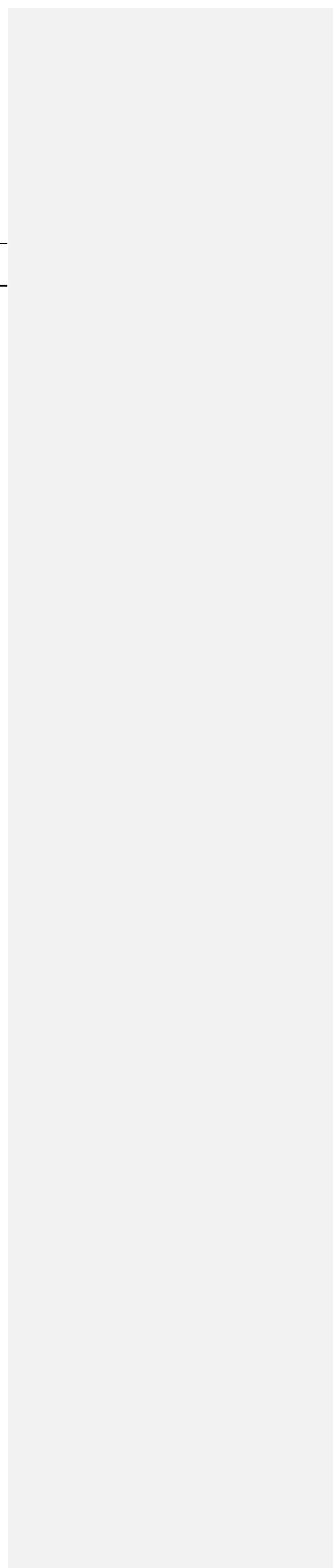


Kinross-shire Civic Trust

MILNATHORT

Proposal for a
Conservation Area



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1. EXECUTIVE SUMMARY

Kinross-shire Civic Trust has always been sensitive to the fact that Milnathort is one of the original old villages of Kinross-shire. This is displayed by the fact that it has many historic features and buildings within its boundaries and indeed it already has some 35 properties listed by Historic Scotland. However the Trust believes that the village warrants a greater recognition in order that the essential character of the village can be conserved.

1.1 Situation

Milnathort sits close to the northwest corner of Loch Leven and on the Fochy Burn, which nowadays flows through the middle of the village. At one time the main road from Perth down to the Queensferry and onto Edinburgh, passed through the middle, but today it is bypassed by the M90.

1.2 Origins

The name Milnathort has many origins and on some old maps it is referred to as Mills of Forth. By the late 1790s the mills comprised of two waulk mills and five grain mills as well as a distillery. In the early 19th century, handloom production of cotton goods was the principal industry, superseded from the 1830s by the manufacturer of woollens and linens. This reflected the sheep farming surround the area and the production of flax as an arable crop.

1.3 Market Town

Milnathort was the old Market Town for Kinross-shire and as such had a very important place in the County. This is reflected in the number and different types of shops that were spread along the main streets.

There were two market sites in the town, one up Wester Loan, which explains why it is such a broad street and one down at the south end of the town

The main shopping street was South Street. In the 1930s, starting from the cross roads, there was a drapery, followed by a boot and shoe shop and then there was a stationer and camera shop, the proprietor of which provided many of the postcards which exist to this day and show what Milnathort was like in the early 20th century. Large volumes of coaching traffic delivered patrons to the many hotels in Milnathort, which principally gathered around the cross roads.

1.4 Important Sites

Within and around Milnathort there are a total of 35 Listed Buildings. Of these one, Burleigh Castle is a Grade A Listed building, 16 are Grade B Listed buildings and 17 Grade C(S) Listed buildings. This is a very high number of Listed buildings for such a small area and underlines the historical importance of Milnathort.

The Back Loan is an important little lane running behind the Town Hall and Road with several Listed Buildings along its length. Wester Loan runs north from the crossroads and widens out, splitting into 2 roads and was the site for one of the important market places.

1.5 Conclusion

Milnathort is a very historical settlement and there are very important buildings and areas within its boundaries, which are worthy of conservation. It is certainly not the intention to preserve the settlement, but ensure that any future developments recognise the history of the area and are sympathetic to that history

2. INTRODUCTION

Milnathort is one of the two major settlements in Kinross-shire. Over the years Perth and Kinross Council and its predecessors have created Conservation Areas within the County and it is surprising that Milnathort, by virtue of its history and the number of historic buildings within the town, has not been created a Conservation Area itself. The number of Listed Buildings within and around Milnathort amounts to 35 buildings. The full list is in Appendix A.

There is a proposal for the Conservation Area Boundary in Appendix B

The existing Conservation Areas in Kinross-shire are Kinross - the old County Town, Cleish, Kinnesswood, Scotlandwell and Wester Balgedie.

3. HISTORY

3.1 Situation

Milnathort sits close to the northwest corner of Loch Leven and on the Fochy Burn, which nowadays flows through the middle of the village. At one time the main road from Perth down to the Queensferrys and onto Edinburgh, passed through the middle, but today it is bypassed by the M90.

3.2 Origins

The name Milnathort has many origins and on some old maps it is referred to as Mills of Forth. (See Appendix C) This reflects the mills which were established. By the late 1790s the mills comprised two waulk mills and five grain mills as well as a distillery. In the early 19th century, handloom production of cotton goods was the principal industry, superseded from the 1830s by the manufacturer of woollens and linens. This reflected the sheep farming surround the area and the production of flax as an arable crop. Industry however declined in the 20th century and the village has expanded with housing round the old boundary.

3.3 Market Town

Milnathort was the old Market Town for Kinross-shire and as such had a very important place in the County. This is reflected in the number and different types of shops that were spread along the main streets.

There were two market sites in the town, one up Wester Loan, which explains why it is such a broad street and one down at the south end of the town

The main shopping street was South Street. In the 1930s, starting from the cross roads, there was a drapery, followed by a boot and shoe shop and then there was a stationer and camera shop, the proprietor of which provided many of the postcards which exist to this day and show what Milnathort was like in the early 20th century. These shops exist to this day although the ownership and use of them has somewhat changed since that time.

Being on the Great North Road, large volumes of coaching traffic delivered patrons to the many hotels in Milnathort, which principally gathered around the cross roads.

The original route into Milnathort came along the Old Perth Road and Back Loan and ended at the cross roads on the north side, crossing the Back Burn by a ford. The increasing volumes of traffic and its importance ended in the New Road as we know it

4. CONSERVATION BOUNDARY

The original village is mainly a linear one stretching along the main roads, the A90 coming from Perth in the north along the Perth Road to the original cross roads, meeting the A91 from the Hill Foots road and then departing along South Street (A91) towards Kinross.

To the south of the New Road, the old housing is one house deep. On the other hand, to the north, as well as New Road, the housing is either side of Back Loan, Old Perth Road and Victoria Avenue. Stretching up Wester Loan there is old housing both sides before the road splits up Manse Road, again with old housing fanning out on both sides

5. IMPORTANT BUILDINGS

Within and around Milnathort there are a total of 35 Listed Buildings. Of these one, Burleigh Castle is a Grade A Listed building, 16 are Grade B Listed buildings and 17 Grade C(S) Listed buildings. This is a very high number of Listed buildings for such a small area and underlines the historical importance of Milnathort. Within the bounds of the old village itself there are 19 Listed buildings. There are many more buildings which are worthy of conservation and which may be identified for future Listed status.

Many of the old buildings obviously were thatched at one time. This can be seen by looking at the gable ends where the 'modern' slated or tiled roofs are set a noticeable depth below the gable end skewes. The replacement of the thatched roofs occurred after the construction of the railways, which allowed the importation of slates and tiles for roofing.

Walking along South Street, one can look down into basement levels, which are now set below street level. These are the original street levels, but when the road was levelled out at the end of the 19th century, many of these old ground floor levels were to be found at a lower level than the new road.

5.1 Churches

Antiburgher Church, Church Street. Secularised, the ground floor openings and the interior altered. Tall piendroofed rubble-walled rectangle of five bays by four, built in 1764, enlarged in 1790 and 1816.

Burgher Church, Perth Road. Secularised. Built by James Milne in 1821-22.

Milnathort United Presbyterian Church, South Street. It was converted to housing in 1994. It's tall Spire predominant in the Village and the surrounding countryside.

Orwell Parish Church, Ba' Hill. T-plan kirk built of coursed rubble, originally harled. Started in 1729 and heightened in 1797. The interior refurnished in 1874 and stained glass windows added on either side of the pulpit in 1875.

The Graveyard was enclosed with a wall in 1736 and enlarged in 1782 and 1808. The Session house was designed and built by Alexander Forfar in 1828

5.2 Other Buildings

Milnathort Town Hall, a Grade B building right on the cross roads at the centre

Back Loan, house 3 to 10, Grade B and C houses

Wester Loan, houses 20 - 26, Grade C houses

Thornton House, 1 Perth Road, Grade B

Burleigh Castle, Grade A

Hattonburn House, Grade C

Orwell House (old Orwell Manse), Grade B dwelling

There are other Listed Buildings, listed in Appendix A1.

It is also important to state that there are other buildings in Milnathort which should be worthy of being Listed but which have not been created so far.

6. IMPORTANT SITES

Back Loan. This is an important little lane running behind the Town Hall and New Street with several Listed Buildings along its length.

Wester Loan, which runs north from the cross roads and widens out, splitting into 2 roads. This was the site for one of the important market places.

At the south end of the town, there was also an important Livestock Market, designated now by the new name of Market House.

7. GENERAL

7.1 Designation and Review

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance”. Local authorities have a statutory duty to identify and designate such areas.

This Report is an attempt to introduce the facts about Milnathort, so that a review process could be begun as the first stages in the preparation of a Conservation Area in Milnathort.

Accompanying the Report is a proposal for the Conservation Area Boundary.

The Review will provide the opportunity to assess the justification for designation, consider the validation of the boundaries, identify opportunities for enhancement and set management priorities.

7.2 Summary

Kinross-shire Civic Trust feels that the above information presents a strong validation for the creation of a Conservation Area in Milnathort.

Milnathort is a very historical settlement and there are very important buildings and areas within its boundaries, which are worthy of conservation.

It is certainly not the intention to preserve the settlement, but ensure that any future developments recognise the history of the area and are sympathetic to that history.

APPENDIX A
**Record of relevant
Listed Buildings**

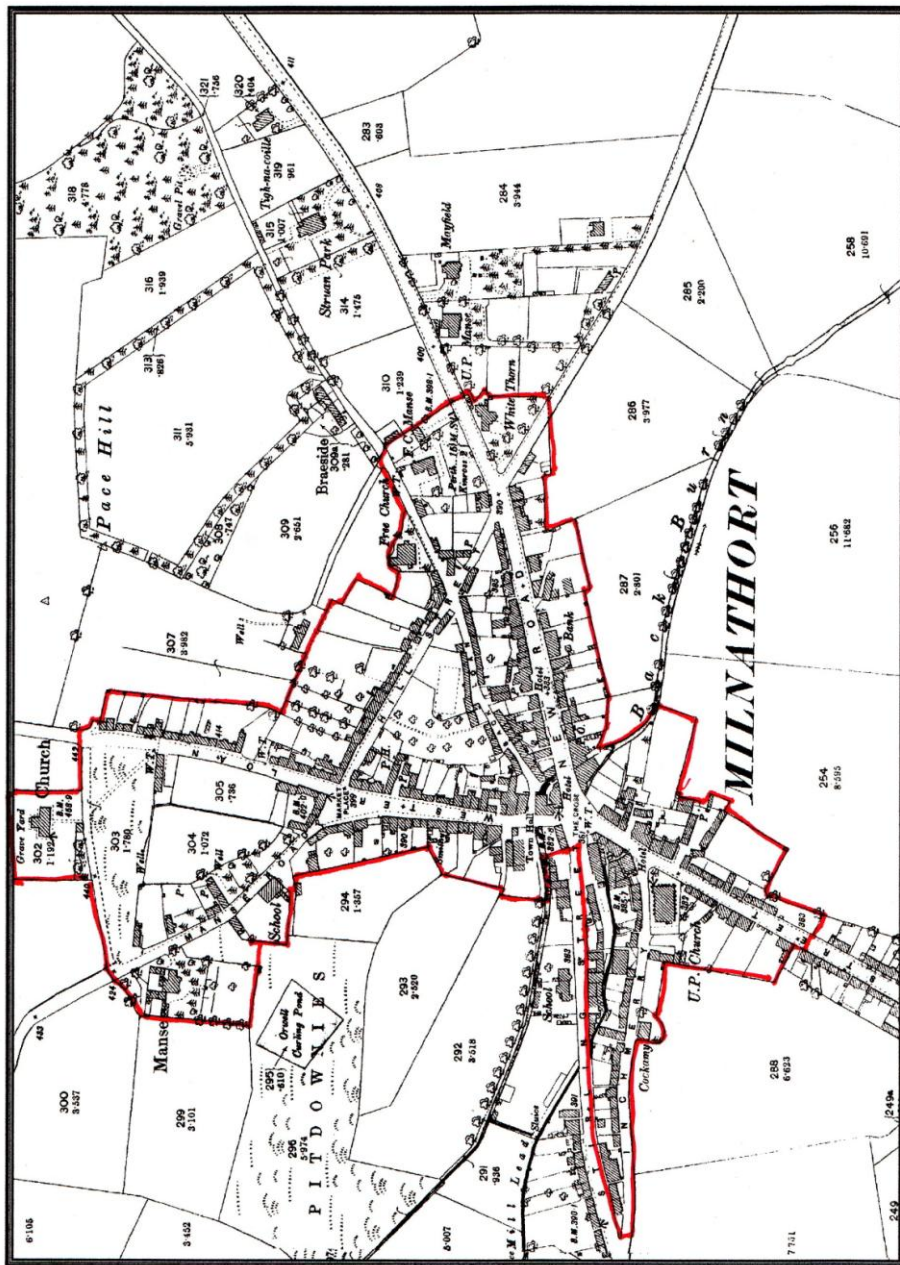
A1. LISTED BUILDINGS

1 Perth Road (Thornton House), Grade B, B996 Milnathort
20 – 26 Wester Loan, Grade C(S), Wester Loan, Milnathort
21 – 23 New Road, Grade C(S), A911, Milnathort
3 Back Loan, Grade C(S), Milnathort
5 – 7 Back Loan, Grade C(S), Milnathort
8 – 10 Back Loan, Grade B, Milnathort
Burleigh Castle, Grade A, A911, Milnathort
Burleigh Farm, Grade B, A911, Milnathort
Cross Keys Inn, 34 – 36 Wester Loan, Grade C(S), Milnathort
Hattonburn House, Grade C(S), M90, Milnathort
Hattonburn House, former Coach House, Grade C(S),
Mill House, 2 Stirling Road, Grade C(S), Milnathort
13 Manse Road, Grade C(S), Milnathort
Royal Hotel including ancillary structures, South Street, Grade B, Milnathort
Store (Old Free Church), Old Perth Road, Grade C(S), Milnathort
The Cross, Town Hall, Grade B, Wester Loan, Milnathort

In addition to the above there are a number of significant buildings within Milnathort which merit being considered for Listing

APPENDIX B
**Proposed Conservation
Area Boundary**

B1. PROPOSED CONSERVATION AREA BOUNDARY



APPENDIX C
Place Names

C1. PLACE NAMES DERIVATION

MILNATHORT Orwell parish (ORW) S(ettlement) NO120046 1 E369 (= OS Explorer sheet no.) 116m

the miln of Quorthe c.1346 *RMS* i app. 2 no. 1055B [17th c. copy; *RMS* footnote: 'So. Br. Mus. MS. Ed. *Quorthie*.' To John Bruce; see KNS Intro., above]

Moloworth 1355 × 1359 *ER* i, 579 [and its mill; royal demesne land; see KNS Intro.]

Moloforth 1359 *ER* i, 580 [with its mill]

(mill called) *Milnethort* 1372 *RMS* i no. 413 [to Mariota of Cairnie (*Cardny*) (Forteviot) PER]

molendinum de *Quhorth* 1428 SAUL B13/22/3 [original document; printed in translation in Home 1882 no. 3;1[1] the original reads: us<que a>d *le Standande Stane* unam marchiaram inter *Perth* et *Inmerkethyne* apud molendinum de *Quhorth* ('as far as the *Standande Stane* one of the marches between Perth and Inverkeithing at Milnathort')]

terras de *le Mylne de Quhorthe* 1525 *RMS* iii no. 296 [Balfour of Burleigh; 'lands of the']

Myln de Quhort 1590 *Retours* KNR ii no. 32

villam et terras lie *Mylnis de Qhuorth* cum molendino 1600 *RMS* vi no. 1105 [see Burleigh ORW for context]

Thuartmills 1642 Gordon MS Kinross (52)

Thuart Mills 1642 Gordon MS Fife (53) [also Blaeu (Gordon) Fife]

Mills of Forth 1654 Blaeu (Pont) West Fife [with *Forth b<urn>* running through it; a mistake for Fochy Burn ORW, q.v.]

the Mylne of Thort 1650 Marshall, *Kinross-shire* 2, 110 [see Croftmartin # ORW]

Milnes de Quorth 1665 *Retours* KNR i no. 19

Mills of Forth c.1750 Roy

Melnothart 1760 Pococke's *Tours in Scotland*, 278

Mills of Forth 1775 Ainslie/Fife

Milnathort, vulgarly called *Mills-a-forth* 1795 *OSA* xx, 126

Milnathort 1796 Bell

Milnathort 1828 SGF

Milnathort 1857 OS 6 inch 1st edn FIF & KNR 22

Sc *miln* + Sc *of* + en **Coirthe*

'Mill(s) of **Coirthe*'. The first element is Scots *miln(e)* 'mill', appearing as such, or in Latin translation (*molendinum*), in the earliest recorded forms. However, it was presumably originally G *muileann* (OG *muilend*), 'mill'. The continued importance of milling here, and the easy substitution of Sc *miln* for G *muileann*, ensured a smooth transition from the one language to the other.

The medial element is also Scots, being the preposition *of*, later reduced to *o*. This was unstressed, and the fact that it appears as *na* from the late eighteenth century onwards suggests that it was no longer understood as such, at least by local establishment figures such as the writer of the first Statistical Account,^{2[2]} who in the 1790s regarded the form *Mills-a-forth* 'vulgar', as opposed to *Millnathort* (*OSA* xx, 126). This seems to have been influenced by the erroneous etymology which the writer went on to propose, namely: 'from *mulean*, a mill, and *athart*, across, or over; both Gaelic words,^{3[3]} and which are perfectly expressive of the real situation of the town; a mill being placed upon a rivulet, which nearly equally divides the village' (*OSA* xx, 126). A slightly adapted version of this form (*Milnathort*) was adopted by the local surveyor John Bell, who used it on his 1796 map of Kinross-shire, which no doubt helped establish it as the standard spelling of the name.

The final element derives in fact ultimately from OG *coirthe* (modern G *carragh*) 'a standing stone, a pillar stone', with reference to the standing stones of Orwell, one or other of which is presumably the *Standande Stane* of the 1428 charter (see early forms, above).^{4[4]} The consistent early spellings with *qu(h)* indicate a lenited *c*, written in modern

^{2[2]} This was usually the Church of Scotland minister, but unusually there is no name attached to the account of Orwell.

^{3[3]} In fact, this is a Sc form of 'athwart', also found as *athort* (*SND*).

^{4[4]} For more on these stones, see Coles 1906, 293-5; and NMRS no. NO10SW 8.