

# Kinross in Bloom

## Crosswell Fountain

The Crosswell Fountain was built in 1885 to mark the arrival of a fresh, piped drinking water supply to the residents of Kinross. The decorative Fountain has become integral to the sense of place and local built heritage of Kinross and is something of a local landmark. Although no longer operational, it is a Category C listed structure “of special architectural or historic interest which is a representative example of a period, style or building type.”

Having missed out on refurbishment during a streetscape upgrade in 2015, Kinross in Bloom (KiB) decided 2019 was the time to develop a project to conserve the Fountain and ensure its long-term future. The project was successfully completed in the summer of 2020.



### Project Background

To establish the ‘health’ of the Fountain, KiB commissioned and funded a report from Structural Engineers Addison Conservation + Design. This gave KiB a clear understanding of the repair work, costs and timescales involved.

The report confirmed that the passage of time had led to general weathering of the Fountain, and the use of the lower basin as a floral planter had taken its toll on the structural integrity of the stonework. It became clear that planting directly into the lower basin was no longer sustainable in its current form without further compromising the condition of the Fountain.

KiB put their project proposal to Take A Pride in Perth & Kinross Association (TPPKA) to request support with fundraising, project management and contract tendering. The Association were delighted to offer their assistance.



### Project Details

As with all projects, before work could start all permissions, funding and evidence of local support had to be in place:

- As the owner of the Fountain, written agreement was granted from Perth & Kinross Council (PKC) for the works to be carried out and that responsibility for long-term maintenance would remain with them.
- Numerous funding applications were submitted, based on the estimated costs within the Structural Engineer’s Report.
- An article appeared in The Courier and Letters of Support were received from local Councillors and the Community Council.

Once preparations were in order, Newton Grange Stonework was appointed as Contractor and work soon started on site:

- Stonework was cleaned down and joints raked out; displaced stones were re-bedded and pointing replaced using a traditional lime mortar.
- The corroded zinc liner was stripped out and previous repairs in concrete removed and replaced with natural stone.
- A new lining was set into the lower basin to allow planting to continue without damage to the refurbished stonework.



### Project Outcomes

KiB have achieved a sympathetic restoration of the Fountain that complements the existing regeneration of the High Street and leaves a lasting legacy for future generations. They achieved this by:

- Carefully considering the scope of the project at the outset in terms of cost, timescales and resources available within KiB.
- Seeking professional advice at an early stage from a Structural Engineer to help assess the viability of the proposal, drawing up a robust project brief and securing support from TPPKA.
- Engaging with stakeholders, funders and the local community throughout the project.
- Appointing a specialist contractor to undertake the works using recommended stonework conservation techniques.

With some funding left unspent, KiB are now looking to restore the Fountain’s stone-carved lion heads. An interpretation board describing the history of the Fountain has been produced but is yet to be installed.

A celebratory event to mark the Fountain’s refurbishment is being planned. It will be all the more remarkable given that the project was safely completed during the unprecedented times of the Covid-19 pandemic.

## Stakeholders

Addison Conservation + Design  
Kinross Community Council  
Kinross in Bloom  
Newton Grange Stonework  
Perth & Kinross Council  
Take a Pride in Perth & Kinross Association

## Funders

Arthur & Margaret Thomson Trust  
£11,000  
Community Environment Challenge  
Fund £6,493  
PKC Property Services  
£3,300  
Kinross Community Council  
Newsletter Fund £1,000  
Local Fundraising / KiB Funds  
£1,510  
Just Giving  
£215

**Total Raised: £23,500**

**Total Project Cost:**

**£19,500**



## Lessons Learned

Susan Mitchell, Secretary of Kinross in Bloom said: “When we started out on this project in November 2018 with the surveyor’s report, little did we realise how long the road to completion would be!

“The main problem was that the fountain is a Category C listed structure which belongs to PKC and whilst many funders were supportive of the project in principle, we first had to obtain a Letter of Consent from PKC to carry out the works.

“Getting Letters of Support from local councillors and the Community Council also took much longer than we anticipated but all were in favour of the project. Some applications were knocked back initially and we had to resubmit with detailed costings and timescales.

“Once we were on board with TPPKA things began to move forward and we eventually had a starting date; the same day coronavirus lockdown was announced! Luckily, the contractor worked alone and was socially distanced at all times. The work took longer than expected, but the result is amazing.”

## Timeline

**Sept 2018:**  
Structural report received

**April 2019:**  
In principle consent granted by PKC to carry out works

**Sept/Oct 2019:**  
Quotation gathering

**Mar 2020:**  
Work commences on site

