, 2009
Gifford, John, *The Buildings of Scotland, Perth and Kinross*, New Haven/London 2007
Haynes, Nick, *Perth & Kinross, An Illustrated Architectural Guide*, Edinburgh 2000
Melville, L, *Fair Land of Gowrie*, 1939
Pride, Glen L., *Dictionary of Scottish Building*, Edinburgh 1996

Web sources

Perth and Kinross Historic Environment Record, www.pkht.org.uk
Rait Community Association website, www.rait-village.co.uk
Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS)
Canmore website canmore.rcahms.gov.uk

Documentary and image resources held by the Archives and Local Studies at A.K. Bell Library, Perth, are also gratefully acknowledged.

If you or someone you know would like a copy of this document in another language or format, (on occasion only a summary of the document will be provided in translation), this can be arranged by contacting
TES Equalities 01738 476558/476407 Email: TESEqualities@pkc.gov.uk

إن احتجت أنت أو أي شخص تعرفه نسخة من هذه الوثيقة بلغة أخرى أو تصميم آخر فيمكن الحصول عليها (أو على نسخة معدلة لمخصص هذه الوثيقة مترجمة بلغة أخرى) بالاتصال ب:
الاسم: TES Equalities/Email: TESEqualities@pkc.gov.uk
رقم هاتف للاتصال المباشر: 01738 476558/476407

اگر آپ کو یا آپ کے کسی جاننے والے کو اس دستاویز کی نقل دوسری زبان یا فارمیٹ (بعض دفعہ اس دستاویز کے خلاصہ کا ترجمہ فراہم کیا جائے گا) میں درکار ہے تو اس کا بندوبست سروس ڈیولپمنٹ TES Equalities/Email: TESEqualities@pkc.gov.uk سے فون نمبر 01738 476558/476407 پر رابطہ کر کے کیا جاسکتا ہے۔

如果你或你的朋友希望得到這文件的其他語言版本或形式 (某些時候，這些文件只會是概要式的翻譯)，請聯絡
TES Equalities 01738 476558/476407 Email: TESEqualities@pkc.gov.uk
來替你安排。

Jeżeli chciałbyś lub ktoś chciałby uzyskać kopię owego dokumentu w innym języku niż język angielski lub w innym formacie (istnieje możliwość uzyskania streszczenia owego dokumentu w innym języku niż język angielski), Proszę kontaktować się z
TES Equalities 01738 476558/476407 Email: TESEqualities@pkc.gov.uk

P ejete-li si Vy, anebo n kdo, koho znáte, kopii této listiny v jiném jazyce anebo jiném formátu (v n kterých p ípadech bude p eložen pouze stru ný obsah listiny)
Kontaktujte prosím TES Equalities 01738 476558/476407
Email: TESEqualities@pkc.gov.uk na vy ízení této požadavky.

Если вам или кому либо кого вы знаете необходима копия этого документа на другом языке или в другом формате, вы можете запросить сокращенную копию документа обратившись
TES Equalities 01738 476558/476407 Email: TESEqualities@pkc.gov.uk