

STRATHPEFFER CONSERVATION AREA:
CHARACTER APPRAISAL AND MANAGEMENT PLAN
CONSULTATION DRAFT

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Introduction

The discovery of sulphurous wells and springs in the 19th century prompted the development of a village to exploit the healing properties of waters and to cater for the demand of Victorian health tourism. Over the next century Strathpeffer grew to include numerous hotels and guest houses, pump rooms and spas, villas and commercial and recreational facilities, including pleasure gardens. Today, the wells and springs have fallen out of use but, by virtue of its superlative built heritage and abundant green spaces, Strathpeffer remains a popular place to live and destination for visitors who come to admire its rich Victorian heritage.

Location

Strathpeffer is located in Easter Ross, c.4 miles west of Dingwall, the county town. The A834 bisects the Conservation Area which extends across the historic core of Strathpeffer, encompassing its importance as a Victorian spa town.

What is a Conservation Area?

Conservation Areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for the designation of Conservation Areas.

A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

All planning authorities are required to determine which parts of their area merit Conservation Area status.

Highland currently has 30 Conservation Areas varying in character from city and town centres, rural villages and a battlefield. To assist in the protection and enhancement of Conservation Areas, Highland Council has

a statutory duty to formulate and publish proposals for their preservation, management and enhancement.

What does Conservation Area status mean?

In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

Historically, Article 4 Directions have been used as a further way of ensuring that a Conservation Area maintains its character and appearance. The effect of a Direction is to control minor works which, over time, could erode the character and appearance of a Conservation Area. In February 2012 however, the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 came in to force, which in effect removed all householder Permitted Development Rights within Conservation Areas.

Conservation Area designation now automatically brings the following works under planning control:

- Demolition of buildings;
- Development involving house extensions, roof alterations, windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and walls and;
- Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms.

Where a development would, in the opinion of the planning authority, affect the character or appearance of a Conservation Area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed are taken into account by the planning authority when making a decision on the application.

Trees, in recognition of their contribution to the character and appearance of a Conservation Area, are also subject to additional controls. It is a requirement that 6 weeks notice is given to the Council for any works (including lopping and felling) to any tree within the Conservation Area. Exemptions apply, as explained under Section 74 of Planning Circulation 1 2011 Tree Preservation Orders.

Highland Council will, in due course, publish a Conservation Area Guide which sets out generic policies and guidance for development within Conservation Areas; this appraisal and management plan should be read in conjunction with this guide.

Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the Conservation Area by ensuring that properties are regularly maintained and original features retained.

Purpose of a Conservation Area Appraisal

Conservation Area designation should be regarded as the first positive step towards an area's protection and enhancement.

Planning authorities and the Scottish Government are required by law to protect Conservation Areas from development which

would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.

The purpose of this Conservation Area Appraisal is to define and evaluate the character and appearance of the study area; identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment. It will also identify opportunities and priorities for enhancement.

The appraisal provides an opportunity to reassess current boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn.

This document will also provide a framework for the controlled and positive management of change in the proposed Conservation Area and form a basis on which planning decisions in the area are made. It identifies opportunities and priorities for enhancement and sets out the policy framework for the determination of development proposals. This appraisal should however be regarded as supplementary to the policies set out in Highland Wide Local Development Plan.

It is recognised that the successful management of Conservation Areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

Background to the Strathpeffer Conservation Area

Strathpeffer Conservation Area encompasses the Victorian Spa Town, including the Spa Pavilion Gardens. It was designated as a Conservation Area in 1974. There are no Article 4 directions in force and prior to this assessment no Conservation Area appraisal or management plan had been produced.

Strathpeffer Conservation Area incorporates over 200 buildings, of which 26 are listed buildings, one scheduled monument and one Inventory garden and designed landscape.

The Conservation Area has a small population and is home to a number of small business, ranging from a bicycle shop and a coach company, to the hospitality industries. Tourism is, however, the principle economic driver for the village and a number of dedicated facilities exist to cater for this demand.

PART 1

UNDERSTANDING STRATHPEFFER

HISTORICAL DEVELOPMENT

Early History

The wider area around Strathpeffer has a rich prehistoric past, most notably evidenced by the Iron Age vitrified hill fort at Knockfarrel which is visible from various locations within the village. Elsewhere, to the north, well preserved prehistoric settlement and burial remains are known at the Heights and Strath Sgitheach beyond, with a crannog—the largest recorded in Ross-shire—located in Loch Kinellan to the west.

Pictish activity is represented with the early Pictish symbol stone Clach an Tiompain, or the Eagle Stone.

The area's Norse heritage survives in the area's placenames, for example Dingwall (from Old Norse 'Thing-vollr' meaning place of the court of justice) and Ulladale.

18th Century

Strathpeffer post-dates Roy's military survey of the Highlands (1747-55) which depicts a small settlement (Achlille) where Strathpeffer now stands.

During the latter half of the 18th century the area, which was little more than a small collection of farmsteads (including Ardvall, Park Farm and Kinettas) and cottages centred upon the cemetery, came under the ownership of Cromartie Estate.

The discovery of the sulphurous mineral springs in the 1770s were to plant the early seeds that would, 40 years later, lead to the formation of Strathpeffer as a spa town. In 1772 the value of the "Castle Leod waters", as the springs were then known, was recounted to the Royal Society in London. In 1777 the factor of Cromartie Estate

suggested to the Board of Commissioners for the Forfeited Estates the value in building a house nearby to attract visitors, although no action was taken for over 40 years.

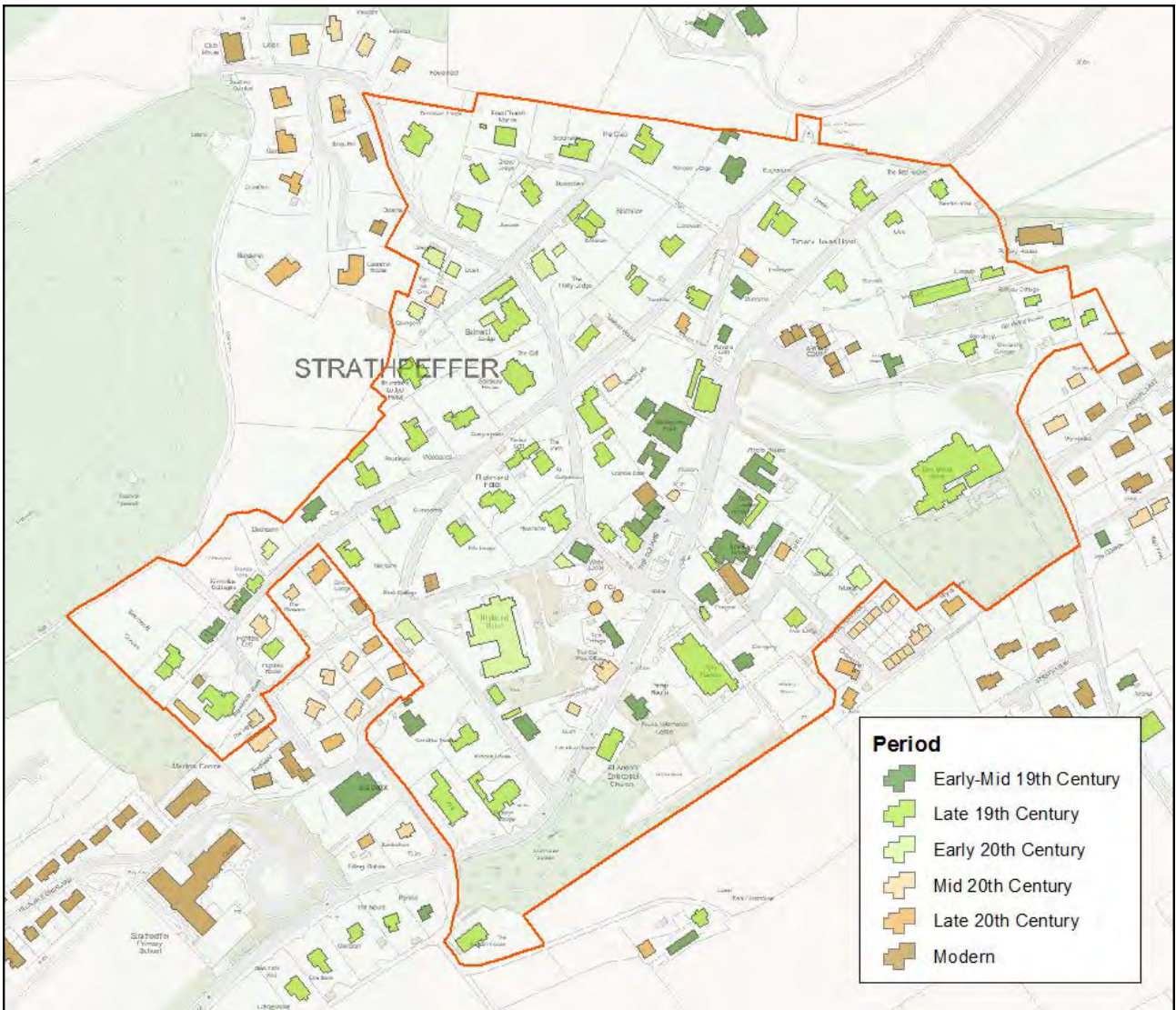
19th Century



Map 1: Roy's Military Survey 1755

At the beginning of the 19th century the sulphurous springs began to reach the attention of wider society. In 1819 the first wooden pump room was built over one of the wells. The work was supervised by Dr Morrison who moved to Strathpeffer from Aberdeenshire after being cured of chronic rheumatism by the sulphurous waters (Fortescue-Fox, 1896). Thereafter, the reputation of the spa grew. Dr Morrison recommended a 6 week stay with a morning and afternoon intake of three to four tumblerfuls of spa water. This was to be supplemented by gentle exercise.

The Cromartie Estate saw an opportunity to capitalise on the popularity of the waters and in 1850 embarked upon the construction of a Poor House, a stone house over the Upper Well, wooden bridges over the burn and gravelled walks through the nearby plantations.



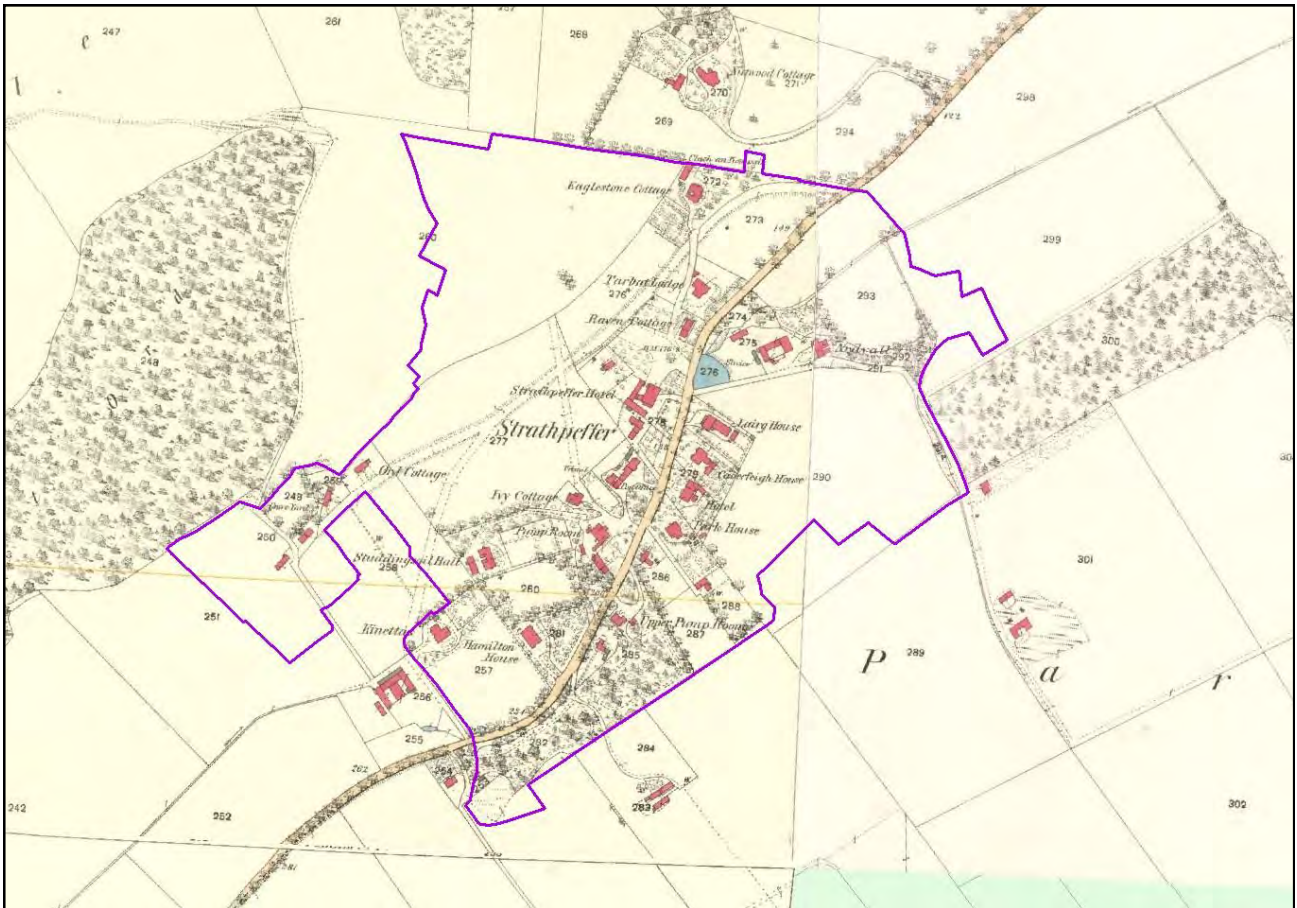
Map 2: Strathpeffer by building period

It was not until the 1860's, however, that the spa was to truly act as the catalyst for the development of Strathpeffer. In 1861 the 3rd Duke of Sutherland provided capital to replace the original wooden pump room with a new pump room and build a Bath House, a Well-keeper's House, shops, post

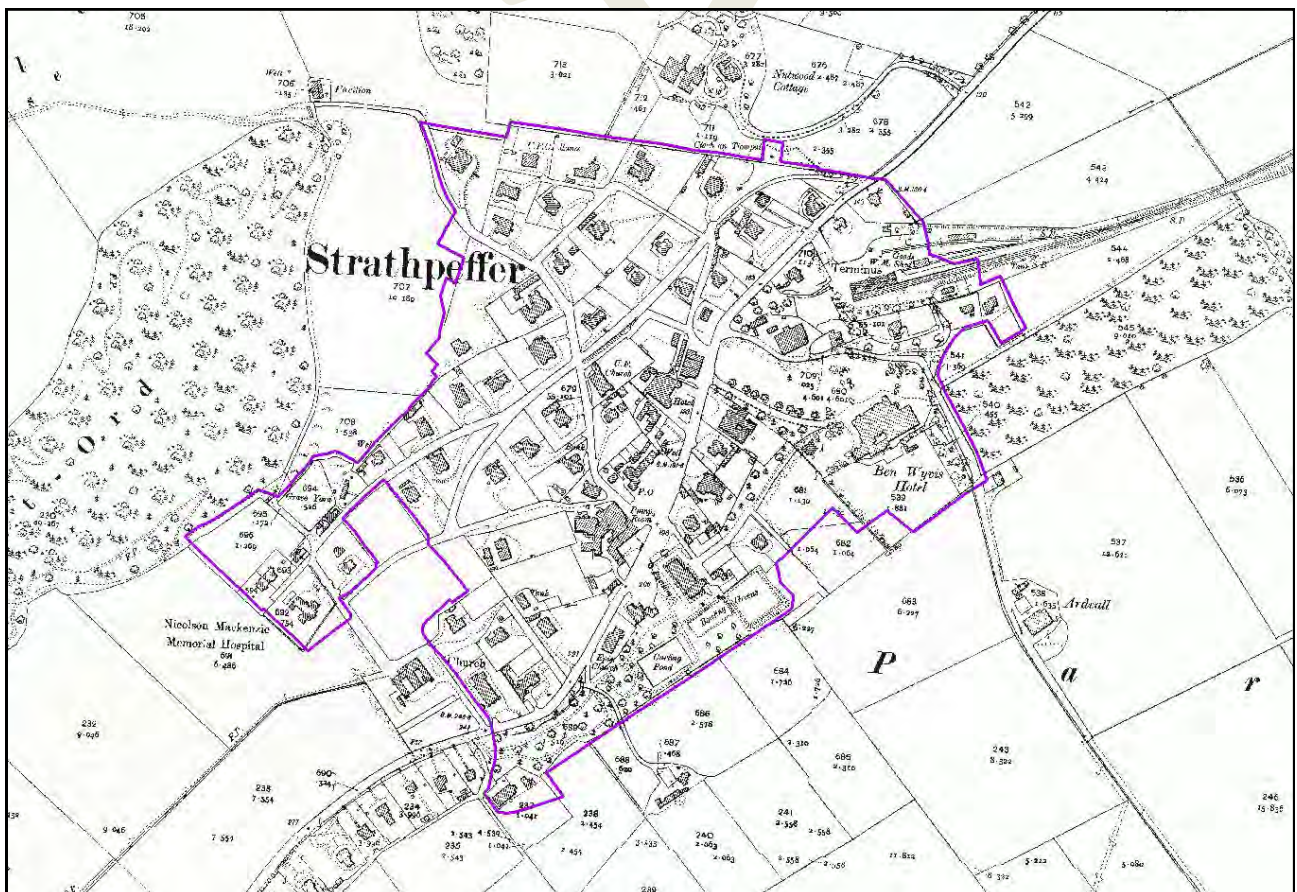
office and postmaster's house. Strathpeffer's popularity was further enhanced as accessibility improved with the opening of the Dingwall-Strome Ferry railway line in 1869.

Ever since Dr Morrison had publicised the healing powers of the waters at the beginning of the 19th century, the importance of gentle exercise as complimentary therapy was considered an integral part of the village's offering. To this end, the establishment of the Spa Gardens pleasure grounds ran parallel to the development of the Strathpeffer's buildings.





Map 3: 1st Edition 25" OS map c.1876



Map 4: 2nd Edition 25" OS map c.1905

From 1864 extensive planting and woodland improvement took place, including hedging, avenues and the creation of footpaths, walks and pleasure drives.

By 1876 Strathpeffer boasted five large hotels along with a number of large Victorian villas.

The last two decades of the 19th century saw continued expansion and growth of activities and facilities. The Dingwall-Strathpeffer branch line opened in 1885, new ladies baths were built and new wells discovered and exploited. Strathpeffer Spa Pavilion, designed by Willam Joass in 1879-81 became the social focus of the spa with a tearoom, billiard and games room and concert hall. Furthermore, tennis and croquet was catered for behind the pavilion and a curling pond installed in 1890.

20th Century

Up until the outbreak of the First World War, Strathpeffer continued to develop. In 1908 a more commercial approach was taken to the Spa with rights to the well acquired by Spa Syndicate Limited. This resulted in the enclosure of the gardens and an entrance fee was imposed. In 1909 the 1870s pump room was replaced with the Upper Pump Room, which remains to this day.

In 1949 the Spa Gardens were sold to the owner of the Ben Wyvis hotel. Several buildings, including the Spa manager's house, were demolished and in 1970 the management of the gardens was abandoned due to costs. In 1950 the pump room, built in 1876 and located at the heart of the village was demolished.

The spa, now largely defunct, saw Strathpeffer continue to develop slowly throughout the 1960's with small scale infill development within the core village, and slow expansion outwith the traditional village boundary. The most significant level of modern development within the historic core took place between the late 1960's and early 1990's at south-west end of village centered upon Kinnettass House and the former Nicolson Mackenzie Memorial Hospital. In the 1990's and 2000's the village expanded to the north towards the golf course at Ulladale and to the south east around Ardival (Strathview and Ardival East). Whilst the development over the last two decades of a housing estate and primary



Map 5: RAF Aerial Photograph, 1947

school, centered around Kinlellan Farm and a former (now demolished) Spa Hotel, to the south-west has enlarged the village, the historic core remains a distinct and clearly defined entity.

Recent development within the historic core has been limited to the occasional house within the garden ground of a larger property and notably, the development of houses at Ardival Court which represents the most significant development in the centre of Strathpeffer in a number of decades.

Townscape is the physical appearance of the area, and the interplay between and combination of buildings, spaces, streets, topography and the uses and activities taking place therein.

Strathpeffer has a unique character quite different from other settlements in the Highlands and this affords it a unique sense of place. The character of the Victorian spa town is eminently apparent and enhanced by the grand and plentiful hotels, small but quaint central square, large Victorian villas set in generous plots and swathes of public space. The irregular street pattern, studded with bountiful mature specimen trees, thick foliage and hedges with a combination of both soft and stone and iron-work boundary walls adds to the significant townscape character of Strathpeffer.

Topography

Strathpeffer is situated within a complex and undulating topographic landscape. To the south of the A834, which bisects the village, the ground drops before rising again towards Cnoc Mor, the Cat's Back and the Iron Age hill fort at Knock Farril. To the north of the A834 the ground rises some 40 metres to the north and west boundary of the Conservation Area and onwards towards Ant-Ord and Creag Ulladail.

The undulating and at times steep hills and climbs within the Conservation Area contribute significantly to its character and offer a wide range of views and vistas from where to appreciate the village and the hills beyond. The topographic form of the wider landscape is also a key element. Views from the Conservation Area towards Knock Farril,

for example, are key to the setting and appreciation of the village.

Important Views

As a consequence of the varied topography, Strathpeffer contains many long views into, through, across and beyond the area.

The topography and street layout also result in multiple restricted and secluded views that are integral to the overall character and sense of place of the Conservation Area. When in amongst the Victorian villas on the higher ground to the west of the village, views back across Strathpeffer give tantalising glimpses of villas and hotels, towers and finials, spires and slate roofs in between banks of lush planting, trees and hedging. Views over the village and to the hills on the opposite side of the Strath are also key. It is, however, the restricted glimpses of hills, buildings and trees as one travels through the village that add significantly to the special character and appearance of the Conservation Area.

Gateways and Approaches



There are two principle gateways into Strathpeffer and these follow the established road network:

From the north-east, along the A834, Newton Villa on the left and the striking Red House on the right create an entrance and an edge to Strathpeffer.

From the south-west, along the A834, the gateway is defined by the Church of Scotland on the left, and the southern boundary of the Spa Pavilion Gardens on the right.

Street Pattern

The original street pattern remains intact. It is dominated by the principle spine of the A834, the main historic route between Dingwall and Contin. The A834 gives access to many of Strathpeffer's commercial, leisure and ecclesiastical buildings, as well as The Square, the area's main shopping hub.

To the west of the A834 the street pattern developed through the formalisation and in some cases expansion, of a number of rough tracks and roadways which connected the pre-Spa farmsteads and their related buildings. Branching at right angles from the A834 and dividing The Square is Strathpeffer's secondary street 'Golf Course Road'. The road, which cuts up the hill, is the principle artery through Strathpeffer to the west of the A834, winding to the north and west before terminating at Strathpeffer Spa Golf Club's club house. Golf Course Road gives access to commercial facilities at The Square, as well as a number of hotels and Free Church. Four roads lead from Golf Course Road at right angles to broadly follow the prevailing contours of the hill, off which

are many of the Victorian villas and further hotels and guesthouses constructed in the late 19th and early 20th centuries. The growth of Strathpeffer as it ascends up the hill has produced a very distinctive pattern of terracing and layering of buildings.

To the east of the A834 the street pattern was established in the late 19th century. The opening of the railway and Strathpeffer Station required new access as did the Ben Wyvis Hotel. The hotel re-aligned a track which previously served the adjacent farm and necessitated a further access point to Ardvall, subsequently used as access for modern housing at Strath View and Ardival East.

Both the Ben Wyvis Hotel and the station dictated the street pattern to the east of Strathpeffer, both during the 1900s and its growth in the present day.

Strathpeffer's street pattern gives the impression of organic growth and informality, with little apparent thought given to planning or formal layout. The street pattern has, however, been heavily influenced by the formalisation of an existing network of tracks which once served the original farming communities of the Strath, and by the steep sloping hills on either side of the A834.

Plot Pattern

The study area contains a range of plot patterns, the size of which has partly been influenced by the age and function of the building. The surviving pre-Spa buildings, such as Kinnettass Cottages, are generally terraced or semi-detached buildings of

modest size with correspondingly modest sized plots.

With the Victorian expansion large detached villas set within large plots became the norm. Whilst plot sizes are large, they tend to be irregular, being determined by both road layout and topography. It is notable that many of these villas have retained their original plot. A number of villas have been subdivided to form flats or semi-detached houses and the plots divided accordingly although within the study area this is difficult to perceive. Only a small number of plots have had been subdivided to facilitate new housing development and where this has occurred it is conspicuous.

Later residential development, principally from the 1960s (i.e. Ardival Terrace and Kinnetas Square) adopted characteristically smaller plots; the majority of later development is excluded from the Conservation Area. Due to its central location Ardival Terrace (three semi-detached units, one of which contains four flats, constructed in the late 2000s) remains within the Conservation Area. It is, however, uncharacteristic in terms of plot pattern and size, jarring with the grain and rhythm of the adjacent Victorian-era plots. Ardival Terrace demonstrates the difficulties in developing infill opportunities in Strathpeffer that differ from the established plot size and form.

Non-residential buildings introduce a varied pattern in terms of scale and proportion. The hotels and leisure facilities, like the residential plots, are generally located within generous, irregular plots commensurate with the size of the building. The commercial buildings in The Square, by contrast, form a

line of terraced units given uniformity through a common design of shop fronts.

Public Space

Key Public Spaces

- Strathpeffer Spa Gardens

The main recreational green space is Strathpeffer Spa Gardens, as of 2003 included in the national Inventory of Gardens and Designed Landscapes. The spa gardens, originally a Victorian pleasure garden, were laid out as part of the 19th century health resort and illustrate a contemporary acknowledgement of the important curative role of landscape and gentle recreation. They are an important aspect of the historical development of the village as a premier health resort and are also a visually prominent and important feature that makes a significant contribution to the special character and appearance of the Conservation Area.

The gardens, which cover some 5 acres of ground, were equipped with bowling greens, croquet lawns, tennis courts and a curling pond as well as winding woodland paths. The woodland paths remain, as do the bowling greens although the curling pond has now been replaced by a tennis court. The space remains a popular – and now accessible to all – green feature of the village. The gardens provide an elegant setting for the listed buildings of St Anne's Church, the pump room and spa pavilion, as well as acting as an important gateway feature when entering the Conservation Area from Contin. The gardens set the tone for Strathpeffer's abundant leafy credentials

and the green tree-lined edge from the gateway to St Anne's Church enhances the approach to the centre of the village. Strathpeffer Spa Gardens are owned and managed by Highland Council.

- The Square



Strathpeffer's principle commercial space is The Square. The Square is divided by Golf Course Road with the historic core located to the north with a more recent addition (created on the site of the former pump room, and latterly the grounds of the Highland Hotel) to the south-west. Historically, The Square was an area of landscaped ground to the front of the shops and former pump room in which people could gather and meet. Postcards dating to the early 1900s show an open area and a people – or pedestrian – friendly environment.

Today, The Square is still notable for its space although it is now also a focus for car parking. The Square is a predominantly hard landscaping in brick and stone interspersed with areas of planting and a water feature.

To the south-west two hexagonal shop units, a matching public convenience and pond are located within an area that has the appearance, if not the function, of being pedestrianised. The Highland Hotel rising to

the rear makes an impressive backdrop to this space. The shop units, which are constructed of timber framed glazed windows and hipped slate roofs topped with a lead-coated dome, are an interesting addition to The Square and they have bedded in well with the overall aesthetic of the Conservation Area.

- The Former Station



Commercial space is also available at the former station building which is set in a secluded area away from the main centre and facilities of the village. The former station houses a selection of shops, cafés and a small museum and has recently been renovated to a high standard .

The former railway sidings to the south of the former railway station. The platform is accessed by a small wooden bridge and a number of picnic tables are set out for public use. The Station buildings and surrounding mature trees and shrubs make this a pleasant, sheltered and atmospheric spot.

- Kinnettas Graveyard

Kinnettas graveyard, accessed via a track between 2 and 3 Kinnettas Cottages, is located to the rear of 3 and 4 Kinnettas Cottages and Francis Villa. The track leads out of the study area to provide walking access to An t-Ord. The graveyard, bounded



by a drystone wall, has a mix of gravestones and grave markers which collectively represent a long period of use. Whilst it has gone out of common use, the graveyard does still see the occasional burial in existing family plots. The graveyard is the only burial ground in Strathpeffer and it adds a layer of interest beyond the dominant Victorian heritage.

- The Eagle Stone

Clach an Tiompain (or the Eagle Stone) provided another attraction for Victorian visitors to the village – and adds another dimension to the village’s wider interest – in much the same way as it does today. The 2nd edition Ordnance Survey map shows a path, accessed from a narrow road to the north of the Red House, winding through the field to link up with the main access to Nutwood Cottage; the Eagle Stone would have provided an interesting stop *en route*. Given the Victorian appetite for antiquities it is inconceivable that the stone would not have been on the itineraries of many of its visitors.

Today, the access point leading to the footpath remains as it was in the 19th century, although the path now runs hard up against the boundary wall to the south. Nonetheless, it still provides access to an attractive, albeit short, walk with an

interesting goal. Formerly, the Eagle Stone was located outwith the Conservation Area boundary which has now been amended to include both the Eagle Stone and its access path, in recognition of the importance of the stone and its relationship to Strathpeffer.

Trees and Soft Landscaping

Trees

Trees play an important role in the Conservation Area and contribute immeasurably to its sense of place. Strathpeffer boasts a wide variety of native and exotic trees.

Whilst all trees within the Conservation Area are given additional protection and add value to the area, a number are of particular importance, either due to species, prominence or age.

Garden Ground

The study area is exceptionally green and leafy and the range and extent of mature planting makes a significant contribution to the Conservation Area’s special sense of place. The large plot sizes result in generous swathes of private and semi-private open space housing extensive and mature gardens resplendent with sweeping lawns, mature shrubs and plants and a wide variety of deciduous and evergreen natives and exotics, a number of which are fine specimen trees. Many of the plots are bounded by a mixture of hedging, shrubs and trees, some with low coped stone walls and/or iron railings.

Gap Sites

There are no obvious gap sites, or sites with redundant buildings, in the Conservation Area on which development would be desirable.

Activities and Uses

Strathpeffer has a small number of shops and comparative to its size, a large number of hotels and guesthouses. These are supplemented by a variety of cafes and restaurants. Since the restoration of The Spa Pavilion it has become an important part of Strathpeffer, hosting a variety of events throughout the year. The former railway station hosts a number of small business, as well as the Museum of Childhood. The former pump room now houses a small exhibition on the history of the village and the tourist information point.

There are a number of churches within the village, two of which remain in ecclesiastical use. Strathpeffer Free Church has recently been sold by the church and is currently awaiting a new use.

Strathpeffer currently has 3 redundant shopping units; one of the hexagonal units in The Square, the central unit at Cromartie Buildings and The Shieling. The Shieling does, however, have planning permission for extension and change of use to form a public bar.

Despite the unique and at times bold architectural style, Strathpeffer exhibits a uniform sense of place established by the broad conformity, contemporaneousness and continuity of architectural style and character, scale, grain and rhythm. The use of trees, shrubs and other vegetation throughout the Conservation Area also aids in its cohesive appearance.

Archaeological Features

The Eagle Stone (Clach an Tuimpan), located on northern boundary of the Conservation Area and accessed via a narrow track, is a fine example of a Class I Pictish symbol stone. Two incised symbols—a horseshoe and a bird, traditionally identified as an eagle—are carved into its east face. The stone, which stands nearly a metre high, sits on an artificial mound.

Buildings

Building Types

There are several different types of building in Strathpeffer, each with their own distinct form. Building types can be established through both period and function.

- Early 19th century (Georgian) vernacular

A small number of traditional dwellings pre-dating the Strathpeffer's heyday survive within the village. These are principally related to former farmsteads and estate cottages. They tend to be small, and are often semi-detached or short runs of terraced housing and are mainly clustered close to the cemetery.

- Victorian Villas and Commercial Hotels

The form, fabric and detailing of Strathpeffer's Victorian heritage survives in superlative condition and exhibits a high degree of authenticity.

The village is principally characterised by its Victorian architecture. Victorian buildings tend to be ornate, flamboyant and express the technological advances of the age. The period revived, adapted and amalgamated a variety of architectural styles and in Strathpeffer Gothic, Classical and Tudor influences are readily apparent.

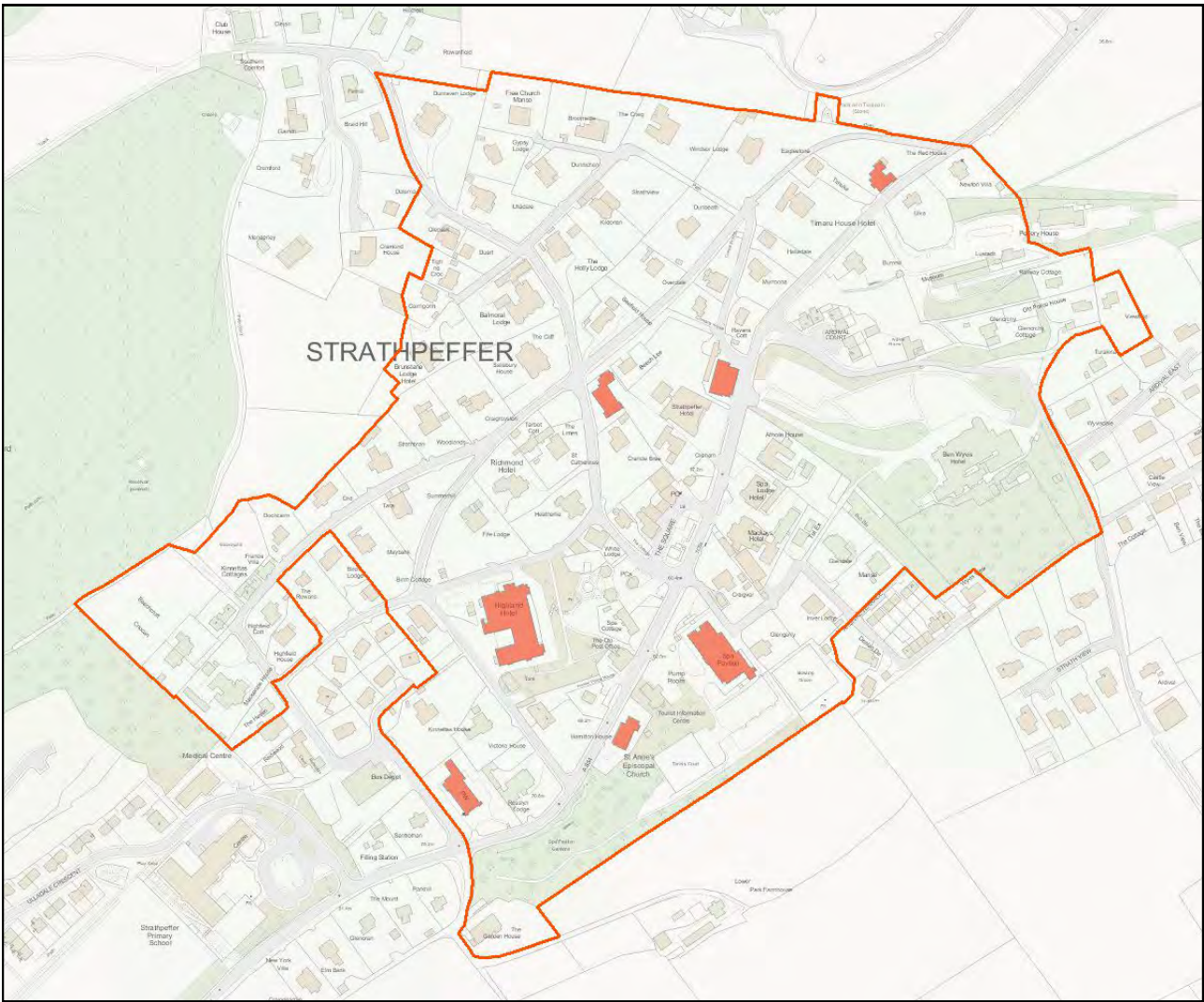
- Public Buildings

The two most important and prominent surviving Victorian public buildings are the Spa Pavilion and the adjacent Pump Room. Both buildings are important legacies of Strathpeffer's past. Both have been restored to a high standard and have found appropriate new uses.

The Station building, although no longer functioning as such, is a fine example of its type, the glazed canopy with ornate fret work and cast iron columns a feature of particular note. It has been renovated to a high standard and now houses a variety of shops and cafes.

- Ecclesiastical Buildings

There are a variety of church buildings in Strathpeffer, built for different church denominations. All churches survive, although only St Anne's Episcopal Church and the Church of Scotland remain in active use. Strathpeffer Free Church is currently awaiting a new use. One church (now Glendale) underwent a radical set of alterations, including demolition of its spire



Map 6: Landmark Buildings

and the majority of its nave, in the mid-20th century for residential conversion.

- Shops

The white washed early Victorian shops present a unified façade which dominates The Square. Architecturally distinct from other areas of Strathpeffer, these shops form an important focus for the village. Opposite are two further shopping units, which despite their relatively recent date, positively contribute to the Conservation Area by virtue of their shape and complimentary materials. Cromartie Buildings provide an additional 3 shop units.

- Modern Buildings

Whilst few in number, there are a variety of styles of modern building within the Conservation Area, ranging from 1960s bungalows to modern semi-detached housing. How successful modern development integrates within the Conservation Area ranges from excellent to poor and demonstrates the importance of understanding and respecting the established grain, materials and design.

Landmark and Key Buildings

There are several buildings in the Conservation Area that are considered to be landmark or key buildings. This can be because of their size and prominence, or because they are important in key views or vistas.

Many of the buildings along the A834 are set back from the road's edge, within mature gardens and partially screened by trees. The key landmark buildings along the A834 are Red House, Cromartie Buildings, The Spa Pavilion, St Anne's Church and the Church of

Scotland.

To the west of A834, and along Golf Course Road, key landmark buildings include The Highland Hotel, prominently sat on a rise dominating The Square, White Lodge (for its conspicuous bulk and mass) and The Free Church, the spire of which can be seen from multiple locations across the Conservation Area.

Away from A834 to the east and north, there are few landmark buildings.

Unlisted Buildings of Note

There are a number of buildings which, although not listed, make a positive contribution to the Conservation Area. They may be notable due to the survival of fabric and detail, the architectural style, use of ornamentation, prominence within the village or their history. A selection of these buildings are presented in *appendix 2*.

Negative Buildings/Features

A small number of buildings and features detract from the character and appearance of the Conservation Area. These are relatively few in Strathpeffer and where they exist many have the potential for significant enhancement. These issues are discussed in Part 2.

Buildings At Risk

There are no buildings at risk in the Conservation Area, and none are considered for addition to the BAR register.

Architectural Features

- Roofs

There are a range of roof types in Strathpeffer with traditional gable-ended,

hipped and mansard all represented. Towers, spires and turrets add further interest. The overall impression is the ubiquitous use of natural slate. However, the occasional use of more unusual roof coverings, including terracotta slates, and decorative slate patterns, including fish-scale, adds interest and variety to the roofscape.

- **Windows and Doors**

Most traditional buildings in Strathpeffer utilise timber sliding sash and case windows usually with glass areas subdivided by astragals; Georgian buildings tend to utilise 12-pane glazing, whilst Victorian buildings favour 2 or 4-pane glazing. There are, however, also a considerable number of more unusual windows (including casement windows) and those that utilise less common forms of glazing, including lying-pane and stained glass. Doors were timber and usually frame and panel construction.

- **Masonry**

Many of Strathpeffer's buildings are finished in bare masonry. In the majority of cases the finish is ornate, with sandstone and contrasting buff or red sandstone ashlar quoins, window surrounds and other detailing. A variety of different decorative finishes have been applied to the face of the stone.

Brick is not readily apparent, although the gable of the rear range of Balmoral Lodge is a notable exception.

- **Render and Harl**

Smooth render and wet-dash harl are common finishes in the Conservation Area. Originally renders and harls were lime based

and often finished with a lime wash, to allow the buildings to breath—it is unclear how many original lime harls or renders survive. Modern finishes, such as dry-dash (or pebble dash) is not prevalent and will not be supported.

Architectural Detail

Strathpeffer's built heritage embodies the very best of Victorian architecture with a confident and enthusiastic use of detail, motifs, features and components. Each building exhibits a unique combination of elements which collectively form a series of highly individual buildings.

There are, however, a variety of architectural details that can be found throughout the area which ensure cohesiveness and contribute to the character of the Conservation Area. These include:

- Decorative bargeboards
- Decorative ironwork
- Cast iron pillars and arcades
- Decorative chimney cans
- Cast iron railings
- Finials
- Towers and turrets
- Mature gardens, trees and planting

Building Materials

- *Traditional materials*

In Strathpeffer historic buildings make use of a fairly limited palette of traditional materials. These are principally derived from natural sources and are less resource intensive to produce than modern alternatives. Traditional materials are an

essential component of Strathpeffer's special character; in the relatively few cases where they have been eroded the impact is acutely felt.

Traditional materials commonly found in Strathpeffer include:

Grey sandstone

Red and yellow sandstone dressings

Timber

Cast iron

Corrugated iron

Slate roofs

Red and terracotta tile

- *Modern materials*

Within Strathpeffer modern materials are most often found on modern development. There are, however, a number of cases where modern—and inappropriate—materials have been used to alter traditional, historic buildings. In Strathpeffer these occurrences are relatively few. Whilst unsympathetic or inappropriate changes may not appear significant when considered individually, inappropriate small-scale incremental change across the Conservation Area can result in a significantly detrimental impact on the area's character and appearance.

Examples of modern materials include:

Profiled sheet roofs

Concrete tile

uPVC windows and doors

Cement

Concrete

Aluminium

Plastic gutters and downpipes

Boundary Walls

There are a variety of boundary treatments present within the Conservation Area. The original boundary walls—low coped stone walls, cast iron railings and hedging—are a major component of the Conservation Area's character and contribute positively to the sense of place.

More modern boundaries, such as timber fencing, are also present and their successful integration depends heavily on design. Short picket-style fencing, for example, tends to integrate well, whilst horizontal boards or high vertical timber fencing tends to be incongruous to the overall aesthetic and detracts from the area's character and appearance.

Elsewhere, blockwork and concrete boundaries have been erected, neither of which add positively to the Conservation Area. Post and wire fences, especially when combined with planting, generally have a neutral impact.

Roads and Street Surfaces

No historic surfacing and beyond the bandstand adjacent to the Spa Pavilion, no original street furniture survives. The pavement, where it exists, is composed principally of tarmacadam (some of which is in a poor condition) and decorative brickwork. Street furniture (street lighting, bollards, bins etc) is generally well conceived to compliment the general aesthetic of the

village, although there are areas which could be improved. Signage is generally not excessive and does not dominate the public realm.

There are few dedicated pedestrian footpaths in the Conservation Area. The footpath that leads to the Eagle Stone is functional, but narrow, and could benefit from enhancement. Likewise, the footpath between Windsor Lodge and Strathview is currently challenging and would benefit from signage and maintenance.

Public Art and Lighting

Public art—principally in the form of large-scale, locally made wooden sculpture—has been installed in Strathpeffer Spa Gardens and also in the former station. They contribute positively to the character of the Conservation Area.

Condition

Within Strathpeffer the majority of properties appear well maintained and in good condition. There are a small number of buildings—principally those that have been converted to flats—that exhibit piecemeal maintenance and non-uniform alterations. In other cases there is a need for general building maintenance, including painting and vegetation clearance from gutters and downpipes.

Otherwise, a number of boundaries would benefit from attention, as do some road surfaces.

PART 2

MANAGING STRATHPEFFER

General Underlying Qualities

Strathpeffer has a number of broad qualities and elements which are highly important factors that serve to underpin the character and appearance of the Conservation Area. These factors must be considered in any scheme of development.

Broader features that are important to the character and appearance of the Conservation Area include:

- ◆ Wider area vistas, views and panoramas appreciated within the Conservation Area looking out, and from outwith looking in;
- ◆ The combined effect of streets, spaces, buildings and their architectural form, scale, rhythm and massing and their interrelationship with topography;
- ◆ Plot size and building plot boundaries and divisions;
- ◆ The use of architectural detail and motifs and the importance of these embellishments to the wider townscape;
- ◆ The quality, diversity and authenticity of Strathpeffer's historic buildings;
- ◆ The contribution made by trees and soft landscaping both in their own right and as contributors to the setting of buildings, streets and spaces.

Assessment of Spaces

Open spaces, both private and public, are vital contributing factors to the character and appearance of the Conservation Area. Their retention and sensitive management is crucial to maintaining this special character.

Public Spaces

Public spaces and vistas that must be considered as part of any development proposal that may affect them include:

- ◆ Strathpeffer Spa Gardens
- ◆ Kinnettas Graveyard
- ◆ The Eagle Stone

Other spaces that have significant potential and scope for enhancement include:

- ◆ The Square

Private Spaces

Private open spaces, including garden ground, make an immeasurable contribution throughout the Conservation Area. It is important to the Conservation Area that, wherever garden ground contributes positively to the character and appearance of the area, that its retention is secured.

Assessment of Buildings

Some of the more significant buildings are outlined in Appendix 1a and 2, although the majority of historic buildings in the Conservation Area are notable both individually and as part of a group. Nonetheless, there are buildings and building groups within the Conservation Area that are particularly sensitive to change; any proposal that may affect them or their setting will need to carefully justify the proposal in a design statement. These buildings and groups include:

- ◆ The setting and views of The Highland Hotel from The Square and A834;
- ◆ The setting and impact of ecclesiastical buildings, such as the Parish Church, St

Anne’s Episcopal Church and the Free Church;

- ◆ The setting and views of the Strathpeffer Pavilion and Pump Room;
- ◆ The intricate rooflines and roofscape, which is punctuated by ornate chimney stacks and cans, spires, turrets and towers.

Designated Features and Areas

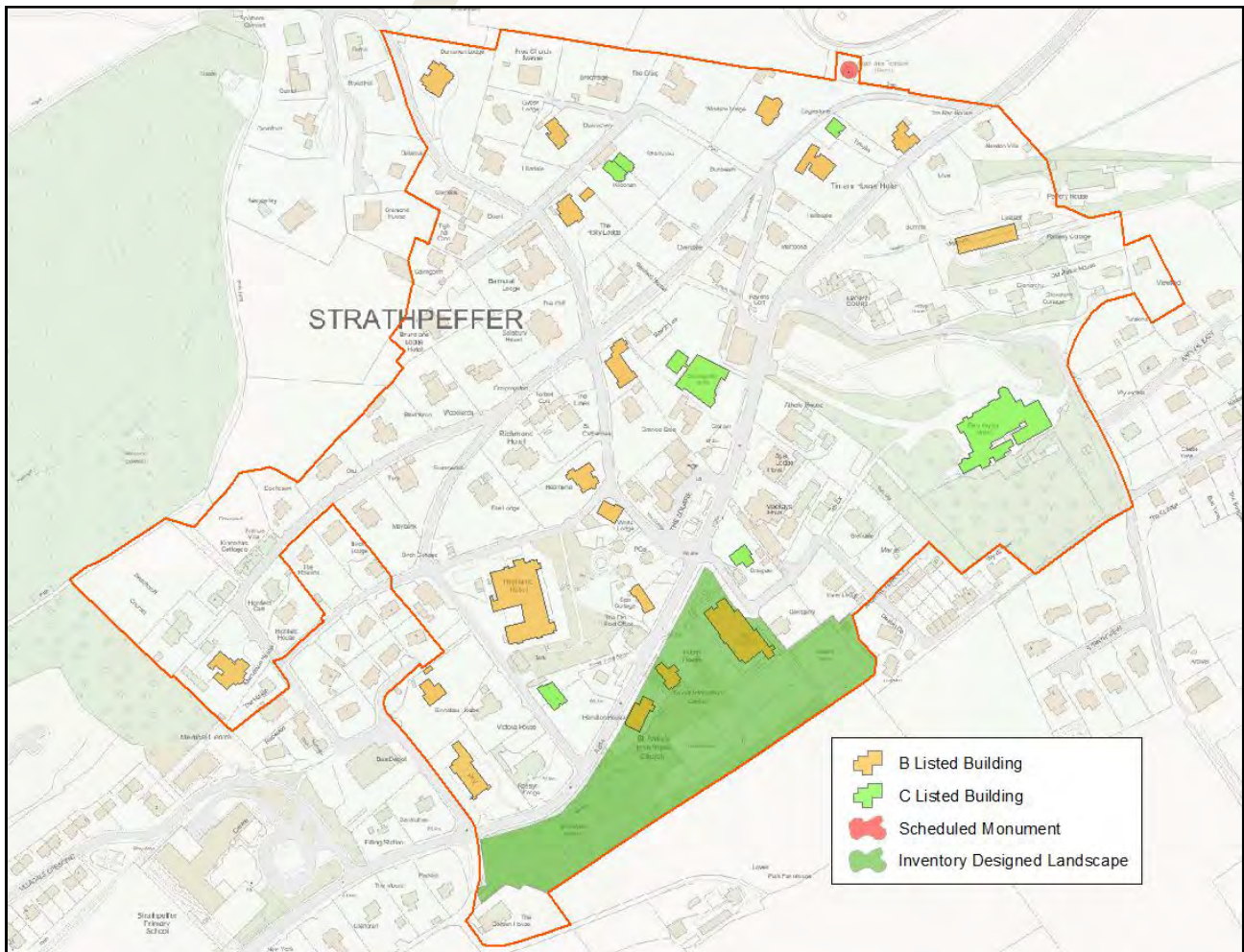
Map 7 shows all designated assets within the Conservation Area that have a significant bearing on its character and appearance, and how it is managed.

Listed Buildings

Buildings that are ‘listed’ have been assessed by Historic Environment Scotland as being of special architectural or historic interest and are therefore included on the Statutory List. Strathpeffer Conservation Area contains 26 Listed Buildings (18 Category B and 8 Category C). These buildings are presented in *Appendix 1A*

Scheduled Monuments

Scheduled monuments are archaeological sites and features that have been designated as of national importance under the Ancient Monuments and Archaeological Areas Act 1979. Both the monument and its setting are protected under the Act.



Map 7: Designated assets within the Strathpeffer Conservation Area boundary

Strathpeffer Conservation Area contains 1 scheduled monument (the Eagle Stone); see *Appendix 1B*.

Gardens and Designed Landscapes

Gardens and designed landscapes included in the national Inventory are considered to be of national importance.

Strathpeffer has 1 Garden and Designed Landscape included in the Inventory . See *Appendix 1C*.

DRAFT

BOUNDARY

Background

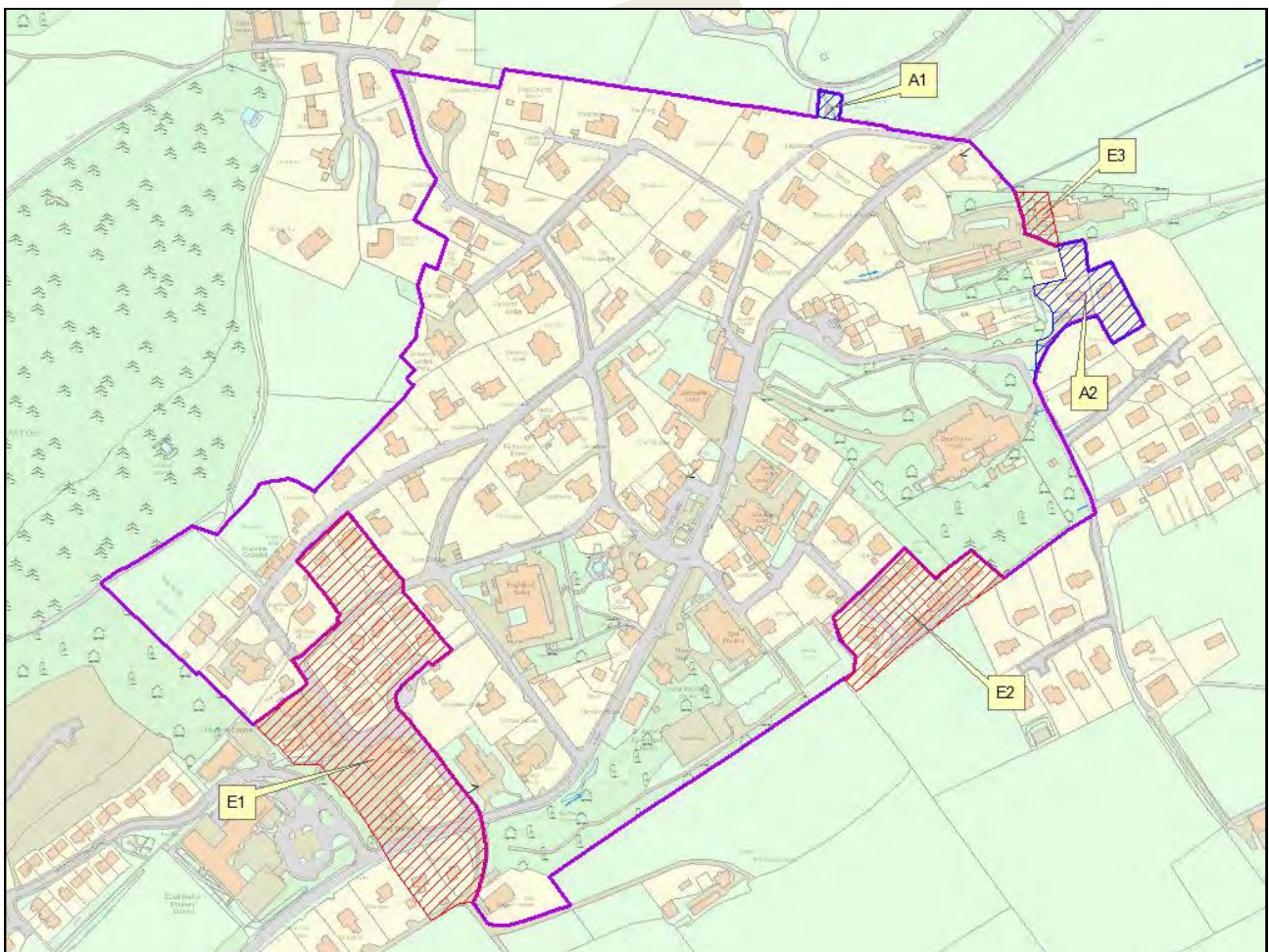
Strathpeffer was designated as a Conservation Area in 1974 and has not been subject to subsequent amendments. The 1974 Conservation Area boundary predominantly encompassed the extent of Strathpeffer as present at the end of the 19th century. Consequently, it incorporated a number of mid-20th century developments which added little to the special architectural interest of the area. Elsewhere, new development had taken place within the Conservation Area, some of which straddled the 1974 boundary. In other areas the logic behind the original boundary proved hard to establish.

A detailed examination of the Conservation

Area boundary was undertaken which has resulted in a series of boundary adjustments. The revised boundary follows logical and definable boundaries that can be mapped, excludes development that does not contribute to the special character of the area and is coherent and justifiable.

Boundary Amendments

Minor amendments in order to rationalise and clarify the boundary have been made throughout with the boundary now snapped to OS MasterMap. This should avoid ambiguity as to the whether features are within, or outwith, the Conservation Area. The final proposed boundary that incorporates all amendments is shown in



Map 8: Proposed amendments to the 1974 Conservation Area boundary

Map 9. A number of larger amendments are set out below.

Exclusions

The assessment has found that there are three areas included in the 1974 boundary that do not contribute to the special interest of the Conservation Area. It is, therefore, considered appropriate that these areas are excluded. These are marked on Map 8 as E1, E2 and E3.

E1 Kinnettas Square

Within E1 there are three historic buildings. It is recognised that the former steading, now the Strathpeffer Spa Coach company depot, is one of the few buildings in Strathpeffer that predates the formation of the spa town. Unfortunately, the building is in a poor state of repair and has been subject to numerous alterations and interventions to facilitate its current and continued use. This has resulted in a significant loss of historic fabric and historic interest and in its current condition the building does not contribute positively to the character and appearance of the Conservation Area.

Parkhill and The Mount are both interesting buildings but have both been subject to non-sensitive alterations and extensions. In the context of Strathpeffer these are not considered of sufficient interest to merit their inclusion within the Conservation Area.

The majority of E1 is comprised of detached single storey dwellings dating to the 1960s. The development makes extensive use of materials popular at the time of their construction and these are not sympathetic

to the palette of traditional materials used on the adjacent historic buildings. The buildings are set within good sized plots with mature gardens and this ensures that they do not significantly detract from the character and appearance of the Conservation Area. The development is not, however, of historic or architectural importance and as such they are excluded from the Conservation Area.

E2 Ardival Terrace

There are no historic buildings located in E2. The area comprises social housing constructed from the 1960's. E2 is not considered to be of special historic or architectural interest.

E3 Peffery House

E3 comprises recent development that straddles the Conservation Area boundary. The boundary has been amended to fully exclude the building.

Additions

Two small additions to the Conservation Area—A1 and A2—have been made.

A1 The Eagle Stone

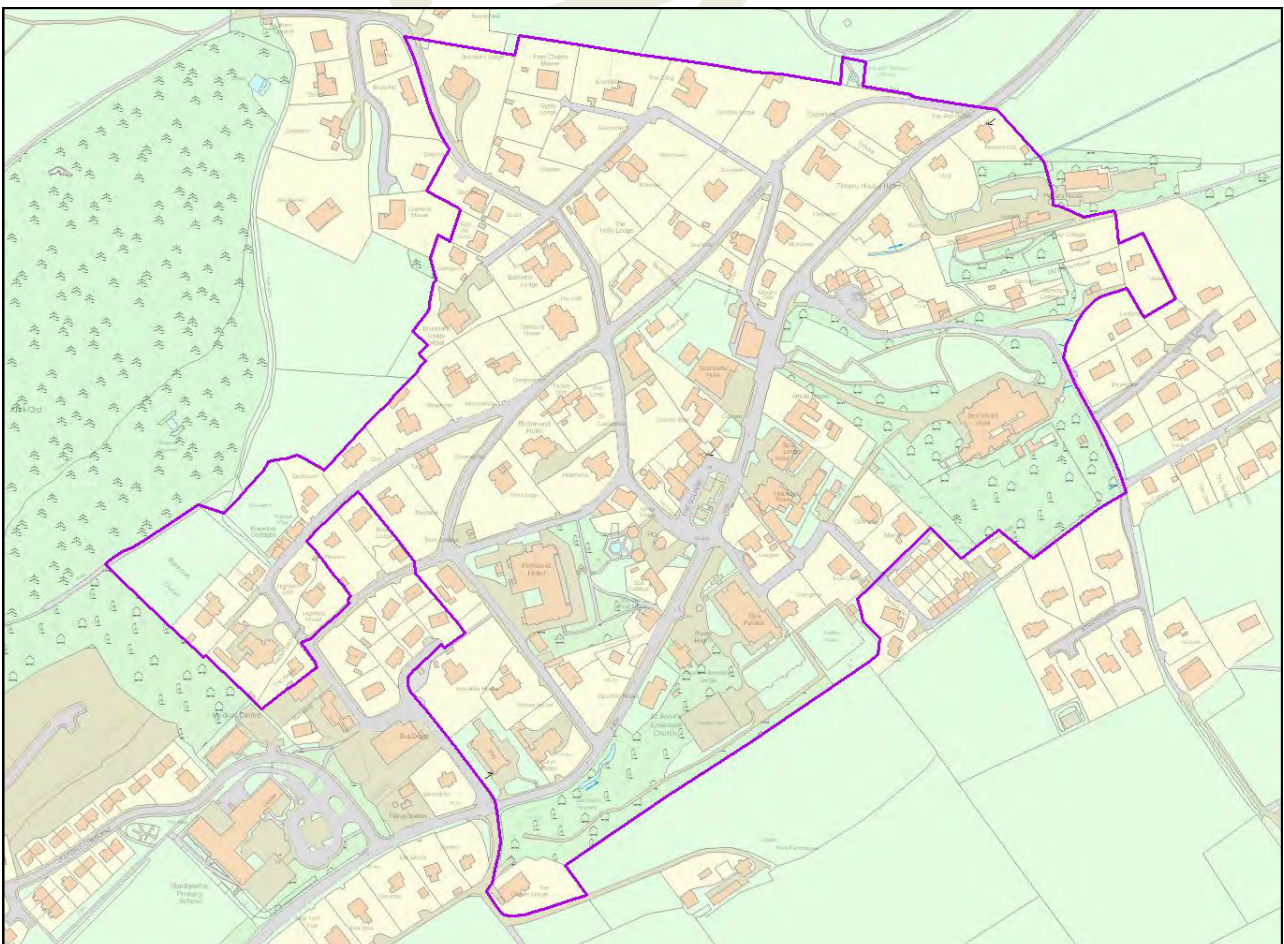
A1 comprises a small extension to the north of the Conservation Area to incorporate the Eagle Stone. The stone would have been a destination for Victorian visitors taking gentle exercise around the village and it is still an important component of modern-day Strathpeffer. The Eagle Stone, which is of significant historic and architectural interest in its own right, is also considered a part of the wider historic and architectural interest of the village.

A2 Old Police House/Viewfield

The 1974 boundary bisected the curtilage ground of Railway Cottage and did not follow a physical boundary readily observable on the ground. The boundary has been amended to encompass the entirety of the curtilage of Railway Cottage. It has been further extended to include two additional buildings, the Old Police House and Viewfield, the latter of which is notable for its superlative retention of original detailing and fabric. Both buildings are contemporary with Strathpeffer's rise as a prime health resort in the late 19th century and share the architectural style and character that defines the Conservation Area. The buildings and associated private space contribute positively to the wider townscape when

viewed from the former station and create a backdrop to Railway Cottage. Both the buildings and their garden ground enhance the public realm. The buildings collectively define the eastern periphery of the Victorian village as it becomes more rural in nature.

Both the Old Police House and Viewfield are, therefore, considered to be part of the village's special architectural and historic interest.



Map 9: Final Strathpeffer Conservation Area boundary

CHALLENGES AND THREATS

Wider Challenges

Lack of repair and maintenance

Strathpeffer's buildings and open spaces are generally well maintained and in good condition. However, there are isolated examples of long-standing vegetation growth in guttering and poorly maintained rainwater goods; inappropriate cement render repairs; and a lack of maintenance to windows, doors, chimneys, roofs and ironwork.

Loss of original architectural detail and original features

Original architectural detail makes a defining contribution to Strathpeffer's character and appearance. It is, therefore, important that detail and its importance is recognised, preserved and enhanced. The incremental removal and loss of traditional features—including windows and doors, roof coverings, metalwork etc—contributes to the erosion of the special character of the Conservation Area.

Likewise, erosion of Strathpeffer's architectural detail can result from the introduction of new and inappropriate architectural forms and materials. For example, flat roofs, modern conservatories and poorly conceived extensions and the introduction of manmade materials can, in many cases, erode surviving historic architectural and historic detail.

Use of inappropriate materials

Materials are an important element of a Conservation Area and the use of traditional materials provides a unifying feature across an area. Modern materials tend to have a

uniform surface, profile and patina, may weather comparatively poorly and often stand out from traditional materials.

Common examples include:

- Modern plastic windows. These lack the subtle detailing and variety of character of timber sash and case windows;
- uPVC, aluminium or glass doors lack the patina, colour and detailing of timber panelled doors;
- Plastic rainwater goods lack the character, variety of finish and texture of cast-iron;

Many of these challenges are especially acute in Strathpeffer's dwellings that have been converted to flats. Often, these buildings have been subject to piecemeal alterations using a variety of non-traditional materials to a variety of designs. This can result in a loss of uniformity, symmetry and cohesion and can have a significant adverse impact on the character and appearance of the Conservation Area.



Loss of traditional boundaries

Boundary walls are a significant component of Strathpeffer's character. Where traditional boundaries have been replaced these can have a significantly detrimental impact on the character and appearance of the Conservation Area. This is most acutely apparent where timber panel and/or

horizontal or vertical board fencing has been used. Likewise, concrete block walls—often finished with harl—lack the width or finish of traditional stone walls. Such options are poor substitutes for traditional boundary treatments such as hedging, stone walls and cast iron railings. The Council will not support the loss of traditional boundary treatments and will encourage the replacement of inappropriate boundary treatments with traditional finishes. New boundaries will be of a form and finish appropriate to the Conservation Area.



Inappropriate and unsympathetic alterations and extensions

Strathpeffer is generally well-cared for and incidents of inappropriate development or the introduction of new and unsympathetic forms are comparatively uncommon. There are, however, a number of historic buildings that have been subject to poorly conceived and/or out-of-scale extensions, including extensive flat roof additions, that respect neither scale nor character. Poorly designed and sited conservatory extensions utilising modern materials, although not ubiquitous, are increasingly a cause for concern. Box dormers, whilst present in only a small number of cases, can significantly damage historic roofscapes and are unlikely be acceptable in many cases.

Alterations and extensions must be carefully conceived and must reflect the character and scale of the building and not seek to replicate badly considered extensions and alterations present elsewhere in the Conservation Area.



Service and telecommunications equipment

Of a smaller scale, but no less significant with regard to incremental erosion of the character and appearance of the Conservation Area, are poorly sited services, such as satellite dishes, cabling, flues and pipework.

Shop frontages with lost or obscured detail and Inappropriate Signage and Alterations

This is of most relevance to the shop units at Cromartie Buildings.

Subdivision of plots

Strathpeffer does not have many obvious gap sites or redevelopment opportunities and this has resulted in a trend to subdivide existing plots. The importance of plot size and layout results in limited opportunities for further sub-division of plots. Where proposed rigorous justification and assessment will be required.

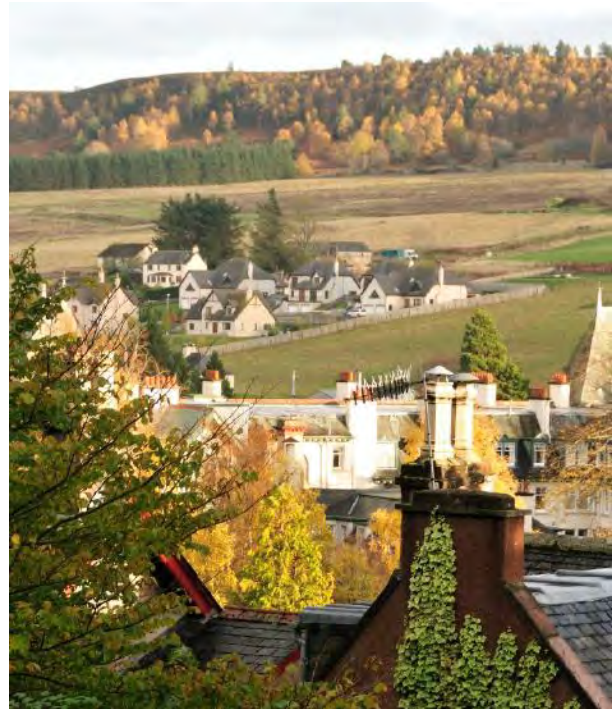
New development

Opportunities for new development within the Conservation Area are very few. The

Inner Moray Firth Local Plan has not identified any opportunities for development within the Conservation Area boundary. However, should new development be proposed within the Conservation Area it must be carefully conceived and designed with the specific qualities of Strathpeffer to the fore. Ardival Court, a development of 3 semi-detached units in 2000, is a prime example of new development that ticks many of the 'traditional' boxes (slate roof, timber windows, 45 degree roof pitch etc) yet has not successfully integrated with the wider area. Successful new development within the Conservation Area will need to be of high quality design and utilise high quality materials. It must respect the historic grain, massing, rhythm and scale of Strathpeffer.

New development outwith the Conservation Area

Given Strathpeffer's location and varied topography, development outwith the Conservation Area has the potential to detrimentally impact upon its setting and its character and appearance. This has already occurred at Strath View, a modern development which is highly visible, especially to the west of the Conservation Area when viewed from higher ground. Even when viewed from a distance, this development detracts from the traditional and intricate roofscape that characterises Strathpeffer. It is important that the assessment of new development takes into account wider views from within the Conservation Area.



Public realm

The quality and upkeep of the public realm is of importance to the interests of commercial business and residents, and presents an image of the village to visitors. Principle areas of concern include: quality of paving; damage to street surfaces by utility companies; maintenance of public and amenity spaces; street furniture; street clutter (excessive traffic management infrastructure; wheelie bins; A-frames etc) and inappropriate sighted and/or designed advertising and signage.

Maintenance and promotion of footpaths

A significant attraction of Strathpeffer are the quiet, attractive, winding streets which lend themselves perfectly to pedestrian access. Strathpeffer has a number of small footpaths which would benefit from better maintenance and promotion to improve the visitor experience.

Specific Threats

Some of the wider challenges set out above are highlighted by specific cases where, for example, a poorly maintained building is blighting its immediate surroundings, or inappropriate interventions have significantly impacts the character and appearance of the Conservation Area.

Any enhancement schemes should seek to prioritise the cases below to reduce their negative impact. However, most are in private ownership and liaison, detailed discussion and support from public bodies may be necessary to encourage change.

Vacant Shop units in The Square

Redundant shop units can promote a negative image of an area and have an adverse impact on the character of a Conservation Area. Strathpeffer has a small number of shops which has resulted in increased visibility when one units falls out of use, especially when it is location as prominently as this. Recognising the challenging economic times and retraction of traditional retail business, it is still considered essential that the vacant unit is utilised as soon as possible. Uses other than retail could be considered, even where these result only a temporary occupation.

Cromartie Buildings

Cromartie Buildings dates to the late 19th century and is located in a prominent position within Strathpeffer's townscape. The ground floor operates as three separate shop units with the upper floors converted into flats, all with individual owners. Piecemeal alterations, most notably to windows, has resulted in a variety of styles and a range of materials being introduced into the building resulting in an un-unified appearance and lack of coherence. The overall impact is detrimental to the character and appearance of both the building and its immediate environs. Only one flat retains traditional windows.

In this case, as and when applications are received to replace existing inappropriate windows, the Council will insist upon the reinstatement of traditional sash and case windows in line with those that still survive and have been documented by the Council.

As with the vacant shop unit in The Square, the central shop unit in Cromartie Buildings also currently lies vacant. The same issues apply here and securing a new use for the unit should be considered a priority.

Enhancement Opportunities

Strathpeffer has fewer significant management issues than many Conservation Areas in Highland. Nonetheless, there are opportunities to enhance the character and appearance of the Conservation Area which should be seized wherever practicable. A fundamental principle when considering the management of the Conservation Area is that it should be both proactive and heritage-led.

Provision of information and advice to owners and occupiers

To promote the preservation and enhancement of Strathpeffer Conservation Area, the Council will prepare and distribute short information leaflets explaining the benefits, responsibilities and implications of living in a Conservation Area. In addition, a Conservation Area Guide will be prepared to aid developers and residents/owners wishing to carry out repairs and alterations to their property and for the management of trees and open space. Information will be made available on the Council's website .

Increased maintenance

The best means of preserving the character and appearance of any area is through the routine maintenance of buildings, green infrastructure such as trees, open spaces and the public realm. Roofs, chimneys, windows, doors, guttering, stonework, paintwork, wall finishes, entrance steps, gardens and boundary treatments both front and rear all need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular, coordinated

maintenance programmes can help reduce costs in the long term. Similar considerations apply to the management and upkeep of private gardens and other private and public open spaces. Historic Scotland's free Inform Guide series provides useful information on maintenance issues for various elements of historic buildings.

Reinstatement of traditional features

Where traditional features have been lost, the Council will support their replacement. For example, replacement of inappropriate modern windows and doors with historically appropriate units; replacement of modern boundary treatments with appropriate traditional boundaries; reinstatement of traditional detailing etc.

Promotion of sensitive alterations

The Council encourages the sensitive alteration and extension of listed buildings, where this will not harm their special interest, and of unlisted buildings where the proposals preserve and enhance the character and appearance of the Conservation Area.

Where work appears to be unauthorised, the Council has statutory powers to investigate alleged breaches of planning control (including listed building consent) and any attached conditions. New powers under the Historic Environment (Amendment) (Scotland) Act 2011 allow for stop notices and temporary stop notices in respect of specific works and fixed penalty notices for breaches of enforcement notices. The Council may take formal action where a satisfactory outcome cannot be achieved by negotiation and it is in the public interest to do so. For further information on

enforcement of planning controls, please see the Council's website.

Promotion of sympathetic, high quality, new development

There are limited opportunities for development and redevelopment within the Conservation Area, especially given the recognition and protection of public and private green space. However, where opportunities do arise for new development, applications will make use of sympathetic contemporary forms, taking particular account of local context, views, townscape, setting, scale, massing, materials and detail. Design, materials and landscaping must all be of a high quality.

Advertising and signage

Cumulatively, a proliferation of advertising boards and signs located in the public realm can result in clutter and detract from the character of the Conservation Area. It can also impact on the setting of listed buildings and amenity space. The Conservation Area would benefit from better control of advertising and signage, especially where located on major roads and gateways and of a design/size that is inappropriate to the Conservation Area.

Advertising and signage in the Conservation Area will, in general, comply with the following principles:

- The scale and location of signage should be appropriate to the size and scale of the building and the Conservation Area in general;
- Signage and advertising will make use of traditional materials and be of an appropriate design.

- Timber painted signs utilising a traditional colour palette appropriate to the age of the building are preferred; vinyl and banner signs and/or signs with internal illumination will not be supported.
- A proliferation of temporary signage / A-boards will be avoided. This not only adds to street clutter but restricts circulation, which can have a negative impact on the character of the area.

Protection of green space, trees and the green network

Green infrastructure is important in terms of townscape and local amenity and can have visual, ecological and biodiversity value. Private and public garden ground and open space—and the plants, trees and built structures that help from them—make an important contribution to local landscape character and form part of the area's cultural heritage. In this case, there is a presumption to retain existing open space, whether public or private, which contributes positively to the historic character of the area. Likewise, features that define and are integral to an area of open space (i.e. trees, hedging, boundary walls, landscaping features etc) that contribute positively to the historic character of the area should be retained.

Programme of tree renewal

Today, Strathpeffer has an abundance of specimen trees. It is important to recognise that many of these are broadly contemporary with the flourishing of Strathpeffer in the 19th - early 20th century and there is a risk that a significant number will reach senescence at a similar time. There is, however, an opportunity to secure

replacement planting in advance of this decline. An outcome of this appraisal should be to ensure that a professional tree condition survey, supplemented with a specimen tree planting plan, is undertaken to ensure that the extent and diversity of tree cover exists to preserve and enhance the character and appearance of the conservation area for the enjoyment of future generations.

Programme of public realm improvements

There is an ongoing need for regular monitoring, maintenance and where necessary, repair of public realm projects. The Conservation Area would benefit from an overall public realm strategy to prioritise and coordinate preservation and enhancement actions in the public realm.

However, it is clear that the introduction of high quality public realm design and materials throughout the Conservation Area would improve and help unify the overall character and appearance of the village.

- Utilities and Telecommunications

Redevelopment works and repeated excavations by statutory undertakers have resulted in the gradual degradation of existing road and pavement surfaces. The Council will work to ensure that statutory undertakers reinstate ground surfaces in an appropriate manner, and will consider the use of Article 4 directions to control such operations should the need arise.

- Street Furniture and Waste Storage

Strathpeffer has a variety of styles and designs of street furniture, which vary in quality. While variety can add to the diversity of character in the Conservation

Area there is a danger of visual clutter in important civic and street spaces where competing styles of furniture such as bins, seating, pedestrian barriers, planters etc. coexist.

Future consideration of street furniture and waste storage should ensure that, as well as being functional and cost-effective, it is complementary to the character of the Conservation Area in design quality and that its location does not perpetuate clutter.

- Public Art

New public art is encouraged and the installation of distinctive pieces of street furniture and art work could reinforce a local sense of place.

- The Square

As a prime focus of Strathpeffer, The Square is one of the most important and prominent public spaces in the village. The Square, whilst generally well maintained, would benefit from a programme of renewal and enhancement.

Enhancement of Strathpeffer Spa Gardens

Strathpeffer Spa Gardens are currently in the ownership of Highland Council. In general, they are well maintained and a significant asset. The gardens are included in the national Inventory of Gardens and Designed Landscapes in Scotland. Scottish Historic Environment Policy (SHEP) gives guidance on the treatment of gardens and designed landscapes and requires Planning Authorities to use appropriate conditions to protect and enhance sites in the Inventory.

The Council will support proposals that seek to enhance the gardens whilst preserving or enhancing their significant contribution to

the wider Conservation Area.

Improved access, interpretation, education and community engagement

Opportunities exist to improve and upgrade access and path networks within the Conservation Area. It is also important to consider ways in which interpretation and the educational benefits of the Conservation Area can be maximised as a learning, teaching and participation resource for all sectors of the community. Engagement with the local community is essential in fostering a sense of ownership and responsibility for the historic environment. The Council will encourage local involvement through liaison with local and community groups, amenity/heritage groups and stakeholders in issues affecting the historic environment.

NEW DEVELOPMENT

1. All proposals for new development (including garages, ancillary buildings etc) will demonstrate the use of high quality (including, where appropriate, contemporary) design, materials and finishes and include detail of landscaping and boundary treatments. All proposals will take particular account of local context, views, townscape, setting, scale, massing, materials and detail.
2. All new development proposals will be supported by a detailed design statement that clearly demonstrates how the proposal will either preserve or enhance the character and appearance of the Conservation Area.
3. There is a presumption against subdivision of plots where these contribute to the historic character of the area.

EXISTING DEVELOPMENT

4. The Council will support the retention of historic features, fabric and detailing and the sensitive repair and maintenance of all buildings and built features.
5. Where traditional finishes and features have been replaced with modern, inappropriate and/or unsympathetic alternatives, and it is proposed to replace these alternatives, the Council will insist upon the reinstatement of traditional finishes and features.
6. Where traditional features and finishes are proven to be beyond viable repair, the Council will support their

replacement on a like-for-like basis. Non-traditional replacements, alternatives, materials and finishes will not be supported.

7. The Council will support the sensitive alteration and extension of listed buildings, where there is justification to do so and where this will not harm their special interest, and of unlisted buildings where the proposals preserve and enhance the character and appearance of the Conservation Area.
8. The Council will support the use of micro-renewables (e.g. photovoltaic panels, ground and air heat pumps, biomass, wind turbines) where these do not adversely impact the character and appearance of the Conservation Area.
9. Boundary treatments will respect the historic character of the area.

SPACES AND TREES

10. There is a presumption against the loss of all existing open space, whether public or private, which contributes positively to the historic character of the area.
11. The Council will support proposals that will preserve and enhance Strathpeffer Spa Gardens Designed Landscape, in accordance with policies included in the HwLDP. Proposals that will damage or degrade the special importance of the Designed Landscape will not be supported.
12. There is a presumption against felling trees that contribute positively to the historic character of the area and have

a reasonable life expectancy unless they are likely to cause major structural damage. Where the Council has been notified of the intention to fell a tree, and silvicultural justification is not provided or is not considered sufficiently robust, the Council may consider imposing a Tree Preservation Order (TPO) in order to secure the long term protection of the tree.

13. Where tree removal has taken place, the Council will strongly support replacement planting to maintain tree cover within the Conservation Area.

PUBLIC REALM

14. The Council will support appropriate advertising in line with the general principles set out in this document. Inappropriately sited and/or designed advertising will not be supported.
15. The Council will support the maintenance and promotion of footpaths, access and interpretation in and around the Conservation Area.

GENERAL

16. The Council will ensure permitted works have been executed properly and that any unauthorised works are investigated and dealt with appropriately. Regular surveys of the Conservation Area will be undertaken to monitor the condition of the area, note unauthorised works and provide evidence for enforcement action.

APPENDIX 1A DESIGNATED FEATURES: LISTED BUILDINGS

The Red House (Category B)

HES Ref 7839; Date Added: 31/08/1983

Later 19th century. Tile hanging unusual in Scotland. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7839>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16470>



Timaru (Category B)

HES Ref 7840; Date added 31/08/1983

Later 19th century. See web links for LB description. Cast iron arcaded balcony. Built by Donald MacLennan on his return from Timaru, New Zealand. Also built Timuka and Mooruna.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7840>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG7886>



Timuka (Category C)

HES Ref 7841; Date Added: 31/08/1993

Late 19th century. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7841>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG7865>

Eaglestone House (Category B)

HES Ref 7856; Date Added: 31/08/1983

Built C.1860. See web links for LB description.

Planning History:

03/00993/LBCRC: Internal and external alterations (permitted)

03/01068/FULRC & 03/01093/LBCRC: Alterations and extension to outbuildings for residential use (permitted)

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7856>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16305>



Strathpeffer Railway Station (Category B)

HES Ref 7834; Date Added: 31/08/1983

Built 1885. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7834>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG6292>



Ben Wyvis Hotel and Gate Piers (Category C)

HES Ref 7852; Date Added: 31/08/1983

Opened 1879 with additions 1884. Possibly W C Joass. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7852>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG7864>



Kildonan (Category C)

HES Ref 7838; Date Added 31/08/1983

Late 19th century semi-detached houses.
See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7838>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16455>



Holly Lodge (Category B)

HES Ref 7862; Date Added 31/08/1983

1901. See web links for LB description. NB description contains incorrect date.

Planning History:

02/00951/FULRC: Change of use from hotel to house (permitted)

Condition: Modern extension with plastic windows and uPVC rainwater goods to rear.

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7862>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16410>



Dunraven Lodge (Category B)

HES Ref 7834; Date Added: 31/08/1983

C.1895. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7855>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16277>

Dunichen (Category B)

HES Ref 7854; Date Added: 31/08/1983

1897. See web links for LB description.

Planning History:

04/01105/LBCRC Internal alterations (permitted)

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7854>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16249>



Strathpeffer Hotel (Category C)

HES Ref 7837; Date Added: 25/03/1971

Early 19th century core with later 19th century additions and alterations. See web links for LB description.

Planning History:

04/01105/LBCRC Internal alterations (permitted)

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7837>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16449>

Craigivar (Category C)

HES Ref 7853; Date Added: 31/08/1983

Mid-later 19th century. See web links for LB description.

Planning History:

11/01882/LBC Replace windows with French doors (permitted)

13/01412/LBC and 13/01607/FUL Alterations to form door and ramp (permitted)

13/01415/LBC and 13/01606/FUL Internal and external alterations (permitted)

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7853>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16224>



Free Church of Scotland (Category B)

HES Ref 7858; Date Added: 31/08/1983

W C Joass, 1886. See web links for LB description.

Planning History:

04/01221/LBCRC formation of ramp (permitted)

Condition: Currently redundant.

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7858>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16337>



Heatherlie (Category B)

HES Ref 7860; Date Added: 31/08/1983

C.1900. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7860>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16372>



White Lodge (Category B)

HES Ref 10949; Date Added: 31/08/1983
1830-40. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB10949>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16481>



Spa Cottage (Category B)

HES Ref 7835; Date Added: 25/03/1971
C.1820. See web links for LB description.

Planning History:

07/00243/FULRC & 07/00244/LBCRC: alterations and extensions (permitted)

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7835>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG6293>



Highland Hotel (Category B)

HES Ref 7861; Date Added: 31/08/1983

1909-11. See web links for LB description.

Planning History:

10/02696/LBC: Display of illuminated advertisement (withdrawn)

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7861>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16401>



Hamilton House (Category C)

HES Ref 7859; Date Added: 31/08/1983

Early—mid 19th century. See web links for LB description. Now two separate dwellings.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7859>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16358>



Strathpeffer Parish Church (Category B)

HES Ref 7832; Date Added: 31/08/1983

1888. W C Joass. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7832>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16425>

Kinnettass House (Category B)

HES Ref 7863; Date Added: 25/03/1973

1826-31. See web links for LB description.

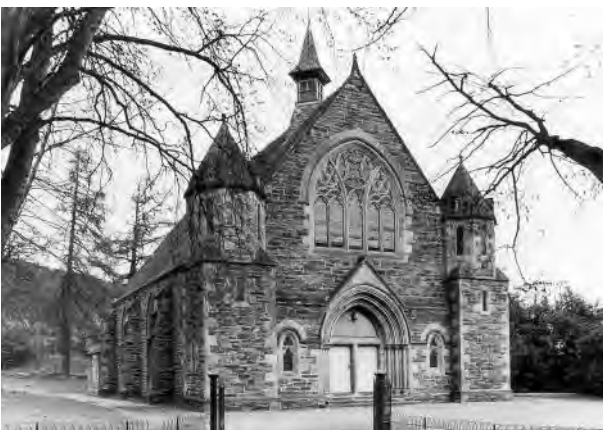
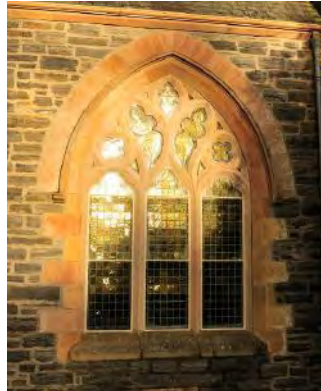
Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7863>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16416>



Nicolson Mackenzie Memorial Hospital (Category B)

HES Ref 13238; Date Added: 28/08/1992

W C Joass. Opened 1896. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB13238>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG7883>



St Anne's Episcopal Church (Category B)

HES Ref 7857; Date Added: 31/08/1983

1890-92. John Robertson. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7857>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG7889>



Upper Pump Room (Category B)

HES Ref 7833; Date Added: 31/08/1983

C.1860. See web links for LB description.

Planning History: None known

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7833>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG16431>



Strathpeffer Spa Pavilion (Category B)

HES Ref 7836; Date Added: 31/08/1983

C.1879-81. W C Joass. See web links for LB description.

Planning History:

98/00828/LBCRC & 98/00827/FULRC: Proposed redevelopment of Spa Pavilion to be returned to use as an entertainment venue (permitted)

04/00295/LBCRC: Removal of External Steps (permitted)

06/00273/LBCRC & 06/00245/FULRC: Siting of Seven Lamp Standards, Erection of Railings Beside Steps & Siting of Underground LPG Tank, installation of doors (permitted)

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/LB7836>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG7887>

APPENDIX 1B DESIGNATED FEATURES: SCHEDULED MONUMENTS

Clach an Tiompain Symbol Stone ('the Eagle Stone')

HES Ref 1676; Date Added: 18/05/1925;
Amended: 10/10/1995

Class 1 Pictish symbol stone, standing on an artificial mound. Blue gneiss with two incised symbols; a horseshoe and a bird, traditionally identified as an eagle. The original position of the stone is uncertain. See web links for scheduled monument description.

Planning History: None

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/SM1676>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG6294>



APPENDIX 1C DESIGNATED FEATURES: INVENTORY GARDEN AND DESIGNED LANDSCAPES

The Spa Gardens, Strathpeffer

HES Ref GDL00370; Date Added: 31/03/2003

Strathpeffer Spa Gardens comprise an unusual example of pleasure grounds laid out as part of an 19th century health resort. They illustrate a contemporary acknowledgement of the important curative role of landscape and gentle recreation. See links for more detail.

Planning History:

07/00407/FULRC: Siting of 5 wooden sculptures (permitted)

08/00908/FULRC: formation of events car-park (permitted)

Condition: No concerns

Web Links:

<http://portal.historic-scotland.gov.uk/designation/GDL00370>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG6294>



Newton Villa

Later 19th century. Asymmetrical 3-bay 1 ½ storey house. Bullfaced rubble with contrasting ashlar margins. The prominence of the left-hand bay is accentuated by the use of slightly wider openings; the ground floor having tripartite windows (bipartite to the right), and the first floor having bipartite windows (and single on the right). The left-hand bay also has a wider and taller gable-ended dormer.

For the scale of the building, there is a considerable level of detail. Moulded mullions and arches, ornate decorative bargeboards to the dormers, somewhat oversized hipped-roof porch with finial and decorative timber supports, over-hanging eaves and chamfered corniced stacks all add to the charm and character of the building.

Located at the gateway to Strathpeffer when approaching from Dingwall.

Condition & Authenticity: Newton Villa appears to be in excellent condition. It has been extended to the rear on at least two occasions. Nonetheless, the building retains many original features and fabric and makes a positive contribution to the Conservation Area.



Strathbran

Built c.1882. Two-storey villa with a four-storey square tower. Squared rubble with contrasting pink sandstone ashlar margins. Hipped slate roof with coped end stacks, probably with original cans. There is a mixture of single and bipartite openings (all with original 1x1 timber sash and case windows) and an original double-leaf timber door. The uniformity of openings on the main building is replicated in the tower, although the top storey has tripartite windows on all four sides. The tower is topped with a hipped slate roof and weather vane.

To the rear of the building is a contemporary outbuilding (former stables). The grounds are bounded by a low coped stone wall.

Condition & Authenticity: Strathbran appears to be in excellent condition. The building retains most original features and fabric and makes a positive contribution to the Conservation Area.



Former United Free Church Manse

Later 19th century. Allied with the United Free Church (W C Joass) on Golf Course Road to the south; Joass may have also been responsible for the manse.

Two storeys with squared rubble walls with contrasting pink sandstone ashlar margins. Front elevation is of 3-bays with central bay, housing arched doorway, set back and the northern bay with a bay window at both ground and 1st floor height stepped forward. Tripartite windows to ground floor with Venetian windows to 1st, the arch of the central window breaking the wall head which, with the hipped slate roof, adds interest to the building. The side elevation has single arched window to centre. Coped stacks and decorative cans. Original timber sash and case windows, cast iron rainwater goods etc .

Condition & Authenticity: The building appears to be in excellent condition retaining many original features and fabric. Even though the building is tucked away, it makes a positive contribution to the Conservation Area.



Other Unlisted Buildings of Merit:

- The Cottage, The Square

Small, late 19th century single storey 3-bay cottage located on The Square. Slate roof with decorative ridge tiles. East bay has Venetian-esq tripartite casement windows with multipane glazing to upper windows and stained glass detailing to lower casement. West bay is canted with multipane stained glass windows. Contemporary hexagonal building to rear, formerly detached although is now linked to the main cottage via a flat roofed extension. Modern flat roof porch to front.

- Park House Studio, Strathpeffer Pavilion

Charming building in use as a bank until the early 1990s. Timber post and harling. Hipped slate roof with overhanging eaves, central stack, multi-pane windows . Canted bay and adjacent doorway on north-west elevation.

- The Garden House

1 1/2 storey villa, harled with ashlar window and door reveals. Decorative bargeboards, slate roof. Single storey 3-bay wing to east. Timber 6x6 sash and case windows throughout. Practically, the principle elevation is the north-facing gable-end which includes the main entrance; the west-facing symmetrical 3-bay elevation, which was presumably once the main elevation, is now secondary.

- Rosslyn Lodge

Large late 19th century villa. Stone with ashlar margins. Predominantly timber sash and case windows. Mansard slate roofs with wide chimney stacks. Principle elevation: 3-bays with decorative timber porch and

bargeboards. Ashlar outer-bays (canted to the ground floor). Outbuildings—possibly former stables—to rear.

- Victoria House

Traditional asymmetrical 3-bay late 19th century Victorian villa. Stone with ashlar margins, slate roof with coped end stacks. and timber sash windows. Decorative bargeboards to gables and dormers. In excellent condition.

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