

Conservation Area Designation for Panmure Estate, Angus

Purpose

The purpose of this paper is to undertake an initial desk study and outline the considerations given in determining whether a conservation area designation should be pursued at Panmure Estate, Angus which is located to the north of the A92 and west of the B9128. It is approximately 3km north of Carnoustie town centre. It should be noted that this is not an in-depth full analysis as would be concluded as part of any actual designation.

A request was made by East Haven Together Group for consideration to be given to designation of a conservation area following an enquiry in February 2016.

Background to Conservation Areas

“Conservation areas are crucial to the conservation of our environment. There are over 600 conservation areas in Scotland. Many were designated in the early 1970s, but some have since been re-designated, merged, renamed, given smaller or larger boundaries and new ones have been added. They can cover historic land, battlefields, public parks, designed landscapes or railways but most contain groups of buildings extending over areas of a village, town or city. To safeguard them for the enjoyment and benefit of future generations any new development should preserve or enhance their varied character.”

“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 appearance of the area. Some planning authorities choose to require positive enhancement through good quality design rather than creating a neutral effect.”

(Source: <http://www.gov.scot/Resource/Doc/37428/0009675.pdf>)

Conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. *S.61 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997*

Sources of Information

A number of sources of information have been used in researching historical information about the estate and considering legislative processes. This includes:

<http://www.gov.scot/Publications/2004/12/20450/49062>

<http://www.gov.scot/Resource/Doc/37428/0009675.pdf>

<http://www.easthavenangus.com/385962720>

www.canmore.org.uk

Kirsty Macari, Senior Planning Officer (Environment & Development Plan)

Completed May 2016.

<http://www.monikie.org.uk/panmure4.htm>

<https://www.historicenvironment.scot/>

<https://www.historicenvironment.scot/advice-and-support/>

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

Ancient Monuments and Archaeological Areas Act 1979 (as amended by the Historic Environment (Amendment) (Scotland) Act 2011).

Historic and Archaeological Interest

There are a number of listed buildings/monuments on the estate and a number of maps showing areas of archaeological interest as shown on the map in Appendix 1 to this paper. These are listed below. There is no designated garden and designed landscape although Historic Environment Scotland (then Historic Scotland) included it on a working list for consideration however following discussion with HES as part of reviewing this paper it was confirmed that no actual designation had taken place.

Panmure Castle and Moat SM2870

Panmure Estate – Artificial Ruins LB19877 Category B

Panmure Estate – Panmure Castle Bridge over Monikie Burn **LB18412** Category B

Panmure Estate – Commemorative Column LB18419 Category A

Panmure Estate – Former Stables and Service Court LB49308 Category B

Panmure Estate – Gardener’s House LB18413 Category B

Panmure Estate - Gazebo, Corrieara Den (1) LB18414 Category B

Panmure Estate - Gazebo, Corrieara Den (2) LB18415 Category B

Panmure Estate – Montague Bridge over Monikie Burn LB18416 Category B

Panmure Estate – East Gate LB18421 Category B

Panmure Estate - West Gate LB18418 Category A

Panmure Estate – Margaret’s Mount LB 18420 Category B

Panmure Estate – Camus Cross LB17608 Category B

Panmure Estate – Commemorative Column LB17607 Category B

Clearie Woods – Archaeological Interest

Kirsty Macari, Senior Planning Officer (Environment & Development Plan)

Completed May 2016.

Boath Burn – Archaeological Interest

Panmure House – Archaeological Interest

Panmure Castle and Grounds – Archaeological Interest

There are likely a small number of properties on the estate which will fall within the determination of curtilage listed i.e. boundary walls, structures or buildings however these have not been included within this assessment and are not necessary as part of this consideration.

Consideration

In order to consider whether a conservation designation is appropriate for an area then the following may be taken into account:

- Areas of significant architectural or historic interest and can include street pattern, space, planned towns and villages and historic gardens and designed landscapes
- Architectural or historic importance
- Distinct character, uniqueness or value as a good example of an unusual local or regional type
- Its value within the wider context of the village or town
- Its present condition and the scope for significant improvement and enhancement.

Historical Development

The following has been taken from the statutory list description as created by Historic Environment Scotland.

“The former Stables and Service Block, Panmure Estate, are significant value for several reasons. They are the only extant sections of Panmure House, a building which had great architectural and historical interest both for its long association with the Maule family, and because of the eminent architects (Mylne, Bruce and Bryce) who contributed to its fabric and setting. The U-plan block retains the footprint and position of the 17th century south service wing (the 'kitchen court'). These buildings are also valuable examples of Bryce's work in their own right and contribute to knowledge of the general development and design of the service wings of large country houses in the 19th century.

The Panmure Estate was a seat of the Maule family for many centuries. Panmure Castle (the ruins of which lie to the SE of the stables) is thought to have been built around 1224 by Sir Peter Maule following his marriage to Christiana de Valloniis, the heiress to the estate. In 1666, the 2nd Earl of Panmure commissioned John Mylne, Master Mason to the King, to design a new mansion house. Alexander Nesbitt, an Edinburgh mason, superintended the work following Mylne's death the following year. The new Panmure House was an impressive Scots Renaissance building with ogee-

Kirsty Macari, Senior Planning Officer (Environment & Development Plan)

Completed May 2016.

roofed corner towers to the west front and convex quadrant links leading to flanking service pavilions. It is thought that Sir William Bruce may also have produced plans for the new Panmure House, but there are none extant. He did however make some slightly later alterations, and also designed the Renaissance Commemorative Column (circa 1694; Category A, see separate List Description) and the West Gates (circa 1672; Category A, see separate List Description).

In the 1850s, the house underwent considerable alteration and remodelling to the designs of David Bryce, commissioned by Fox Maule Ramsay, the 2nd Baron of Panmure. This work took place between 1852 and 1855 and included the addition of a central tower to the west front, corner towers to match Mylne's to the east front and the remodelling of the service wings. Bryce also designed various buildings in the surrounding estate including the East Gate and Lodges, Gardeners House and the Montague Bridge (all extant; see separate List Descriptions).

In his alterations to the service wings of Panmure House, Bryce substantially retained the position and footprint of the 17th century wings, remodelling them with Jacobean detailing, but replaced the quadrant links with more substantial gabled linking blocks and built an additional courtyard to the south-east of the south service court. In 1860, Fox Maule Ramsay inherited the title of Earl of Dalhousie and made Brechin Castle his home: as a result, despite its recent remodelling, Panmure House was to be very rarely used for the remainder of its existence, excepting its use during WW11 by billeted soldiers. In 1950, the Panmure estate was sold to pay death duties following the death of the 15th Earl. The new owners gutted the interior of the house and in 1955 demolished it by blowing it up. The only extant remnants of Panmure House are the U-plan block (the western half of the south service court) and the courtyard linked to its south-east corner. The massive classical fireplace is thought to have been removed from an older building and reinstalled; it is probable it was removed from Panmure House and reused in the service block during Bryce's remodelling. It appears to be 17th century / early 18th century with a later infill to suit a coal fire.

The estate dates back to the 13th century when Panmure Castle was thought to be built around 1224. It was the seat of the Maule family for many centuries."

Analysis

Taking account of the above information, review of mapping, data sources and history of the site it is considered that the estate has an interesting and evolved development history. The estate is home to a number of listed buildings and an ancient monument and like many areas in Angus has a number of areas of archaeological interest.

It is noted that the site has changed ownership in recent years.

The listed buildings and scheduled ancient monument are afforded protection through their own specific sections of legislation. Development which may affect the structure or in fact the setting of any such structure is considered as part of the legislation. Any change will be carefully assessed against the relevant legislation and should not be considered to have a negative impact. Any archaeological impacts are considered through the planning process and where appropriate measures are put in place to take account of any interest.

Kirsty Macari, Senior Planning Officer (Environment & Development Plan)

Completed May 2016.

The estate has some historical interest but following discussion with Historic Environment Scotland to ascertain the position regarding the Gardens and Designed Landscape at the time when consideration was being given to potential sites for inclusion in the inventory that it was not at that time included.

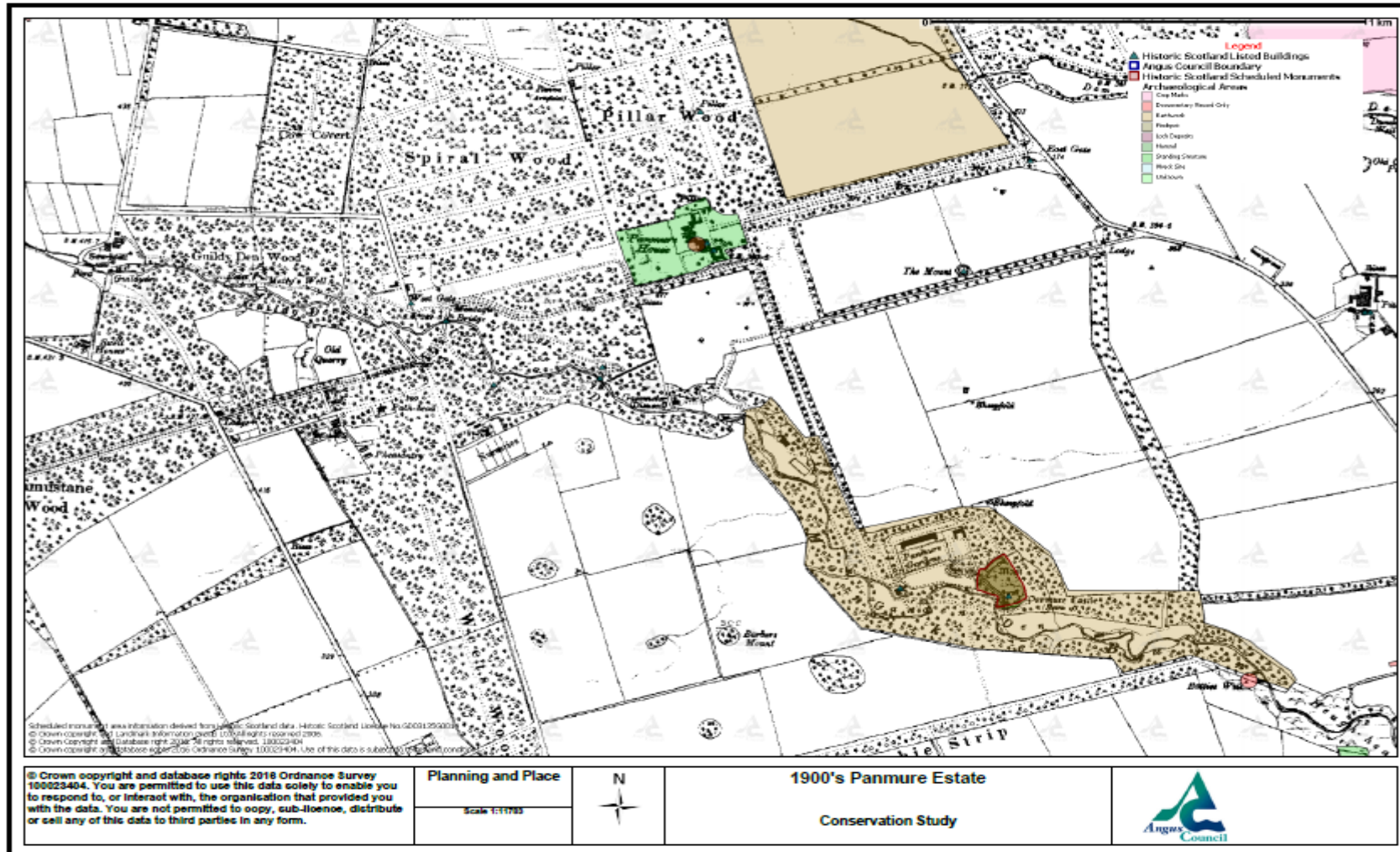
Many estates in Scotland, either in singular or multiple ownership continue to manage change through the above legislation and do not have conservation area status afforded to them.

Conclusion

It is considered that the Panmure Estate, its overall significance and the associated protection of structures are offered sufficient protection by the existing position and that it is not felt necessary to pursue designation of a conservation area. Any proposals for change on the estate to date have been managed effectively and therefore it is not considered that there is any risk to the historic environment. Reference is made to the above where inclusion on the Gardens and Designed Landscape Inventory by Historic Environment Scotland may be more appropriate however this is managed directly by Historic Environment Scotland.

Kirsty Macari, Senior Planning Officer (Environment & Development Plan)

Completed May 2016.



Kirsty Macari, Senior Planning Officer (Environment & Development Plan)

Completed May 2016.