WICK PULTENEYTOWN

CONSERVATION AREA APPRAISAL

Draft: NOVEMBER 2020

FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.

CONTENTS

1.0 INTRODUCTION AND PURPOSE

1.1 CONSERVATION AREA DESIGNATION

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

Two small conservation areas were designated in Pulteneytown by Highland Regional Council in 1970. These were Argyle Square, Harbour Terrace and Harbour Place (fig 39). Following review those two areas were incorporated into the larger Wick Pulteneytown Conservation Area designated in 2000 which was current at the time of this review (fig 1).

Conservation area status brings the following works under planning control:

- Demolition of unlisted buildings or structures
- Removal of, or work to trees
- Development including, for example, small house alterations and extensions, the installation of satellite dishes, roof alterations, stone cleaning or painting of the exterior.

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

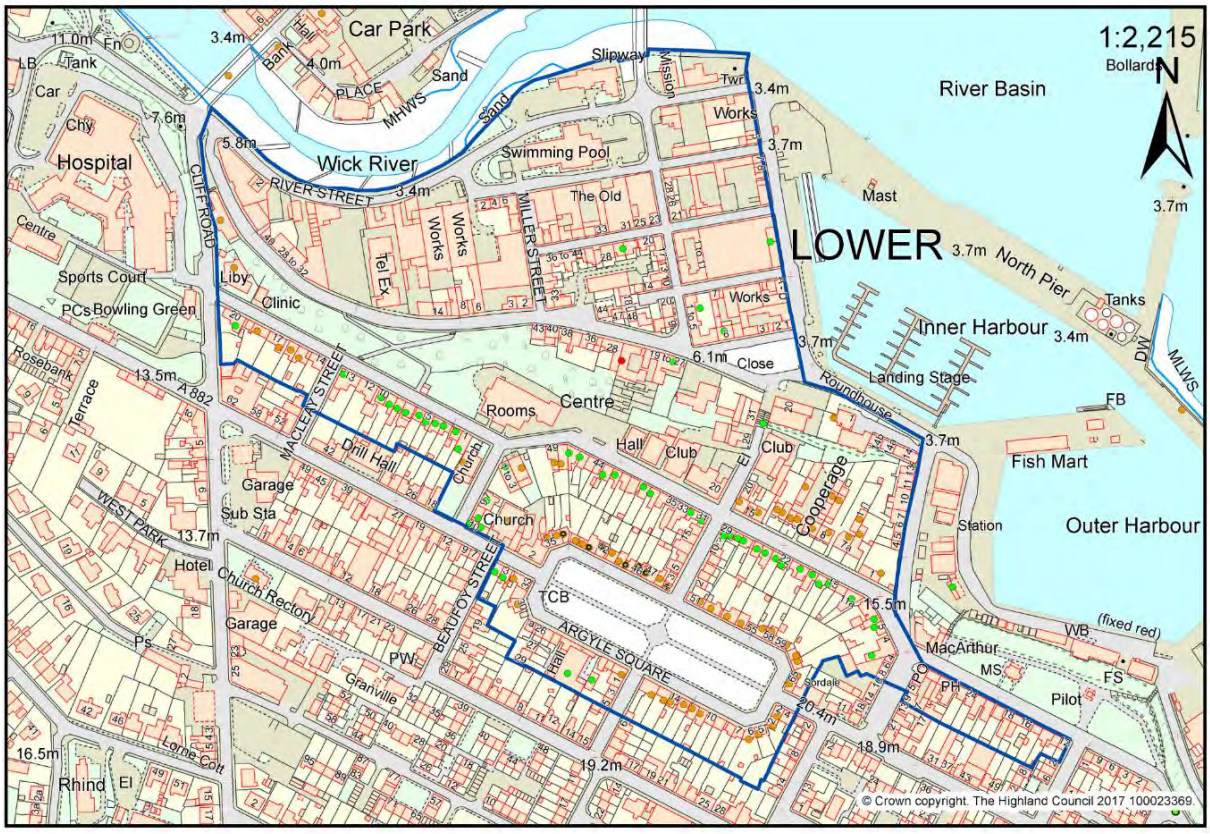


Figure 1: Wick Pulteneytown Conservation Area, designated in 2000 (CA boundary outlined in blue; listed buildings dotted: red-Category A; orange-Category B; green-Category C). © Crown/THC

1.2 PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to identify and assess the special architectural and historic interest of Wick Pulteneytown (referred to as Pulteneytown) along with those key elements that contribute to its character and appearance. This document therefore seeks to:

- Define the special interest of the conservation area
- Identify any issues which threaten the special qualities of the conservation area
- Assess the current designation along with adjacent areas and identify potential boundary alterations

The appraisal follows Scottish Government guidance as set out in *Planning Advice Note 71: Conservation Area Management* (2004).

Planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of the designated area in making planning decisions that affect the conservation area. A more considered and careful approach is therefore needed in considering development proposals in conservation areas. The appraisal provides a firm basis on which applications for development within and in the vicinity of the conservation area can be assessed. It should be read in conjunction with the current planning policy frameworks of THC.

Planning authorities have a duty to prepare proposals for the preservation and enhancement of conservation areas, although there is no imposed timeframe for doing so. The appraisal provides a basis upon which programmes can be developed by, and in association with, The Highland Council (THC) to protect and enhance the conservation area. Further analysis and detail is provided in the *Wick Pulteneytown Conservation Area Management Plan*.

1.3 METHOD

The commission has been undertaken on behalf of The Highland Council (THC). It is supported by a project Stakeholder Group (Appendix 1).

The final draft appraisal for public consultation was prepared by Sonya Linskaill RIBA RIAS, Chartered Conservation Architect and Consultant in association with The Highland Council. The draft appraisal was reviewed with the Stakeholder Group and by THC prior to publication for public consultation. The final approved report will be under the copyright of The Highland Council.

Historical and background information has been supplied by The Highland Council. This was researched and collated from both primary and secondary sources including maps and photographs. Site surveys were carried out including a character assessment comprising: setting, views, activity and movement; street pattern and urban grain; historic townscape; spatial relationships; trees and landscaping and negative factors. Please note all historic images and maps are for illustration purposes only and must not be shared or copied.

The Highland Council arranged a stakeholder meeting which took place in June 2019 followed by a community engagement event in July 2019. This event looked to gather local thoughts on the conservation area, its buildings and public realm. Subsequently, the stakeholder group was invited to make comment of a draft of this report before formal public consultation.

1.4 BACKGROUND

A number of initiatives have been established and undertaken in Pulteneytown over the past three decades. This commenced with The Wick Project (from 1991), a multi-agency initiative aiming to bring life back into neglected parts of Wick, including Pulteneytown. The Highland Council prepared a regeneration strategy for Lower Pulteneytown, an area which at that time was suffering from neglected property, vacancy, dereliction, and low property values. Initial investment came from local authority housing grants for residential property improvement and housing association interest. The deficit in property value versus the cost of repair and conversion led the council to seek external funding. External funding was secured from both the Heritage Lottery Fund Townscape Heritage Initiative (2003 – 2008), followed by Historic Environment Scotland's Conservation Area Regeneration Scheme (CARS; 2007 - 2013). As well as physical regeneration, focus was also placed on interpretation of the area's rich Thomas Telford heritage as a means to raise local awareness, encourage visitors, and support economic growth in Wick.

2.0 LOCATION AND LANDSCAPE

2.1 LOCATION

The Wick Pulteneytown Conservation Area forms part of the town of Wick in The Highland Council local authority area, in the corporate management area of Caithness, Sutherland and Easter Ross. Pulteneytown, originally an independent town, has since 1902 formed part of the town of Wick, the historic Royal Burgh on the north bank of the River Wick.

Wick lies on the far north-east coast of Scotland; 20 miles south-east of Thurso by road and just over 100 miles north-east of the nearest city at Inverness. The town lies on the major road (A99) north from Inverness to John O'Groats, and is connected by the A882 to Thurso. The town also has rail connections to Thurso and south via Inverness, and an airport on the northern edge of the town. Wick harbour is located within the town on the south-eastern bank of the River Wick comprising of the Inner and Outer Harbours which are divided from the River Harbour by a water break. The Inner Harbour has a marina for leisure craft.

2.2 RELATIONSHIP WITH CAITHNESS, GEOLOGY AND TOPOGRAPHY

Caithness occupies the north-east tip of the Scottish mainland enclosed by the Pentland Firth to the north coast, and the North Sea to the east. Wick lies on the eastern sea coast of Caithness at the mouth of the River Wick where it flows into Wick Bay and beyond the North Sea. The interior landscape is generally flat, in stark contrast to other areas of Highland Scotland, comprising open farm and moorland, extending to dramatic sea cliffs.

The geology of the area has afforded natural building materials including flagstone. The New Statistical Account (NSA, 1845, 125) details this including that at Castle of Girnigoes a dark bluish calcareous flagstone is present which continues along the coast to the cliffs southwards of the burgh of Wick. This stone differs from general formation of the district in having thicker beds and was much used for building.

3.0 HISTORICAL DEVELOPMENT

3.1 ANCIENT WICK

Wick is of ancient foundation, a natural harbour and market centre for Caithness, an area inhabited by the Celts, then the Picts. From the early 10th century Caithness, along with the Orkney Islands, Sutherland and Ross, came under the control of the Norwegian Earls. There is a considerable legacy of this period reflected in the both surnames and place names, the latter in particular in the Parish of Wick (NSA, 1845, 131-132). The name *Wick* itself is thought to derive from the Norse *Vik* meaning bay. The Castle of Old Wick, on a narrow promontory a little south of Wick town, was commonly known as the *'Aul' man o' Wick'*, and is thought to have been built in about 1160 by Harald Maddadson, Earl of Caithness and Orkney. There are historic references to the town during this period, and at some time between 1390 and 1406, King Robert III granted the town of Wick in heritage to Neill Sutherland with a Burgh of Barony (Origines, 1855, 773). From 1589 Wick became an established Royal Burgh by charter from James VI.

Figure 2: Pont's map of Scotland ca. 1583-1614 illustrating Wick and surrounding settlements © NLS

3.2 WICK IN THE LATE 18TH CENTURY

Wick had grown as a market and administrative burgh on the north bank of the River Wick where it flows into Wick Bay. The principal street, High Street, ran parallel following the river with narrow lanes leading off. The river was originally crossed by boat before a wooden bridge was constructed which was still in place in the late 18th century, prior to its replacement with the first masonry bridge, designed by Thomas Telford, in the early 19th century (now demolished).

Despite Wick's natural access to the North Sea, before the 19th century Wick was little used as a port, as Staxigoe to the north was preferred for its shelter, and Thurso was commercially more important (Beaton, 1996). Wick had no physical harbour, just a rough quay and the sandy shores of the river. The

geography of the east coast of Caithness comprising high cliffs (e.g. from Clyth to Ulbster) and small inlets known as '*geos'*, had led traditionally to fishing in small boats which took harbour in these *geos*.

The lack of safe harbour at Wick became increasingly problematic with the growth of herring fishing in the second half of the 18th century. From 1756 legislation removed previous restrictions, and allowed the free use of any harbour or shore for landing and curing herring. In Caithness, the first herring fishing was instigated in the late 1760s by local fishermen from Staxigoe and grew steadily year on year in the 1780s. In 1786 *The British Society for Extending the Fisheries and Improving the Sea-Coasts of the Kingdom* was established and had an immediate effect, seen in the comparison of 363 barrels of exported white herring from Wick in 1782, compared with 10,510 barrels of white, and 2,000 of red herring exported on 1790 (NSA, 1845, 152). Despite the lack of a physical harbour, by 1790 there were 32 vessels at Wick during the herring season which caught 1610 tons on herring (OSA, 1794, 10). It was clear that further expansion of the herring industry would be hampered by the lack of a safe harbour. It was also noted that salt, casks (barrels) and hemp (for cord and nets) were required in greater number to meet the increasing volume of the catch.

"The new harbour is not only an object of the highest importance to the town itself and its immediate neighbourhood, but the kingdom at large. It would be the means of saving many vessels, which, when overtaken by storms or contrary winds, have no place of shelter, between Cromarty and Stromness […] *A harbour commodious for a number of vessels, and safe in all weather, might be made at Wick. This would be particularly beneficial during the herring fishery, which had been much retarded from the want of such a shelter."*

(OSA, 1794, 5)

The First Statistical Account of Scotland (OSA) was written shortly before the establishment of Pulteneytown, however by the time the Account was published, the British Fisheries Society had already surveyed the area. Conditions being favourable, correspondence had commenced with Benjamin Dunbar of Hempriggs, the local proprietor, to feu the appropriate land to build a harbour and fishing village on the south side of the River Wick opposite, and outwith, the existing Royal Burgh.

3.3 ESTABLISHMENT OF PULTENEYTOWN: WICK HARBOUR AND THE HERRING FISHERY

The creation of 'Pulteney Town' (as it was originally written) was solely as a result of the promotion of the fishing industries by the British government.

In 1786 *The British Society for Extending the Fisheries and Improving the Sea Coasts of the Kingdom* (later the *British Fisheries Society*) was incorporated by an Act of Parliament. The Society was charged with the overall control of expansion of the fishing industry including building roads, harbours, and villages, and providing low interest rate finance to those involved in the fishing industry. The Society had engaged the civil engineer and architect Thomas Telford to advise on potential sites. After surveying works at Ullapool in 1790, Telford travelled to Wick and in his report to the Society favoured Wick and improvement of the natural harbour there. In 1792 John Rennie surveyed the site, which would become Pulteney Town, on behalf of the Society, although it was 1802 before Thomas Telford sought Treasury approval for his plan which included a village for 1000 people; and it was not until 1803 that a contract was signed by the Society and Sir Benjamin Dunbar to purchase 390 acres on the south side of the mouth of the River Wick. The site included the headland, the hill of Old Wick as far as the Old Castle of Wick, and the lands of Harrow. Finally in 1806 an Act of Parliament allowed £7,500 from the surplus of the Forfeited and Annexed Estates to be used for the construction of the harbour. The harbour construction is thought to have started in 1803 and was completed in 1811 for 100 decked vessels. This harbour

quickly became overcrowded and a new basin was started in 1826, under local engineer James Bremner, and completed in 1831.

This signalled the start of the most successful era for the herring industry with the trade growing unchecked for the next 40 years (Sutherland, 29; approx. 1826 to 1866). The herring season commenced in mid-July for 8-10 weeks and in 1840 employed almost 8,000 persons, half of which were the boat crews, and the remainder in support of the industry including over 2,000 women employed as gutters (NSA, 1845, 153). In that year, 63,495 barrels were cured and a further 10,333 packed from Wick harbour alone. By 1851 the fleet in Wick was 1000 vessels and at its height 1,120 vessels in 1862 (Sutherland, 32).

Over the next fifty years (approx. 1862 to 1912) the catch remained constant although the number of boats reduced (Sutherland, 51). The need again to increase the harbour's capacity was addressed by the commencement of a breakwater in 1863 by Thomas Stevenson, but subsequent frequent damage led to the failure of the construction and abandonment of the scheme in 1877. In 1879 the Wick Harbour Trust was created by Act of Parliament to take control from the British Fisheries Society.

3.4 ESTABLISHMENT OF PULTENEYTOWN: BUILDING IN THE FIRST HALF OF THE 19TH CENTURY

Thomas Telford was responsible for the planning and design of all the key elements of the new settlement:

1. A new bridge over the River Wick to connect the proposed harbour area with the Royal Burgh;
2. A new harbour (section 3.3);
3. An industrial area including warehousing and curing yards for the herring by the harbour;
4. A residential area ('village') above the harbour to house the new town's population.

3.4.1 The Telford Bridge

Thomas Telford had designed a new bridge to cross the River Wick to replace the old timber construction upstream. Telford's bridge was built in 1805 and served as the town's only road crossing until it was replaced in 1870s by current Bridge of Wick.

3.4.2 Lower Pulteneytown

Lower Pulteneytown was to be the industrial sector of the new town. It was set out adjacent to the new Wick harbour on the low lying ground that formed part of the banks or 'links' of the River Wick. The first design for this area in 1807 (fig 3B; SRO/RHP/42242/1) consisted of 21 lots of land (each 60 by 120 feet) for the building of herring curing houses, although Telford's final plan varied slightly (fig 8). Dwelling houses could be incorporated in these industrial lots as long at the minimum building height of 18 feet was maintained (GD9/337/1). The buildings were to be solely used by those involved in the herring industry.

An advert appeared in the Aberdeen Journal, and other papers, on the 6th April 1808, including that the commercial lots would be disposed at auction in July 1808, when eleven lots were taken, five by locals from Wick, one from Clyth, two from Dundee, and three from Leith (Dunlop, 1982, 154). These lots were numbers 1 to 8, 10, 11 and 12 on the 1807 plan (fig 3B; SRO/GD9/376/1). Telford reported that three of these lots were built by August 1809, as well as the Round House and nearby salt cellars (GD9/300/3A). Whilst identifying the precise herring houses built by 1809 may require further research,

they would appear to have been on three of the following lots: 1, 2, 5, 6 or 11 (1807 plan; fig 3B); all of which were recorded as having '*Red Herring Houses'* in 1818 (SRO/GD9/376/1).

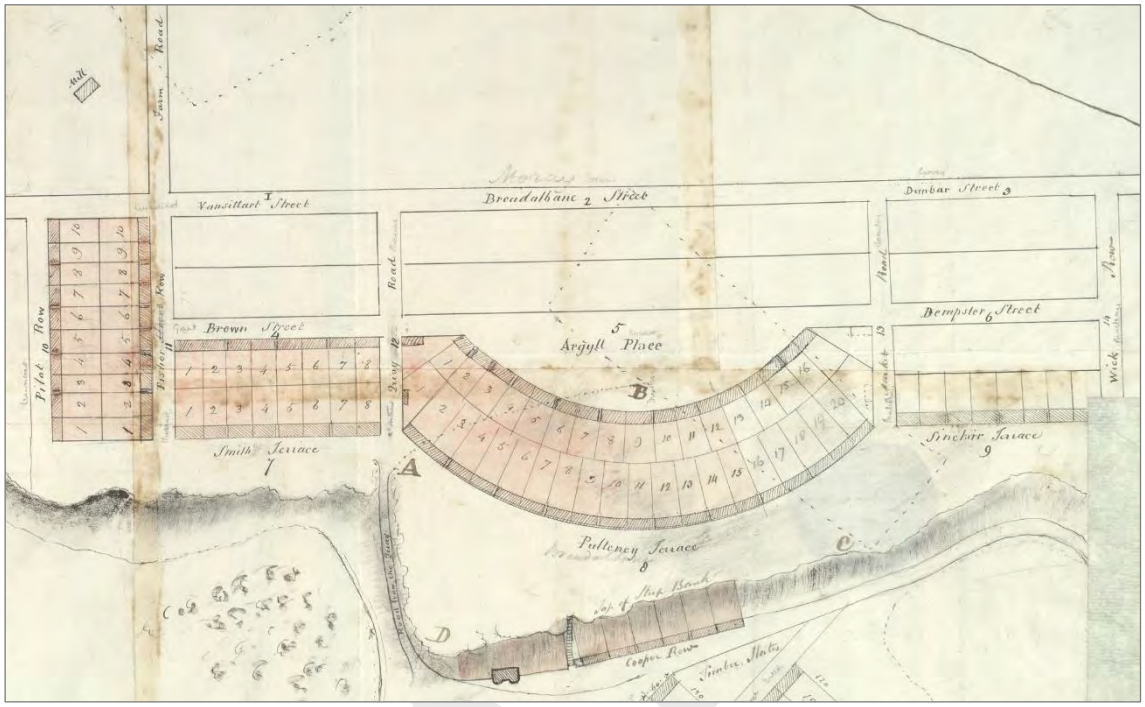


Figure 3A: Extract from Telford's 1807 design for Pulteneytown showing the upper town with 72 numbered lots. Whilst several street names were altered or relocated in the subsequent plans, the principle of a grand terraced frontage is shown extending from Smith Terrace through the curving Pulteney Terrace (redesigned as Breadalbane Terrace) and Sinclair Terrace (shorter at this stage; with no lot numbers). The concept of a central square is not yet developed, but partly there in the form of Argyll Place forming a curved terrace behind the seaward frontage. RHP/42242/1 © SRO

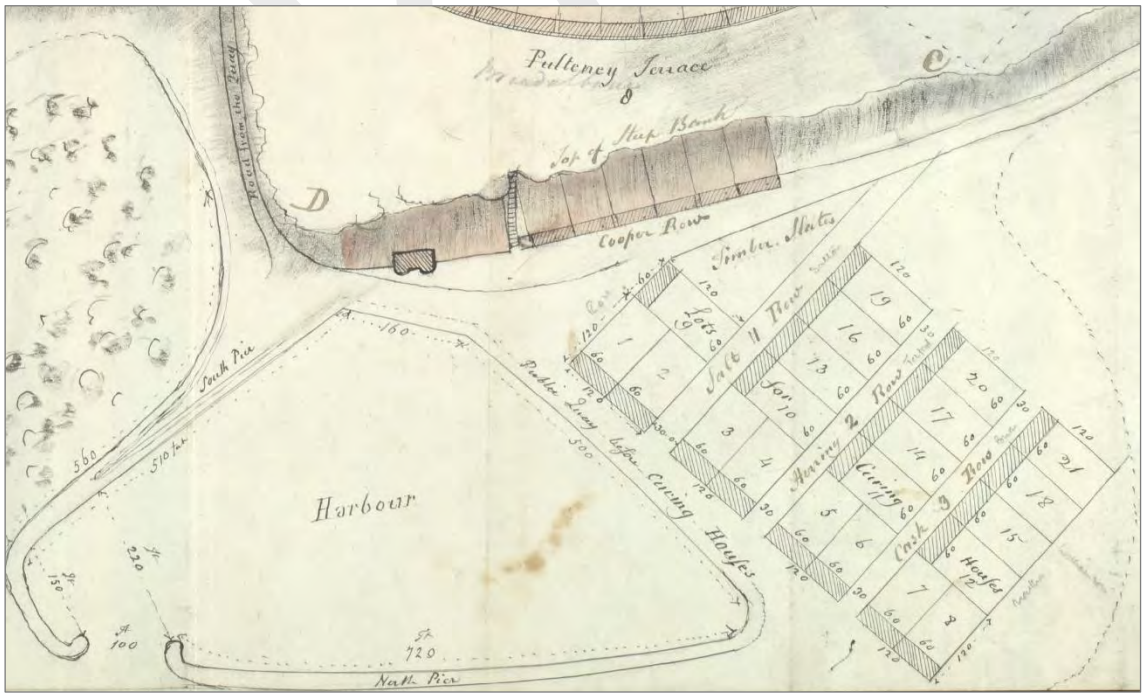


Figure 3B: Extract from Telford's 1807 design for Pulteneytown showing the harbour and industrial sector with 21 lots before a central street (Williamson Street) was introduced in later plans. Also note the straight short street called Copper Row, redesigned and extended on a curve by 1813 as Bank Row. RHP/42242/1 © SRO

Telford's plan for Lower Pulteneytown subsequently altered and there were 26 lots illustrated in feu plans drawn in 1813 (fig 8) with a central street, parallel to the harbour quay, introduced (Williamson Street); as well as ten lots on Bank Row, realigned to follow the curve of the river embankment (SRO/GD9/337/1).

3.4.3 Upper Pulteneytown

Upper Pulteneytown was to be the principal residential sector of the new town, referred to in Telford's reports as 'the village'. It was set out on the high ground above the harbour. In August 1807, Telford records that he has settled on a plan on 72 lots in what is now the equivalent of: Breadalbane Terrace, the north side of Argyle (originally spelt Argyll) Square, Grant Street, Smith Terrace, Hubbart Street and Vansittart Street (fig 3A; SRO/RHP/42242/1). It was Telford's opinion that settlers should for the present be limited to that area (Dunlop, 1982, 151; SRO/GD9/300). The first lot to be both feued and built upon was in 1809 by Mr John Sinclair, a millwright, and thought to have been Lot 15 Grant Street, now demolished, approx. where Nos. 7-9 Grant Street are today (Johnston Collection image JN20003B001; Agent's Report August 1809, GD9/300/3A & Telford's Survey 1813, GD9/337/2; GD9/337/1).

As with the lower town, the design of the village had changed by the 1813 feu plans both in its street layout (including several renamed) and its extent. The 1813 feu charter lists 190 lots extending from Vansittart Street in the east to Francis and Thurso Streets in the west, and Brown Place in the south (Map 6.1).

3.4.4 Development

By 1811, 60 lots across the upper and lower towns had been let, including half of the numbered 72 lots identified by Telford in his 1807 plan (fig 3A; SRO/GD9/376/1). In 1812 there is correspondence between Telford and the Society on how best to determine the town plan lots at its western edge around the 'ravine' close to Sinclair Terrace (presumably the embankment), Macleay Street, Francis Street, and road alignments (SRO/GD9/311/4). It is evident the Society was looking to extend the new town as far as the existing County Road (Francis Street) and the existing Thurso Road.

Three documents help to define the final new town plan in the first half of the 19th century. These documents set out the lots, record which are feued and where buildings are constructed:

1. "Map of the Several Districts of Pulteney Town in the County of Caithness with References to Feus from the British Fishery Society" referred to in this document as the 'draft feu charter' (GD9/337/1); 1813.
2. Telford's Survey in October 1813 (GD9/337/2);
3. The Society's Agent's detailed report in March 1818 (GD9/376/1).

In 1818, the Agent's report describes that the town, with a population of 852, included:

- 102 building lots feud
- 7 red herring houses built
- 12 cooperages
- 108 dwelling houses

Based on these records, by 1818 much of the early industrial area was complete with all ten original lots on Bank Row built upon, and much of the four urban blocks east of Williamson St. In the upper town 65 lots, about one third, were taken, with around 50 of those built upon, largely in Grant Street and Smith Terrace as well as Huddart and Kinnaird Streets. The Society Minutes of 1827 report that it is

possible every lot on the plan will be let in the ensuing year (Lockhart, 2002, 169) and the population is now over 1,500.

The Second Statistical Account of Scotland (NSA, 1845) records progress of the new town by the early 1840s. It records that Wick and Pulteneytown have four rope works (first opened in 1820), one distillery (1827), one meal and barley mill, four saw mills, one ship and 12 boat building yards, and a recently opened iron foundry. A gas company was formed in 1840 and the Gas Works were under construction in 1845 with gas lighting available shortly after this date. There were also 23 inns and public houses in Pulteneytown alone. The church had been completed on Argyle Square in 1842 (architect William Davidson of Thurso; extension 2001) and the new town had a police force by 1844. The Pulteneytown Academy was built by the British Fisheries Society in 1838.

The number of inhabitants of Wick in 1792 was about 1000 (OSA, 1794, 16) and in 1811 similarly 994 persons in the burgh, with an additional 755 in Louisburgh (northern extension), Pulteneytown and Bankhead (NSA, 1845, 143). In 1840 the population on Wick was 1,254; of Pulteneytown 2,959 persons (almost 700 families); and of Louisburgh 379 persons (NSA, 1845, 157). The growth in the population of Pulteneytown provides one illustration of the success of the new town.

The Admiralty Chart for the Port of Wick (1839/57; fig 4B) provides a relatively detailed plan of the new town at this point. It is a more accurate representation of the development of the lots than that shown on the Reform Act Plan (1832; fig. 4A), and prior to the Ordnance Survey of 1872 (fig 5). The original lots of the lower town appear almost fully complete, and in the upper town the focus, as Telford had intended, has been on the eastern side of Argyle Square and as far as the block at Huddart Street. It is also recorded that work is in progress on creating River Street which would allow expansion of the lower town westward.

3.5 PULTENEYTOWN: SECOND HALF OF THE 19TH CENTURY

The peak number of vessels at Wick Harbour was recorded in 1862 at 1,120 (Sutherland, 32). Development of the infrastructure of the town continued apace, with the foundation stone laid in 1863 for an eastern breakwater to create a larger harbour (later abandoned due to technical difficulties), and in 1877 Telford's bridge was replaced by the current Bridge of Wick. A 'temporary' bridge, known as the Service Bridge, was constructed downstream to allow passage of traffic while Telford's Bridge was replaced (which remained in place into the 20th century). The Sutherland and Caithness Railway (later Highland Railway) was opened in 1874 connecting Wick and Thurso to southern markets via Inverness.

With the original feus of the new town plan let, it appears additional lots were created including: the western end of Sinclair Terrace; on the originally open ground on the north side of Breadalbane Terrace; Harbour Terrace; and on reclaimed land in the western section of Lower Pulteneytown forming Union Street and River Street (compare figs 4 & 5; map 6.1).

Figure 4A: *Reform Act Plan*, 1832: the earliest map representation of Pulteneytown. Whilst broadly reflecting the new town's development, the extent and accuracy of specific buildings cannot be relied upon. ©NLS

Figure 4B: *Admiralty Charts of Scotland: The Port and Vicinity of Wick* (surveyed 1839; additions 1857) provides the most detailed plan before the Ordnance Survey in 1872. Whilst additions are said to have been made to the map in 1857, the omission of a number of key buildings constructed in the 1840/50s suggests no update was made to the town plan, probably only the marine map in 1857. The plan captures Telford's design before it extended in the second half of the 19th century to the west in Lower Pulteneytown and on the land between the lower and upper towns. Paths are indicated across this open area, which presents a level of formal grandeur to in particular Breadalbane Terrace. Development of the upper town to the east (Huddart and Vansittart Streets) and to the south (Moray Street, Brown Place and Kinnaird Street) is clear with the 'Ropery' south of Brown Street clearly marked. In the lower town the map states that works are progressing on River Street. ©NLS

3.6 20TH CENTURY

Discussion around the amalgamation of Pulteneytown with the Royal Burgh was raised toward the end of the 19th century. In 1883 a partial extension of the burgh had incorporated Louisborough, Boatham, Bankhead, Janetstown and East and West Banks. Pulteneytown would follow in the 1902 extension of the Royal Burgh of Wick. The role of the Pulteneytown Commissioners, appointed by Act of Parliament in 1809 as a locally elected council which took responsibility for continued expansion and day to day matters of the town, ceased.

The decline in the herring industry started from the 1890s although it was imperceptible at the time (Sutherland, 62). Part of decline was the development of steam and motor power for boats and changes in fishing practice. In the first decades of the 20th century several global events impacted the industry and its foreign markets including: emigration, the First World War; the Russian Revolution; and the international depression on the 1920s. After the Second World War there was a changing demand for herring and rejection of traditional work conditions, with the last herring landed in 1953. After the demise of herring fishing, the Wick fleet turned to white fish and a flourishing fishing trade was established during the 1960s, however this was impacted after the UK entered the EEC in 1970, with quotas and fish imports changing the home market.

Wick became the County town of Caithness which in some part mitigated the loss of the herring industry income. It became the seat of local government with central government departments having regional offices such as the Inland Revenue, customs and excise, dept. of social security etc.

Wick suffered some damage during the Second World War with the first daylight bombing raid on mainland Britain on 1st July 1940 and subsequent loss of life and buildings on Bank Row and the Crown Hotel on the corner of Bank Row and the Black Steps.

In the 1950s, the nuclear power establishment was built on the site of a Second World War airfield at Dounreay. The site is used by the United Kingdom Atomic Energy Authority (Dounreay Nuclear Power Development Establishment) and the Ministry of Defence (Vulcan Naval Reactor Test Establishment). Dounreay, about 9 miles west of Thurso, grew rapidly as a result, and Dounreay remained a major element in the economy of Thurso and Caithness until 1994 when the government ordered that the reactors be closed, although a large workforce is employed in the decommissioning of the sites.

After the Second World War, the expansion of Wick, and small scale redevelopment of the edges of Upper Pulteneytown, occurred with the construction of local authority housing. In Lower Pulteneytown in the late 1980s / early 1990s early attempts at regeneration included road widening at the southern end of the Harbour Bridge, and demolition of adjacent sites (including the 1848 lifeboat house, the oldest in Scotland, and former Gas Works). This facilitated the construction of a public swimming pool and medical centre.

3.7 21ST CENTURY

A number of initiatives have been established and undertaken in Pulteneytown over the past two decades. This included the Heritage Lottery Funded Townscape Heritage Initiative (2003-2008) and later Historic Environment Scotland funded Conservation Area Regeneration Scheme (2007 – 2013). Most recently investment by SSE has seen regeneration of two street blocks in Lower Pulteneytown, one becoming the new operational facilities for the Beatrice Offshore Windfarm Limited from 2019. Investment by the Wick Harbour Authority has provided a new marina; and a new Caithness Archives facility (The Nucleus) has been opened close to Wick airport. Wick is also a stop on the tourist NC500 route created in recent years.

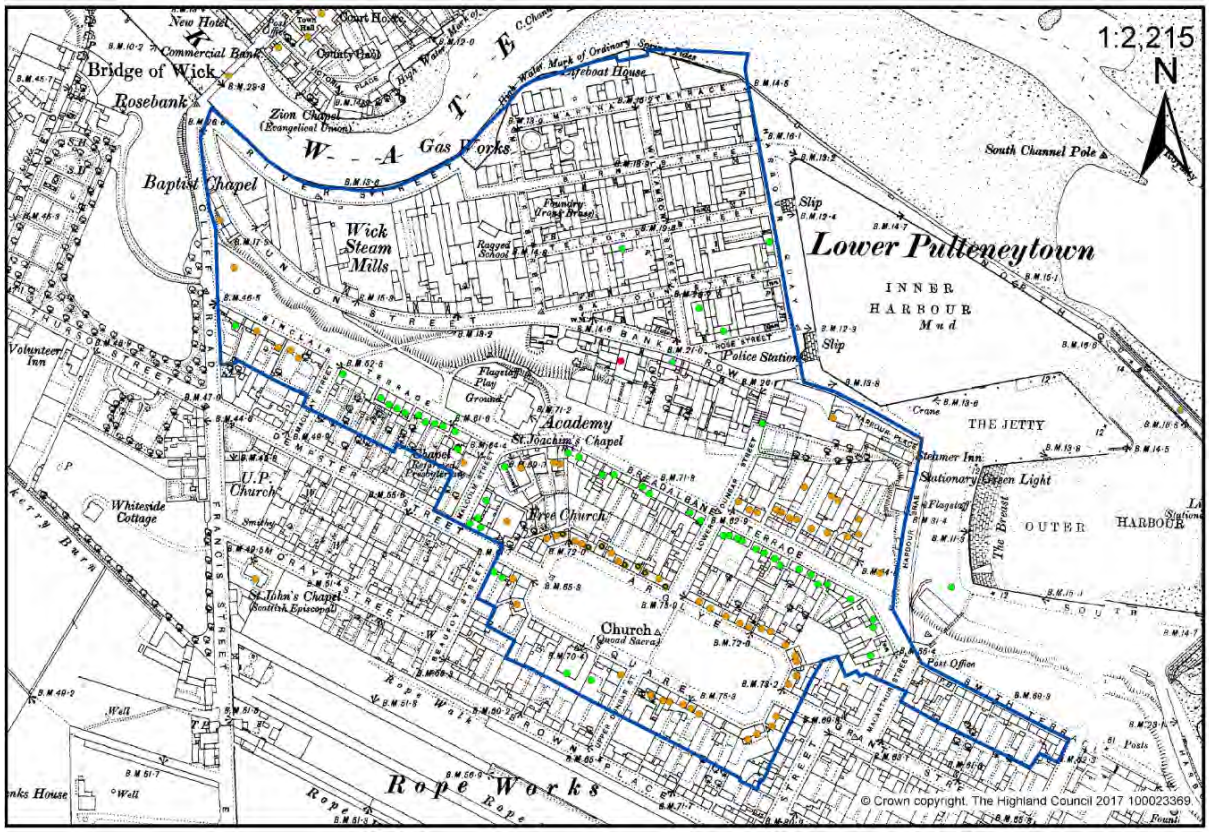


Figure 5: 1st Ed. OS 1873; surveyed 1872 (CA boundary outlined in blue; listed buildings dotted: red-Category A; orange-Category B; green-Category C). © Crown/THC

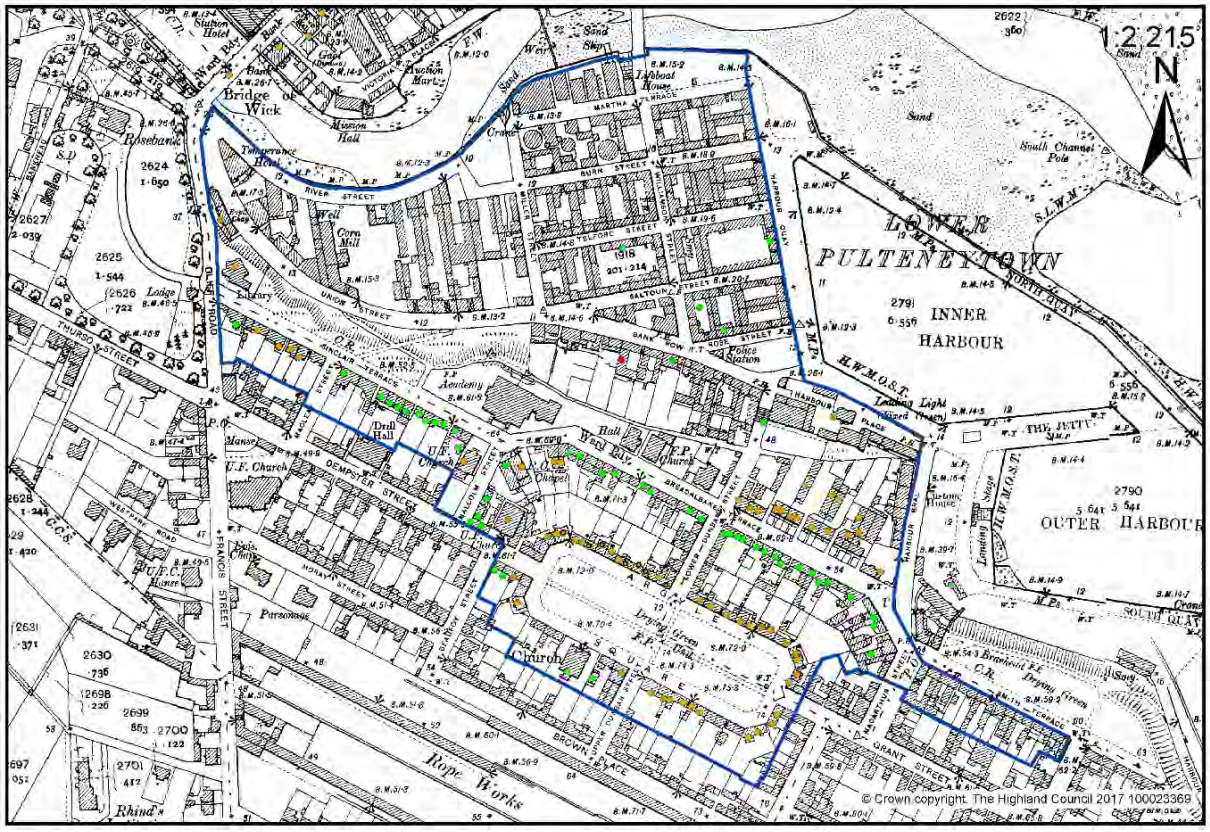


Figure 6: 2nd Ed. OS 1906; surveyed 1905 (CA boundary outlined in blue; listed buildings dotted: red-Category A; orange-Category B; green-Category C). © Crown/THC

4.0 CHARACTER AND APPEARANCE

4.1 SPATIAL ANALYSIS

4.1.1 Setting

The geography of the site had a significant influence of Telford's design, principally separating the new town into upper and lower sections which remain a key characteristic today. Upper Pulteneytown was set out on raised ground above the River Wick overlooking the estuary. Lower Pulteneytown was set out on the links of the River Wick, a flat site, separated from Upper Pulteneytown by steeply sloping ground, formerly the river banking. A strong sinuous route (Bank Row and Union Street) was formed at the base of this banking, connecting the harbour to the principal junction at the Bridge of Wick. This curving route is in sharp contrast to the regularised street pattern which the new town plan imposed across the site.

Figure 7: 1st Ed. OS 25" Plan 1873 (surveyed 1872) © NLS

4.1.2 Spatial components

The 1st Edition Ordnance Survey (1872; fig 7), whilst prepared a number of years after the completion of the original new town, provides a good reference point to understand the components of Telford's new town design. These were:

Lower Pulteneytown:

a. The principal grid iron blocks for the herring industry (fig 8) enclosed by (west) Millar Street – (north) Martha Terrace – (east) Harbour Quay – (south) Bank Row (c.1808 – c.1820)
b. Wick Inner Harbour (1803-1811); and slightly later Outer Harbour (1826-1831).
c. The secondary (and later) supporting area enclosed by (west) Cliff Road – (north) River Street – (east) Millar Street – (south) Union Street. (c.1840s – c.1880s)

Upper Pulteneytown:

d. A planned street pattern focused on Argyle Square with a strong east-west linear form enclosed by (west) Francis Street – (north) Sinclair Terrace / Breadalbane Terrace / Smith Terrace - (east) Huddart and Vansittart Street block – (south) Moray Street / Brown Place/ Kinnard Street (1809 – c.1840).

Intermediate area:

The land separating Upper and Lower Pulteneytown comprised of the green spaces of Academy Braes and the open space and gardens between Breadalbane Terrace and Bank Row. Other than construction on the Pulteneytown Academy (1838) this intermediate land was not originally feued, excepting the lots on Bank Row and Harbour Place (fig 4). This physical separation is still largely evident on the 1872 map (fig 7), with the only new buildings being constructed on the lots at Nos. 4-18 Breadalbane Crescent which date to the 1860s. This physical break between the industrial and residential part of the town, would become less well defined once larger public buildings were constructed at the turn of the 20th century including: the St Fergus Lodge Masonic Hall (feu c.1894, opened 1896); the Free Presbyterian Church (1905; no longer Place of Worship after 2016); and the former Breadalbane Hall (opened 1911; later a cinema, which was internally rebuilt 1935-6 after a fire; converted into the Dounreay Social Club c. 1960s; closed in 2007; Canmore ID 319079). The Academy was also extended at the end of the 19th century (fig 6).

4.1.3 Layout and form of Lower Pulteneytown

Telford's earlier plan for Lower Pulteneytown consisted of 21 lots (1807; SRO/RHP/42242/1; fig 3B), however the grid iron plan which he had settled upon by the 1813 Draft Feu Charter comprised of 26 lots (fig 8). There were six and a half street blocks with Williamson Street as the central spine, and Harbour Quay forming the seaward frontage to the east. Miller Street to the west was as yet un-named, and truncated by the course of the river. The cross streets from north to south were Martha Terrace, Burn Street, Telford Street, Salton (later Saltoun) Street and Rose Street. The curving line of Bank Row enclosed the grid iron plan in the south and formed a triangular site which would subsequently consisted of smaller lots and the Lorne Hotel (fig 12). Telford consciously changed his original design for Bank Row "*from a straight line into the flat segment of a circle*" to create a more suitable direction for this street within his intended plan (GD9/300/3A). On Martha Terrace, the westward block was not fully developed until later in the 19th century once works were completed to further reclaim land to create River Street and push the water line back.

By comparing historic maps (figs 3B, 4 & 7), the two blocks north of Martha Terrace were not part of the original lots, and in the 1870s this area, just above the high water mark, was the site of a number of more temporary buildings and the original lifeboat house (1848). Shortly after the 1st Ed. Ordnance Survey (1872), a new bridge was constructed (whilst Telford's original Bridge of Wick was replaced) and a route formed from Williamson Street to the north bank of the river at the end of the High Street. The 2nd Ed. Ordnance Survey (fig 6) shows development on the western plot (currently the medical centre, built 1995) but no development on the eastern part (currently the fire station site).

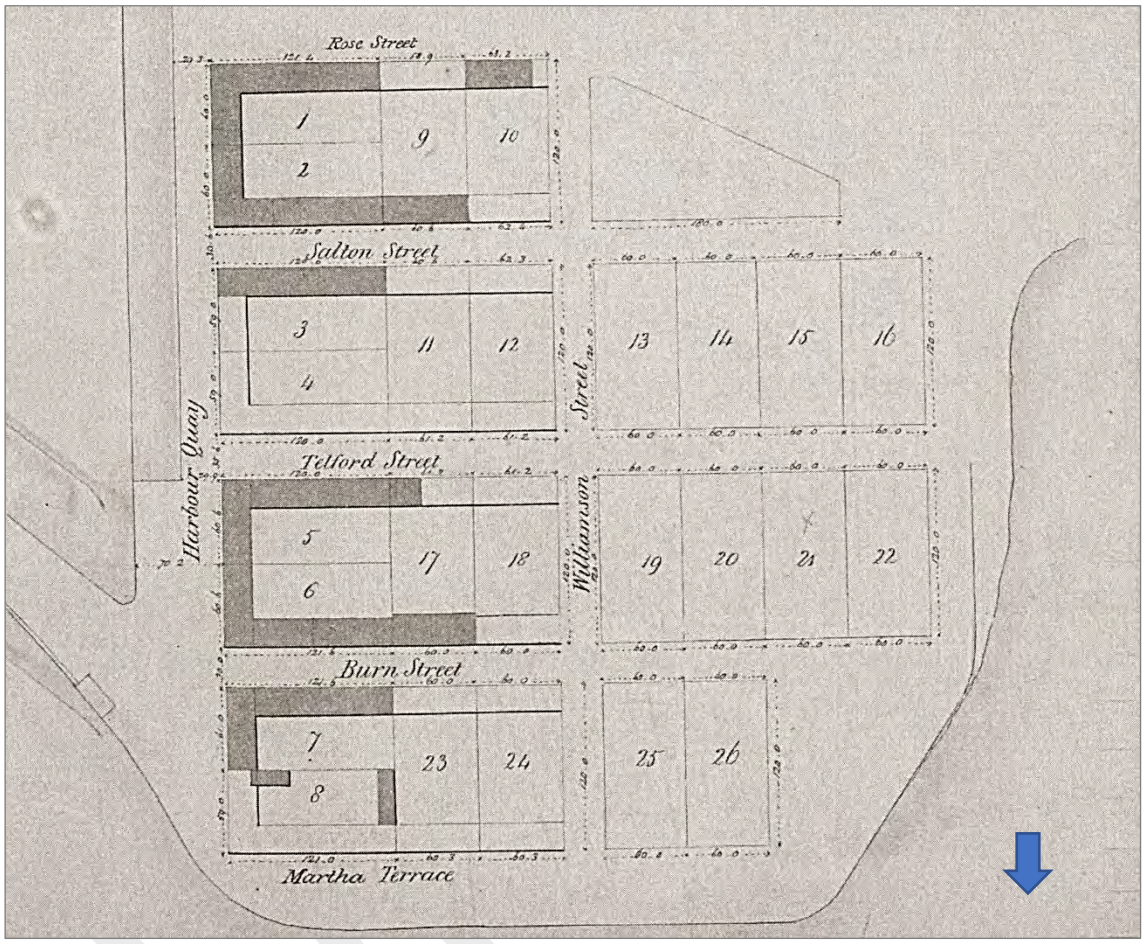


Figure 8: an extract from Draft Feu Charter illustrating 26 lots at this time; the shading indicates where buildings have been constructed (SRO/GD9/337/2). The arrow indicates north. Note the water line, at this point very close to the lots. ©SRO/GD9/337/1

Of the original industrial blocks, six remain largely intact. The smaller triangular block and part of the south side of the adjacent block (on Saltoun Street) have been redeveloped and the new development partially breaks down the strong street lines of the grid design.

On the north-west corner, the original form of the block between Martha Terrace and Burn Street has been completely changed with construction of the swimming pool (1993) at the centre of the block and the plot has also been extended westward closing off the route of Miller Street. Road widening in the late 1980s to create a mini-roundabout at the end of Williamson Street has also eroded the north-east block.

Figure 9: the typical hard urban grain of the original Lower Pulteneytown lots with buildings constructed on the street line.

Figure 10: recent redevelopment on Saltoun Street has reduced the hard frontage of the block and set housing back from the street line with small front yards and parking.

Bank Row is thought to be the first street to be fully built (GD9/337/1 & 2) due to its geography, the street is divided into linear lots extending into the steep bank to the rear of the street fronting buildings. Several of the buildings have access to now terraced gardens climbing up to the rear of properties on Breadalbane Crescent. For example from the rear of the Wick Museum it is possible to access the Assembly Rooms car park (although not a public route with locked gates). The Ordnance Survey Town Plan (1872) shows a number of stairs and paths connecting the buildings on Bank Row to the open area behind the lots which were each enclosed by boundary walls. Only one is named, Tanner Close, leading from a pend adjacent to the current day Memorial Garden. There were ten lots on the 1813 Draft Feu Charter for Bank Row, suggesting the last lot at its western end was a later 19th century addition. Second

World War bombing resulted in the loss of several buildings at the eastern end of Bank Row including the Crown Hotel on the corner of Bank Row and the Black Steps. This creates a void in the urban structure where the buildings have not been replaced, and there are views to the rear of the large properties on Breadalbane Crescent. The wedge of space between Bank Row and Rose Street was once the site of a boat yard and the town's police station and jail (fig 13). It is currently undeveloped but defined by low masonry walls.

West of Miller Street the grid iron plan was not continued and the plots are generally long narrow strips extending from River Street in the north to Union Street in the south. These lots appear to have originally housed both curing yards and supportive industries including corn and sawmills. Street fronting buildings were constructed on Union Street with buildings behind forming rear yards. This created an irregular frontage along the river which is still evident and presents an inconsistent form to the riverside and the historic burgh in the north (fig 14). At the far western end of the area, as River and Union Streets merge, the lots become increasingly truncated until they terminate in the narrow triangular site occupied by Mackays Hotel (1883).

Telford had defined the scale of buildings in Lower Pulteneytown by stipulating in particular that the height of buildings be a minimum of 18 feet to the eaves whether a street fronting (or rear facing) herring house, or a street fronting domestic building (GD9/337) with the aim to create a constant scale. The herring houses were also to have a minimum 18 feet internal width. However, in reality Lower Pulteneytown comprises of range of building heights from 3-storey warehousing to 2-storey office and residential buildings, and a small number of single or 1½ storey support buildings. The height of street elevations vary with some more consistent than others. The west side of Williamson Street has a strong and consistent eaves line, which accommodates a 3-storey warehouse and 2-storey housing (with dormers set back), as well as the elevated Telford House façade, only the latter's unusual gable end breaks the eaves line to the street (fig 15).

The parallel Harbour Quay, does not repeat this uniformity, but does have a level of consistency which is important for this prominent sea frontage. Here the tallest warehouses stand at a full 3-storeys, but there are also slightly smaller 3-storey and 2½-storey buildings, the latter with dormers that break the eaves line and elevate the buildings to closer to their 3-storey neighbours. The existing arrangement, whereby the tallest buildings are at the centre of the street, creates a balanced frontage. The elevated building height in the lower town, along with narrower street widths (lower town 30 feet wide, upper town usually 44 feet wide; GD9/337), gives the industrial quarter a more enclosed feel in comparison to Upper Pulteneytown.

Figure 11: later 20th century redevelopment of the triangular block on Bank Row. The houses have been set at an oblique angle to the street line; the considerable variation in building height is also not in keeping with the original 2-3 storey buildings.

Figure 12: the Lorne Hotel occupied the corner of Bank Row and Williamson Street, pictured here in 1900. In comparison to the redevelopment above, the form and scale of the hotel provided a strong corner and reaffirmation of the urban structure of the industrial area. Note the road surface made up in sea gravel and Caithness stone pavements. © The Wick Society - The Johnston Photographic Collection

Figure 13: (top) looking east on Bank Row in the 1930s, with the triangular block on Saltoun Street on the left and the former police station buildings at the end of the boat yard site in the distance (now demolished) © The Wick Society - The Johnston Photographic Collection; (below) similar view in 2019, the Saltoun Street block has been redeveloped with later 20th century housing.

Figure 14: view of the River Street frontage from the Bridge of Wick. Note the irregularity of the street frontage which developed on the ends of the lots extending through from Union Street. There are gaps where buildings or high walls have been lost and the form and height of the 20th century Telecoms building is inconsistent with the traditional industrial buildings.

Figure 15: the consistent eaves line on Williamson Street (west side). Note how the 3-storey warehouse on the right maintains the eaves line of the neighbouring 2-storey Telford House.

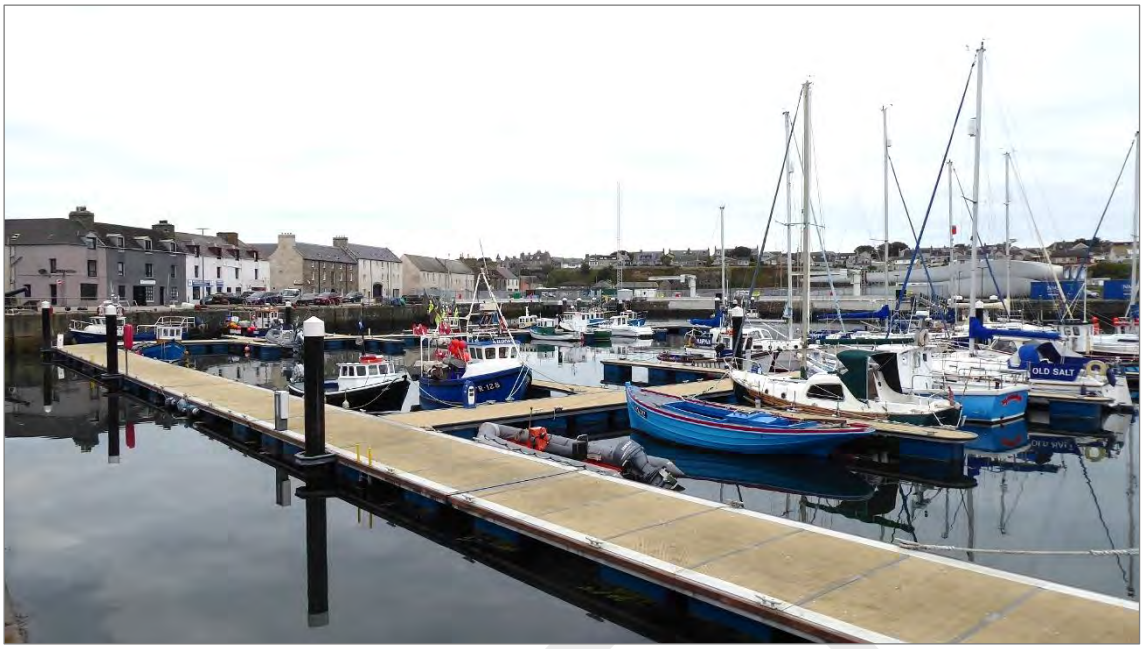


Figure 16: view of the Harbour Quay street frontage where the warehouses and support buildings are 2 to 3-storey in height with the tallest warehouses at the centre providing a balanced and attractive backdrop to the harbour.

4.1.4 Layout and form of Upper Pulteneytown

Upper Pulteneytown, on the raised ground above the river, was similarly laid out on a formal regularised plan with the unusual exception of the blocks which form Argyle Square. Thomas Telford appears to have considered several designs for this square, one dating to 1807 which illustrates that a curving terrace would form the northern section of Argyle Square, more similar to the crescents in Bath and Edinburgh New Towns (SRO/GD9/7/264; fig 3A). The executed design which remains today is more rectangular in form but softened by chamfered corners on its north facing side and internally facing the square. At its centre is a long rectangular open space now tree-lined (possibly as late as the 1930s; fig 23) with strong axial routes north-south (Upper and Lower Dunbar Street) and east-west on Dempster and Grant Streets. Argyle Square is positioned at the high point in Upper Pulteneytown, with a slight decent to the east on Grant Street, and a steeper incline on Upper and Lower Dunbar Streets, the latter making the important connection to Lower Pulteneytown via the Black Stairs. These slight variations in the topography contrast with the flat industrial blocks on the lower town.

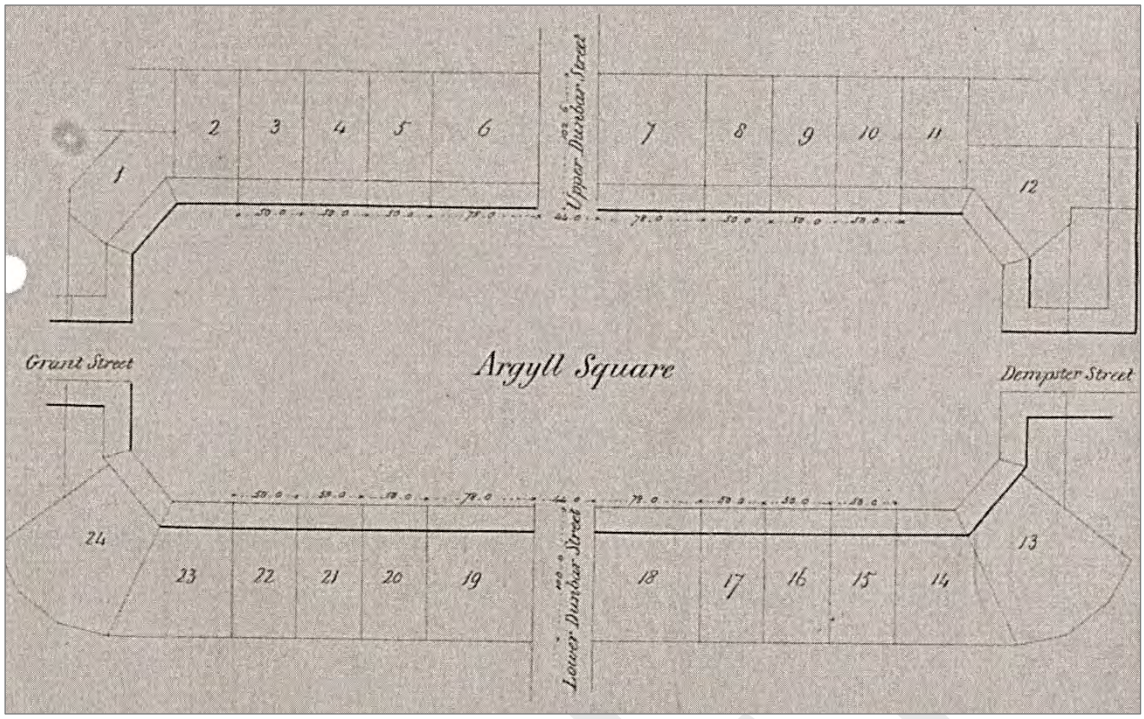


Figure 17: an extract from Draft Feu Charter illustrating the lots on Argyll (later Argyle) Square, this plan shows that not lots had been built upon by 1813, in fact only lots 22 & 24 had been feued (SRO/GD9/337/2). Most lots are 50 feet wide, but larger lots were provided at the internal corners and also at the corners with Lower and Upper Dunbar Streets. © SRO/GD9/337/1

Due to the existing presence of the road to Inverness (Francis Street) in the west, Telford's grid plan could only expand to the south and east as was indicated in the Reform Act Plan of 1832 (fig 3) although there may be some artistic licence used, especially when compared to the Wick Port Plan first surveyed shortly after this in 1839 (fig 4). The Francis Street restriction meant that a symmetrical plan centred on Argyle Square could only be achieved in the street blocks immediately to the east and west (i.e. to Huddart and MacLeay Streets respectively). This appears to be emphasised by the fact that the Huddart Street block is turned at right angles to Grant Street and terminates the street view from Argyle Square. The blocks east of this point then continue this theme with their shorter ends addressing the coast line. The establishment of industries south of Brown Place (the 'back' of the southern Argyle Street blocks) meant that Telford's design did not extend past this point as the Reform Plan had suggested. Whilst a further two blocks were developed (Barrogill, Rutherford, and Albert Streets) this was not until the late 1800s.

Map 6.1 illustrates the extent of the Draft Feu Charter in 1813, using the street names therein listed and also highlighting the lots which were developed by the time of Telford's survey in October 1813 (SRO/GD9/337/2).

The upper part of the conservation area comprises almost entirely of 2-storey housing addressing wide streets. This creates a uniform spatial environment which is only interrupted by a small number of local landmark buildings such as churches. Telford had advised the Society that,

"Uniformity of building, in point of elevation of the houses, and dimension of the doors and windows, is to be attended to as much as the nature of the ground will admit."

Specifications by Thomas Telford in Draft Feu Charter 1813.

Telford supplied standard house designs for both single and 2-storey models. He suggested that the Feu Charter determine where houses were to be 2-storey and in which streets single storey houses would be an option (GD9/289/51). The 2-storey house was to be a minimum of 17 feet to the eaves (a foot lower than in the industrial area) with a door 6 x 3 feet and windows 5 x 3 feet. Single storey houses were to be at least 8 feet at the eaves with the same door size but slightly smaller window openings at 4 x 3 feet. In construction, 2-storey houses predominated, with single storey buildings being extremely rare in the conservation area on the street elevations, although a few survive in the adjoining streets (e.g. Brown Place) and are evident in historic photographs (fig 19, Grant Street).

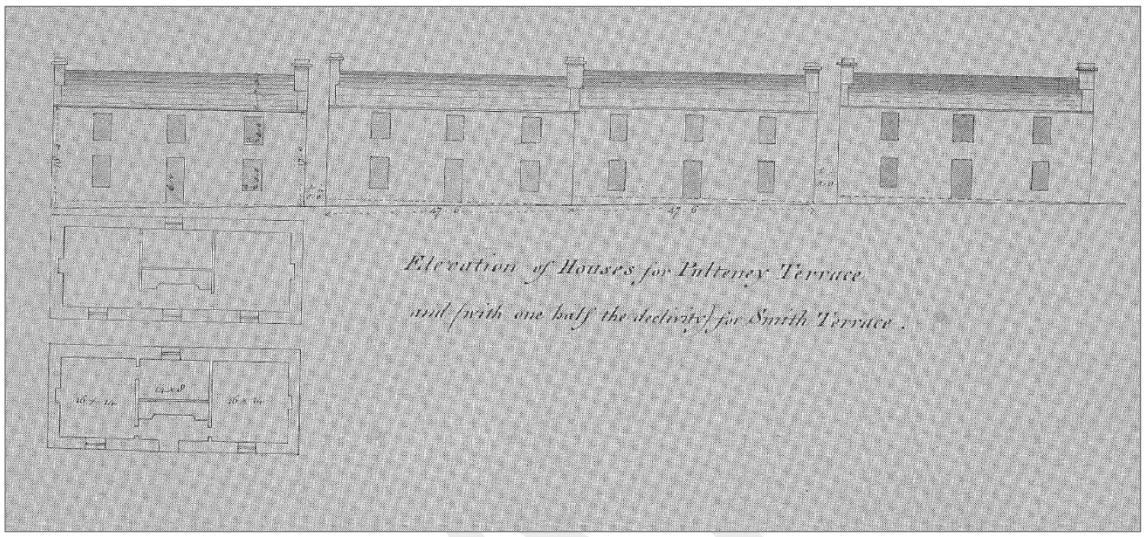


Figure 18: Telford's design for a two-storey model where he foresaw a stepping of the eaves levels to accommodate the inclination of individual streets © SRO/GD9/337/1

Telford appears to have considered the uniformity of building elevations carefully but acknowledged in 1815 that this could not be insisted upon taking into account the potential different views of individual feuars without the possibility of disputes between the Society and settlers (GD9/289/51).

Admittedly there is some variation in the height of these 2-storey buildings, nevertheless there is an overall consistency. However as can be seen on Argyle Square, independent builders produced design variations which may also have been influenced by the date of construction. For example the relationship of the upper window position to the eaves can vary, and whether there was an attic storey with dormers (fig 20).

The subtle change in site levels also effected building heights, a good example being Nos. 22 to 27 Breadalbane Terrace, where the eaves line is maintained, and results in Nos. 22 & 23 being a 3-storey building. The row is terminated at Upper Dunbar Street with a 2½-storey building, where the storey heights are markedly larger than those of the neighbouring building (an early construction; fig 21). This play on the site levels and enforcement of the street corner does create a strong architectural impact and in that regard may not have displeased Telford. The rows opposite on Breadalbane Crescent (Nos. 4-18) are of later construction (1860s) although conform more closely to typical Georgian standards of uniformity as seen in Edinburgh almost a century before.

Figure 19: Grant Street in the early 20th century, the right hand side of the street is now demolished but note the contrast of the single storey cottage and the neighbouring buildings. There was a noticeable variation in building heights here. © The Wick Society - The Johnston Photographic Collection

Figure 20: Argyle Square: note the variation on the height of the windows to the eaves, and also the height of the eaves line, which is slightly different between lots.

Upper Pulteneytown streets are wider than in the lower town, with the Draft Feu Charter indicating 44 feet from the front of each house which would have accommodated Telford's specifications for roads to be 30 feet wide with 6 feet wide pavements and kerbs each side; the only street which appears to be wider is Macarthur Street (SRO/GD9/337). Generally lots were to be 50 feet to the street frontage and 100 feet deep although this did vary for example at corner lots (figs 17 & 21). This produced a consistent

street and lot plan with no hierarchy, all the lots generally being the same. Variation came in the development of the lot, some plots were originally developed as two houses, and others as a single house; at a street corner the lot sides could vary and some were developed on more than one side. The angles of Argyle Square resulted in a number of alternate lot shapes to accommodate the design. The lots have been largely maintained except where large scale redevelopment has occurred (section 5).

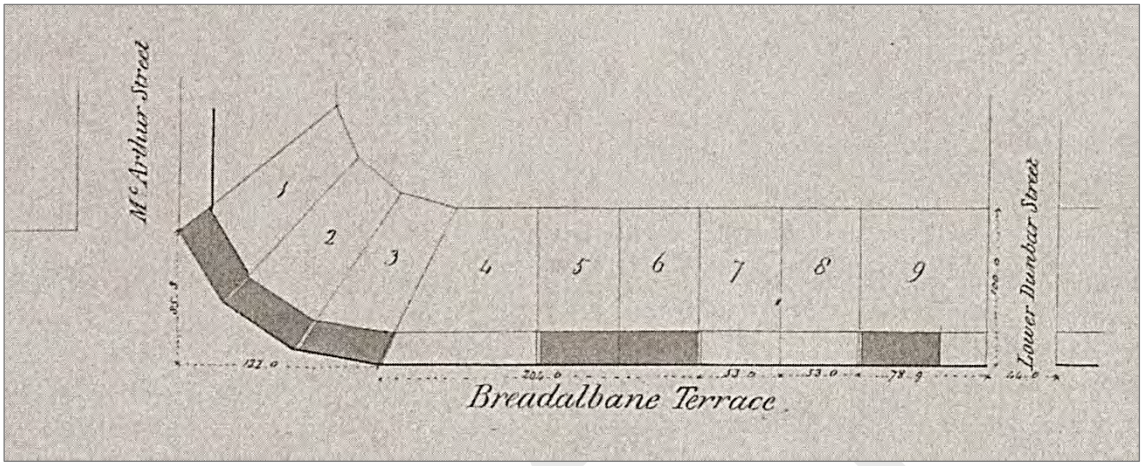


Figure 21: the Draft Feu Plan for the east side of Breadalbane Terrace and below the development on those lots. Note the larger scale of the corner building in comparison to its neighbour, shaded on the plan (lot 9) and one of the earliest buildings on the terrace constructed by 1813. The incline of the site has allowed progressively taller buildings to the east ending in the 3-storey at Nos 22-23. © SRO/GD9/337/1

As in the lower town, the Society's feu regulations stipulated that houses were to be built hard on the street line, creating a consistent street enclosure and preventing the dumping of rubbish in front gardens. Each house was to create an access passage to the rear gardens without need to pass through the houses and their extent and positions are recorded on the Ordnance Survey Town Plan (1872; fig 22). Some passageways were covered by the building above forming narrow pends, but more commonly formed as narrow breaks between houses, which set up a pattern of building blocks along

the street frontage, and as was indicated in Telford's model elevations (fig 18). Within the conservation area this built form is intact, with front-facing buildings constructed to the street line with the chief exception being Nos. 4-13 Breadalbane Crescent set back from the street with gardens (section 4.2.4). There has been little redevelopment over time within the conservation area, although immediately out with, 20th century redevelopment has broken the frontage rule and set buildings back from the street line (section 5).

Figure 22: an extract from the Ordnance Survey Town Plan 1872 indicating clearly how the lots were defined by stone walls (dark red lines) and that most lots had two street fronting houses and often a building or extension to the rear. Note the passageways between lots which effectively gave access to the rear of four houses and set up a regular block pattern on the street. Where the passages are covered to form pends these are marked with a cross on the house plan. In general open passages were the norm, with pends more frequent on Argyle Square. © NLS

Whilst the residential plan maintained a regularity, it was more sophisticated than the simple grid-iron of the industrial area. The urban structure provided a refinement to the upper town that was not required for the more functional lower town. There is a perceivable change in scale and feeling of enclosure within Upper Pulteneytown. Compare the long and wide vista of Dempster Street approaching Argyle Square, with the open views which were afforded on the terraces, originally: Sinclair, Breadalbane and Smith Terraces. Today the terraced streets have a different atmosphere: Sinclair Terrace influenced by the greenery of the Academy Braes; and Breadalbane Terrace is more enclosed with the construction of large public buildings and tall terraced housing on its north side. Only Smith Terrace retains is original harbour aspect and open outlook.

Behind the buildings fronting the street, the rear of lots existed historically as the service areas (fig 22). Reference to the 1st and 2nd Editions of the Ordnance Survey (figs 6 & 7) illustrates development of structures in this area. A number of traditional single storey outbuildings remain, often constructed at right angles to the main building along the plot boundaries with, in some cases, modern development inserted.

4.1.5 Open Spaces, Trees and Landscape

Open spaces

There are two large green spaces within the conservation area. The principal open space is Argyle Square, Telford's designed space at the heart of residential Upper Pulteneytown; with pedestrian routes crossing east-west and north-south. Its appearance has changed quite dramatically over time (fig 23) from an open treeless environment to the more enclosed and secluded tree-lined avenue we see today. The trees may have been introduced as late as the 1930s (HES, LB report 42267). The long central path east-west was not there originally (refer fig 22) but is recorded on the 2nd Ed. Ordnance Survey, referred to a 'Drying Green' (1905; fig 6).

The second open green space is the Academy Braes, a semi-natural green space on sloping land separating the lower and upper towns at Sinclair Terrace and Union Street. Two diagonal pedestrian routes crossing the space are visible on the 1st Ed. Ordnance Survey map (fig 7), one originally leading to the Pulteneytown Academy. This green space has also changed as trees have matured and grown. Again older images reflect the changing appearance of this space and the resultant effect on the built environment around it, including views to and from the area, as well as the enclosure and natural light levels on Union Street (fig 24).

On Bank Row, the property lots extended back into the steep former river embankment. As discussed above (section 3.5), this slope was not initially intended for development, and the Port of Wick plan (1839/57; fig 4) captures its early form with paths across this area and converging on the Black Stairs. This plan presented a level of formal grandeur to in particular Breadalbane Terrace, the character of which is now very different. Subsequent development has covered a large part of this area, however there remain significant pockets of green space, with large trees particularly west of the Wick Heritage Museum garden. This important open space assists in defining and separating the upper and lower towns. Further open space lies behind the Round House and Harbour Place to the rear of the Breadalbane Crescent terraces. This land includes gardens and a number of mature trees which contribute to views of Upper Pulteneytown from the harbour (fig 27). Also on Bank Row, part of the area damaged by bombing in 1940 has been made into a community memorial garden in memory of the 18 civilians killed during two raids on Wick; 15 of which at the Bank Row site. The Memorial Garden is an important public open space, and the only 'public' garden within the conservation area.

Out with the conservation area, Braehead is an open green space opposite Smith Terrace. Part of Telford's design, it appears to have been less formal in its conception, chiefly undeveloped land to allow the grandeur of the terraced blocks to be expressed. Paths across the area only appear on the 2nd Ed. Ordnance Survey when it is recorded as a drying green (1905; fig 6). It provides a popular public space with views out over the harbour and is the location of the Pilot's House (section 5.1.4).

The importance of cleanliness to the early 19th century design, meant that the original properties had no street facing gardens only open space to the rear of the lots which is largely hidden from public view. Aerial views suggest a substantial portion of this ground is maintained as private green space and gardens. The exception to this was in the design of Nos. 4-13 Breadalbane Crescent, built in the 1860s. The terraced blocks have large front gardens enclosed with decorative iron railings and present a considerable contrast to the hard urban environment.

Although there is no formal open space in the lower town, the role of the natural landscape of the river estuary, bay and cliffs play a crucial part in the town's setting and that of the harbour itself.

There are no Tree Preservation Orders (TPOs) in the conservation area or its immediate boundaries, however mature trees, as mentioned above, make an important contribution to soften an otherwise hard urban design.

Figure 23: change to the nature of Argyle Square from the turn of the 20th century (top); tree planting possibly 1930s; and today a tree-lined avenue. © Am Baile

Figure 24: Academy Braes: (top) in the 1920s. Note the openness of the space at this time which afforded views to and from Sinclair Terrace © The Wick Society - The Johnston Photographic Collection; (below) the braes in 2019.

4.1.6 Approaches, Views and Landmarks

Approaches and views

Pulteneytown forms part of the south-east section of the town of Wick. It has no major routes passing through it and as such it could be said to be fairly hidden from the main landward approaches into Wick. Francis Street, the main approach (A9) from the south, forms an edge to the streets around the upper part of the conservation area. The most significant point is the crossroads of Francis Street (and its continuation as Cliff Road) with Thurso and Dempster Streets. This junction is a mixture of enclosure on its south-west and north-east corners and more open ground; the south-east corner is marred by a modern petrol station, formerly the site of the West Church. Dempster Street, of which only a very short section is within the conservation area, provides the important long vista toward Argyle Square including the approach from the west on Thurso Street (fig 25).

Figure 25: (top) the long vista looking east to Argyle Square from the crossroads at Francis Street in around 1910. Note the spire of the former Pulteneytown Free Church added in 1862 (now Wick Baptist Church), and no tree growth at that time © The Wick Society - The Johnston Photographic Collection; (below) the same view in 2020.

The approach from the north and Wick town centre, is principally via the Bridge of Wick. Once across the bridge, the conservation area can be entered at three points: River Street, Union Street, or via the steep incline of Cliff Road (A9) to Sinclair Terrace. All three junctions can be defined by major or minor landmarks: Mackays Hotel at the junction of River and Union Streets (fig 26); The Northern Press building which traverses the incline between Union Street and Cliff Road; and the Carnegie Library at the corner of Sinclair Terrace. Union Street (fig 27), with River Street the only streets in Pulteneytown laid out on the natural contours of the land, provides an approach to the harbour which creates anticipation as it continues into Bank Row.

Figure 26: view of Lower Pulteneytown (River Street) from the Bridge of Wick. The majority of the street frontage has an inconsistent form and scale; however the street is anchored by the prominent Mackays Hotel cleverly fitted onto the narrow triangular site where River and Union Streets meet.

An alternative approach from Wick town centre is across the Wick Harbour Bridge which connects to Williamson Street. One of the principal views in Lower Pulteneytown is this long vista on Williamson Street looking from the Wick Harbour Bridge in the north, to Upper Pulteneytown in the south and creating a visual connection between the old and new towns (fig 27). The rear of the large public buildings on Breadalbane Crescent are prominent, in particular the large gabled elevation of the former Free Presbyterian Church.

The relatively flat site of Lower Pulteneytown means that views from within this part of the conservation area are restricted to enclosed street vistas. On the cross streets the views looking west capture glimpses of the harbour framed by the tall warehouse facades.

Set out on and above the river estuary and harbour, views on approach to the conservation area are very significant from Wick town centre, the harbours and the seaward approach. Therefore of the sea frontage on Harbour Quay, Harbour Terrace and Smith Terrace is very important in the presentation of Wick to in particular those using the harbour, and visiting the marina. The traditional warehouses and buildings on Harbour Quay provide scale and continuity to this frontage (fig 28), enhanced by recent restoration and adaptation on two full blocks. By contrast River Street presents a more confused urban frontage which is not continuous and has a mixture of building form and scale (fig 26).

From Harbour Quay and River Street there are expansive views both toward the town of Wick and of Wick Bay. Upper Pulteneytown forms a backdrop in many views. The formal terraced frontage of Telford's original design only appears as intended on Smith Terrace and Bexley Terrace (largely redeveloped), the other terraces now obscured by later buildings (Breadalbane Terrace) or mature trees (Sinclair Terrace). In reverse, the elevated ground of Upper Pulteneytown above the river and harbour, provides the potential of views north and west, across Lower Pulteneytown, towards the town north of the river and over the estuary. Smith Terrace is one of the few streets to retain a true open outlook facing north-east across the outer harbour and river mouth. In the remainder of the terraces (Sinclair and Breadalbane) open views have been reduced by buildings or the growth of trees, with only glimpses where there are breaks between buildings. The exception is Lower Dunbar Street which provides a broad vista towards the harbour indicating its physical connection, via the Black Stairs, to the lower town.

Landmarks – Lower Pulteneytown

The nature of the design of Lower Pulteneytown means there are very few landmark buildings which distinguish themselves from their surroundings. Two exceptions are The Round House (1807; section 4.2.2), an elegant Regency house on the elevated Harbour Place; and Mackays Hotel (1883; fig 26) with its striking narrow frontage and later Victorian detailing. Both contrast dramatically in their design and both are not typical of the buildings in the conservation area in terms of design. Within the former industrial area, Telford House on its corner plot forms a minor landmark with more elaborate Georgian detailing and current painted frontage (fig 27). The river front and harbour both form significant natural landmarks.

Landmarks – Upper Pulteneytown

Similarly to Lower Pulteneytown, the residential parts of the town are homogenous and there are few residential buildings which stand out as landmarks. However, the open plan form of Argyle Square itself is an important landmark. There are a number of large public buildings which break the continuity of the housing rows and could be considered minor landmarks. These include the Carnegie Library; the former Academy (now Assembly Rooms); St Joachim's RC Church (1833-34) and opposite the former Wick Martyr's Free Church (1839); and the Pulteneytown Parish Church on Argyle Square. On Dempster Street the former Pulteneytown Free Church (1853; now Wick Baptist Church) with its tall spire added in 1862 is one of the few structures to break the continuity of the residential sky line and is prominent in long views as well as closing the vista on Beaufoy Street (figs 23 & 25).

Landmarks – *Out with the conservation area*

A number of structures stand out including the disused and partially ruinous former Cooperative buildings on the corner of Harbour Terrace and Smith Terrace (fig 49), and the Pilot's House on Braehead (fig 47).

Figure 27: the long vista on Williamson Street in Lower Pulteneytown (top), looking south to Upper Pulteneytown elevated in the distance, with green space and trees at the rear of Breadalbane Crescent visible; (centre) the same position looking north to 'old' Wick. (Below) the curve of Union Street creates anticipation.

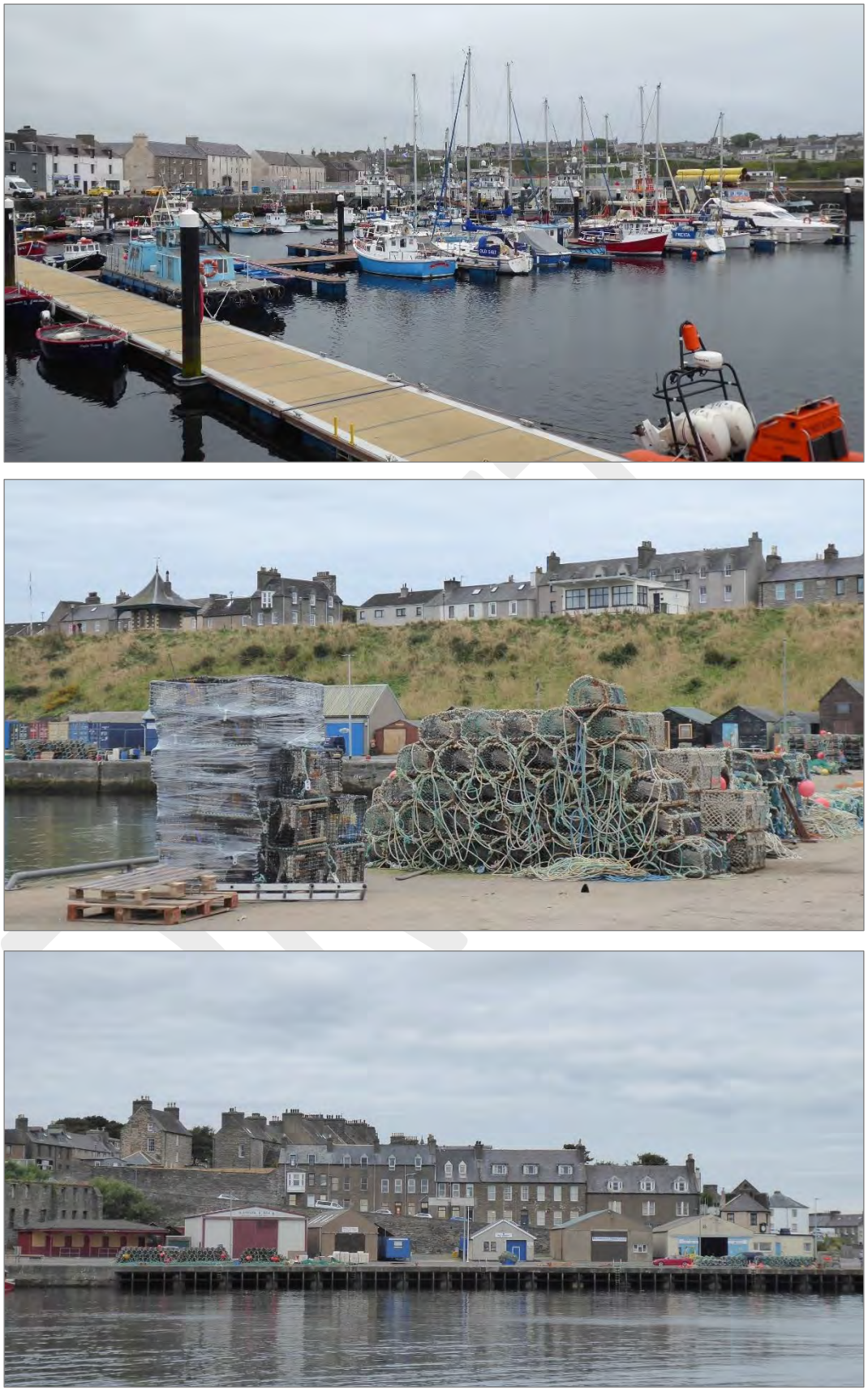


Figure 28: harbour approaches present views of Harbour Quay (top); Smith Terrace (centre); and Harbour Terrace (below); making the condition and integrity of design and materials on these properties particularly important to the overall impression of Wick Harbour.

4.1.7 Activities

Whilst spatially Telford's new town plan is largely unchanged, its original purpose and function in support for the herring industry has gone and new uses and activities have replaced its original purpose. This is particularly relevant of Lower Pulteneytown, the previous industrial area of the town. Lower Pulteneytown today has a mixture of uses, primarily small industrial, office space, and residential. There is generally no retail and very few supporting services excepting a large café on Harbour Quay. An important visitor attraction in Lower Pulteneytown, other than the harbour itself, is the Wick Heritage Centre on Bank Row. Wick harbour lies immediately adjacent to the conservation area but is not within the current boundary. Operated by the Wick Harbour Authority, it is a busy working harbour both for new industries, such as servicing the Beatrice Offshore Windfarm, and as a leisure destination with a new marina.

Upper Pulteneytown retains much of its original purpose as a residential area, although there has similarly been loss of the smaller traditional trades associated with the fishing industries, and loss of smaller commercial and retail businesses which serviced the population.

Pulteneytown originated as a town completely separate from the old burgh and could function fairly self-sufficiently, with some exceptions such as banking located in the burgh. Today, Pulteneytown relies on the wider town out with its boundaries for services, shopping, dining, etc. Lower Pulteneytown is a chiefly a busy day time location for work with fewer evening activities; Upper Pulteneytown forms an attractive residential 'suburb' for Wick.

4.2 BUILDINGS AND TOWNSCAPE

4.2.1 Townscape Character

Conservation Area

The townscape character of Wick Pulteneytown Conservation Area originates from its street plan and open spaces (refer section 4.1), its buildings, materials and details.

The use of the terrace as a form of design was influential during this period in urban planning. The terrace allowed efficient use of land with narrow plots, but provided the impact of a much grander building elevation. Thus terraces were constructed all over Britain during this period including for the wealth classes in Bath, London and Edinburgh.

The building style of the conservation area is strongly Georgian, an architectural style which commenced in Britain in the 18th century and continued into the 1840s, even after Victoria took the throne in 1837. Georgian architecture is characterised by uniformity, symmetry and a careful attention to proportion. This can be seen in Thomas Telford's setting out of exact measurements for the facades of the new town (section 4.1.4).

The majority of buildings in Telford's plan for Pulteneytown were constructed from 1808 to c.1839 (fig 4B) during the transition to the Regency Period (c.1820s) when the stiff rules of the Georgian style began to be elaborated. A small number of original lots were not built on immediately (although the new town regulations could impose penalties if building had not been completed within 3 years of taking the feu) and others were released over time. This meant that buildings were constructed over a period of time and this can be seen in their architectural style, materials and scale even during the first half of the 19th century. A small number of 'new' lots were released in the second half of the 19th century and this resulted in a number of Victorian buildings being erected whose style is different and more elaborate. Two good examples being Mackays Hotel (fig 26) and Nos. 15 and 16 Sinclair Street (fig 35a). Redevelopment which would have a significant impact the character of the new town did not occur until the later part of the 20th century.

Builders in Pulteneytown produced several forms of Georgian buildings, firstly those simple Caithness stone facades of the majority of the houses in Upper Pulteneytown; secondly a smaller number of more refined individual houses which expressed the Regency style more clearly such as on Sinclair Terrace (section 4.2.4); and finally exceptional buildings such as Rosebank House (now demolished) and the Round House which was designed by Thomas Telford (section 4.2.4). Interestingly the terraced houses in Breadalbane Crescent (section 4.2.4) are arguably the most true to Georgian forms seen in the large cities, but in fact were constructed well into the Victorian era in the 1860s.

The general character, like other Scottish planned towns and villages of this period, is one of modest sobriety, flat fronted gable ended houses with simple 2 and 3 bay elevations with either no, or little, architectural adornment. Some exhibit subtle refinement of design and construction details such as raised and incised or channelled window margins, elaborated entrances with decorative doors and fanlights (e.g. fig 34). Throughout there is a coherence in the traditional palette of building materials and skills, including local Caithness flagstone, natural slate and timber windows and doors. A number of original stone boundary walls have been maintained, assisting in preserving both original fabric and the character of the earlier town.

In Upper Pulteneytown there are significant numbers of original late Georgian buildings (section 4.2.2). It is likely that internal alterations and adaptation has occurred, primarily in relation to kitchen and toilet provision (originally likely to have been external privies). It is particularly evident on Argyle Square

where blocked doorways suggest the houses were originally composed in several cases of smaller residential units (section 4.2.2).

In Lower Pulteneytown the building function varied from residential and office buildings, which were of modest design like the upper town, to larger warehouses. The character of the warehouses is stark, with simple window and door openings within a plain stone façade running sometimes 60 feet continuously to meet the original design regulations. There are fewer breaks in the facades, unlike the passageways in the residential town, but there are more frequent arched entranceways, a detail characteristic of the construction of Pulteneytown referred to locally as the 'Telford arch' (section 4.2.3; fig 29).

Out with the Conservation Area

This character continues in the traditional buildings immediately adjacent to the conservation area which were part of the 1813 Draft Feu Charter (refer section 5).

4.2.2 Key Listed and Unlisted Buildings

The conservation area contains 58 list entries. Each list entry may cover more than one building or address (refer Appendix 2 and map 6.3). The earliest listings in the conservation area occurred in 1971, with significant additions in 1983, and a resurvey in 2001 with subsequent changes and additions to the listed building records effective in early 2002.

The conservation area also contains a significant number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the Listed & Unlisted Buildings Map as 'positive buildings' (map 6.3). Such buildings may vary but are commonly good examples of relatively unaltered traditional buildings where their style, detailing and building materials contribute to the interest and variety of the conservation area. Notwithstanding those buildings identified through this appraisal, other individual buildings may be of some architectural or historic interest. Unlisted buildings should be considered on a case-by-case basis by planning management. Further advice on criteria for identification and evaluation of unlisted buildings is provided in Appendix 3.

It should be noted that the Council's Historic Environment Record (HER) includes information on undesignated historic environment assets, including unlisted buildings of local/regional importance, with information added on a case-by-case basis. Assets recorded in the HER are addressed in accordance with Policy 57 of the Highland-wide Local Development Plan.

Upper Pulteneytown

It is worth noting that in the immediate surroundings of the conservation area there are no listed buildings except the St John the Evangelist Episcopal Church on Francis Street / Moray Place (1868-1870; Category B). This is despite a considerable number of buildings being contemporary with the construction of those within the conservation area and / or having significance to the industrial heritage of the town, such as buildings around the distillery area and on the old rope works site.

Within the conservation area boundary of Upper Pulteneytown, a review has taken place of those buildings not listed and comments provided below for review by THC.

Argyle Square: note some numbers do not relate to address points. Nos. 7, 8 ,9 and 10 are not listed although they appear the same as neighbouring listed buildings; Nos. 30-33 should be consistent i.e. No. 30, 31, 32 and 33 (No. 32 does not appear on the list title but is described in the list description so

appears to be an error in the address points). All buildings on the north side are listed except No. 34 on the corner with Dempster Street.

Breadalbane Crescent: the list description for Nos. 10-13 Breadalbane Crescent does mention the cooperage building in the townhouse list description, but there is no detail and the cooperage is not in list title. The rest of this street from Lower Dunbar Street to Harbour Terrace appears to be listed although some house numbers missing (2, 3, 5, 7).

Sinclair Street: Nos. 1-13 all listed except No. 12, which is very similar to No.13 and seems to be an error (note there is no No.11). Nos. 15-20 all listed except No. 19. No. 14 is not listed yet is recorded as the first building on this terrace, built by October 1813 (lot 9 on the 1813 Draft Feu Charter; SRO/GD9/337/1 & 2).

Breadalbane Terrace west terrace: apart from Nos. 48 & 49 which were Category B listed in 1983, the remainder of listed buildings were Category C listed in 2002. A number of similar traditional houses forming this terrace are not listed including Nos. 33, 35 & 36, 39 & 40 which do not appear significantly different.

Breadalbane Terrace east terrace: Nos. 22-29 were listed in 1983, and considered by Historic Environment Scotland to date to c.1820 (HES, LB reports 42292, 42294, 42295). Nos. 1-19 were listed in 2002 varyingly dating from c.1810 (nos. 1-13) to c.1820 (HES, list descriptions). Only No. 8 and 10 (the Flower Shop) are not listed in this section. All the large public buildings on the north side of the street are not listed.

Smith and Harbour Terraces: no listed buildings, Nos. 16-19 Smith Terrace were de-listed in 2018.

HES Listed Building Records carry a Statement of Special Interest, and there is a useful summary of the development of Pulteneytown under the listing for 1 & 2 Argyle Square (HES, LB report 42267).

Upper Pulteneytown is stated as an 'A Group'. This group appears to include all the listed buildings except St Joachim's and the Wick Martyr's Free Church and the Carnegie Library. Whilst it is may be obvious that the library is a later standalone building, it is not clear why the two churches are excluded (whilst two other churches are included) especially when they are the two earliest churches built and when in particular St Joachim's provides a focal point in views on Sinclair Terrace. Later listed Victorian buildings are included in this A Group listing which does not seem to concur with the basis of the Statement of Special Interest which states:

"The Group listing is in recognition of the exceptional group value of these buildings ***as the core of Thomas Telford's 1809 scheme*** *for the new town plan of Pulteneytown for the British Fisheries Society."*

If the principle is that of forming part of the core of Telford's design, then there are significant anomalies with this list in relation to the original street laid out and many buildings are not listed which formed part of the original design.

Lower Pulteneytown

In comparison to Upper Pulteneytown, there are very few listed buildings in the lower town. Considering the importance of this area as one of the earliest industrial planned sectors in Scotland this seems unusual. As with the upper town, HES has a statement of 'A Group' value:

"The Group listing is in recognition of the exceptional group value of these buildings as the core of Thomas Telford's 1809 scheme for the new town plan of Pulteneytown for the British Fisheries Society."

And this relates to the following listed buildings:

- 2 Williamson Street listed in 1983
- Steven & Co, Harbour Quay listed in 2002
- Telford Street (part) listed in 2002
- 19-27 Bank Row (odds) Wick Heritage Centre listed in 1983
- The Round House listed in 1971
- The Black Stairs listed in 2002
- (Old fish market, not in the conservation area)

The only other listed buildings in the conservation area in Lower Pulteneytown are:

- 6 and 7 Rose St, listed in 1983
- 18 Bank Row listed in 1998
- 42 Union Street (The North of Scotland Newspapers) listed in 2002

It does appear that buildings with comparative design details of other listed houses in the upper town, such as on Sinclair Terrace and Breadalbane Terrace, are not listed in the lower town, for example Telford House.

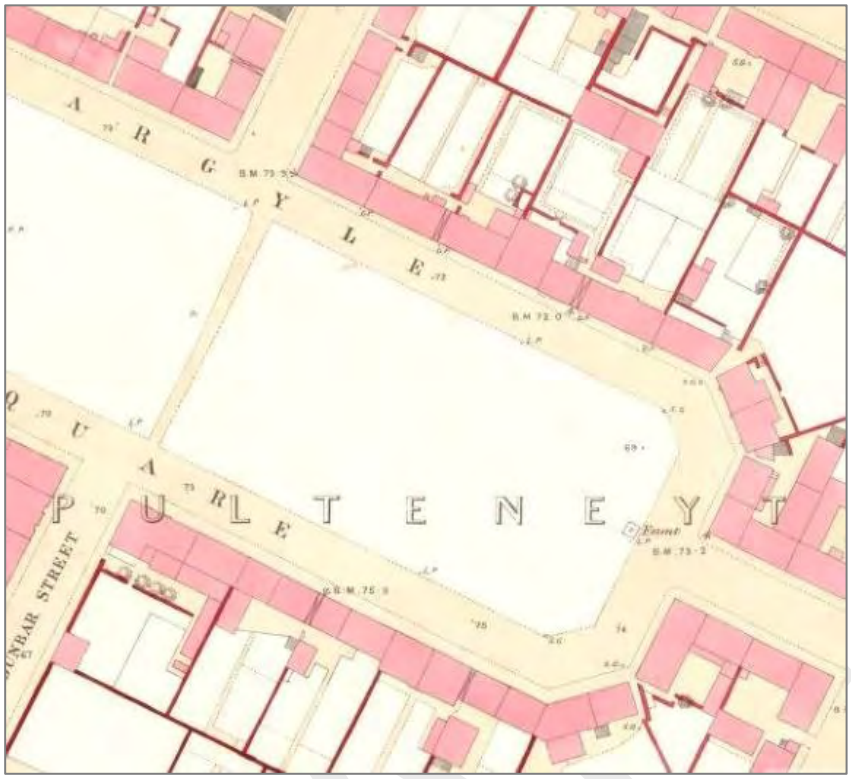
HES suggest dates for several of the listed buildings but there is no reference provided. There appear to be some anomalies such as two similar buildings at Nos. 28 and 29 Breadalbane Terrace and Nos.17 and 18 Breadalbane Crescent, the former block listed as c.1820 is Category C, and the opposite building listed as c.1860 is B listed. Both listed in 1983. All Argyle Square listings state 'c.1840' although there are evident design developments in materials, design and eaves height which would suggest a greater time span for construction (fig 20). Nos. 15-18 and 20-23 are recorded as being built by March 1818 (Lots 18, 19 and 20 on the 1813 Draft feu plan; & GD9/376/1).

Building Examples

A selection of key buildings and building groups which reflect the character, and illustrate the variety of building styles in the conservation area, are listed below.

UPPER PULTENEYTOWN

Argyle Square



Extract from the Ordnance Survey Town Plan 1872 © NLS

No. 15 Argyle Square (south side) Category B listed

This house is part of one listed building record for Nos. 11-18 Argyle Square:
"Thomas Telford, circa 1840. Terrace of, 2-storey, predominantly 2-bay, symmetrical, rectangular-plan, gabled town houses….Squared and tooled, long coursed Caithness stone slabs, some harled. Regular fenestration, irregular to rear." (HES, LB report 42269).
No. 15 (with Nos. 16-18 & 20-23) were the first houses to be constructed on Argyle Square and recorded in the Society's Agent's detailed report in March 1818 (GD9/376/1). No. 15 is a 3-bay frontage with additional windows flanking the central door. Two piend dormers and small central rooflight. Stout stone chimney stacks project from the gable walls with a simple tabling course below the cope. This property received grant assistance during the CARS for reinstatement windows and entrance door. Similar to a number of properties on Argyle Square, it is presumed there has been reconfiguration of the properties internally, as can be seen by the infilled doorway (No. 16, now a window; the painted house number can still be made out on the right of the window), suggesting this lot originally comprised two houses, possibly one at the rear.

No. 12 Argyle Square (south side) Category B listed


This house is part of one listed building record for Nos. 11-18 Argyle Square. In comparison to No. 15, the house at No. 12 has a smaller frontage with no dormers or rooflights. (No. 13 next door was repointed with roof and chimney repairs with grant assistance during the CARS). Similar to a number of properties on Argyle Square, it is presumed there has been reconfiguration of the properties internally, as can be seen by the infilled doorways. No.12 was originally part of the lot with No. 11 (harled to the left) and the principal boundary can be defined by the slightly larger chimney stacks at the boundaries. Note the pend on the right to No. 13 visible on the Town Plan.

Nos. 48-49 & 51, 52, 53 Argyle Square (north side) Category B listed


Nos. 48 & 49 are part of one listed building record for Nos. 35-49 Argyle Square.
Nos. 51-53 are part of one listed building record for Nos. 51-59 Argyle Square.

These houses on the north side of the square have more refined detail than the majority of the other houses on Argyle Square. All have well defined 3-bay, symmetrical frontages, with pronounced base courses and channeled quoins. All occupy the full width of the lot as one house. The walls are rendered, presumably imitating the original smooth renders of the Regency period which were often 'ruled out' to look like fine ashlar stonework. Similar Regency features are the expression of the margins around the doors and windows, which on Nos. 50-53 have delicate incised decoration, the entrance doors also have cornice hoods over, on decorative console brackets (Nos. 51-53) or pilasters (No. 48). Other original features include stepped skewputts at Nos. 48, 49 and with flat stone copes over the gable wallheads at Nos. 48-49 and 53-54. There is a pend at No. 53.
There are later alterations evident: No. 49 has adaptations to form a commercial shopfronts; No. 52 has canted dormers and a small central rooflight; No.53 has larger rooflights. All timber entrance doors appear to have been replaced (although the possible original feature of a rectangular fanlight has been retained), as have the original timber sash & case windows. The material for the render appears to be cementitious and finished in modern paint or dry dash (No. 53). At No. 48, the west side is enclosed by a blind gable end forming a narrow passage with its neighbour, as was required by the British Fisheries Society's building regulations.

Nos. 10-13 Breadalbane Crescent Category B listed

Built circa 1860-1865 and considered to be the "*homes and workplaces of the herring fishing entrepreneurs*" and wealthier merchants (Beaton, 1996, 41).

Symmetrical block of 4 terraced 3-bay townhouses of 2-storey with basement and attic, gable ended constructed of coursed Caithness stone. 4-panelled entrance doors with 3 pane rectangular fanlights above. Nos. 10 & 11 appear to retain original 6 over 6 timber sash & case windows, and small gabled dormers, the central dormer at No. 10 expressing the division between the two houses. Grey slates, with flat copes and raised skewputt, gable chimney stacks with simple tabling course below the copes. Rear yards are paved in Caithness flagstones and contain cooperages, long single storey former industrial buildings (refer below). Low stone boundary walls enclose front gardens with original decorative cast iron railings. Walls have saddle-backed copes and are terminating with tall stone piers with pyramidal caps at the entrance lanes to the cooperages.

Nos. 4, 6, 8 & 9 are very similar but compromise 5-bay townhouses. Outbuildings to the rear would have originally included stables, bothies for itinerant workers and cooperages.

Cooperage (to rear of Nos. 10-13 Breadalbane Crescent) Category B listed (with townhouse listing)

Cooperage behind No. 9 restored using CARS funding to form 2 houses (left).

Nos. 14-18 Breadalbane Crescent (corner of Lower Dunbar Street) Category B listed
Nos. 28 & 29 Breadalbane Terrace (corner of Lower Dunbar Street) Category C listed

Nos. 14-18 (c.1860 in HES, LB report 42291) are a terrace of 2-storey and attic, 3-bay, symmetrical, gable ended houses constructed in coursed Caithness stone. Nos. 14, 15 & 17 retain original 4-panelled entrance doors with rectangular fanlights above. Traditional 6 over 6 timber sash & case windows, and canted dormers (No. 17 retains its possibly original 4 over 4 windows). Grey slates, with flat copes and raised skewputt at each end of the terrace; 3 (possibly originally 4) gable chimney stacks with simple tabling course below the copes. Some adaptation including small plate glass shop front with recessed entrance door at No. 16. Concrete roof tiles to Nos. 17-18. No. 17 & 18 appear vacant.

The building forming Nos. 28-29 Breadalbane Terrace, directly opposite Nos. 17 & 18 Breadalbane Crescent is almost a mirror image; although with a loftier façade and (possibly later) 2 over 2 traditional timber sash & case windows. As well as retaining these windows it also has an unusual arched panelled door (fig 34c) thought to be a local design. HES, considers this to be of an earlier date than the opposite terrace, c. 1820 (HES, LB report 42295) and a house is recorded on this lot in 1818 (SRO/GD9/376/1). Nos. 28-29 vacant.

Nos. 1-13 Sinclair Street Category C (except No. 12)

A very consistent terrace of 5 and 2-bay houses in four blocks separated by narrow lanes. All original main doors survive except at Nos. 5, 6 & 9, several of unusual design thought to have been made by local joiners and several with original fanlights. Of particular note are Nos. 7, 8 & 10 which have central roundels, and Nos. 12 & 13 with a delicate 6-panel doors with pilasters supporting a 3 oval fanlights above (Nos. 3 & 4 without fanlight detail). A number of doors also retain original heavy bronze door ironmongery. No. 13 ends the terrace, with an adjoining single storey block extending along MacLeay Street. A traditional garret window survives at the attic level.

Nos. 17, 18 & 20 Sinclair Street Category B listed except No. 20 (Category C)

A distinctive group of three 2-storey, 3-bay, symmetrical, gable ended houses with refined architectural design and detail to their frontages. No. 19 (unlisted) forms a short 2-bay elevation.
No. 17 has a slightly recessed door entrance with Doric columns and pediment forming a portico. Unusual tripartite paneled door to centre, with very decorative fanlight above (below). Slightly recessed window bays at ground floor. Raised, broached and droved ashlar margins to upper storey openings; centre tripartite window, centre flanked by narrow blind windows; dividing band between floors, and 1st floor cill course. 6 over 6 timber sash & case windows.
No. 18 has a similar tripartite upper window, the style of which is repeated to the entrance door below, both sit within a pedimented central bay which breaks through the eaves line. Raised, blocked margins to openings. Original 4-panel door with fanlight above.
No. 20 has a simpler design, but unusually has a slightly advanced central bay which projects through the roof line; it also has the tripartite central door and window above, but without the raised margins and detail seen at Nos. 17 and 18. Very finely detailed original timber entrance door (below).
There has been some adaptation to No. 18 with a commercial premises to part of the ground floor with a large plate glass window disrupting the regular design. Next door, No. 19 is not listed and is a 2-bay property. No. 18 and 19 received grants for windows works during the CARS project.
The façade treatments vary across the buildings which diminishes its group impact. No. 17 has painted coursed Caithness stone; No. 18 is smooth rendered (and ruled out) and No. 20 has exposed Caithness stone with later ribbon cement pointing. HES dates these buildings to c.1830 (HES, LB reports 42331, 42332, 42333) however not part of the 1813 Draft Feu Plan and likely after 1840.

Upper Pulteneytown public buildings






There are five churches in Upper Pulteneytown. St Joachim's RC Church (top left; 1833-34 William Robertson Architect Elgin; Category B) was the first to be constructed, on land gifted to the church after the contribution of Father Lovi during the cholera epidemic of 1832. The imposing pedimented and pilastered frontage closes views along Sinclair Terrace, the rich brown sandstone came from Moray. It was originally a seasonal church for catholic itinerate workers. The adjoining building (top right; Category C listed) was built in 1869 and designed as a school but eventually used as a convent and nursery (now converted to residential flats).

Standing opposite St Joachim's is the Wick Martyr's Free Church (centre left; Category B listed) dated 1839 on its finial; originally the Reformed Presbyterian Church, and after several changes was last the Wick & Keiss Free Church (not in use as such). Unusually the rear of the lot was not developed and remains a gap on the corner at Dempster Street. Three further churches were built in the upper town: Pulteneytown Parish Church, Argyle Square (centre right; 1842; Category C); former Pulteneytown Free Church, Dempster Street (fig 25; 1853; Category B; now Wick Baptist Church; not in the conservation area), and former Free Presbyterian Church, Breadalbane Crescent (bottom left; 1905; no longer Place of Worship).

There are only a small number of other public buildings in Pulteneytown, the oldest being the former Pulteneytown Academy on Sinclair Terrace (1838), now much altered and extended as the Assembly Rooms (CAMP, fig 9. Also on Sinclair Terrace the Carnegie Public Library (bottom right; 1898 Leadbetter & Fairley Architects), although slightly earlier in date the building leads heavily in the Edwardian style and is a graceful building occupying the corner with Francis Street; set back from both streets and entered through a projecting semi-circular portico. Now an art gallery / food bank.

LOWER PULTENEYTOWN

Mackays Hotel, Ebenezer Place/ Union Street / River Street, not listed

Built in 1883 by Alexander Sinclair as a Temperance Hotel, it is described by Beaton (1996, 37) as *"filling a narrow triangular plot as regally as a ship's prow…"* with apex chimney stack and date stone below the incised Ebenezer Place. Ebenezer Place is in the Guinness Book of Records as the smallest street in the world at 6'9" (2.05m) across. Later 20th century function room extension next to the former Baptist Church (1868; currently owned by hotel but not in use).

No. 42 Union St / Cliff Road, The North of Scotland Newspapers Category B listed

Terrace of 3 linked buildings of varying height spanning the site at the western tail of the steep bank that separates Lower and Upper Pulteneytown, with external steps connecting Union Street and Cliff Road. The building appears as a single storey cottage on Cliff Road, with 2 and 3-storey works and offices to the rear (Union Street). Until 2020, the home of the John O'Groats Journal and Caithness Courier. Key features include the typically Georgian elegant bow end in coursed Caithness stone with sandstone window margins. The plate glass and rubble face stonework to the shop front on Cliff Road is a later adaptation.

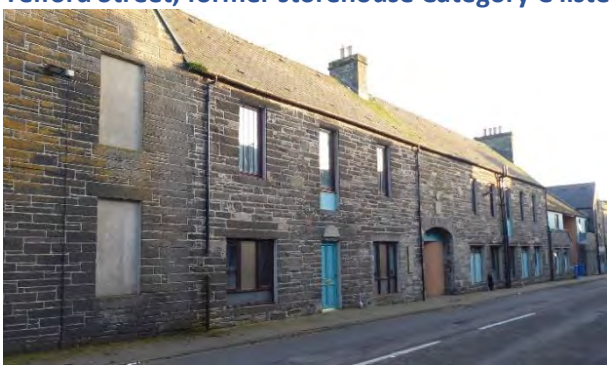
Harbour Quay / Saltoun Street / Telford Street block. Category C listed

Street block comprising two 3-storey, 5-bay, gable-ended storehouses constructed in coursed Caithness stone; partly lime harled during recent adaptation and restoration. Building on the corner with Saltoun Street has regular fenestration with a segmental-arch (originally a pend) at the centre at street level and above a former doorway at 1st floor above (now glazed); smaller windows to 3rd storey. Blind gable with stout chimney stacks, simple tabling course below the cope. Building on the corner of Telford Street, harled; previous large vehicle entrances slapped to centre and right. 2-storey walls ran the length of the plot on the side roads to enclose a herring curing yard; blocked windows were reinstated during restoration. The building recently adapted and brought back into use with SSE funding for use by the Beatrice Offshore Windfarm.

In 2002, HES stated that: *"… this storehouse displays the best-preserved elevation of a typical Pulteneytown storehouse/curing yard although the interior curing yard had been covered over. The building materials of stone and slate, and the overall dimensions, height and length, for the storehouses that form the Lower Pulteneytown grid were drawn up by Telford as part of his overall town plan and were laid down in the BFS's Building Regulations. However, the central segmental arched pend that forms the central feature of the storehouses, where remaining, was not specified by Telford but appears to be a practical design that was widely adopted, thereby forming a local design type. The buildings are in effect complete fish processing factories rather than simply storehouses. The original layout, repeated throughout, was of a large gabled storehouse and offices building facing the main street and running the entire length of the feu, i.e. a whole or half block. The central archway led through a pend to a large open air flagstoned curing yard behind. The curing yard was surrounded on the remaining three sides by ancillary stores and workshops such as the salt stores, cooperage and smokeries. From the outside the continuous high walls of the yards, running round the entire block, hid the industry within."* (HES, LB report 48404).

Comprising 2 of the original lots auctioned in 1808 (lot 3 & 4 on the Draft Feu Charter 1813; fig 8), a building on Saltoun Street was recorded in 1813, the lot described as *"…enclosed by a wall 9 feet high. Salt cellars and a cooperage in the yard are the only houses yet erected"* (SRO/GD9/376/1, 1, 1818). The storehouse therefore built sometime after March 1818.

Telford Street, former storehouse Category C listed



Formerly disused 2-storey, 9-bay storehouse with central pend constructed in coursed Caithness stone slabs. Feued in 1814, but possibly built c. 1830 (HES, LB report 48410). Earlier alterations such as the large square windows to the ground level were present before more recent adaptation to housing funded by the Heritage Lottery Fund. This listed building abutting the Williamson Street terrace housing to the east now forms part of a larger housing development with other unlisted buildings on this section of Telford Street.

Telford House / offices on Telford and Williamson Streets, not listed

A wide 4-bay storehouse on Williamson Street with two pend entrances has been converted to office space and sits alongside the contrasting style of Telford House, possibly built as offices / housing. It has details typical of the more refined Upper Pulteneytown houses with unusual raised margins to the openings and moulded string courses to the ground floor lintols and 1st floor cills; unusually the gable end is not blank, as was common in the warehouses, and is pronounced by channelled quoins and banded cope and decorative skewputt; it also features a central garret window. This level of detail contrasts with the typically plain stone façades of the other lower town housing for example the block south of this on Williamson Street (fig 15).

Former kippering kiln behind No. 16 Union Street not listed

Thought to be an original kippering kiln later adapted for timber storage, at the rear of a Union Street lot in a former curing yard (1st Ed. OS Town Plan; Canmore ID 100253). The long ridge ventilator and the open slatted gable are typical features.

Wick Heritage Centre, Nos. 19-27 Bank Row Category A listed

The Heritage Centre comprises a complex of buildings including dwelling houses on the street frontage, curing yard, cooperage, kippering house/kiln, and blacksmith's. It forms part of the terrace backing onto the steep slopes below Upper Pulteneytown. Segmental arched pend leading to the yard enclosed by buildings some with very fine masonry detailing (fig 29). Buildings gifted to, and opened in 1981 by The Wick Society. CARS grant for comprehensive repair of roofs, and joinery including the shop front. HES (LB report 42286) states that the Wick Heritage Centre is listed Category A as the last surviving example of a traditional herring curing house in what was, from 1820 to 1914, the busiest herring port in Britain and northern Europe. Interiors of particular interest include the herring drying and smoking racks and the cooperage.

The Round House, Harbour Place Category B

The Round House was designed by Thomas Telford and built by George Burn in 1807, who was responsible for constructing Telford's original Wick bridge and the Inner Harbour. Later occupied by James Bremner who built the Outer Harbour. Occupying a commanding position overlooking the harbour, the house has a striking and elegant double bow front with over hanging eaves, the elegant design emphasised by the smooth rendered finish and shallow piend roof; the original long row of chimney stacks have sadly been reduced to a flat coping (refer Beaton, 1996, 44). CARS grant for reinstatement of windows and doors, and repair of the original 'Roman cement' render finish.

Memorial Garden Bank Row not listed

Surviving traditional building at the rear of one of the lots bombed during the Second World War and where the street fronting buildings were damaged and subsequently demolished. The top image illustrates the bomb damage adjacent to the garden on the corner at the Black Stairs © The Wick Society - The Johnston Photographic Collection.

Having laid derelict for many years, the area is now a Memorial Garden to those killed in the Wick bombings and the building has been restored with a Caithness slab roof. (left image prior to restoration © Am Baile).

4.2.3 Materials and Local Details

The traditional buildings within the conservation area, and adjoining areas, are generally from the late Georgian period, with a very small number of Victorian buildings. This is reflected in their architectural detailing and construction materials.

Masonry

Masonry walls most clearly illustrate the period and status of a building. To construct the new town it is thought that local Caithness sandstone was quarried on the land purchased for the new town by the British Fisheries Society.

"… to quarry and take stones, slates, flagstones, gravel, and clay, from their quarries on ground in the Barony of Hempriggs for the purpose of building upon the said lot …"

Draft Feu Charter, 1813 (SRO/GD/337/1)

The abundance of local stone for building is also described in the New Statistical Account which makes reference to the local stone found at the Castle of Girnigoes, a dark bluish calcareous flagstone, which continues along the coast to the cliffs southwards of the burgh of Wick, this stone differing from the general Caithness formations in being of thicker beds and much used for building (NSA, 1845, 125). The Account also describes the character of the stone:

"The material of which these and all other stone erections in the parish are composed, is the universal clayslate, or dark-blue flagstone of the county. This, when the stones are well selected and squared, makes a beautiful wall. Buildings of it, however, from the darkness of its hue, have a very sombre appearance."

(NSA, 1845, 142-143)

The other main reference for the construction of Pulteneytown, is the terms and conditions of the feu charters laid down by the British Fisheries Society on the specifications of Thomas Telford which required the houses to be built of stone. In this document it was noted that,

"The stones for building are so extremely good, that the mode of building with clay mortar and pointing with lime mortar (as has hitherto been generally practised) is sufficient; providing care be taken to use stones of the best quality"

Specifications by Thomas Telford, 1813 (SRO/GD9/337/1)

Interesting though, the Account may suggest this method of bedding and pointing was not always followed:

"Many houses in Pulteneytown, and throughout the landward part of the parish, are built without lime. The wind sifts through their walls, and makes them very cold."

(NSA, 1845, 143)

This specification and the availability of good quality building stone, created a material uniformity in the buildings in addition to the design criteria. What was not stipulated, but was fairly commonplace in other parts of Scotland at that time, was the application of a lime harl to the masonry walls. This method of finishing was common in smaller Scottish new towns where the rubble masonry walls could be made to appear more uniform and clean once harled and finished in limewash. This was not specified by Telford and that would suggest this was not his design intent. Nor is it mentioned in the Statistical

Accounts, the commentary above suggesting the opposite. This may be due to the availability of good quality stone which split naturally into regular courses and thus could be constructed in a more refined and presentable manner than in other regions. However, particularly in the Regency Period, rendering façades with smooth renders often then 'ruled out' to look like expensive ashlar masonry was popularised and Pulteneytown has examples of this (fig 30 & section 4.2.2). Reference to historic images, would suggest a small number of buildings had external finishes but they were the minority. Some buildings are now either rendered with modern cement based renders; a small number are painted; and some in Lower Pulteneytown have new lime-based harl applied.

The flagstone character of the Caithness stone created masonry walling with narrow courses and typically long stone lintols over openings. Where larger openings were required a stone arch was formed and this attractive structural detail is a strong characteristic on Pulteneytown found in both the upper and lower towns. The origin of the arch design is not clear, for as HES state (section 4.2.2) this was not specified by Telford, however it is referred to locally as the 'Telford arch' or the 'basket / basket store arch'. Some buildings, such as the curing yard of the Wick Heritage Centre, exhibit very fine masonry detailing (fig 29). In some places small pinning stones are common, making up the gaps in the longer flagstones. The colour of the stone can vary quite considerably from a warm golden colour to a blue grey as described in the Account, often within the same stone. This gives an overall subdued light to mid brown appearance from a distance.

Another common feature within Pulteneytown is what appears to be the remnants of the masonry technique whereby individual stones are not cut off, but left to project into the adjoining building lot to allow bonding of each façade to the next. This technique is known as 'tusking'. These stones can be seen in several locations where adjacent lots were not developed (figs 29 & 30).

The character of the walling, its stone size and shape, and the regularity of the coursing, can indicate the age of the building and its function. Generally the industrial herring houses had 'cruder' masonry with irregular stones and courses, although this was not always the case. Domestic properties more usually featured regularised masonry and overtime, or on more refined houses, sandstone (termed 'freestone') was introduced to improve the refinement of details such as openings, and this was noted in the Society's minutes in 1830:

"The number of houses is 240, the style of which is improving, for the most part coursed with blue stone [Caithness stone]*, many of them neatly finished with freestone* [sandstones] *round the door and windows"*

(Lockhart, 2002, 174)

Caithness stone continued to be used into the Victorian period, and the small number of Victorian properties in the conservation area use Caithness stone for the principle walling with sandstone for window dressings and more elaborate carved elements and details such as at Mackays Hotel, Nos. 15 and 16 Sinclair Street, and Nos. 28-32 Union Street.

Figure 29: Masonry details: a: very fine examples of the segmental arches used in Pulteneytown particularly in the industrial buildings and to access internal yards, here at the Wick Heritage Centre; b: squared blocks of a warm brown Caithness stone with lime mortar and slate pinnings; c: walling recently repointed in lime on Saltoun Street warehouse, note the stones are more irregular in shape and darker grey in colour; d: a similar wall on a domestic property with irregular stones and courses, the gaps made up in smaller stacked stones; e: shaped Caithness stones on a Victorian building, cut to size, and used with sandstone dressings for openings; f and g: examples of masonry with projecting stones, known as 'tusking stones' or 'tuskers'; left for bonding into the adjoining façade; image g showing the dressed window stones for the next property.

Figure 30: Development of masonry and wall finishes: a: simple regularised courses of Caithness flagstone with openings formed directly by the squared stones with no pronounced margins; b: similar Caithness walling but with added refinement to the openings by using sandstone; c: an example of the Regency style where flat renders were applied and 'ruled out' to imitate fine ashlar masonry and with added detail around the windows, doors and quoins; d: a Victorian building with further regularisation of the Caithness stones, now more squared, considerable use of the more workable sandstone which could be carved to create ornament and detail unlike the flagstone.

Roof elements and finishes

Telford's specification also required that,

"All the roofs are to be covered with slates or tiles, preferring the former."

Specifications by Thomas Telford, 1813 (SRO/GD9/337/1)

The roofs of the Georgian houses are pitched on timber rafters and sarking boards, and predominately gable ended (a small number are piend). It is likely that the timber was imported as there was no reference to using local timber in the feu charter, unlike other materials. Telford asked that roofs have a slate finish preferably, and the ability to take local 'slate' is mentioned in the feu charter. This may suggest use of heavy Caithness slate, however only a very small number of buildings today have a Caithness slate roof, for example the restored building in the Memorial Garden (section 4.2.2), and a cottage on Brown Place (out with the conservation area currently). Looking at historic images similarly indicates only a very small number of flagstone slate roofs and suggests that thinner slates were more commonplace probably brought in by boat from either the West Highland quarries or from the Welsh slate quarries. Historically there may also have been clay pantiles brought by boat and tiles do occasionally appear in older images on buildings in the internal yards (fig 31).

All Scots slate would have be laid in diminishing courses from eaves to ridge as was traditional practice, using as much material from the quarry as possible. Many slate roofs currently exhibit a more regular texture and pattern of slates with all slates being a similar size. This creates a more regular 'tiled' effect. This suggests Welsh slate which was quarried in regular sizes and usually not laid in diminishing courses. It also has a smoother and flatter texture across the roof. Generally the slate colour is a blue-grey, although several Welsh slates have a purple 'heather' tone and a very small number of roofs have a very strong purple coloured slate which is inappropriate to the tone of the surrounding roofscape. A significant number of roofs have inappropriate replacement concrete or ceramic tiles rather than slate. Glazed clay ridges seem to have been fairly commonplace, rather than zinc or lead ridges, and many survive or have been replaced in similar ridges.

In Georgian design, the façade was the prominent feature, and roofs were often partially hidden behind low parapet walls; dormers, if present, were set back on the roof and partially hidden by the parapet also. This parapet design was not used in Pulteneytown, and generally roofs simply have a small overhang for the eaves cast iron gutter. Similarly roof finishes on the Georgian buildings were generally continuous, i.e. without dormers. Telford's model elevations did not indicate dormers or skylights and there is no mention of either in the specification. Mass-produced cast iron skylights only became available from the mid-19th century. Attics may have been lit by a small gable window for example at No. 13 Sinclair Street if the gable end was exposed. However, with the often gable-to-gable construction, or only very narrow passageways between gables, dormers and small cast iron skylights are fairly common (possibly later additions). The earliest dormer designs appear to the either gabled or piend; either set back into the roof pitch or as half dormers breaking through the eaves line. A very good example of Georgian dormer construction is found on Nos. 4-13 Breadalbane Crescent where the modestly sized gabled dormers are set back into the roof (fig 32e). Later dormers became canted in design as seen at Nos. 28 and 29 Breadalbane Terrace (fig 32h).

Alterations to roofs have included new rooflights and dormers. If sympathetic designs are used this has limited impact on the traditional roofscape and character of individual buildings and groups. There are however a number of buildings with inappropriately large rooflights and/or modern box dormers (figs 36 & 37).

Flat stone copes are typically used to terminate gable end walls and may also occur at the dividing wall between two houses on one lot. Some copes may have been removed during replacement of roof coverings, and this is often indicated by a bulge in the roof at the dividing wall head or an exposed gable end which does not have copes. The flat copes are generally terminated with a squared skewputt.

Throughout the area, rainwater goods are traditionally cast iron, commonly half-round but with some ogee profile gutters and more elaborate downpipes on Victorian properties (fig 35c).

Figure 31: (top) George Cormack's yard in Lower Pulteneytown in 1900s with pantiles on the roof of the single storey building and what looks to be a Caithness slate easing course at the eaves; a rough cobble stone finish to the yard; (below) Historic view over the roofs in Union Street illustrating the predominance of slate roofing but with other finishes including pantile on some industrial buildings. © The Wick Society - The Johnston Photographic Collection

Figure 32: Roof finishes: a: new Caithness flagstone slate on the traditional building in the Memorial Garden; b: the more uniform size of slate on this roof suggests a Welsh re-slate; c: the smaller slate size and irregular texture suggests this is a Scots slate roof (Smith Terr); d: two replacement slate roofs, the one on the left inappropriate in colour; e: good example of Georgian dormers on Breadalbane Crescent; f: piend half dormers are found on a number of buildings (MacLeay St); g: an unusual curved top dormer faced in copper, and small skylight, on Union Street; h: later 19th century canted bay dormers with original timber windows on Breadalbane Terrace.

Chimneys

Stout chimney stacks are a significant element in the appearance of the traditional domestic buildings in Pulteneytown and an important feature of the roofscape. In many cases, chimneys will retain their essential function as flues for heat and ventilation. Most early properties have stout prominent gable end stacks defining the original lot width, and a sometimes a further chimney stack projecting from the dividing wall between the two houses on the lot. The stack dimensions vary to suit the number of flues required both in breadth and width, and this variation was illustrated on Telford's model elevation (fig 18). However despite a range of sizes, on the Georgian houses these chimneys are almost entirely of the same design, with the thin tabling course separating the main stack from the top cope stones. Only on a very small number of later properties does the chimney stack gain more refinement such as those on Mackays Hotel. Industrial buildings in Lower Pulteneytown also had gable end chimney stacks in the same style as those on the residential area. A small number of chimneys have been removed, lowered or rebuilt which changes the composition of individual properties and the pattern of the roofscape, however the majority remain and contribute significantly to the character of the conservation area.

Chimney pots are still common, although a significant number have been lost or removed. The most common are cylindrical buff terracotta pots, but there are more decorative hexagonal pots (fig 33).

Figure 33: a typical Pulteneytown chimney with a thin flagstone slab forming a projecting tabling course detail before a further one or two courses of stone form the cope. Here with more elaborate hexagonal buff coloured chimney pots.

Windows and Doors

Window and door openings in the earliest houses were simply formed using a flagstone lintel and squared stones forming the opening (fig 30a). Some margins are emphasised with raised banding sometimes with incised detail such as at Nos. 50-53 Argyle Square (fig 34). Dressed sandstone margins are less common but examples can be found such as Nos. 48 and 49 Breadalbane Terrace which has a refined Georgian façade complete with decorative ironwork balcony to the first floor windows (fig 30b).

Originally timber sash & case windows were most commonly of 12 panes (6 over 6) as can be found on a number of properties, and good examples can be seen on Breadalbane Crescent (section 4.2.2). Lying panes, where the fenestration has a horizontal emphasis, were popular in the mid-19th century and

several properties had this design, with original windows surviving on No. 2 Union Street, which also displays the Georgian 'blind window', a blank window used to maintain the symmetry of the elevation (fig 34). Other fenestration patterns include 2 over 2 (as original or mid-Victorian replacements) and which can be seen for example of No. 29 Breadalbane Terrace (fig 21). More unusual window patterns are reserved for public buildings such as churches with both St Joachim's and the Martyrs' Free Church having multiple pane windows. Examples of original windows or traditional windows of some age are fairly rare notwithstanding the examples above, although other examples may survive to rear elevations.

"There is original and notable door carpentry, including both elegant panelling and robust turning, adding finesse to better quality terraces and enlivening the simpler houses. Fine door carpentry is a tradition in the north-east fishertowns…"

(Beaton, 1996, 37-38)

There are a good number of surviving traditional entrance doors (fig 34 a-i), and as Beaton (1996) describes some are very attractive and distinctive, including a significant number of original doors on Sinclair Terrace (section 4.2.2), Breadalbane Terrace, Argyle Square, Union Street and Dempster Street (out with the conservation area). Most have rectangular fanlights above, often with decorative timber work dividing the glass in a number of designs including circles (No. 49 Breadalbane Terrace; fig 30b), ovals (No. 13 Sinclair Terrace, section 4.2.2 and No. 12 Sinclair Street fig 34c), and more elaborate shapes (No. 17 Sinclair Terrace; section 4.2.2). These small but refined details are important in defining the character of the properties, and conserving surviving joinery is an important consideration.

Shopfronts

An important element in the character of most towns are its shopfronts. In Pulteneytown at the height of its population there was a need for services for the local population. This meant that previously there will have been buildings which serviced as shops, public houses etc. A survey gifted to the Wick Heritage Centre suggests there were concentrations of shops in Upper Pulteneytown. Today several shops survive on Dempster Street (out with the conservation area); and on the corner of Smith Terrace, Breadalbane Terrace and Macarthur Street. This latter location was a focal point previously with both the Pulteneytown Post Office and Cooperative store and bakery sited at this junction. In Lower Pulteneytown there are a few shops surviving on Bank Row, Union Street and on Harbour Quay.

Where shopfronts are formed in the regular Georgian facades, this can be disruptive as these buildings were not designed to accommodate large openings unlike later Victorian tenements which often incorporated shopfronts at street level. This pattern of forming large openings in earlier buildings seems to be the most common form of shopfront. Examples include No. 16 Breadalbane Crescent inserted into the Georgian 3-bay house (section 4.2.2); similarly the enlargement of windows to the property at the corner of Argyle Square and Lower Dunbar Street; and there are further individual examples in the conservation area on Bank Row and Union Street. It would not appear that many traditional shopfront components survive in these examples however, it should be borne in mind that earlier details may survive under modern fascias and panels. Where a proposed change of use may arise then opportunities should be taken to return the elevations to their original design intent if the existing shopfront is not of historical or architectural value.

The only traditional shopfront close to the conservation area is on Dempster Street, originally E. Campbell & Co. Grocers (fig 35d) and now New Start Highland (fig 35f). It retains a late Victorian shopfront and attractive mosaic entrance platt (fig 35e).

a: 3 Sinclair Terrace

b: 8 Sinclair Terrace

c: 12 Sinclair Terrace

d: 28 Breadalbane Terrace

e: 17 Argyle Square

f: 55 Argyle Square

g: 15 Breadalbane Terrace

h: 32 Dempster Street
(not in CA)

i: 1 Bexley Terrace
(not in CA; former Custom House)

Figure 34: Windows and doors: the variety, distinctive detail and carpentry skill evident in surviving original doors.

j:

k:

l:

m

n

p

q

r

s

Figure 34: Window and doors: j: original lying pane windows at 2 Union Street; k: blind window on Smith Terrace; l & m: typical 6 over 6 Georgian window with internal shutters at 17 Breadalbane Crescent, with 4 over 4 pane dormer window to attic; n: distinctive multiple pane window on former Wick Free Church on Malcolm Street; p-r: examples of incised detail on door surrounds, console brackets and moulded lintols in Argyle Square; s: unusual window margins to Telford House in Lower Pulteneytown.

Victorian buildings

As mentioned above, the Georgian style of building continued into the Victorian era, and in Pulteneytown it was not until the 1880s and later that a small number of buildings in a Victorian style were constructed on remaining vacant lots. They used similar natural materials, stone and slate, but with greater variety reflecting access to new markets with the introduction of rail, and improvements in material production. The original local Caithness stone was augmented with other sandstones for dressed masonry, and possibly Welsh slate. Roofs remained pitched and predominately gable ended but often articulated to create more complex roof forms. In the second half of the 19th century, window design became more elaborate with the appearance of bipartite and tripartite forms. Projecting window bays, usually canted, were introduced but are not common in the conservation area. Windows remained timber sash and case, vertically proportioned, but glass sizes became larger and fenestration patterns changed to 2 over 2 panes, or 1 over 1 in the Victorian properties.

An example of this building type is Nos. 15 & 16 Sinclair Terrace (fig 35a), a tall 2 ½ storey semi-detached house with corbelled bay windows at the first floor and heavy moulded sandstone corbels and lintol hood over the entrances, and an elaborate front gablet above the eaves line stones. The rainwater goods are designed into the façade with decorative square pipes and acanthus holding brackets (fig 35c). The wall masonry is still Caithness stone, but the block size is smaller and refined into a neat coursed rubble contrasting with the blond sandstone dressings. A very similar, if less elaborate house, built sits on Union Street with the same bipartite gablet window and bay fronted dormer windows (1884; fig 30d).

Figure 35: Victorian buildings: a: Nos. 15 and 16 Sinclair Street are elaborate Victorian style houses which dwarf their Georgian neighbours and exhibit much of the change in design and material use by the end of the 19th century; b: a more modest Edwardian house on Breadalbane Terrace built in 1911 with again more intricate stonework and decorative cast iron rainwater goods; c: decorative square downpipes and acanthus holding brackets at 15 and 16 Sinclair Street; d-f: just out with the conservation area, a late Victorian shopfront survives with a traditional terracotta mosaic entrance platt, originally E. Campbell & Co. Grocers. (Historic image © The Wick Society - The Johnston Photographic Collection).

4.2.4 Building Condition

The majority of the traditional buildings within the conservation area remain robust and functional, and on observation from the street level, the general condition of most buildings appears to be fair; however, there are elements in poor condition especially at high level, where there are noticeable repair and maintenance issues. Defects, particularly at roof level, can pose a safety issue especially on public streets. These include:

- blocked and defective gutters and downpipes
- cast iron rainwater goods with failed paint finishes and corrosion
- upper windows and timber work on dormers in poor condition
- vegetation growth particularly to masonry chimney stacks
- slated roofs in need of repair

Moreover however, there are a number of vacant buildings which are in poorer condition (refer section 8.3).

One of the greatest threats to any heritage site is the loss of primary fabric through lack of maintenance or inappropriate repair and replacement, reducing the authenticity of the site. Common and significant threats in Pulteneytown include the use of inappropriate modern materials and details for:

Replacement windows and doors

A significant number of original windows and entrance doors have been replaced, often in inappropriate fenestration design and materials. Replacements in uPVC, aluminium, and/or non-traditional fenestration patterns and opening methods have a negative effect on both the character and quality of individual buildings and a cumulative impact on the character of the conservation area as a whole. The Georgian buildings would originally have had generally 6 over 6 fenestration patterns. The loss of the window fenestration pattern and resultant varied replacement designs has left a lack of continuity over terraced frontages, a key component of the original design intent. A clear example of this is the loss of traditional timber sash and case windows and the 6 over 6 fenestration pattern which would have been used in Argyle Square, the centre piece of Telford's residential design. Only three houses retain this multiple pane design, most windows being replacement 1 over 1 in style, and many using inappropriate materials such as uPVC and non-traditional opening methods. The Georgian buildings would originally have had moulded panel entrance doors (fig 34). The replacement of a significant number of original doors has meant the loss of considerable local detail and high quality joinery work which contributed to the character and appearance of the area.

Replacement window and doors are often ill-fitted into the original stone opening and this can both reduce daylight levels and create poor thermal seals around the openings leading to heat loss.

Masonry wall finishes including cement mortars and renders, and modern paints

Masonry on several buildings and boundary walls has been repaired inappropriately including the use of cement mortars and poor working methods. The Caithness stone has weathered well generally but the pointing mortars have eroded and in particular on exposed or high level elements such as chimneys where pointing is particularly vulnerable to accelerated loss. This is evident in the level of vegetation growth on chimney stacks where plants have colonised and taken root in the open joints (fig 36). The extent of original Georgian lime harl and lime wash finishes is unclear, although there is evidence for several buildings having flat lime renders or plasters (refer section 4.2.3 *Masonry*). This has been

replaced by cement renders and modern paint finishes in some cases. Attention should be drawn to the risk associated with such impermeable materials and finishes and opportunities taken to repair in traditional materials when they arise.

Figure 36: two common examples of vegetation growth leading to different defects and courses of action: a: plants taken root in open mortar joints in the masonry chimney. This is significant and roots unattended will continue to grow into the masonry and expand, over time destabilising the chimney stack; b: grass growing in a presumably blocked gutter with debris forming a soil for the vegetation. Here the blockage will lead to dysfunction of the rainwater system and overflowing of rainwater over the masonry walls and potentially backing up under the roof slate into the interior of the building; c: inappropriate materials, felt tiles, applied to two traditional gabled dormers; d: concrete tile replacement roof with possible removal of stone copes at the gable wall head, replaced by a plastic edge trim; e & f: inappropriate tile roof replacements on the terraced rows in Argyle Square; e: two different tiles, one red in colour both with large replacement rooflights; f: again two different tile finishes with a new slate finish on the left and a later large canted bay dormer.

Replacement roof finishes

A significant number of properties have been re-roofed in a mixture of alternative slate types and inappropriate modern materials such as concrete tiles and felt tiles. There a two concerns: firstly this creates an inconsistency in the character and appearance of the roofscape, in particular where buildings form groups or terraces, and in continuous gable-to-gable properties. Secondly, modern materials such as concrete tiles effect the detailing of the roof and result both in the loss of traditional slate (a diminishing resource) and potentially roof features such a traditional stone copes (fig 36d). Uniformly sized tiles can also create difficulties with the waterproofing of the roof junctions, and do not have the flexibility to accommodate the natural movement and irregularity of older properties.

a b

Figure 37: modern cement finishes applied to traditional buildings; also note on a: the large box dormer which has a negative impact on the building frontage and roofscape; and b: again shows the presence of concrete tiles, here next to a restored traditional Caithness slate on the roof to the right.

4.2.5 Public Realm

From its inception, the public realm was of upmost importance to Telford and the British Fisheries Society. Each feuar accepted responsibly for laying a Caithness flagstone pavement outside their house, and also making an annual payment toward to upkeep of the roads, which the Society laid out and topped in sea gravel (fig 12). Surface finishes for pavements, passages between houses, and some curing yards used large Caithness flagstone, whilst some yards used rougher stone setts / cobbles, sometimes irregular in shape (fig 31). Historic images illustrate that road finishes well into the 20th century remained as unmade finishes (figs 19 & 25), so it is likely that paved or sett finishes were only used for roads in key areas where a more durable finish was required for example for heavy traffic, possibly at the entrances to yards or slipways.

The legacy of this approach, and the quality of the material used, is evident today in surviving flagstones in industrial yards and residential passageways between houses. In some areas regeneration projects have contributed to reinstatement of these traditional surfaces. This includes for example the pavement to the housing development of Telford Street (c. 2004) where stones were inscribed with words and sayings from Caithnessian dialect as part of regeneration works. A similar approach was taken on Bank Row where a number of individual flagstones are engraved to illustrate historic businesses (fig 38b). A major feature of the public realm are the Black Stairs, painted by artist LS Lowry in 1936, and restored as part of the recent grant works. Traditional squared setts form the road surface leading from the Black Stairs to Harbour Quay, although the remainder of road surfaces are tarmac. It is recommended that any further enhancement or new work in the conservation area continues to use Caithness stone flags and stone setts and kerbs always with reference to retaining any original or surviving traditional finishes or parts thereof.

On the harbour, close to the Black Stairs, the former salt cellars are commemorated by the introduction of artwork gates designed with local school children adding quality and interest to the public realm of the harbour area (fig 38a). A considerable amount of interpretation of the area has also been set out as part of the educational remit of the recent regeneration schemes.

In the upper town, there are far fewer original or traditional surfaces, the roads and pavements being a mix of tarmac and modern paving with some damage. Generally there are concrete kerbs around the perimeter of the roads and pavements, in fair condition, however surviving stone kerbs can be found in some locations such as a section of Smith Terrace, now much worn after possibly 200 years of use. Whilst tarmac surfaces are generally unobtrusive on major routes, they do not enhance the conservation area and in particular key spaces such as Argyle Square. There are remnants of surviving finishes particularly in the original passageways and pends between houses (fig 38h) and also in some of the yards, for example at The Cooperage behind Breadalbane Crescent (section 4.2.2).

In the public space of Argyle Square, there is a mix of new elements both modern and traditional as well as some features which are dated and of poor quality (fig 38f). For example the modern stainless steel benches (fig 38c) contrast with standard black planters and various refuse bins. The footpaths through the square have been recently renewed in standard tarmac with concrete edging, however new Caithness feature stones have been introduced with add local interest and quality. The street finishes around the square are in fairly poor condition.

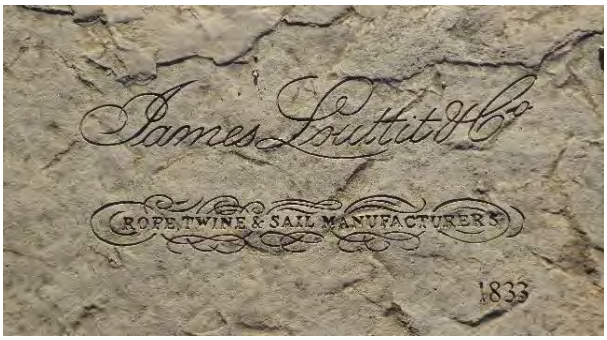
On the Academy Braes the original paths known as “shinglies” have also been tarmacked and have a fairly poor visual appearance not enhanced by the standard tubular handrails. There are surviving original low stone retaining walls to the paths and along Union Street which add character, and at the foot of the paths, the two entrance points on Union Street have original large stone steps (CAMP, fig 15).

The Black Stairs and Academy Braes are important pedestrian routes and allow movement through and between Lower and Upper Pulteneytown. A further long flight of steps exists next to the former Cooperative building leading from Braehead and Smith Terrace to the South Quay; this staircase currently lies just outside the conservation area boundary.

With properties generally built up to the building line, there are few boundary walls on the main street elevations. Exceptions are Nos. 4 -13 Breadalbane Crescent which sits back from the road with low stone walls and original decorative iron railings. A similar treatment of the boundary is repeated on a number of other buildings on the east side of Breadalbane Crescent such as the Assembly Rooms, church, Masonic Lodge and Breadalbane House Hotel which has very decorative railings. There are a number of quite substantial traditional stone boundary side walls, an important component defining original lots. Two good examples of this are the wall to the side of No. 18 Argyle Square on Upper Dunbar Street, and the wall enclosing the former Wick Free Church on Malcolm Street. Where they survive, it is important to retain these walls which contribute to the character and appearance of the conservation area and define the urban lots.

Street lighting throughout Pulteneytown and the adjoining areas is a mixture of traditional and modern styles often in the same streets and there are areas where the visual impact is quite confused. Similarly in Lower Pulteneytown there is often modern standard lighting and road signage fitted close to traditional buildings which detracts (fig 38d & i).

a



b

c

d

e

f

g

h

i

Figure 38: Public Realm: a: decorative panels to original salt cellars; b: new incised flagstone on Bank Row; c: modern bench Argyle Square with new Caithness stone feature slabs; d: traditional style lamp; e: Black Stairs; f: poor quality street furniture detracting from improvements in Argyle Square; g: interpretation board; h: typical pend with Caithness flagstone paving; i: juxtaposition on modern road signage next to traditional warehouse.

5.0 CONSERVATION AREA BOUNDARY

5.1 BOUNDARY REVIEW

As part of the assessment, the appropriateness of the boundary of the conservation area was considered. In undertaking any review of the content and boundary of a conservation area, it is important to establish criteria against which options can be assessed. An overarching principle comes from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are three main themes which may assist planning authorities in defining conservation areas:

(a) Historical interest
(b) Architectural interest including Character and Appearance
(c) Setting and Physical Context

Two independent conservation areas were designated in 1970 (fig 39). These first conservation areas focused solely on Argyle Square, and Harbour Place / Terrace including the Round House. Lower Pulteneytown and a significant part of Telford's original plan for Upper Pulteneytown were excluded. Following research for the regeneration of Pulteneytown from the 1990s, re-designation was made in 2000 to form the single Wick Pulteneytown Conservation Area (fig 1). This re-designated conservation area extended to include the majority of Sinclair, Breadalbane and Smith Terraces, and northward to River Street and Harbour Quay encompassing Lower Pulteneytown. The re-designation excluding Braehead, South Quay and the harbour; and the boundary was not extended to the south, east or west of Argyle Square to encompass the remaining parts of Telford's original plan for Upper Pulteneytown.

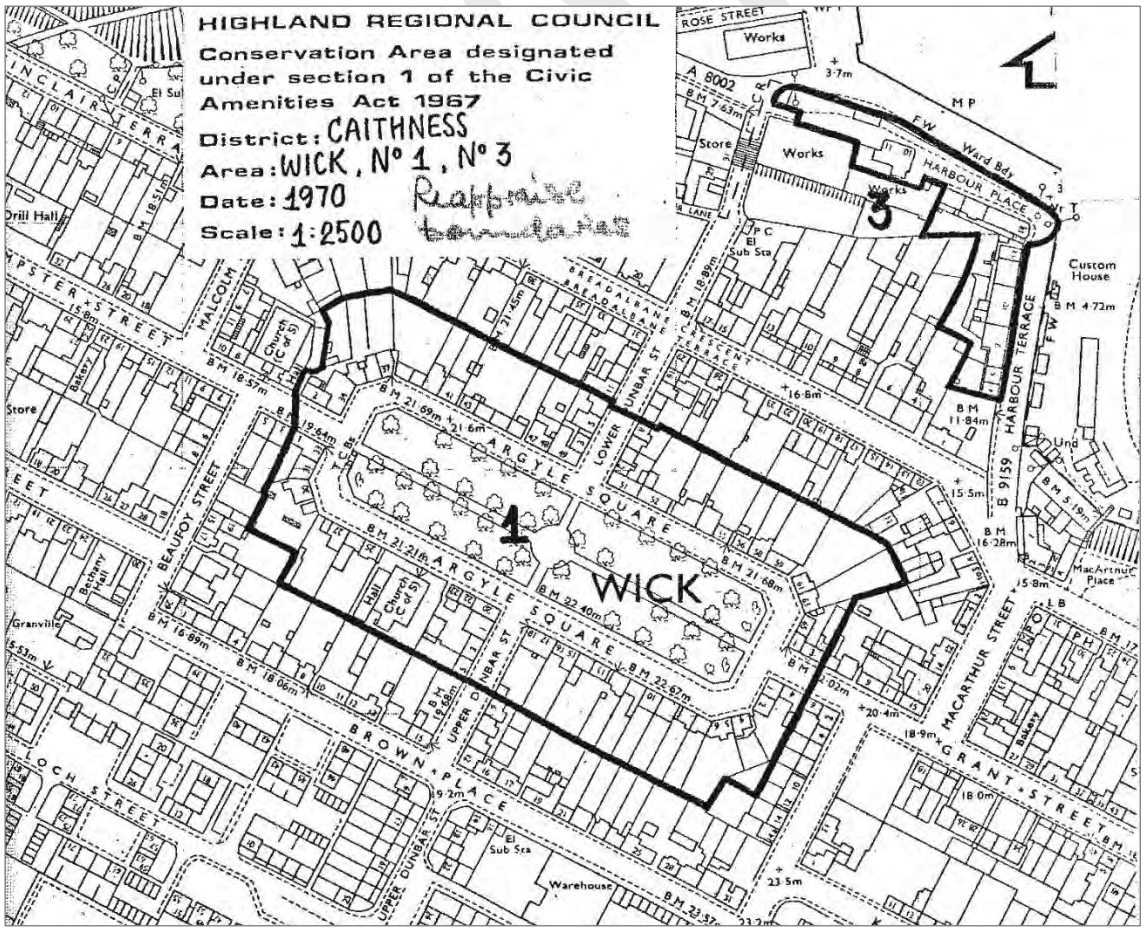


Figure 39: the first conservation areas in 1970 designated two parts of Pulteneytown.

This latter conservation area boundary decision, has created something of an anomaly, in that a significant part of the original new town which is of the same character and appearance as the conservation area, is not included within its boundary. Subsequently THC did propose to extend the current boundary in 2008 to encompass much of the original plan, but it is unclear if this was progressed beyond a Memorandum from the Director of Planning & Development (July 2008) following a brief conservation area report by Heritage Consultant and Chartered Architect Andrew Wright in which it was stated:

"... the boundaries for Upper Pulteneytown as they stand at present appear to make little sense on grounds of merit, and on the evidence of the survival of historic buildings which were part of the original grid plan."

(Wright, Report of Project Outcomes, March 2008)

The extent of the area considered in this boundary review has been principally the Telford plan of 1813, and immediate vicinity, and the associated areas developed by the 1st Ed. Ordnance survey in 1872. This excludes remaining traditional buildings around the Pulteneytown Distillery both industrial and residential as well as the distillery complex itself. This does not infer these buildings are not of historic significance.

5.1.1 Historical Interest

The designation of the conservation area is primarily a recognition of the importance and uniqueness of Pulteneytown as a new town designed by Thomas Telford for the British Fisheries Society, and its subsequent international success as a herring fishing centre. Therefore establishing the extent of Telford's new town plan is important to assess the level of the historic interest of the buildings and spaces which remain on the ground today. This has been done through analysis of three historic records:

1. The 1813 Draft Feu Charter (SRO/GD9/337/1) which includes street plans indicating the individual lots (e.g. figs 17 & 21) and on which some lots are shaded, indicating where buildings have been constructed by October 1813 (Telford Survey SRO/GD9/337/2). Therefore this record indicates both the earliest development in the new town, and its original extent. Refer to Map 6.1.
2. The 1839/1857 Admiralty Chart for the Port of Wick (fig 4B). It cannot be confirmed that this map represents the town in 1839 or 1857 however, the omission of a number of key buildings constructed in the 1840/50s suggests no update was made to the town plan, probably only the marine map in 1857. Either way, this is earlier than the 1st Ed. Ordnance Survey, and an important reference which captures the 'first' new town, before additional lots, such as those on Breadalbane Crescent, were released in the 1860s. Refer figure 4 and Map 6.2.
3. The 1st Ed. Ordnance Survey 1872 (fig 5), captures the new town in detail. There are some additions since the Admiralty Chart, but this survey predates later Victorian development such as the large public buildings on Breadalbane Crescent. Refer figure 7 and Map 6.2.

The key points to take from analysis of these maps are:

The original extent of the feus in Upper Pulteneytown at 1813

North: a grand row of single sided terraces facing north-eastward towards the bay, comprising Sinclair Terrace (note: only as far as the current No. 16), Breadalbane Terrace, and Smith Terrace (two blocks, extending to Vansittart Street).

South: Brown Place formed the south-westward boundary of the original design, with the rope works on its southern side creating a spatial break with the pattern of the residential new town. The long terrace of housing on the north side of Brown Place therefore formed a 'book-end' to the new town in the south. At the south-eastern corner, similar industrial uses: the brewery, mill and distillery, formed components which abutted or lay beyond the residential grid. Kinnaird Street and Moray Street, similarly to the seaward side, formed a row of terraces with Brown Place at the centre, again all three streets were initially single sided.

East: the eastward extent of the feus terminated with a street block set out at right angles to the coast line on Smith Terrace and enclosed by Huddart, Kinnaird and Vansittart Streets. The Admiralty Chart (fig 4) indicated there was some development east of this including Pulteney House (for the Society's agent) and an early Customs House however, the area which would become Bexley Terrace, Nicholson Street and Murchison Street, was not part of the 1813 Draft Feu Charter and perhaps had been reserved for the Society's use.

West: the 1813 plan includes lots on Dempster Street and extended past Francis Street on Thurso Street. Francis Street was the principal route into Wick from the south and formed a strong boundary to western expansion of Telford's regularised plan. However a small number of lots were drawn out on the west side of Francis Street and on the south side of Thurso Street, which had earlier feus let prior to the British Fisheries Society involvement (SRO/GD9/376/1).

The original extent of the feus in Lower Pulteneytown at 1813

As outlined in section 4.1.4, the original extent of Telford's plan comprised six and a half blocks enclosed by Miller Street and Martha Street, and Bank Row. Development west of this followed when works to reclaim more of the shore line created River Street and which saw development on the wedge of land between Union and River Streets and on the two blocks north of Martha Street.

The Harbour infrastructure

The Inner Harbour, completed in 1811, was an integral part of the design for the new town to support the herring industry. The Outer Harbour was developed shortly after and completed in 1831; its south pier extended in 1903. These essential harbour arrangements survive including stonework walling and harbour structures such as the listed south pier lighthouse (c.1905; squat tapering octagonal mass concrete tower), and the north pier lighthouse (later 19th century, hexagonal, cast-iron tubular legs, with wooden lantern). Whilst both lighthouses are listed buildings, currently none of the harbour infrastructure is included in the conservation area despite being an integral part of the design of the new settlement (figs 46 & 47).

Summary of historical interest

It is obvious therefore from an historical interest perspective that there are buildings and parts of streets currently in the conservation area which were not part of the original Telford Plan as at 1813, and perhaps more concerning there are larger parts of the Telford Plan and harbour infrastructure which are not within the conservation area.

5.1.2 Architectural Interest

The historic assessment is useful to establish the facts of the integrity of Telford's design and intentions, but this must be measured against the physical structures which remain today, and the architectural interest, character and appearance of those. This includes assessment of:

- Positive contributions to architectural interest, character and appearance made by later development;
- Any losses;
- Inappropriate buildings or redevelopment which erodes architectural interest, and effects character and appearance in a negative way.

Positive Contribution

Map 6.3 illustrates listed buildings, as well as those which are unlisted but make a positive contribution to the traditional character and appearance of Wick Pulteneytown Conservation Area and areas immediately adjoining it. Positive buildings (refer Appendix 3) may vary but are commonly good examples of relatively unaltered traditional buildings where their style, detailing and building materials contribute to the conservation area.

There are two points:

1. Positive buildings are often considered to provide a 'complimentary function' to listed buildings, however in Pulteneytown they go further in defining the character and appearance of the new town itself. Anomalies in the listing of buildings are highlighted in section 4.2.2.
2. The majority of buildings, which make a positive contribution to the character of the new town out with the conservation area boundary, are contemporary Georgian houses. As all of these buildings are unlisted (excluding the Episcopal Church on Moray Street), conservation area designation could provide an appropriate level of management of these important buildings and features.

Losses and inappropriate redevelopment

One of the strengths of Wick Pulteneytown Conservation Area is the general integrity of the design layout and buildings, notwithstanding small pockets of redevelopment. This integrity continues in the south-western section of the new town which currently lies out with the conservation area i.e. Dempster and Moray Streets, and Brown Place (area C on Map 6.4).

Unfortunately at the south-eastern boundary of the conservation area, the adjoining section of the original new town has experienced significant losses through later 20th century housing redevelopment including some of the earliest developed lots from the new town. This has resulted in both the loss of the original houses and also an erosion of the form of the street blocks with lot boundaries not maintained, and buildings set back from the street line. The effected blocks lie east of Macrae Street, and the erosion of the street layout is particularly severe east of Huddart Street where the block pattern is not maintained and a new street (Royal Place) splits the original Huddart Street blocks. The only sections to remain are the seaward frontage on Smith Terrace and the corner turning into Vansittart Street (Area F on Map 6.4); two isolated rows on Huddart Street (Area E on Map 6.4); and a section of Macarthur Street and Grant Street (Area D on Map 6.4).

5.1.3 Setting and Physical Context

The physical context of the new town and the conservation area as it remains today is an important consideration in designation. This includes considering the built environment of and around the conservation area as well as its wider natural setting, geography and any physical constraints.

The nature of the site has defined the layout and subsequent development of lower and upper towns. The northern edge of the new town was constrained by the River Wick and the bay, and similarly Francis

Street and Cliff Road formed a manmade edge to development in the west. The south was originally restricted by the rope works, and now this area has been redeveloped with late 20th century housing, as has in large part the eastern boundary. Notwithstanding this latter section, the physical context of Pulteneytown remains generally well defined.

5.1.4 Anomalies

The following items are considered to be anomalies is relation to the current conservation area boundary line and the principal themes listed in section 5.1.

1. Streets and buildings which formed part of Telford's original design and which remain intact in terms of street layout and original building design and construction are not within the current conservation area boundary, this includes the eastern row on Smith Terrace, **m**ost of Dempster Street, all of Moray Street and Brown Place, as well as sections Thurso and Francis Streets.

Comments:

Thurso and Francis Streets: Map 6.4, Area A and Area B

Francis Street forms a strong boundary to Pulteneytown and Telford's regularised block street plan did not extend beyond this point. A small number of lots were drawn out on the west side of Francis Street and on the south side of Thurso Street. In reality, the lots were not fully developed during the period of the growth of the remainder of Pulteneytown, with Francis Street only constructed as far as Moray Street by 1872. The first five lots on Thurso Street were taken to construct one large house facing away from the street; and lots 6-13 were let to a blacksmith in 1815, having previously been feued by the earlier proprietor Benjamin Dunbar (SRO/GD9/376/1). The Francis / Thurso Street corner was redeveloped in the Victorian period (fig 40). Today only a small number of individual houses remain of the character and appearance of the Georgian new town, and the original West Church has been loss and the site currently used as a petrol station and garage.

Figure 40: corner of Francis Street and Thurso Street looking west. Note the corner block redeveloped (1872-1905) and adjoining on Francis Street the earliest buildings constructed in 1815 but altered at street level.

Dempster Street, Moray Street and Brown Place: Map 6.4, Area C

All three streets were part of the original feus except the south side of Moray Street; the latter however having been development by 1839/57. Whilst there has been incremental change, the majority of the original buildings remain, and the changes are comparable with those in the conservation area. Dempster Street (fig 42) forms a particularly important vista from Francis Street into Upper

Pulteneytown and in views to and from Argyle Square (fig 25). Similarly Brown Place (fig 44) forms the stop end or back to the Argyle Square lots and has a strong traditional character. The remaining warehouse, and walls of the contemporary rope works, should also be considered for inclusion in the conservation area, and /or as an independent listed building (fig 43).

Figure 41: north side of Moray Street.

Figure 42: traditional rows on the north side of Dempster Street with the former Drill Hall on the left.

Figure 43: industrial building which formed part of the rope works on Brown Place at Macrae Street corner.

Figure 44: Brown Place: (top) looking east at the turn of the 20th century with the rope works on the right © The Wick Society - The Johnston Photographic Collection; (below) the same view in 2020.

2. Streets and buildings which formed part of Telford's original design but have suffered from building losses and detrimental effects on the original street layout and are not within the current conservation area boundary, this includes Grant, Kinnaird, Huddart and Vansittart Streets. Bexley Terrace and Murchiston Street were not part of the feu plan, but were part of the Society's buildings including Pulteney House and the former Customs House (fig 34i).

Comments:

Macarthur and Grant Street: Map 6.4, Area D

A number of traditional buildings remain and maintain in part the character of Grant Street which is a principal route leading from Argyle Square. Part of Macarthur Street is within the conservation area although the current boundary excludes very similar adjoining buildings.

Huddart Street: Map 6.4, Area E

The eastern side of Huddart Street closes the vista from Argyle Square looking down Grant Road. A section of traditional buildings remains at the centre of the street although detrimental changes have occurred. A slightly later Victorian row of houses survives on the west side of the street however both sections are isolated by surrounding modern redevelopment.

Smith Terrace and Braehead: Map 6.4, Area F

The seaward facing Smith Terrace is the only part of Telford's design which retains its intended open 'terraced' outlook, over Braehead to the estuary. The eastern row, enclosed by Huddart and Vansittart Streets, was part of the Draft Feu Charter in 1813, and constructed by the date of the Admiralty Chart (fig 4B). Its eastern corner meets a terrace of traditional houses on Vansittart Street. These two surviving rows on Smith Terrace and Vansittart Street were originally feued by George Burn who constructed the Inner Harbour; the earliest houses possibly Nos. 5 & 6 Vansittart Street (by 1813) and a house, now lost, on the corner.

The open space of Braehead, formerly a drying green for the houses and now a popular public space, is important in maintaining the open views from these properties and in views to Pulteneytown from the harbour. The Pilot's House dating to 1908 is a unique and very attractive building which is unlisted. Whilst later in date than the majority of the new town, it is nevertheless an important part of the history of the port and should be protected through inclusion in the conservation area and / or listing.

On the corner where Smith Terrace meets Harbour Terrace, the former Cooperative store and ruinous bakery are a very prominent focal point and highly visible in views of the town. Adjacent, a long flight of steps have formed a historic route down the braes for many years. At the foot of the stairs is the traditional Fishing Mart (built 1892, Category C listed) thought to be the earliest-purpose built fish market in Scotland (fig 47). These important buildings, features and sites could be offered appropriate protection through inclusion in the conservation area.

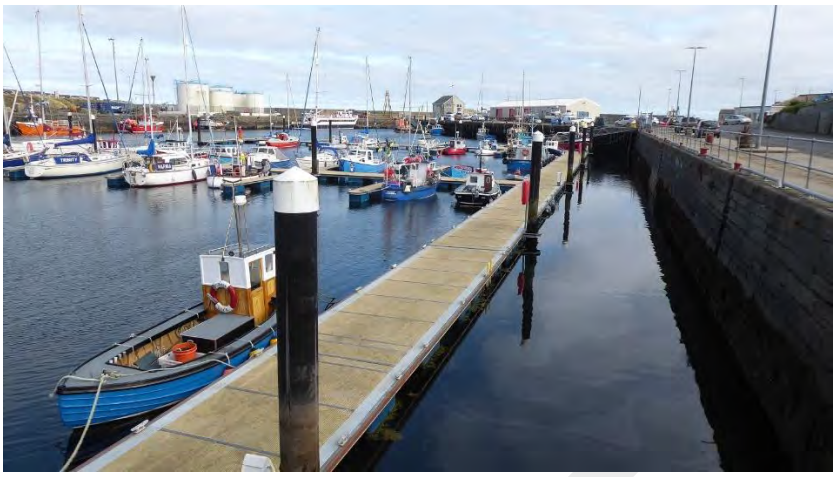
Figure 45: (top) pre-1839 properties forming the eastern row of Smith Terrace and similar original houses on Vansittart Street (below) all part of Telford's plan and having been feued by George Burn; part of Lot 1 on Vansittart Street was constructed by 1813, thought to be Nos. 5 & 6 on the left of the pend. Both rows out with the conservation area.

3. The infrastructure of the herring fisheries, including the inner and outer harbours, north and south piers, north and south lighthouses and the Fishing Mart are not part of the conservation area.

Comments:

Inner and Outer harbours and South Quay

A fundamental part of the design of Pulteneytown is the infrastructure which forms its harbour (figs 46 & 47). The Inner and Outer Harbours provide the wider setting of the modern day town and have a significant influence on the character and appearance of Pulteneytown and activity within the area. Buildings and structures in this area have a direct impact on the town beyond and on the appearance of the town on seaward approaches. Several industrial buildings have a positive impact such as the small wooden fishing gear sheds (Beaton, 1996, 43; fig 47) on South Quay.



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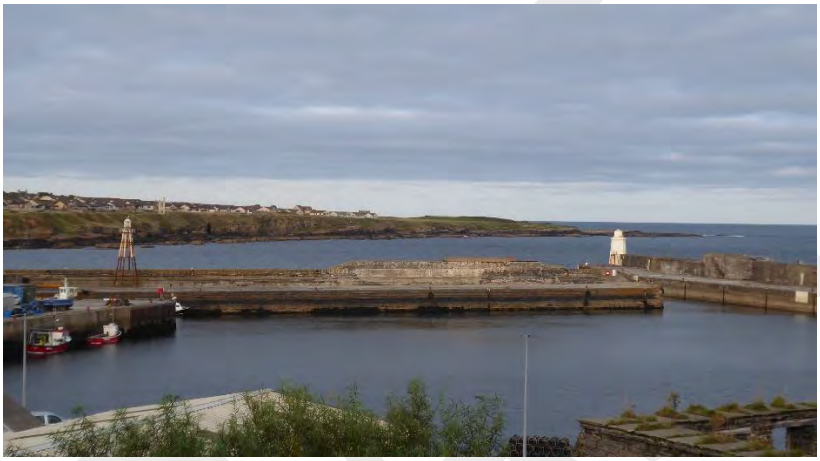

b

c

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Figure 46: a: Inner Harbour, original stone walling on the right; b: Outer Harbour general view with both lighthouses; c -d: traditional stonework forming the outer harbour's south pier; e: eastern end of the north pier; f: flagstone quay at eastern end of the South Quay.

a

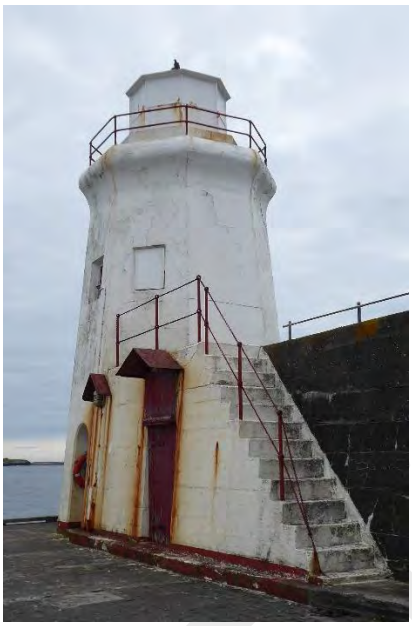

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Figure 47: a: north pier lighthouse; b -c: south pier lighthouse; d-e: small traditional style timber fishing sheds on South Quay, d: with Braehead behind, note the small structure of the Pilot's House and beyond the traditional houses on Smith Terrace, all currently out with the conservation area; f: the Pilot's House; g: the historic Fishing Mart on the South Quay.

5.1.5 Recommendations

Map 6.4 identifies the areas described in section 5.1.4 for consideration. Initial recommendations on these areas are as follows:

Area A: physically detached short section; not recommended for inclusion.

Area B: important traditional survivors on prominent corner junction; inclusion may be problematic as the site is separated by Francis Street and therefore not continuous with the remainder of Pulteneytown.

Area C: part of the original Telford plan and of very similar character generally to the conservation area, and part of the physical fabric of Pulteneytown. Recommend inclusion in revised boundary, further detailed consideration of the section west of Macleay Street which has least cohesion, but makes an important contribution to the Francis Street junction (with Area B).

Area D: a mixture of building styles and including one or two later buildings; however reinforcement of the Macarthur Street frontage, and protection for traditional building remaining on Grant Street, could be beneficial; recommend for inclusion.

Area E: two detached blocks on Huddart Street. The central block is important in the vista from Argyle Square but the buildings have considerable detrimental change and it is not possible to create a coherent boundary without adding in a number of surrounding modern houses. The block on the west side is of later design (after 1872). Not recommended for inclusion.

Area F: housing rows on the important seaward facing Smith Terrace and return onto Vansittart Street. The green space is important in the setting of these buildings and is the location of the Pilot's House. The site at the corner of Smith and Harbour Terraces is a focal point in views of the upper town. Recommend for inclusion.

Area G: the harbour area is a fundamental part of Pulteneytown but is also a functioning port under the jurisdiction of the Wick Harbour Authority. Certain work to harbours does not require Planning Permission under Class 29 or Class 35 of the General Permitted Development Order (1992). It is understood that designation as a conservation area would not change that position, with the exception of demolition which may require Conservation Area Consent. Establishing the extent of the Harbour Authority's 'operational land', and further analysis on the original elements of the harbours would be informative in defining any boundary here, for example to include the South Quay fishing huts and the historic Fishing Mart. The Caithness Local Plan 2000 proposed extension of the conservation area to include the harbour (although this did not proceed). As an essential part of Pulteneytown, it is recommended for inclusion.

Where recommendations proceed, THC should review the final revised boundary line on site to ensure any boundary walls, trees and other minor structures within ownership boundaries are included as appropriate. As a general rule, the front edge of a footpath should define the extent of the conservation area where it bounds a street, and the outer face of a boundary or retaining wall in other instances.

5.2 CHARACTER AREAS

The conservation area can be divided into two distinctive character areas on the lines of Thomas Telford's original upper and lower towns. There is considerable continuity and commonality between

the two character areas, but where differences exist these have been described and highlighted in the relevant sections of this report.

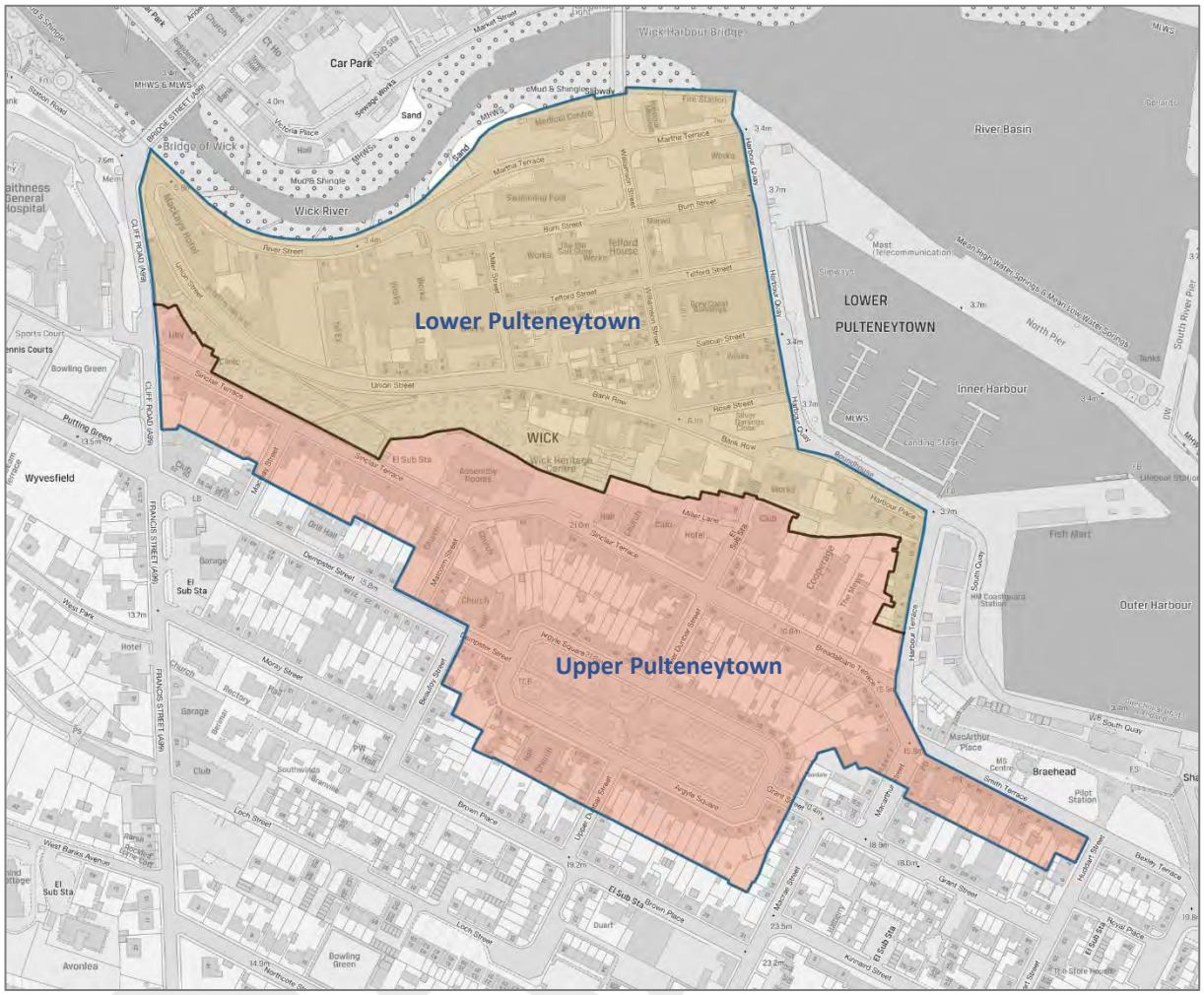


Fig 48: Wick Pulteneytown Conservation Area could be considered to comprise two character areas of the upper and lower towns.

6.0 MAPS

The following maps are provided:

6.1 Draft Feu Charter Plan 1813

The feu lots listed and drawn on plan in the British Fisheries Society draft Feu Charter have been overlaid on a copy of the current Ordnance Survey map to illustrate the original extent of the Telford's planned new town.

6.2 Building Date Analysis

Building dates have been compiled from historic mapping and with reference to on site evidence.

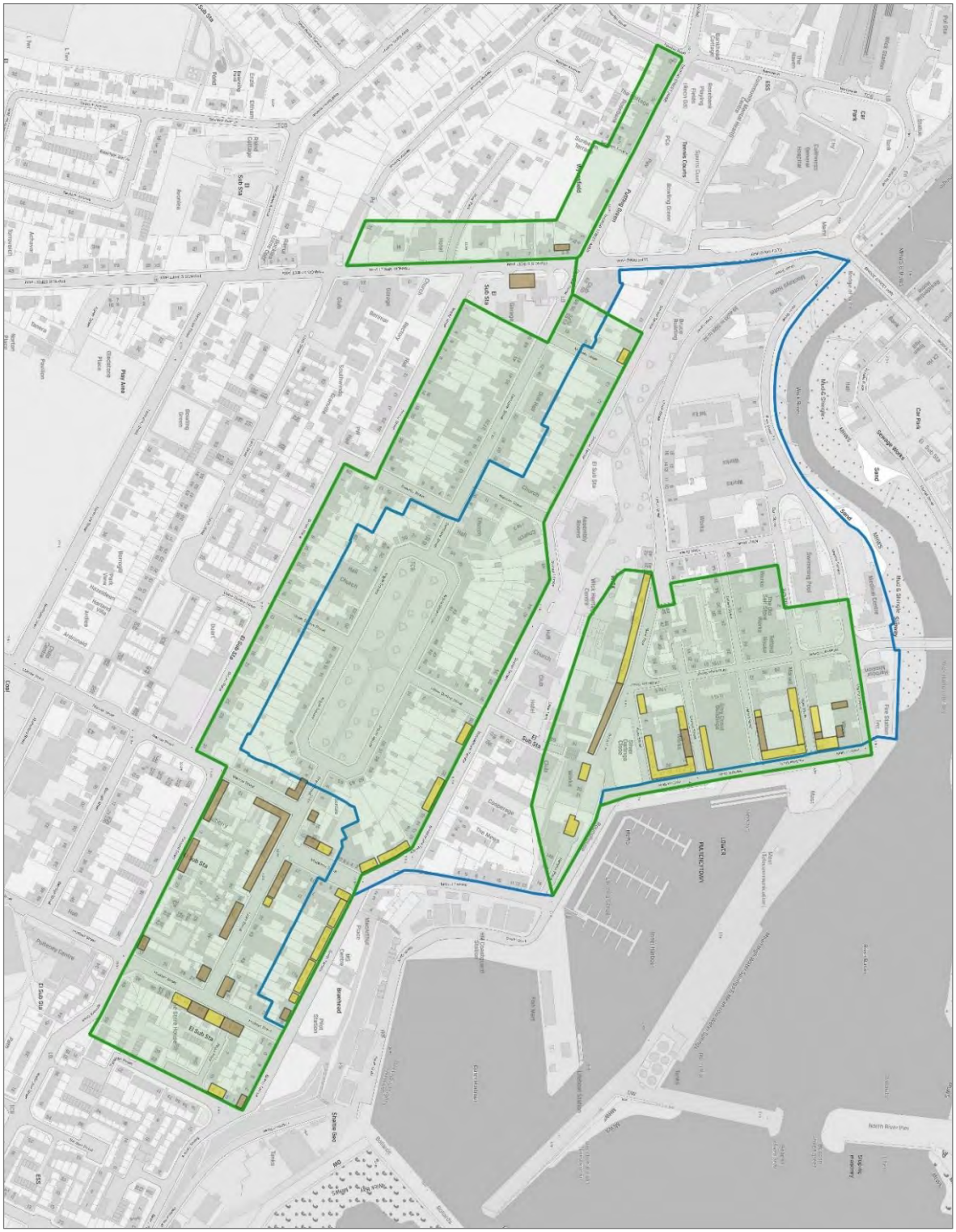
6.3 Listed and Positive Buildings

The contribution buildings make to the conservation area is indicated be they listed, positive, neutral or negative. Refer to Appendix 2 to for listed building addresses. Refer to Appendix 3 for a definition of positive buildings.

6.4 Boundary Map

Indicating current and proposed boundary considerations for discussion. Further explanation in section 5.

6.1: DRAFT FEU CHARTER PLAN 1813



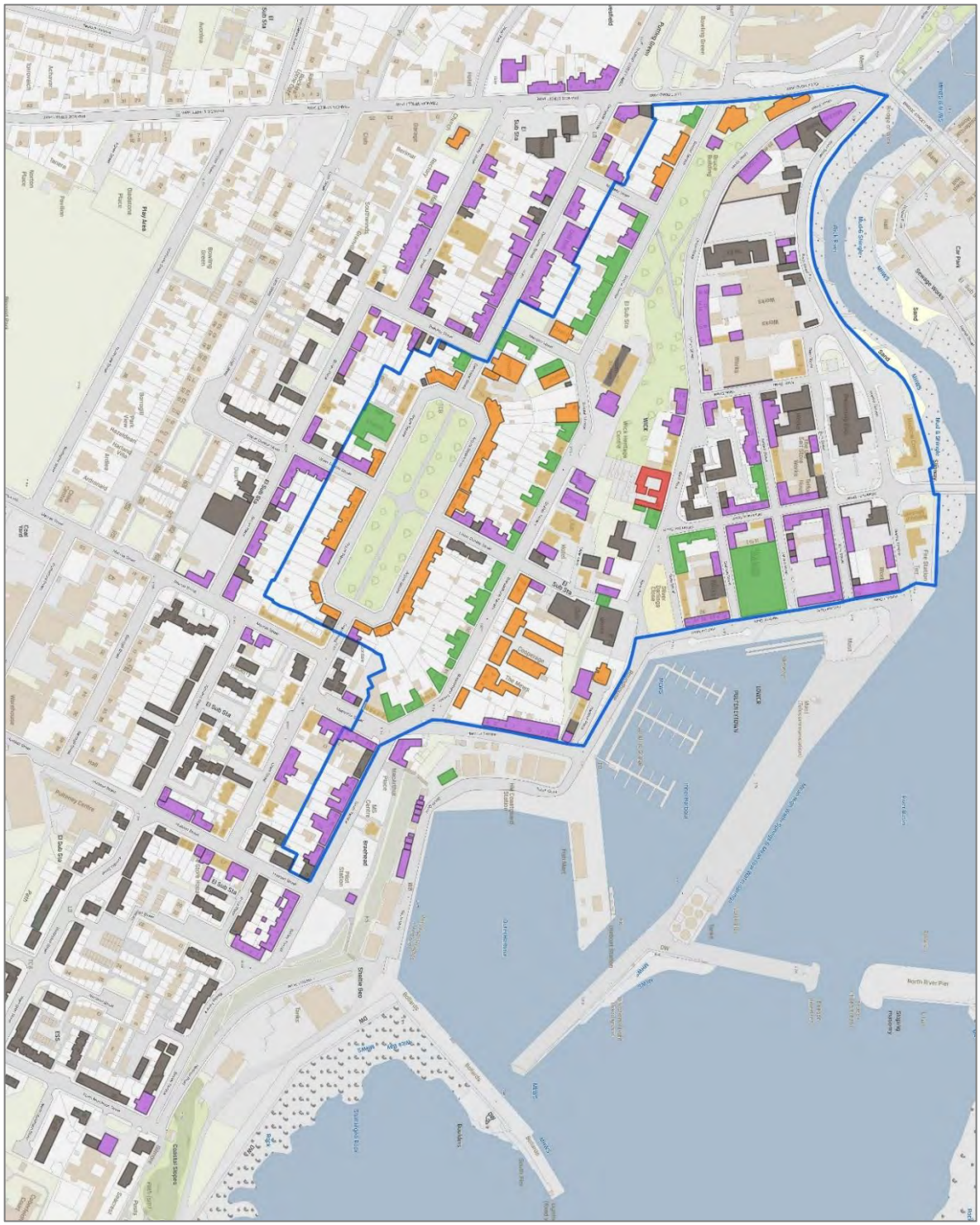
Current Ordnance Survey map overlaid with the extent of the feus listed in the Draft Feu Charter and Plans 1813 & Telford's Survey 1813 (SRO/GD9/337/1 & 2). Note there is very little development in the central and western part of the residential new town. Development has focused on the lots on Harbour Quay and Bank Row (fully built) and at the east end around Smith Terrace, Grant and Huddart Streets. © THC /Crown

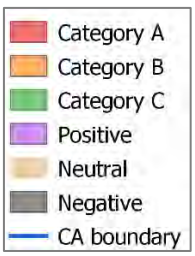
6.2: BUILDING DATE ANALYSIS MAP

Building Date Analysis
- CA boundary
- after1905
- 1873-1905
- 1858-1872
- by 1857

Current Ordnance Survey map overlaid with probable construction dates from map evidence.

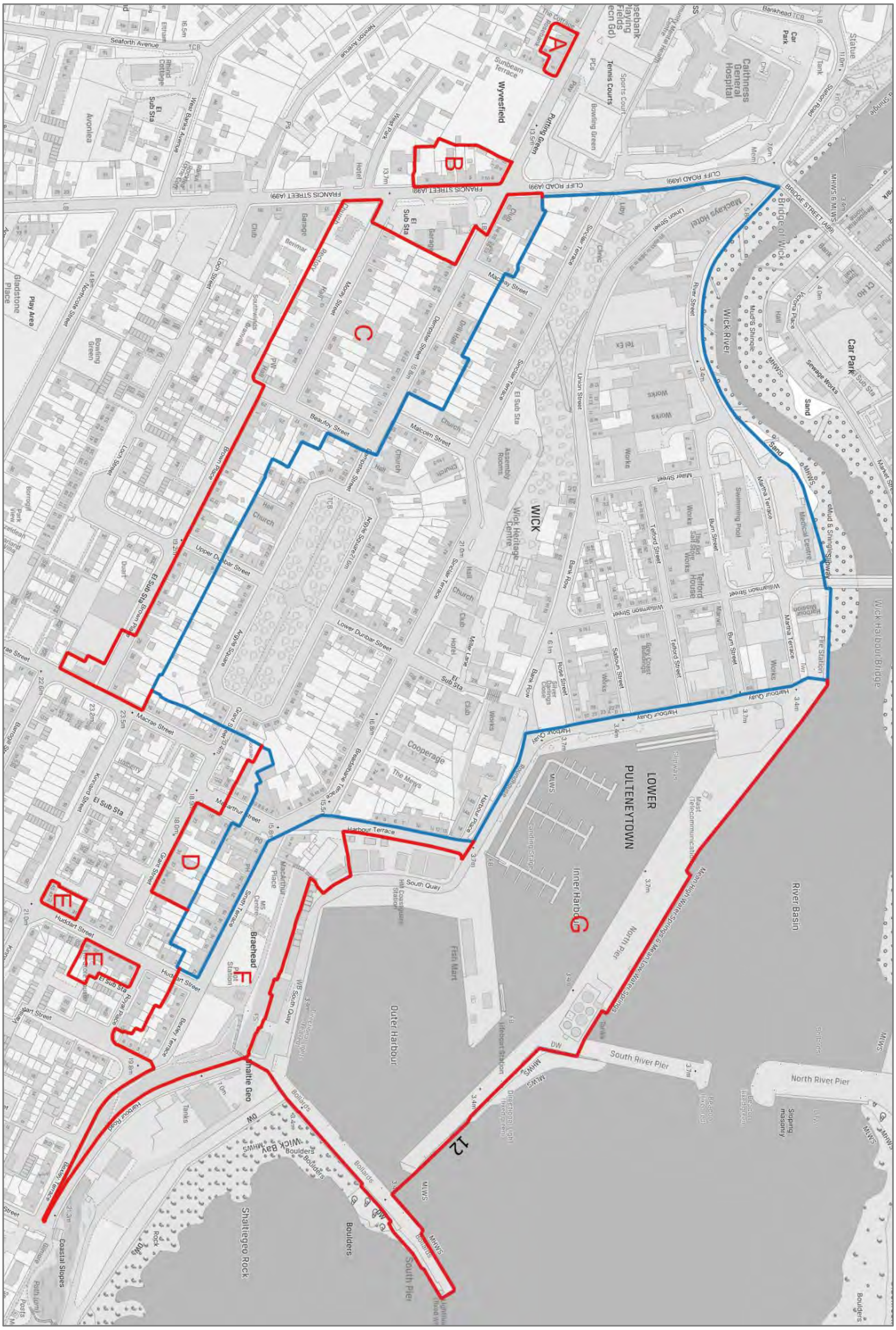
6.3: LISTED AND POSITIVE BUILDINGS MAP





Current Ordnance Survey map overlaid with listed buildings and positive, neutral and negative buildings.

6.4 BOUNDARY MAP: CONSIDERATIONS



Current Ordnance Survey map overlaid with current CA boundary in blue; and recommendations as per section 5.0 in red. © THC /Crown

7.0 ASSESSMENT OF SIGNIFICANCE

7.1 SUMMARY OF KEY FEATURES

Having carried out an assessment of the Wick Pulteneytown Conservation Area it is now possible to identify the key features that define the special architectural and historic character of the area. These are:

- In the 19th century, Wick became the largest herring fishing port in Europe (Beaton, 1996, 27) and Pulteneytown was as the heart of this successful fishing industry providing both warehousing and accommodation.

- Pulteneytown is the built legacy of the one of Scotland's leading protagonists of the Georgian era, Thomas Telford (1757-1834), and his client the British Fisheries Society.

- Pulteneytown is Telford's only fully executed town plan for the British Fisheries Society, and its most successful investment.

- Pulteneytown is a late Georgian planned town comprising two sectors: an upper residential town on a formal plan centred on Argyle Square and with the seaward facing Sinclair, Breadalbane and Smith Terraces; and a lower industrial grid iron layout, said to be possibly the earliest planned industrial area in Scotland.

- The integrity of the original plan and built form of Pulteneytown remains largely in place. There is a predominance of original Georgian buildings and a small number of later Victorian buildings, with little historic redevelopment on original lots.

- Buildings and structures exhibit construction methods individual to Wick, with locally quarried Caithness stone worked in traditional ways to create distinctive construction details such as the segmental arch frequently used in Lower Pulteneytown.

- The design of the 19th century Inner and Outer Harbours is still intact.

- Pulteneytown is today a local industrial hub and residential area within the town of Wick.

- Attractive natural setting on the Bay of Wick Harbour with its raised headlands.

Further notes on the comparative significance of the planned town are provided below for reference.

7.2 THE PLANNED TOWN IN SCOTLAND

The Planned Town movement had its origins in Scotland in the 1720s and 1730s. Early examples include Gartmore, Stirlingshire (1725), Ormiston, East Lothian (1735), and Callander, Perthshire (1739; first feus 1740). It is estimated that around 500 towns and villages were established from 1720 to 1850 in Scotland.

A new town required both vision and significant investment, often provided by aspiring landowners. In the case of Pulteneytown as part of the development of the British Fisheries Society's portfolio of settlements, the Society itself purchasing the land for Pulteneytown from the local landowner.

Pulteneytown had several other exceptions to the standard rules for new towns. Unlike other towns established during the period in the Highlands, it was not part of the Clearances and the movement of crofters to new industries. It was solely to promote the herring fishing industry and attract businessmen and workers in that industry. Many new towns and villages were founded on an industrial base but the success of such towns and villages varied widely depending on many factors. Some did not flourish due to geographic location, limited land for expansion, etc. Pulteneytown is a successful planned town and remains a vital component of modern day Wick despite the loss of its original industry.

7.3 COMPARATIVE EXAMPLES

Lockhart (2002) in his book on Scottish Planned Villages, notes that Pulteneytown, with a handful of other Scottish settlements, was exceptional chiefly due to the scale of the development including housing and infrastructure. The only comparisons being another fishing settlement at Branderburgh in Moray (harbours constructed from 1834; now part of Lossiemouth) and the ports of Ardrossan and Troon all founded after 1800.

British Fisheries Society

The most obvious comparison to make is with the other settlements supported or created by the British Fisheries Society. The Society was a typical late 18th century semi-charitable joint stock company founded in London through the Highland Society in 1786. Its first object was to establish fishing stations on the north and west coasts of Scotland, the first sites chosen were Ullapool, Tobermory (Mull), and Lochbay (Skye). All commenced before Pulteneytown, only Lochbay having a design by Telford.

Ullapool was laid out on a grid plan by former Annexed Estates Commission surveyor David Aitken and founded in 1788. It was built by the Society but had not attracted much business before the herring shoals abandoned the west coast of Scotland; it was sold by the Society in around 1840.

Tobermory was laid out on a grid plan by a Campbeltown surveyor George Langlands and the Duke of Argyll's factor on Mull, James Maxwell. It was successful in commercial terms but was distant from the herring grounds and failed to encourage the independent crofter- fisherman the Society had hoped for.

Lochbay had an earlier simple grid plan, by James Chapman surveyor, but this was rejected by Telford and replaced by his own design. Telford's design was highly sophisticated with crescents and two squares and far removed from a simple superimposed rectangular grid. Unfortunately only the straight main street and few other buildings were completed, a total of 27 lots. As with Ullapool, the location was effected by the loss of the herring shoals in the West, and the village failed to develop as a fishery and the Society sold its remaining land in 1844.

Unlike these villages, Pulteneytown was not to encourage crofter- fishermen but professional fishermen and no grants of arable land were to be given with the lots. The lots too were to be built by the feuars, not the Society. All the components were right in Pulteneytown to create a successful and thriving town which must have surpassed the initial expectations of the Society.

Thomas Telford significance

"It was the only one of the Society's villages to be designed by him from scratch and the main section of the town, built within 20 years, was almost completely according to the plan he made"

(Dunlop, 1982, 151)

As had been evident in Telford's design for Lochbay, and also in his first design in 1807 for Pulteneytown (fig 3), these were no ordinary planned towns along the lines commonly adopted by Scottish landowners.

"Telford introduced into this austere planning traditional a refreshing element of architectural and planning sophistication."

(Maudlin, 2000, 49)

His influences were of the highest level, including Thomas Baldwin's designs for the Bathwick estate in Bath, and the new residential squares of West London and Edinburgh.

Telford (1757-1834) was born in Westerkirk, Dumfriesshire and went on to be an apprentice stonemason, before his appointment as master mason at Somerset House at the age of 24. Sir William Pulteney made him Surveyor of Public Works for the County of Shropshire following Telford's work to Shrewsbury Castle in 1786. Pulteney joined the Board of Governors of the Society in 1790, and immediately recommended Telford as consultant surveyor.

"Thomas Telford was a pioneering civil engineer, whose enormous legacy of roads, bridges, canals and harbours, has stood the test of time and is still in widespread use by the travelling public today. Born the son of a shepherd in Eskdale, Dumfriesshire, in 1757 and honoured by being buried in Westminster Abbey in 1834, he led a productive life constructing impressive structures across Britain – from the Caledonian Canal in Scotland to the Menai Suspension Bridge in Wales – to projects further afield, in Sweden, Poland, Panama, Canada and India. Telford was a key figure in the establishment of the Institution of Civil Engineers (ICE) in 1818, he became its first President in 1820."

(Mayor, 2007)

The importance of Pulteneytown therefore lies in the fact it is the only executed town plan made by Telford and furthermore,

"Lower Pulteneytown realised in small scale Telford's monumental unrealised plan for a single span bridge, warehouse and embankment complex on the Thames of 1800 to 1802, pre-empting his schemes for Gloucester Docks, 1826 and St Katherine's Docks London, 1827-8…"

(Maudlin, 2000, 49)

8.0 CONSERVATION ISSUES

There are a number of conservation issues which have had, or have the potential to, result in a detrimental impact on the conservation area. These are listed below. These issues are developed using SWOT analysis in the *Wick Pulteneytown Conservation Area Management Plan*.

1. The replacement of traditional materials and elements which is unnecessary and / or made inappropriately. As outlined in section 4.2.4 this has led to loss of historic fabric and a negative impact on the character and appearance of the conservation area.
2. Maintenance and repair requirements have been identified for both properties and the historic built environment.
3. There are buildings at risk.
4. There are disused buildings and vacant sites.
5. Modern development (generally new housing) in the area has not always been sympathetic to the character of the area in terms of materials, design and street pattern. This is particularly the case in later 20th century redevelopment of sites. Modern development has eroded the original new town plan in some places in terms of maintaining original lot boundary lines and street frontages.
6. The public realm in Upper Pulteneytown is generally utilitarian in character and can detract from the high-quality historic built environment.
7. The management of open green spaces and trees has been questioned in stakeholder consultation.
8. There is unprotected heritage out with the current conservation area boundary (section 5).

8.1 LOSS OF ORIGINAL ARCHITECTURAL DETAILS AND BUILDING MATERIALS

The area as a whole has suffered a dilution of its special character due to the accumulative effect of numerous small incremental changes. Examples which have adversely affected buildings in the conservation area include:

- the replacement of original timber sash and case generally 6 over 6 pane windows with inappropriate materials such as uPVC and/or unsympathetic designs and/ or methods of opening;
- the replacement of original timber moulded panel doors with inappropriate materials such as uPVC and/ or unsympathetic designs and loss of the original door details often local designs;
- the replacement of natural slate roofs, particularly in concrete tiles;
- changes to chimney stacks and stone copes;
- loss of original dormer designs and details;
- inappropriate and poor quality repair and finishes to masonry;
- Inappropriate placement and insertion of new soil, drainage and gas pipes on principal elevations.

These changes in detailing and the loss of original features effect both the external appearance of individual buildings, building rows and the streetscape. It is important that future changes are managed, ensuring that appropriate materials and designs are used, in order to protect and enhance the character of the conservation area.

THC *Restriction of Permitted Development Direction 2001 (Wick Pulteneytown Conservation Area)* was approved in February 2002, which removed permitted development rights on Classes 1, 7, 8 and 25. A number of additional classes (38-41, 43, 43a and 67) proposed by THC were not approved by the Scottish Executive. This Direction was for the full conservation area. This order was superseded by the new *Householder Permitted Development Rights 2012* (revised 2016) which removed permitted development rights in conservation areas.

8.2 REPAIR AND MAINTENANCE

There are properties and boundary walls in need of repair and maintenance, particularly to high level elements such as gutters and chimneys. This is important to:

- prevent the loss of original fabric and details;
- to prevent secondary damage for example a blocked gutter over spilling onto masonry or timber;
- to ensure public safety from falling debris;
- to contribute to the energy efficiency of the external building fabric.

During stakeholder consultation the issue of, in some cases, low property values in relation to the cost of high quality and traditional repairs was raised, commonly referred to as the conservation deficit. Further issues were raised around access particularly at high level for repair and maintenance which may require scaffold, mobile elevated working platforms, or roped access and contractors training in these fields. Safe access is imperative, but can incur higher repair costs.

8.3 BUILDINGS AT RISK

Full details of Buildings at Risk are provided in Appendix 4 of the *Wick Pulteneytown Conservation Area Management Plan*. There are 17 entries building on the formal Buildings at Risk Register for Scotland. These are:

Upper Pulteneytown

- 28 and 29 Breadalbane Terrace (refer section 4.2.2; fig 21)
- 17 and 18 Breadalbane Crescent (refer section 4.2.2)
- Former Dounreay Social Club (cinema), 38 Breadalbane Crescent
- Former Cooperative store at 1-4 Macarthur Place (fig 49; not in CA)
- Former Cooperative bakery, South Quay (fig 49; not in CA)
- *18-19 Sinclair Street (Restoration in Progress)*

Lower Pulteneytown

- 10-11, 12-14, 15-16 Union Street (fig 49; *upper floors are now in use at nos. 11 and 13)*
- 45 Telford Street
- Former Floor mill, River Street
- 10 Saltoun Street
- Deroofed building on Burn Street and adjoining dwelling Burn Street (fig 49)
- *Warehouse, Burn Street (part of the restoration of this block)*
- *Former Herring Curing Yard Harbour Quay / Saltoun Street/ Telford Street (Restoration in Progress)*
- *Former Herring Curing Yard Harbour Quay / Burn Street/ Telford Street (part of the restoration of this block)*

As noted several of these building have or are in the process of restoration and are shown in italics.

Other buildings with either levels of vacancy and/or in poor repair in the conservation area and not on the Buildings at Risk register are:

- 2 Union Street (fig 49)
- Former Kippering Kiln, rear of 16 Union Street (section 4.2.2)
- Former Wick Martyr's Free Church, Malcolm Street
- 31 -33 Grant Street

- Former Baptist Church, Union Street
- 4 Harbour Quay
- SW corner building on Williamson Street and Burn Street
- Buildings behind 5-6 Union Street
- Former Press Building, Union Street/Cliff Road

Other significant buildings with either levels of vacancy and/or in poor repair out with the conservation area (but within the area under consideration for expansion) and not on the Buildings at Risk register are:

- Former rope works warehouse Brown Place/ Macrae Street (fig 43)
- Former Drill Hall, Dempster Street

Buildings at Risk pose several concerns including the potential loss of original materials and building features, and ultimately the loss of buildings of historic or architectural importance. Particularly vulnerable are standalone vacant buildings and those which have lain vacant for a considerable time. Buildings at Risk can give the impression of economic difficulties and cause community concern. In general buildings at risk generate a sense of neglect.

Map indicating Buildings at Risk on Register in orange, and not on Register in yellow. Current Wick Pulteneytown Conservation Area boundary outlined in blue. © THC/Crown

Fig 49 a: former Cooperative store at Nos. 1-4 Macarthur Place (not in CA); b: former Cooperative bakery, South Quay (not in CA); c: Nos. 15 & 16 Union Street; d: No. 2 Union Street; e: partially roofed buildings on Burn Street.

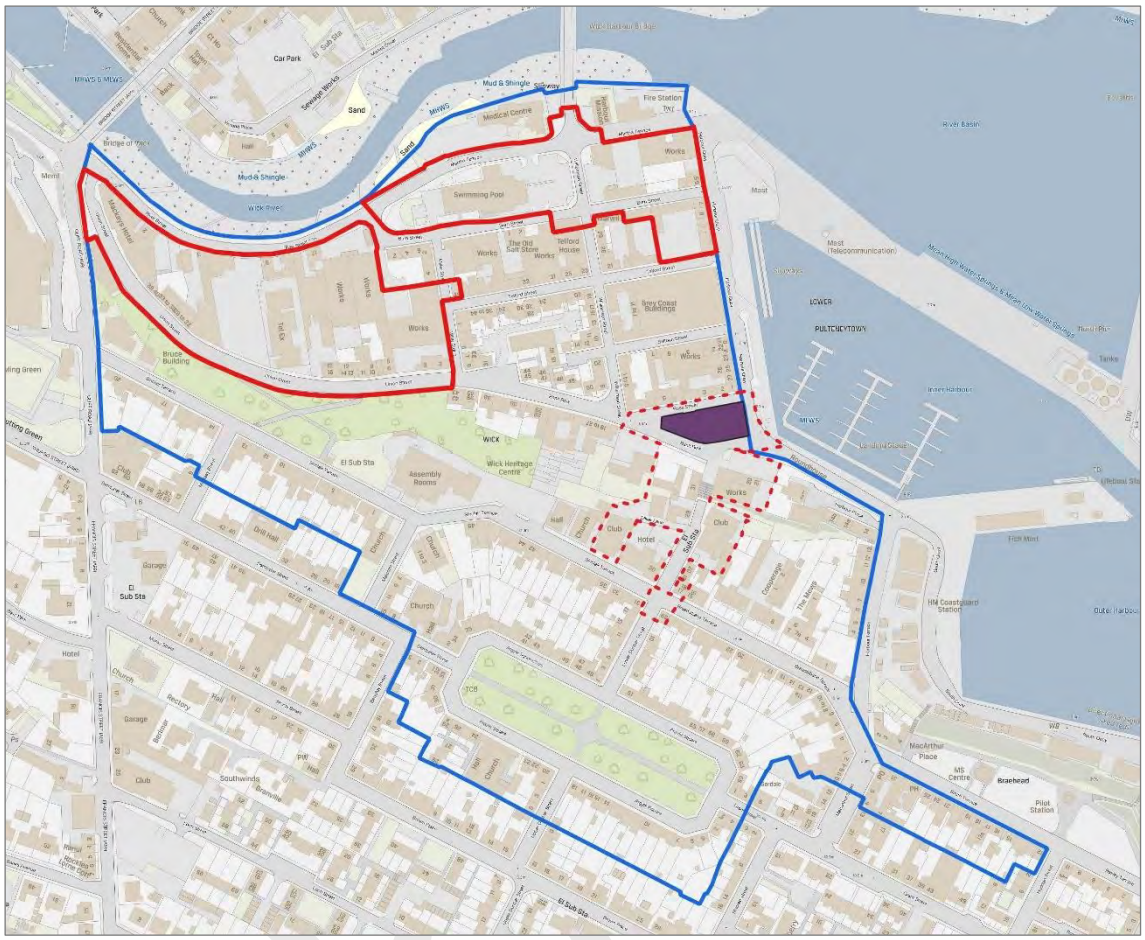
8.4 DISUSED BUILDINGS AND VACANT SITES

There are a number of vacant buildings and gap sites, often in association with Buildings at Risk. Three urban areas have been identified where opportunities for development may exist or arise in the future.

1. *Urban block: Martha Terrace / Williamson Street / Harbour Quay / Burn Street*
2. *Former boat builders yard / Rose Street and Bank Row*
3. *Urban block: Union Street / River Street / Miller Street*

Some of these buildings and sites are in partial or full use presently, and their inclusion does not in any way assume they are not viable, only that the physical form of the site or buildings could benefit from

repair, reuse and/or enhancement. These sites are detailed in Appendix 5 of the *Wick Pulteneytown Conservation Area Management Plan*.



Map indicating possible development sites. Current Wick Pulteneytown Conservation Area boundary outlined in blue. © THC/Crown

8.5 QUALITY OF NEW DEVELOPMENT

There is a small proportion of new development in the conservation area. The most visual development dates from the second half of the 20th century and comprises the former local authority housing constructed over a number of periods, but in particular from the 1970s. In Upper Pulteneytown this is more prevalent immediately to the east of the conservation area boundary and impacts the conservation area as well as decisions on its further extension (section 5). Within the conservation area only a part of Lower Dunbar Street has been redeveloped in this style. In Lower Pulteneytown two blocks on Bank Row and Saltoun Street, west of Williamson Street have been negatively affected by similar development described in section 4.1.3 (fig 11). There are also a number of large modern sheds in the River Street / Union Street area, and the Telephone Exchange building, the scale and form of which impacts negatively on the conservation area (fig 14).

8.6 QUALITY OF PUBLIC REALM

The utilitarian nature of the public realm in Upper Pulteneytown does not reflect the character of the conservation area and is in contrast to the reintroduction of a high quality traditional pavement network in Lower Pulteneytown. It is vital to ensure that public works and street furniture do not detract from

the otherwise high quality historic environment. Where traditional and original finishes and architectural detail such as walls, railings and gates survive these should be appropriately maintained and repaired. Argyle Square is a significant feature and community asset; however, some elements of street furniture are of standard or poor design quality, such as the use of 'wheelie' bins for litter on the central path, and generally there is a lack of continuity in the design and materials used for information boards, seating and street furniture. In Lower Pulteneytown some streets have not been enhanced, for example Union Street where tarmac pavements are in poor repair (fig 50). Other reinstatement and enhancement measures have been effected by damage or introduction of other finishes which detract or create a cluttered appearance (fig 50).

8.7 MANAGEMENT OF TREES AND OPEN GREEN SPACE

Trees make an important contribution to the open space of Argyle Square and Academy Braes and should be properly managed and protected. The Academy Braes is a historic open green space with paths which criss-cross the slopes between the lower and upper towns. But the area has an unkempt feel with overgrown vegetation and local stakeholders report concern over the safely of mature trees, and that the overgrown nature of the space could have a negative impact. Legal responsibility for this area was unclear.

Mixed and cluttered street furniture: enhancement gained by using a traditional lantern and street sign is offset by cabling, satelite dish postion and standard one-way road sign. Note the dropped kerb using Caithness flagstone.

Reinstated lime harling on prominent gable with traditional street sign alongside a standard flood light and two modern white lamps showing a lack of appropriate and coordinated design. Note dropped kerb constructed using textured concrete paving which is not in keeping with the Caithness flagstone.

Mixed and cluttered street furniture: enhancement gained by using a traditional lantern and street sign is offset by a grey standard relective bollard and poorly postioned satelite dish. The lantern has suffered impact damage.

Union Street was not part of the enhancment area for the the previous THI programme. The tarmac pavements are in poor repair and the managament of the green space has been highlighted. Both offer opportunity for enhancement.

Figure 50: inappropriate street furniture and unattractive streetscape.

9.0 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

The purpose of this appraisal is set out in section 1. Part of the purpose is to provide a basis upon which programmes can be developed by, and in association with The Highland Council (THC) and key stakeholders to protect and enhance the conservation area. Opportunities for enhancement and priorities for future management have been identified.

The method of progressing and managing specific priorities is set out in the *Wick Pulteneytown Conservation Area Management Plan* (CAMP).

10.0 MONITORING AND REVIEW

This document should be reviewed periodically as circumstances dictate by THC, and in conjunction with the *Wick Pulteneytown Conservation Area Management Plan*. It will be assessed with reference to current THC policy for the historic environment, local development plans, and government policy and guidance on the historic environment. A review should include the following:

- A survey of the conservation area including a photographic survey to aid possible enforcement action.

- An assessment of whether the recommendations detailed in both the appraisal and the management plan have been acted upon, and how successful they have been, particularly in relation to the conservation issues identified:

    1. Quality of traditional repairs and necessary replacement
    2. Maintenance and condition of the conservation area
    3. Buildings at Risk, disused buildings and gap sites
    4. Quality of new developments and building alterations
    5. Quality and condition of the public realm
    6. Management of setting, open and green spaces
    7. Protection of the heritage

- The identification of any new issues which need to be addressed, requiring further protection or enhancements.

It is recommended that the review is carried out in consultation with the local community.

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National Map Library of Scotland (NLS)

APPENDIX 1: STAKEHOLDERS

Stakeholders consulted during the process:

Local Members and Ward Manager

Community Council

Wick Heritage Association

Caithness Chamber of Commerce

Caithness Voluntary Group

Wick Harbour Authority

Subsea 7

Argyle Square Community Association

Old Pulteney Distillery

Mackays Hotel

Henderson Builders

THC Planning

For information

SSE - Beatrice Wind Farm

APPENDIX 2: LISTED BUILDINGS

Pulteneytown Listed Buildings within Conservation Area

Name /Address	Category	Preferred Ref	Status Date	Amended Date
35-41 (inclusive nos) and 43, 44, 45, 46, 48 and 49 Argyle Square	B	LB42274	13/04/1971	18/01/2012
51-55 (inclusive nos) and 57-59 (inclusive nos) Argyle Square	B	LB42280	13/04/1971	
4, 5 and 6 Argyle Square	B	LB42268	13/04/1971	
22, 23, 24, 25 Breadalbane Terrace	C	LB42292	14/09/1983	
11, 12, 13, 14, 15, 17, 18 Argyle Square	B	LB42269	13/04/1971	01/02/2002
48 and 49 Breadalbane Terrace	B	LB42296	14/09/1983	
Dempster Street, Wick Central Church (Church of Scotland)	B	LB42308	14/09/1983	
Malcolm Street, St Joachim's Roman Catholic Church	B	LB42316	15/08/1979	
Rutherford, undertaker Off Argyle Square	C	LB42271	14/09/1983	
Roman Catholic Convent, Malcolm Street	C	LB42317	14/09/1983	

7 and 9 Malcolm Street	C	LB42318	14/09/1983	
8 and 10 Dempster Street	C	LB42319	14/09/1983	
Sinclair Terrace, Carnegie Public Library	B	LB42324	14/09/1983	
Sinclair Terrace, Wick Martyrs' Free Church	B	LB42325	15/08/1979	
Bank Row, The Black Stairs	C	LB48390	05/02/2002	
1 and 2 Argyle Square	B	LB42267	13/04/1971	
62 and 63 Argyle Square	B	LB42283	13/04/1971	
65 Argyle Square and 1 Grant Street	B	LB42284	13/04/1971	
18 Bank Row	C	LB42285	14/09/1998	
19 - 27 (odd) Bank Row (Wick Heritage Centre)	A	LB42286	14/09/1983	
1 Breadalbane Crescent including rear garden wall	B	LB42287	14/09/1983	
4 & 6 Breadalbane Crescent including boundary wall, railings and stables	B	LB42288	14/09/1983	
8 and 9 Breadalbane Crescent including boundary wall, railings and stables	B	LB42289	14/09/1983	
10, 11, 12 13 Breadalbane Crescent including boundary wall and railings	B	LB42290	14/09/1983	
14, 15, 16, 17, 18 Breadalbane Crescent	B	LB42291	14/09/1983	
26 and 27 Breadalbane Terrace	C	LB42294	14/09/1983	
28 and 29 Breadalbane Terrace	C	LB42295	14/09/1983	
20 and 22 Argyle Square	B	LB42270	13/04/1971	
3 and 5 Dempster Street	C	LB42307	14/09/1983	18/01/2012
Harbour Place The Round House	B	LB42310	13/04/1971	
Name /Address	**Category**	**Preferred Ref**	**Status Date**	**Amended Date**
11 Malcolm Street	C	LB48406	14/09/1983	
6 and 7 Rose Street	C	LB42322	14/09/1983	
1 and 2 Sinclair Terrace	C	LB42326	14/09/1983	
3, 4, 5, 6 Sinclair Terrace	C	LB42327	14/09/1983	
7, 8, 9, 10 Sinclair Terrace	C	LB42328	14/09/1983	
13 Sinclair Terrace	C	LB42330	14/09/1983	
17 Sinclair Terrace	B	LB42331	15/08/1979	
18 Sinclair Terrace	B	LB42332	15/08/1979	
20 Sinclair Terrace	C	LB42333	15/08/1979	
2 Williamson Street	C	LB42334	14/09/1983	
30, 31, 33 Argyle Square	B	LB42272	13/04/1971	
15 and 16 Sinclair Terrace	B	LB48408	05/02/2002	
31 Breadalbane Terrace	C	LB48396	05/02/2002	
1, 2 and 3 Breadalbane Terrace	C	LB48391	05/02/2002	
5 and 6 Breadalbane Terrace	C	LB48392	05/02/2002	
12 and 13 Breadalbane Terrace	C	LB48393	05/02/2002	
15 Breadalbane Terrace	C	LB48394	05/02/2002	
17, 18, 19 Breadalbane Terrace	C	LB48395	05/02/2002	
37 and 38 Breadalbane Terrace	C	LB48398	05/02/2002	

41 Breadalbane Terrace	C	LB48399	05/02/2002	
42 Breadalbane Terrace	C	LB48400	05/02/2002	
46 Breadalbane Terrace	C	LB48401	05/02/2002	
47 Breadalbane Terrace	C	LB48403	05/02/2002	
42 Union Street, (North of Scotland Newspapers)	B	LB48411	05/02/2002	
Argyle Square, Pulteneytown Parish Church	C	LB49693	02/04/2004	
Harbour Quay, Storehouse including Curing Yard Wall to Rear (Steven and Co)	C	LB48404	05/02/2002	
Telford Street, (Storehouse)	C	LB48410	05/02/2002	
32 Breadalbane Terrace	C	LB48397	05/02/2002	

APPENDIX 3: POSITIVE BUILDING DEFINITION

Positive Buildings

There is no specific criteria provided by the Scottish Government or Historic Environment Scotland for identification of those buildings which make a "positive contribution" to a conservation area although the term itself is used in statutory guidance and implied in the 1997 Act. For example:

Historic Environment Scotland (2010), 'Managing Change – Demolition', section 6.1

*"….presumption in favour of the retention of unlisted buildings in conservation areas where they make a **positive contribution** to the **character, appearance, or history of the area**. Many local authorities have prepared conservation area appraisals and these can be used to identify unlisted buildings which contribute positively to the character and appearance of an area."*

Section 68 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Urgent works to preserve unoccupied buildings in conservation areas:
*"If it appears to the Secretary of State that the preservation of a building in a conservation area is **important for maintaining the character or appearance of that area**, he may direct that section 49 shall apply to it as it applies to listed buildings."*

Historic England has produced guidance available in 'Conservation Area Appraisal, Designation and Management Historic England Advice Note 1' (Second Edition Feb 2019).

Section 49: Positive contributors
"Most of the buildings in a conservation area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline. Back elevations can be important, as can side views from alleys and yards. Whilst designated status (i.e. nationally listed) or previous identification as non-designated heritage assets (such as through local listing) will provide an indication of buildings that are recognised as contributing to the area's architectural and possibly historic interest, it will be important also to identify those unlisted buildings that make an important contribution to the character of the conservation area. A checklist of questions to help with this process can be found in Table 1. A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded."

- *Is it the work of a particular architect or designer of regional or local note?*
- *Does it have landmark quality?*
- *Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?*
- *Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?*
- *Does it contribute positively to the setting of adjacent designated heritage assets?*
- *Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?*
- *Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?*

- *Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?*
- *Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape?*
- *Does it have historic associations with local people or past events?*
- *Does it reflect the traditional functional character or former uses in the area?*
- *Does its use contribute to the character or appearance of the area?*

And section 51: Locally important buildings:
"Recommendations for new local listings could form part of the appraisal or, if there is no 'local list', the appraisal might recommend the introduction of local criteria for identifying important unlisted buildings (see Local Heritage Listing, Historic England Advice Note 7)). Local constructional or joinery details, including characteristic historic shop-fronts and unusual local features, often contribute to local distinctiveness."

For the purposes of this report, professional guidance has been provided by the author on the basis of the definition produced by the Scottish Civic Trust in previous Conservation Area Appraisals and is as follows:

'Positive buildings' may vary but are commonly good examples of relatively unaltered traditional buildings where their style, detailing and building materials contribute to the interest and variety of the conservation area.

Notwithstanding those buildings identified through this appraisal, other individual buildings may be of some architectural or historic interest. Unlisted buildings should be considered on a case-by-case basis by planning management.