

# WICK PULTENEYTOWN CONSERVATION AREA MANAGEMENT PLAN

**Draft: NOVEMBER 2020  
FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.**

[SUGGESTED HYPERLINKS](#)

DRAFT

## CONTENTS

1.0 INTRODUCTION AND PURPOSE .....	4
1.1 Conservation Area Designation .....	4
1.2 Purpose of the Conservation Area Management Plan .....	5
1.3 Method .....	5
2.0 Wick Pulteneytown Conservation Area .....	6
2.1 Summary statement of significance .....	6
2.2 Background .....	7
2.3 Relationship with Wick Town Centre .....	7
3.0 SWOT ANALYSIS .....	10
3.1 Strengths and Weaknesses .....	10
3.2 Threats and Opportunities .....	10
4.0 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT .....	17
4.1 APPROPRIATE REPAIR AND MANAGING SMALL CHANGES .....	17
4.1.1 POLICY .....	17
4.1.2 MANAGEMENT .....	18
4.1.3 GUIDANCE .....	19
4.1.4 PRACTICALIITES .....	20
4.1.5 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT .....	21
4.2 PROACTIVE REPAIR & PREVENTATIVE MAINTENANCE .....	22
4.2.1 POLICY .....	22
4.2.2 MANAGEMENT .....	22
4.2.3 GUIDANCE .....	23
4.2.4 PRACTICALIITES .....	23
4.2.5 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT .....	23
4.3 OPPORTUNITIES FOR BUILDINGS AT RISK .....	24
4.3.1 POLICY .....	24
4.3.2 MANAGEMENT .....	24
4.3.3 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT .....	25
4.4 DEVELOPMENT OPPORTUNITIES .....	27
4.4.1 POLICY .....	27
4.4.2 MANAGEMENT AND GUIDANCE .....	30
4.4.3 PRACTICALITIES: POTENTIAL DEVELOPMENT SITES .....	30
4.4.4 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT .....	31
4.5 QUALITY OF NEW DEVELOPMENT .....	32

4.5.1 POLICY .....	32
4.5.2 MANAGEMENT .....	34
4.5.3 GUIDANCE .....	34
4.5.4 PRACTICALITIES: PLANNING CHECKLISTS .....	37
4.5.5 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT.....	41
4.6 QUALITY OF THE PUBLIC REALM .....	42
4.6.1 POLICY .....	42
4.6.2 MANAGEMENT .....	44
4.6.3 GUIDANCE .....	48
4.7 GREEN SPACE MANAGEMENT.....	50
4.7.1 POLICY .....	50
4.7.2 MANAGEMENT .....	51
4.7.3 GUIDANCE .....	52
4.7.4 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT.....	52
4.8 REVIEW HERITAGE PROTECTION.....	53
4.8.1 POLICY .....	53
4.8.2 MANAGEMENT .....	53
4.8.3 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT.....	53
4.9 EXTEND HERITAGE PROTECTION.....	54
4.9.1 POLICY .....	54
4.9.2 MANAGEMENT .....	54
4.9.3 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT.....	54
5.0 IMPLEMENTATION .....	55
5.1 AIMS .....	55
5.2 OBJECTIVES.....	55
6.0 MONITORING AND REVIEW .....	56
7.0 Further reading and guidance .....	57
Appendices .....	59
Appendix 1: Positive Building Definition .....	
Appendix 2: Development Briefs and other studies .....	
Appendix 3: New Design Guidance .....	
Appendix 4: Buildings at risk .....	
Appendix 5: Development sites .....	

## 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. Following review those two areas were incorporated into the larger Wick Pulteneytown Conservation Area designated in 2000 (fig 1). Recommendation for changes to that boundary are detailed in the *Wick Pulteneytown Conservation Area Appraisal* (DraftV2, 2020; fig 1). This report includes reference to areas within the proposed extension as applicable.

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.

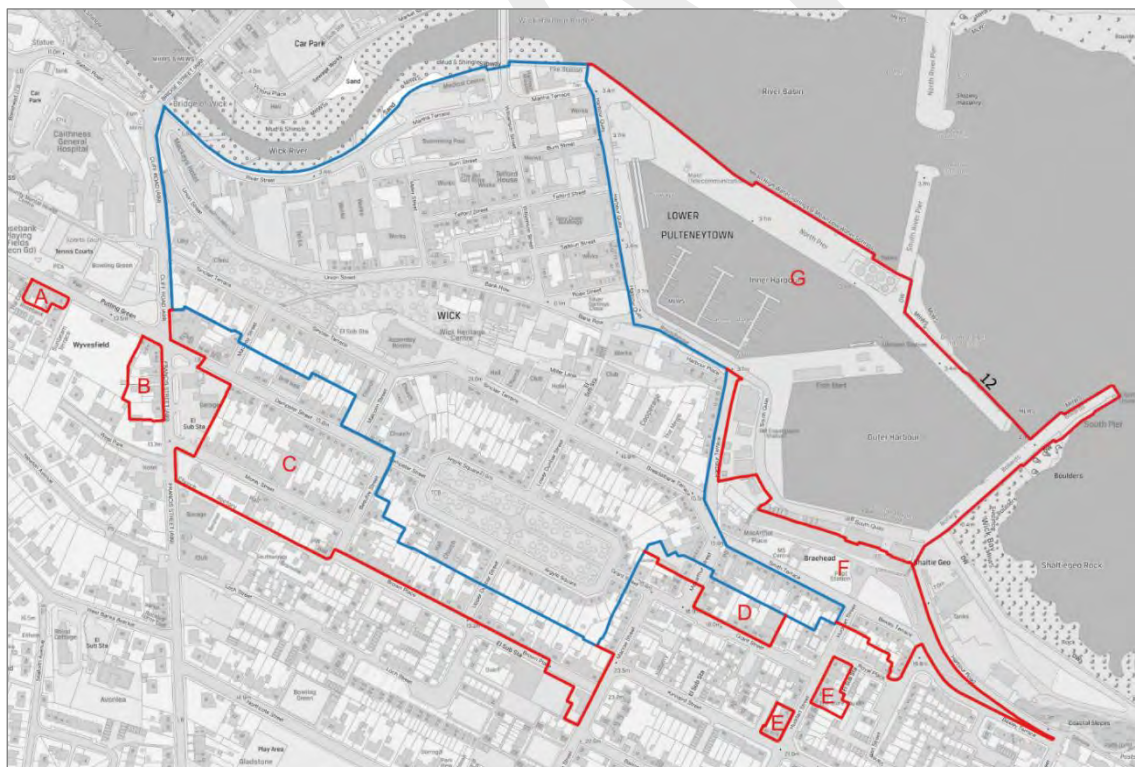


Figure 1: Wick Pulteneytown Conservation Area, designated in 2000 outlined in blue; boundary extension recommendations as per Section 5.0 of the CAA in red. © THC /Crown

## 1.2 PURPOSE OF THE CONSERVATION AREA MANAGEMENT PLAN

The purpose of this management plan is to address the findings of the *Wick Pulteneytown Conservation Area Appraisal* and further consider its strengths and weaknesses, opportunities and threats. The plan provides strategy and guidance on the management of change and development in the conservation area in order to preserve and enhance its special qualities, and its character and appearance as identified in the appraisal.

Clauses 74-76 of the Caithness and Sutherland Local Development Plan (CaSPlan; 2018) cover policy on Conservation Areas including under clause 74, that the Wick Pulteneytown Conservation Area was to be reviewed. Clause 76 outlines, in line with Planning Advice Note 71 *Conservation Area Management* (2004), the issues to be included:

- Opportunities for planning action
- Opportunities for development
- Opportunities for enhancement
- Conservation strategy and guidance on key aspects
- Monitoring and review

This document seeks to provide THC with a valuable tool with which to inform its planning practice and policies for the area; and assist stakeholders. 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.

This management plan should be used in conjunction with the *Wick Pulteneytown Conservation Area Appraisal* and reference is made to relevant sections of the appraisal throughout this report.

## 1.3 METHOD

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

The final draft management plan for public consultation was prepared by Sonya Linskaill RIBA RIAS, Chartered Conservation Architect and Consultant in association with The Highland Council. The draft management plan 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. Please note all historic images and maps are for illustration purposes only and must not be shared or copied.

## 2.0 WICK PULTENEYTOWN CONSERVATION AREA

### 2.1 SUMMARY STATEMENT OF SIGNIFICANCE

Pulteneytown is a late Georgian planned town laid out on the attractive natural setting on the Bay of Wick and its raised headlands. It comprises two sectors: an upper residential town on a formal plan centred on Argyle Square 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 (fig 2). 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. In the 19<sup>th</sup> century, Wick became the largest herring fishing port in Europe (Beaton, 1996, 27) and Pulteneytown was at the heart of this successful fishing industry providing both warehousing and accommodation.

Pulteneytown today is a local industrial hub and residential area within the town of Wick. The integrity of the original plan and built form of Pulteneytown remains largely in place. The design of the 19<sup>th</sup> century Inner and Outer Harbours is still intact. 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 conservation area can be divided into two distinctive character areas on the lines of Thomas Telford’s original upper and lower towns. Further detail on the significance, character and appearance, materials and building types can be found in the Conservation Area Appraisal.

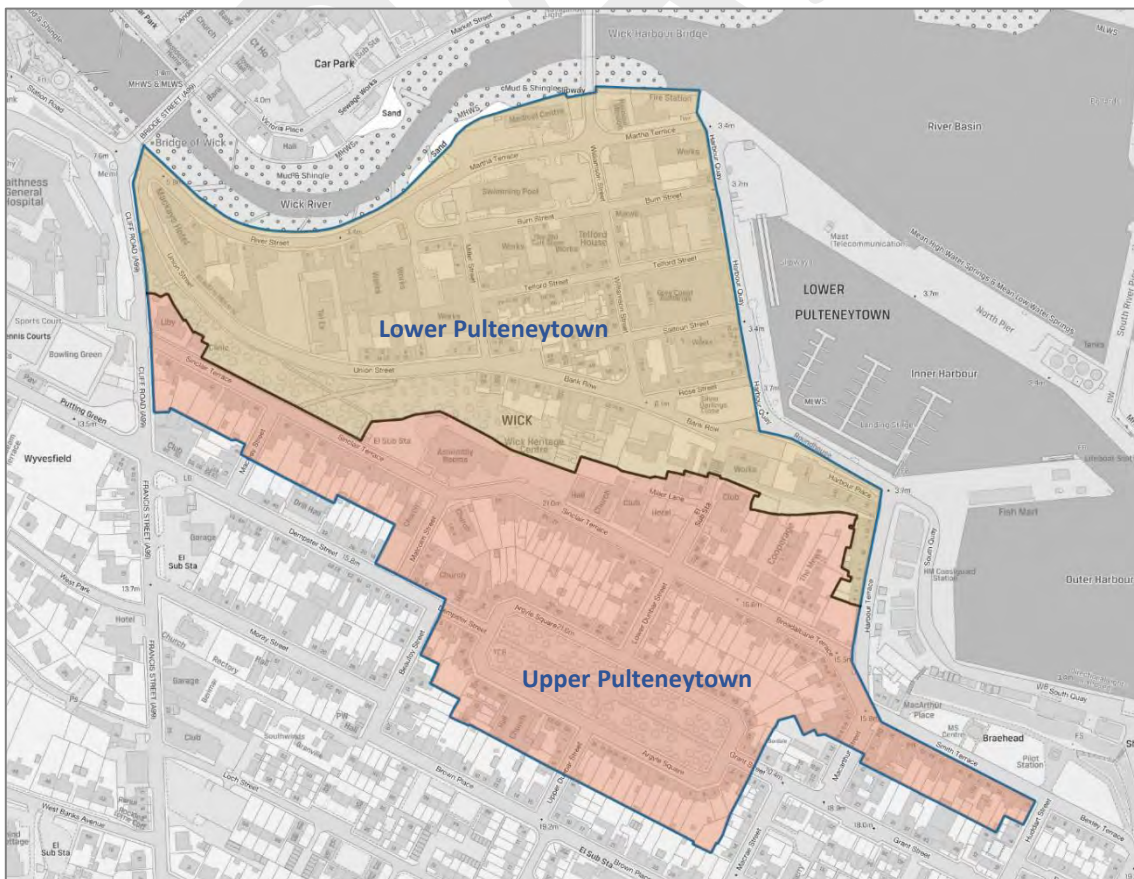


Figure 2: Wick Pulteneytown Conservation Area comprises two character areas. © THC /Crown

## 2.2 BACKGROUND

A number of regeneration and repair initiatives have been undertaken in Pulteneytown over the past three decades. This commenced with The Wick Project from 1991, led by central and regional councils with Scottish Enterprise, which aimed to bring life back into neglected parts of Wick, including Pulteneytown. In recognition of the importance and vulnerability at that time of Lower Pulteneytown, The Highland Council prepared a regeneration strategy which led firstly to the designation of the lower town and a greater part of the upper town as a conservation area in 2000. Thereafter external funding was secured for the Lower Pulteneytown Townscape Heritage Initiative (THI) from the Heritage Lottery Fund and several other funders. This heritage-led regeneration project operated from 2003 to 2008 with significant achievements in bringing vacant buildings back into use, particularly for housing and office space, as well as public realm reinstatement.

A further 5-year investment programme, the Wick Pulteneytown Conservation Area Regeneration Scheme (CARS) ran from 2007 to 2013. The principle funder was Historic Environment Scotland (with CASE, ERDF, Communities Scotland, THC Private Sector Housing Grant, and THC Vacant and Derelict Land Fund). This scheme again achieved success in bringing Buildings at Risk back into economic use and repairing traditional proprieties. As well as physical regeneration in both these initiatives, focus was also placed on interpretation of the area's rich Thomas Telford heritage as a means to encourage visitors and to support the economic growth of Wick.

Since 2013, strategic planning and active regeneration have continued. Of particular significance is the former Steven's Yard urban block between Telford Street and Saltoun Street which are now the new operational, maintenance and service facilities for Beatrice Offshore Windfarm Limited opened 2019 supported by investment from SSE.

Figures 3 and 4 illustrate some of the projects undertaken which focussed on repair, reuse, enhancement of the historic environment (buildings and streetscape), and heritage interpretation.

## 2.3 RELATIONSHIP WITH WICK TOWN CENTRE

Pulteneytown lies out with the formal designation of Wick Town Centre which is formed chiefly by the historic town centre on the north bank of the river. This means that certain projects and investment will appropriately focus on the Town Centre and not Pulteneytown. However, the *Wick Charrette* (2013) found that Lower Pulteneytown and the harbour form an important part of a wider 'town centre' offer. Going forward it is important for both parts of the town are supported, and that their relationship be carefully considered. Lower Pulteneytown offers complementary visitor attractions and services, as well as industry and employment.

The Wick Town Centre Health Check (2018) found that the key issues for the historic centre were around levels of vacancy and the poor condition of the built environment, as well as issues around the ease of movement of pedestrians and cyclists. These issues are not exclusive to the Town Centre, Pulteneytown still has vacancy and building condition problems, but also has shown considerable regeneration success with very positive examples which can inspire the Town Centre and which provide general levels of improvement for the whole town (figs 3 & 4).



Before and after of Telford/Saltoun Street east block adapted for Beatrice Offshore Windfarm Ltd, opened in 2019; SSE funded (left) © Google Maps 2008



Before and after of Telford/Saltoun Street west block adapted to provide 16 dwellings for Pentland Housing Association, opened in 2004; part of THI (left) © Google Maps 2008



Telford House adapted as office space for several Third Sector organisations, opened in 2004; part of THI



Before and after of Telford/Saltoun Street east block at Williamson Street with adaptation and reconstruction of traditional buildings to provide 11 new dwellings; part of CARS (left) © Google Maps 2008

Figure 3: repair, adaption, heritage interpretation and enhancement in Wick Pulteneytown Conservation Area





Former Robertson of Tain adapted for Highland Housing Alliance; part of THI opened 2007



Former cooorage repaired and converted to two dwellings; part of CARS.



Repair of Black Stairs and streetscape enhancement using Caithness flagstones; part of THI 2008



Heritage project to form decorative metal work gates to former salt cellars; part of THI 2006



Telford/Burn St east block made wind & water tight during Beatrice development and CARS c.2012.



The Round House designed by Telford, repaired under the CARS.



Example of several smaller projects for traditional repairs and window reinstatement under the CARS



Courtyard of Wick Heritage Museum repaired under the CARS.

Figure 4: repair, adaption, heritage interpretation and enhancement in Wick Pulteneytown Conservation Area

### 3.0 SWOT ANALYSIS

Section 8.0 of the *Wick Pulteneytown Conservation Area Appraisal* identified issues which have had, or have the potential to, result in a detrimental impact on the conservation area. These issues are detailed below in respect of Strengths, Weaknesses, Opportunities and Threats.

#### 3.1 STRENGTHS AND WEAKNESSES

Strengths and weakness are frequently internally-related.

**Strengths** can be defined as characteristics of the conservation area that give it distinctiveness and heritage significance.

1. Its setting at the mouth of the River Wick at Wick Bay and the enclosing raised headlands;
2. The harbour, an historic civic engineering construction and its role as a working port and marina;
3. The substantial survival of Telford's Planned Town, the grid iron streets of Lower Pulteneytown and the formal layout of Upper Pulteneytown;
4. The geographic division of Upper and Lower Pulteneytown and the definition / separation of the two areas;
5. The survival of a considerable number of the historic buildings, both residential and industrial which formed the original town;
6. Uniqueness of the survival of an industrial area;
7. Survival of buildings for the herring fishing industry e.g. smokehouses, yards, warehouses.

**Weaknesses** can be defined as characteristics of the conservation area that undermine its distinctiveness and heritage significance.

1. Harbour is currently out with the conservation area;
2. Erosion of the original street plan due to redevelopment and road management works;
3. Erosion of the geographic division of Upper and Lower Pulteneytown through development;
4. Loss of a number of the historic buildings, both residential and industrial which formed the original town;
5. Buildings at risk, in poor condition and in need of maintenance;
6. Dilution of character through loss of architectural detail and key building components;
7. Inappropriate development of buildings, including alteration, extension, repair / replacement;
8. Redundancy and change in its commercial activity and building use;

#### 3.2 THREATS AND OPPORTUNITIES

Threats and opportunities are commonly related to external factors and actions. If the analogy of a business is used, then threats are 'elements in the environment that could cause difficulties for the business or project', and opportunities are 'elements in the environment that the business or project could exploit to its advantage'. It is important to understand the underlying cause of the threats in order to address each issue. The cause may be multi-faceted and generally falls under the following headings:


- Policy
- Management
- Guidance
- Practicalities




The issues outlined in Section 8.0 of the *Wick Pulteneytown Conservation Area Appraisal* can be summarised in six threats:

1. Loss of Authenticity
2. Vacancy and Underuse
3. Inappropriate Development including unsympathetic alterations
4. Quality of the Public Realm
5. Green Space Management
6. Lack of Statutory Protection for all Heritage Assets

The table below describes each threat and its probable causes. Section 4.0 then outlines opportunities and possible action.

DRAFT

<b>THREAT 1: LOSS OF AUTHENTICITY</b>
<b>A: Loss of historic fabric</b>
<b>DESCRIPTION</b>
Unnecessary repair or replacement of materials, elements of a building, the building itself, and other parts of the historic environment such as boundary walls, railings, traditional streetscape etc.
<b>B: Inappropriate repair</b>
<b>DESCRIPTION</b>
The repair or replacement of traditional components made inappropriately in terms of materials, methods and /or design.
<b>C: Lack of preventative maintenance and timely repair</b>
<b>DESCRIPTION</b>
Maintenance and repair requirements have been identified for both properties and the historic built environment. A lack of preventative maintenance and timely repair will lead to the unnecessary loss of fabric.
<b>PROBABLE CAUSES</b>
<p><b>POLICY &amp; MANAGEMENT</b>                  Lack of statutory protection over much of conservation area until re-designation in 2000; and Article 4 Direction in 2002;                  Lack of awareness / adherence to policy by listed building property owners, and unlisted building property owners after 2002;                  Possible interpretation of policy;                  Lack of enforcement by THC;                  The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 – which removed householder permitted development rights in a conservation area.</p> <p><b>GUIDANCE &amp; PRACTICALIITES</b>                  Lack of understanding of significance and value of the historic environment;                  Lack of awareness of traditional materials and skills;                  Lack of awareness of supplementary guidance;                  Lack of availability of suitable materials;                  Lack of availability of skilled contractors;                  Lack of (and cost of) safe access;                  Lack of investment in building maintenance and small repairs over time;                  Low property values v cost of appropriate repair;                  Environmental and economic concerns (e.g. double glazing);                  Ownership issues, co-owners, absent owners etc.</p>

<p style="text-align: center;">Loss of historic fabric                      Inappropriate repair                      Lack of preventative maintenance</p>

<b>THREAT 2: VACANCY AND UNDERUSE</b>
<b>A: Buildings at Risk</b>
<b>DESCRIPTION</b>
<p>Buildings at risk is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:</p> <ul style="list-style-type: none"> <li>- vacant with no identified new use;</li> <li>- suffering from neglect and/or poor maintenance;</li> <li>- suffering from structural problems;</li> <li>- fire damaged;</li> <li>- unsecured and open to the elements;</li> <li>- threatened with demolition.</li> </ul> <p>Buildings at Risk can give the impression of economic difficulties and cause community concern. In general buildings at risk generate a sense of neglect.</p> <p>Refer Appendix 4</p>
<b>B: Underused/vacant buildings and gap sites</b>
<b>DESCRIPTION</b>
<p>Some disused or partially vacant buildings in fair condition may not have been added to the Buildings at Risk Register but still give cause for concern.</p> <p>Gap sites can similarly give a poor economic impression and effect the physical character and appearance of the area.</p> <p>Refer Appendix 5</p>
<b>PROBABLE CAUSES</b>
<p>Individual buildings and sites will have their own specific reasons for underuse, vacancy or loss; however this may include:</p> <p><b>POLICY &amp; MANAGEMENT</b>  Demolition without planned reuse;  No requirement for Conservation Area Consent in large part of the area before designation in 2000.  Small number of Listed Buildings in Lower Pulteneytown which would be protected under legislation.</p> <p><b>GUIDANCE &amp; PRACTICALITIES</b>  Changing industrial needs and redundancy of use;  Other economic reasons;  Cost of repair and adaptation;  Changed relationship to Town Centre;  Levels of population, and activity;  Absent owners; multiple owners.</p>
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Buildings at Risk Union Street</p> </div> <div style="text-align: center;">  <p>Vacancy &amp; gap site Burn Street</p> </div> <div style="text-align: center;">  <p>Vacant building Breadalbane Terrace</p> </div> </div>

**THREAT 3: INAPPROPRIATE DEVELOPMENT INCLUDING UNSYMPATHETIC ALTERATIONS**

**DESCRIPTION**

Modern development in the area (generally post-war and later redevelopment) has not always been sympathetic to the character of the conservation area in terms of materials, design and street pattern. Modern development has eroded the original new town plan in some places in terms of maintaining original lot boundary lines and street frontages. Some later 20<sup>th</sup> century buildings are monolithic in form and occupy large or multiple plots. Unsympathetic alterations such as box dormers can severely alter the character of individual houses, and impact their neighbours and the area as a whole.

**PROBABLE CAUSES**

**POLICY & MANAGEMENT**

Causes of inappropriate alterations often for similar reasons as Threat 1 (refer above). Mid - later 20<sup>th</sup> century housing policy focussed on redevelopment for new homes often not recognising value of traditional buildings or opportunities for upgrading and repair. Similarly early regeneration in the 1980s and 1990s focused on clearance and new building for social and economic growth, e.g. the swimming pool site before the benefits of heritage value were fully understood. Lack of CA designation of much of Pulteneytown before 2000, i.e. no requirement for Conservation Area Consent.

**GUIDANCE & PRACTICALITIES**


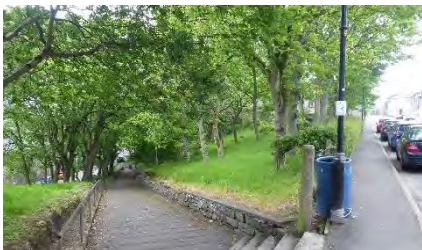

Lack of appraisal of the significance, and character and appearance of the CA and cognisance of this in the design process.  
 Cost of conservation deficit to bring older buildings into good repair and adapt to new uses / standards;  
 Need for grant aid.  
 New housing standards.  
 Limited understanding of adaptability of traditional buildings.  
 Limited understanding of the sustainability of traditional buildings.









Inappropriate development



Unsympathetic alterations

<b>THREAT 4: QUALITY OF THE PUBLIC REALM</b>
<b>DESCRIPTION</b>
<p>The public realm in Upper Pulteneytown is generally utilitarian in character and can detract from the high-quality historic built environment. Argyle Square is a significant feature and community asset; however, some elements of street furniture of standard or poor design quality.</p> <p>The public realm in Lower Pulteneytown has in parts been enhanced in recent years which contributes positively to the appearance. However some surfaces and street furniture remain utilitarian in character. Street furniture and the poor positioning of road signs can have a negative impact on the character and appearance of the conservation area.</p>
<b>PROBABLE CAUSES</b>
<p><b>POLICY &amp; MANAGEMENT</b>                  Standard specifications have been used by the local authority.                  Lack of legal control over road signs;                  Lack of co-ordination of street furniture – over time / different departments / stakeholders.</p> <p><b>GUIDANCE &amp; PRACTICALITIES</b>                  Lack of adopted design and maintenance guidelines for Pulteneytown.</p>
<b>THREAT 5: GREEN SPACE MANAGEMENT</b>
<b>DESCRIPTION</b>
<p>Trees make an important contribution to the open space of Argyle Square and Academy Braes, both historic open green spaces with well used pedestrian routes. The management of open green spaces and trees has been questioned in stakeholder consultation. The unkempt feel, resulting from overgrown vegetation, and concern over the safety of mature trees, are having a negative impact.</p>
<b>PROBABLE CAUSES</b>
<p><b>POLICY &amp; MANAGEMENT</b>                  No management plan for these areas.</p> <p><b>GUIDANCE &amp; PRACTICALITIES</b>                  Legal responsibility for some areas is unclear;                  Role of local authority in maintenance and management unclear;                  Wish to maintain biodiversity.</p>
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Public realm Argyle Square</p> </div> <div style="text-align: center;">  <p>Green space / paths Academy Braes</p> </div> <div style="text-align: center;">  <p>Road signs Lower Pulteneytown</p> </div> </div>

<b>THREAT 6: LACK OF STATUTORY PROTECTION FOR ALL HERITAGE ASSETS</b>		
<b>A: Buildings from Telford Plan</b>		
<b>DESCRIPTION</b>		
Large sections of unprotected traditional buildings of heritage importance out with the current conservation area (CAA, Section 5.0) and/or not listed (CAA, Section 4.2.2).		
<b>B: Harbour historic infrastructure</b>		
<b>DESCRIPTION</b>		
The fundamental part of Wick Pulteneytown historically and today is not within the conservation area. The harbour is significant both in terms of the character and appearance of the conservation area, and its social and economic life.		
<b>PROBABLE CAUSES</b>		
<p><b>POLICY &amp; MANAGEMENT</b> Harbour is operated by an independent Harbour Authority Trust accountable under the Harbours Act. Development on harbour land can fall out with planning legislation and management</p> <p><b>GUIDANCE &amp; PRACTICALITIES</b> Extent and integrity of Telford Plan was not fully understood without detailed appraisal in 2000 and full area was not designated; Focus for Conservation Area designation was on urban form and buildings, with harbour not included at that time; Listing of buildings appears to have focused on Upper Pulteneytown on the core of Telford’s Plan with other buildings from the period left unlisted, and little significance placed on the importance and uniqueness of the industrial sector in Lower Pulteneytown.</p>		
		
Some of the rows on Dempster Street, not in the conservation area or listed.	Pre 1857 houses on Smith Terrace, not in conservation area or listed.	Industrial building from rope works, not in conservation area or listed.
		
Wick harbour plays a fundamental role, but is not within the conservation area.	Contemporary buildings, left on Argyle Square are listed; on right Telford House is not.	



## 4.0 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

This section outlines opportunities to preserve and enhance Wick Pulteneytown Conservation Area to address the threats described in Section 3.2. Where appropriate the most relevant legislation and policy is summarised followed by recommendations for proactive management by THC. Relevant further reading is provided in Section 7.0. Appendices are provided with detailed information on Buildings at Risk (Appendix 4) and Development Sites (Appendix 5).

### 4.1 APPROPRIATE REPAIR AND MANAGING SMALL CHANGES

#### *TO ADDRESS THREAT 1: LOSS OF AUTHENTICITY*

One of the greatest threats to any conservation area can be the accumulative effect of small incremental changes which together have a significant negative impact on its authenticity and character and appearance. This can include for example changes to traditional window designs, removing chimneys or skew copes during roofing works, and loss of original timber doors. As well as smaller alterations like box dormers or even fitting satellite dishes and pipework without consideration of the historic building and its environment.

#### 4.1.1 POLICY

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

This threat chiefly relates to the management of ‘change’ to historic buildings and their immediate setting. This change is regulated by statute, guided by both national and local historic environment policy, and managed by the local planning authority through the Planning Permission and Listed Building Consent processes (with Historic Environment Scotland as a statutory consultee in relevant cases).

##### *Conservation Area Designation and Permitted Development Rights*

A lack of statutory protection over much of the conservation area until review and re-designation in 2000; and continuation of Householder Permitted Development Rights until a subsequent Article 4 Direction in 2002 (Section 4.1.2), is thought to have played a part in the presence of inappropriate repair and alteration to domestic property. This meant that unless a building was non-domestic, or listed, the owner did not require to apply for Planning Permission for certain types of small changes in its appearance.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (effective from Feb. 2012) has subsequently removed householder permitted development rights in a conservation area, requiring owners for any such works to apply for Planning Permission. This new legislation provides the opportunity for the planning authority to guide change and achieve steady positive enhancement.

##### *Local Strategy*

THC’s overarching [Highland Historic Environment Strategy](#) (HHES, 2013) is a material consideration when proposals for development are being considered. In relation to loss of authenticity, there are specific strategic aims on the use of [traditional materials and skills](#). [Hyperlink to text]

#### 4.1.2 MANAGEMENT

##### *Managing change within the conservation area*

The management of change of listed buildings in a conservation area is well established and should follow current national and local guidance on conservation principles and best practice. The management of unlisted buildings can be more problematic. Therefore as part of the appraisal process, unlisted but ‘positive buildings’ have been identified (CAA, Map 6.3). Generally, these are individual or groups of traditional buildings which contribute positively to the character and appearance of the conservation area (as defined in Appendix 1). THC should consider applications for change (i.e. repair which includes necessary replacement of original materials and features; alterations and extensions) to positive buildings extremely carefully and should refuse any which adversely affect their architectural or historic interest. Nonetheless, it should not be assumed that for buildings which are indicated to have a ‘neutral’ or ‘negative’ impact on the area, a lesser standard is acceptable. Applications for any building where proposals would result in an adverse impact to the character of the conservation area should be refused. Taking a consistent approach across all buildings on the standards of repair, alteration and new design in the conservation area will assist this process and the protection and enhancement of the conservation area. Further guidance on these aspects is given in the relevant sections which follow.

##### *Enforcement*

Notwithstanding the issue of late conservation area designation, and Permitted Development Rights, there are still examples of inappropriate change in the conservation area since 2002 and to listed buildings. Buildings were generally listed in either 1971 or 1983, excepting a significance part of Breadalbane Terrace in 2002 (refer Map 6.3 and CAA Appendix 2). This indicates that for example inappropriate change to properties on Argyle Square, which has been a conservation area since 1970 and where virtually all buildings were listed in 1971, has occurred due to other management factors.

THC’s Article 4 Direction *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 & 25 of the 1992 Order over the full conservation area, this included:

- *Class 1 = the enlargement, improvement or other alteration of a dwelling house;*
- *Class 7 = the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*
- *Class 8 = the formation, laying out and construction of a means of access to a road;*
- *Class 25 = the creation of a hard surface within the curtilage of an industrial building or warehouse to be used for the purpose of the undertaking concerned.*

It is thought some of this work will have been carried out without consent perhaps due to a lack of awareness, or a different interpretation of ‘change’ in previous decades. However, THC planning authority should be committed to the issuing of planning enforcement notices in cases of unauthorised development within the conservation area and to listed buildings, including inappropriate repairs, alteration or extension in ways that affects its character, as well as any unauthorised demolition of buildings or structures. The [Highland Historic Environment Strategy](#) supports this intervention [hyperlink to text]

### 4.1.3 GUIDANCE

As described above, processes have existed since 2002 to protect and prevent against the threat of inappropriate repair and change. Therefore the weakness may lie in levels of awareness in the general public; an inconsistent approach from the local authority across officers and councillors; and a tendency to accept a ‘precedent’ approach once inappropriate change has occurred particularly for the general public. It has to be recognised that many inappropriate changes and alterations to unlisted buildings in the conservation area may have occurred prior to 2002 when no measures were in place to control these changes, for example the use of upvc windows and doors, and concrete roof tiles in the 1980s and 1990s.

#### *Supplementary Guidance*

In recent years a considerable amount of guidance has been produced by Historic Environment Scotland for both property owners and professional practitioners. This is augmented by THC’s supplementary guidance on specific matters such as [Historic Windows and Doors](#) and [Shopfronts](#) which can be used in determining applications. In all applications reference should be made to the [Wick Pulteneytown Conservation Area Appraisal](#) for historic character and appearance and examples; and THC’s overarching [Highland Historic Environment Strategy](#) to inform the heritage approach. The following inappropriate repair and change issues were identified in the appraisal process; key principles and existing guidance is indicated to provide solutions.

Replacement of original timber sash & case generally 6 over 6 pane windows with inappropriate and unsustainable materials such as uPVC, and/or unsympathetic designs, and/or methods of opening.

**Solution:** [add hyperlink to each]

Follow THC [Supplementary Guidance Historic Windows and Doors](#)

Refer to Historic Environment Scotland’s [Managing Change Windows](#).

Replacement of original timber moulded panel doors with inappropriate and unsustainable materials such as uPVC, and/ or unsympathetic designs, and loss of the original door details often local designs.

**Solution:** [add hyperlink to each]

Follow THC [Supplementary Guidance Historic Windows and Doors](#)

Refer to Historic Environment Scotland’s [Managing Change Doorways](#).

Replacement of natural slate roofs, particularly in concrete tiles.

**Solution:** [add hyperlink to each]

Presumption to use natural slate only (or other traditional finishes as applicable).

Refer to Historic Environment Scotland’s [Managing Change Roofs](#).

Changes to chimney stacks and stone skew copes including removal and lack of reinstatement.

**Solution:** [add hyperlink to each]

Presumption against removal, where opportunities arise reinstate to original detail.

Refer to Historic Environment Scotland’s INFORM Guides [Damp Gables](#) and [Domestic Chimneys and Flues](#).

Loss of original dormer designs and details; inappropriate new dormer designs.

**Solution:** [add hyperlink to each]

Presumption against oversized and box-form dormers;

Support local precedents for building type adopting traditional and local forms.

Refer to Historic Environment Scotland's [Managing Change Roofs](#).

Inappropriate and poor quality repair and finishes to masonry.

**Solution:** [add hyperlink to each]

Presumption against use of cementitious mortars and renders unless historic evidence;

Presumption against application of render/harl unless historic evidence;

Retain stonework detail and mortar pinnings and character in repair.

Refer to Historic Environment Scotland's [Managing Change External Walls](#).

Inappropriate placement and insertion of new soil, drainage and gas pipes, satellite dishes and cabling on principal elevations.

**Solution:** [add hyperlink to each]

Presumption to install on rear elevations and which are not within sight from the public realm, or internally where possible;

Remove and rationalise when opportunity arises or replacement is made.

Refer to Historic Environment Scotland's [Managing Change External Fixtures](#).

#### 4.1.4 PRACTICALITIES

##### *Skills*

Whilst legislation and policy set out to prevent loss and manage change, ultimately it is the work on the ground which creates successful outcomes for the historic environment. This requires knowledge and suitable skills in the materials and methods required to repair and alter appropriately historic buildings. THC should seek opportunities to promote its [HHES Strategic Aims 20-24](#).

##### *Local Authority Advice*

THC's planning team can provide advice on traditional repairs, as can Historic Environment Scotland Technical Research team. In addition, it is important to ensure that communications from all THC departments (e.g. planning, building standards, housing, environmental health) follow best practice for repair and small alterations to traditional buildings in Wick Pulteneytown Conservation Area, so that a consistent message or appropriate referrals are made. This should include sharing the findings of the *Wick Pulteneytown Conservation area Appraisal and Management Plan* with relevant departments.



Figure 5: illustrating the importance of following window guidance fully. On the left an image from the 1930s showing likely original window and door design with below the building in 2000 with the same window pattern (door built up). The building in 2019 (right) has new replacement windows which have not replicated historic evidence and the opening form does not comply with current guidance that window opening methods should not disrupt the elevation. 6 over 6 pane windows may be the correct pattern for some earlier buildings in the conservation area, but the date of this property in the late 19<sup>th</sup> century would suggest it is less likely and such windows would rarely combine ‘horns’ in the original design. The reinstatement of the door is however a positive enhancement.

#### 4.1.5 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Raise awareness of relevant policy with all stakeholders
- ◆ Clearly explain what constitutes ‘change’ to an historic building
- ◆ Consider change to unlisted buildings carefully and consistently
- ◆ Intervene, including taking enforcement action, in cases of breach of legislation
- ◆ Highlight existing THC Development Guidance and HES Managing Change Guidance aimed at traditional property owners
- ◆ Consider if any additional Development Guidance is required as part of THC Historic Environment Strategy and/or if Wick Pulteneytown specific guidance is required.
- ◆ Publicise and publish the CAA and CAMP as widely as possible to raise awareness of the special character of the conservation area.

## 4.2 PROACTIVE REPAIR & PREVENTATIVE MAINTENANCE

### TO ADDRESS THREAT 1: LOSS OF AUTHENTICITY

It is important that all buildings are adequately maintained and repaired. This ensures the longevity of the building fabric, that it is energy efficient, and does not pose a risk to public safety. In the case of traditional buildings the use of appropriate materials and techniques is vital. So too is the involvement of building professionals and contractors with suitable levels of experience and skills.

#### 4.2.1 POLICY

*The Housing (Scotland) Act 2006.*

There are a number of provisions under this Act which relate to powers the local authority has to ensure home owners keep their buildings in a reasonable standard of repair. This includes:

- Section 30 Works Notices where buildings are in disrepair.
- Section 42 Maintenance Orders  
It is the responsibility of private home owners in a property to co-ordinate in maintaining the fabric of the building to a reasonable standard. Where this is not happening voluntarily, Section 42 allows the local authority to serve Maintenance Order. The Maintenance Order requires owners to prepare a Maintenance Plan for the local authority by a specified date. If an acceptable plan is not submitted or an approved plan is not fully implemented, then the local authority has powers to put its own plan in place and enforce any necessary work, any cost incurred is recoverable from the owners.

*Building (Scotland) Act 2003*

- Section 30 gives powers for the local authority to serve a Dangerous Building Notice on owners, and undertake work itself if action is not taken within set time limits or the danger is immediate. This can apply to all buildings, not just residential.

Further legislation specific to taking action on listed buildings and in conservation areas is outlined in Section 4.3.1.

#### 4.2.2 MANAGEMENT

The issue of Notices and Orders under the above legislation is often left as a last resort for local authorities and once repair and maintenance concerns have become severe or a danger to the public. This is far too late in terms of best practice to protect the historic environment and to save resources (materially, financially etc.). As will be discussed under the following Buildings at Risk section, a commitment to monitoring the condition of at risk buildings is recommended, moreover a similar commitment to monitor all buildings in the conservation area could become part of the regular conservation area appraisal and management plan review. This would encourage timely action when early or consistent deterioration is evident.

Responsibility for building condition and standards fall under several local authority departments: housing, building standards, planning and environmental health. This means that good communication and procedures for the sharing of information are required to ensure a consistent approach is taken and appropriate referrals are made, to protect the historic environment of Pulteneytown.

#### 4.2.3 GUIDANCE

The [Highland Historic Environment Strategy](#) highlights the importance of maintenance as does THC's [Sustainable Design Guide](#) which reinforces that maintenance has to be part of new design.

##### *Other guidance and advice*

THC's planning team can provide advice on maintenance and traditional repairs, as can Historic Environment Scotland Technical Research team. Historic Environment Scotland has produced the informative [Maintaining your home - A short guide for homeowners](#) and two useful websites are hosted by the Society for the Protection of Ancient Buildings (SPAB) and Under One Roof. The latter site also providing advice for those in multiple ownership properties.

#### 4.2.4 PRACTICALITIES

Proactive and practical approaches such as the THC's [Care & Repair service](#) [add hyperlink?] which is part of the local authority's [Scheme of Assistance](#) [add hyperlink?] are positive. It is recommended that opportunities for departments to interact in such initiatives are investigated.

A number of initiatives have been trialled in Scotland and the UK on proactive maintenance including a subsidised inspection and reporting service piloted for Historic Environment Scotland by Stirling City Heritage Trust, the Traditional Buildings Health Check. In England, the Gutter Clear and Maintenance Booker services which commenced for churches have recently been extending to other historic buildings. Some local authorities in Scotland have also undertaken one-off exercises such local gutter clearing initiatives by Fife Council. The practicalities of affordable safe access can be a hurdle to maintenance and this was mentioned by members of the stakeholder group. Looking at ways in which the local authority could assist in safe access or work with stakeholders and community groups to tackle street-based maintenance works would be worth exploring. Maintenance is usually a requirement of receiving grant assistance and properties, particularly those completed under the THI, are now showing significant maintenance needs which should to be addressed before defects result.

#### 4.2.5 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Monitor and review the conservation area regularly including in relation to maintenance and condition of traditional buildings
- ◆ Take action timeously, including legal action if required, to resolve fabric issues before neglect or defects set in
- ◆ Investigate the further potential of the Scheme of Assistance and THC's Care & Repair service to assist protection of the traditional buildings in Pulteneytown
- ◆ Investigate the potential to encourage or set up other practical maintenance schemes to assist owners in safe access maintenance in Pulteneytown

## 4.3 OPPORTUNITIES FOR BUILDINGS AT RISK

### *TO ADDRESS THREAT 2: VACANCY AND UNDERUSE*

Historic Environment Scotland (HES) maintains a Register of buildings that are at risk from deterioration due to neglect, vacancy or threat of demolition on its [Buildings at Risk Register for Scotland](#) (BARR). Buildings deemed to be at risk can be suggested to the Register by both public bodies and individuals.

Appendix 4 details all properties on the BARR, as well as those considered potentially at risk during the CAA site visit in July 2019, both in the current conservation area boundary and in the proposed extension area.

#### 4.3.1 POLICY

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

In addition to Section 30 of the Building (Scotland) Act 2003 (refer Section 4.2.1), under the Planning Act there are a number of relevant measures to protect historic buildings:

- Section 42 Compulsory Acquisition of a listed building in need of repair;
- Section 43 Repairs Notice as preliminary to acquisition under section 42;
- Section 47 Acquisition by agreement;
- Section 49 Urgent Works to preserve unoccupied listed buildings;
- Section 51 Grants for repair and maintenance by local authorities to listed buildings;
- Section 66 Control of Demolition in conservation areas;
- Section 68 Urgent Works to preserve unoccupied buildings in conservation areas;
- Section 69 Grants or loans to preserve or enhance conservation areas.

#### 4.3.2 MANAGEMENT

Buildings at Risk pose several concerns including the potential loss of original materials and building features, and ultimately the potential for 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.

##### *Buildings at Risk Register*

There are 17 entries on the formal Buildings at Risk Register for Scotland (at March 2020), some of which have, or are in the process of, being restored. There are other potential BAR which are not on the Register. The Register not only provides an important record, it can encourage opportunities for reuse, and a Building at Risk may be prioritised in applications for grant funding. Regular monitoring allows the local authority to be alert to potential buildings at risk in the conservation area and it should aim to assist where possible to keep vulnerable historic buildings in use. Monitoring is supported by [Strategic Aim 7](#) of the *Highland Historic Environment Strategy* (2013).

##### *Buildings at Risk Strategy*

Buildings at Risk represent our most fragile historic assets and assistance should be a priority in heritage management. Preparing a BAR strategy, potentially with a local stakeholder group, is the first step. This is advocated by [Strategic Aim 8](#) of the *Highland Historic Environment Strategy* (2013).



A strategy could agree priorities for action (be that on their level of risk, condition, potential for reuse etc.) and facilitate discussions on the way forward with those buildings which have the most potential or are in the most need of action. It could also provide a point of contact for interested parties. A strategy should:

1. Prioritise and allocate actions: following adoption of a BAR strategy, consider actions on priority buildings and which organisations are best placed to take individual actions forward;
2. Consider feasibility studies where appropriate. This can provide background information, assess significance of the asset, and suitable uses and/or adaptation of the fabric. This can assist potential owners or developers in decision making to find the best outcome.
3. Consider establishing BAR ‘guardians’ who can monitor the buildings at regular intervals and update the THC, stakeholder group and BARR.
4. Prepare Development Briefs for priority and significance sites to stimulate interest in their redevelopment.

#### *Planning Management approach*

The Wick Charrette (2013) consultation emphasised the important of regeneration and enhancement of the assets which make up Wick’s distinctive built environment,

*“Local people are rightly passionate about the rich built and cultural heritage that the town possesses, and there is a strong desire to ensure that local landmarks such as the Carnegie Library and the Old Bakery can be preserved and utilised productively in advance of perhaps new development in less central locations. This could suggest that a policy of sequential testing of sites be developed to direct development towards the central area, and to adapt and re-use existing building structures wherever possible.”*

(Wick Charrette, 2013, 25)

There are two important strategic aims on [Sustainable Development](#) in the *Highland Historic Environment Strategy* (2013) which support this public view and provide guidance for decision making on buildings at risk. [hyperlink to text] These aims underline the requirement to encourage reuse of existing vacant buildings over new build construction wherever possible, and to follow Historic Environment Scotland policy and guidance on demolition. Demolition should not be considered for any building or structure “...which is considered to be of any value, either in itself or as part of a group...” (SHEP, 3.35, 40).

#### 4.3.3 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Update the BARR including updates of status, restoration projects and potential additions
- ◆ Prepare a BAR strategy, potentially with a stakeholder group
- ◆ Consider support for feasibility studies where appropriate
- ◆ Be alert to potential buildings at risk and seek to keep vulnerable buildings in use
- ◆ Establish BAR ‘guardians’ to monitor the buildings at risk
- ◆ Prepare Development Briefs for priority and significance sites

- ◆ Follow sustainability aims and encourage reuse of existing vacant buildings over new build construction wherever possible
- ◆ Only consider demolition as a last resort
- ◆ Take action timeously the resolve disrepair issues, including taking legal action, before neglect or defects set in.

DRAFT

## 4.4 DEVELOPMENT OPPORTUNITIES

### TO ADDRESS THREAT 2: VACANCY AND UNDERUSE

As outlined in Section 2.1 there has already been considerable reuse and sensitive redevelopment of sites and historic buildings in both Lower and Upper Pulteneytown. However, challenges and opportunities remain including a number of sites which incorporate some of the buildings at risk discussed in Section 4.3 and detailed in Appendix 4.

Several strategic documents and consultations have occurred over the last 30 years each highlighting possible types of reuse. Several of these have come to fruition, in particular there has been a significant rise in good quality housing provision in the last 15 years as well as office accommodation. Other uses which were mentioned during the THI project included workshops, studios, specialist retail, and community arts facilities (Wick Overall Vision Plan, BDA <sup>plus</sup> 2006), and more recently,

*“...there is a need and an opportunity to enhance the “experience economy” in the heart of town. This would include sensitive regeneration of the built environment, mixed-uses including residential, creative industry and cultural uses, cafes and restaurants and an accessible, vibrant waterfront.”*

(Wick Charrette, 2013, 17)

#### 4.4.1 POLICY

##### *Highland Historic Environment Strategy*

The HHES (2013) is a material consideration when proposals for development are being considered. It details strategic aims for the historic environment, some of the most relevant being [Strategic Aims 2 & 3 Economics](#). [hyperlink to text]

##### *Caithness and Sutherland Local Development Plan*

THC's broad site approach is defined in its Local Development Plans, for Wick this is the *Caithness and Sutherland Local Development Plan* (CaSPlan; 2018). This plan will be used to guide development and investment in Wick from August 2018 toward 2035. The aims of this Conservation Area Management Plan accord with [its outcomes](#). [hyperlink to text]

##### *Wick Settlement Plan*

In the [Wick Settlement Plan](#) (Clauses 123 – 129, CaSPlan, 2018, 51), those clauses most relevant to the conservation area are repeated below:

Clause 124: *“Over recent years there has been renewed focus on the harbour and its role in supporting the growth of the renewable energy sector. There is need for the harbour to upgrade and expand its facilities to meet the needs of this growing industry. This is reinforced by the announcement that Wick will serve as the service base for the construction and operation of the Beatrice offshore windfarm. Renewed investment in the harbour may provide significant opportunities to regenerate the more central areas of the town.”*

Clause 125: *“The harbour sits within Pulteneytown which is a key part of the area's heritage. [...] Pulteneytown was designed by Thomas Telford in the early 1800s as a herring fishing town and harbour at the estuary of the River Wick. Many of the historic buildings are empty or derelict and offer opportunities for conversion and redevelopment into commercial, tourism, community or residential uses.”*

Clause 126: *“The town centre remains the economic, social and cultural focal point of the town. The Town Centre First Policy will help to maintain this function by directing development which generates significant footfall towards the centre and restrict competing uses in other areas. Proposals for town centre regeneration and riverside rejuvenation, including greater accessibility, were also identified during the Wick Charrette. The principle of these changes is supported and reflected by sites around the river being allocated for development.”*

The relevant Placemaking Priorities in Wick are **highlighted** below:

- **Consolidate the existing town** with allocations which help to round off or infill rather than expand Wick in any one particular direction.
- Encourage all footfall generating uses towards the town centre to help enhance its vitality and vibrancy.
- **Support the expansion of Wick Harbour** to attract renewable energy sector opportunities which will help to revitalise the local economy.
- **Enhance Lower Pulteneytown** through building on the vibrant uses which already exist together with the **regeneration of vacant and derelict sites**.
- Employ a flexible approach to encourage the **reuse/redevelopment of surplus Council owned buildings**.
- **Conserve and promote the history and heritage of the town** and surrounding area to help create a positive image and attract more visitors.
- The creation of a new home for the National Nuclear Archive and North Highland Archive provides a range of wider employment and tourism opportunities.
- Development should contribute towards the delivery of the priority actions identified in the Council's **Wick Active Travel Audit**

#### *Wick Site Allocations*

Within the conservation area, and proposed boundary extension, there are two site allocations, WK22 Wick Harbour (refer Section 4.9) and WK12 Lower Pulteneytown.

WK12 covers the majority of the Lower Pulteneytown Character Area, with the exception that the properties on the south side of Bank Row, Harbour Place and Harbour Terrace are not included. The former Cooperative store and bakery have been allocated to WK22 (industrial use) although their former use was retail and in particular the upper building should be associated with the residential part of Upper Pulteneytown (compare figs 2 & 6).

WK12 is designated as ‘mixed use’, and uses may include housing, community, business, tourism, leisure, industrial, or retail; there is an Indicative Housing Capacity of 25 units. The Developer Requirements are:

*“Flood Risk Assessment may be required (no development in areas shown to be at risk of flooding); Sensitive siting and design due to being within a Conservation Area and due to the proximity of Listed Buildings and residential properties; Contaminated land survey and protected species survey may be required for specific sites; Part of Active Travel Network.*

(CaSPlan, 2018, 56)

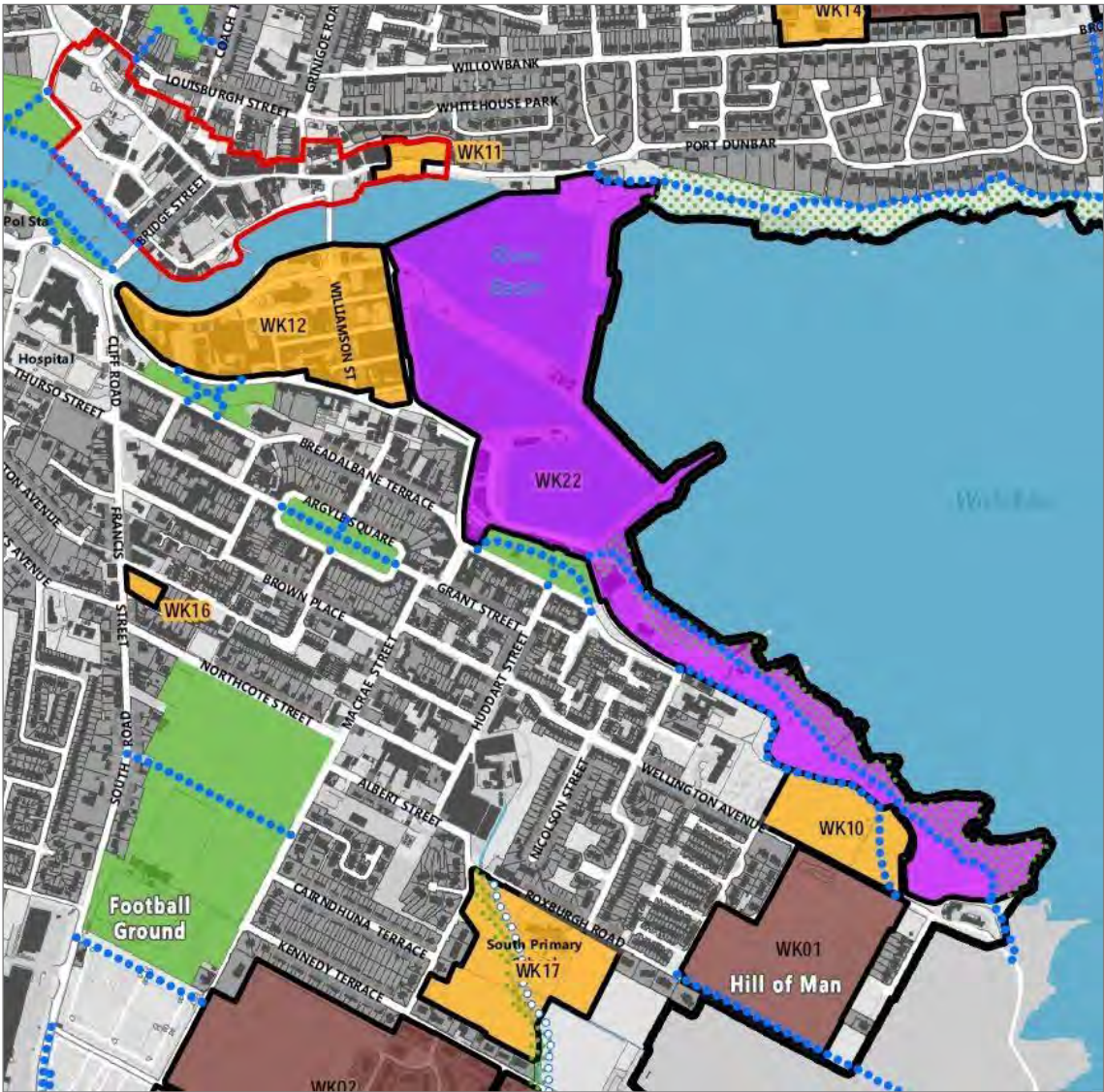


Figure 6: extract from CaSPlan 2018 showing Wick Settlement Plan © THC/Crown

#### 4.4.2 MANAGEMENT AND GUIDANCE

##### *Development Briefs*

No specific development sites are identified within the CaSPlan WK12 site allocation. THC could go further by preparing detailed guidance in a Development Brief. A brief could be for a specific site, urban block or potentially consider a large central area focused on the river and harbour which could incorporate aspirations for the Town Centre (similar to the Wick Charrette area). Appendix 2 sets out the criteria which may be included in a development brief.

##### *Other Possible Studies*

Appendix 2 sets out further detail on the following studies which may be applicable to development of historic buildings and sites. These include:

- Feasibility Studies
- Conservation Management Plans; Conservation Statements
- Heritage Statements

In advising owners and developers on specific sites, THC may wish to indicate which type of document is appropriate.

In addition to the suggestions above, THC may consider if any other information is required to manage the levels of underuse and vacancy in Pulteneytown. For example, the *Wick Town Centre Health Check* (2018) recorded vacancy and condition of retail and business units in the historic town centre, and retail surveys are commonly made by local authorities to monitor change in that sector. In Pulteneytown the level of retail activity may not merit such studies, however a baseline on general vacancy could be helpful. This may be an activity which could be led by a stakeholder group or agency with support from THC.

#### 4.4.3 PRACTICALITIES: POTENTIAL DEVELOPMENT SITES

##### *Urban Blocks*

Three urban blocks have been identified where opportunities for development may exist or arise in the future. Such blocks include Buildings at Risk, underused or vacant buildings, and inappropriate or negative development. The blocks are:

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. Their inclusion allows the opportunity for dialogue on potential business planning and location. This method has been successful in the past freeing up sites for enhanced use. Several of these sites have been under consideration by THC and other agencies for several decades and various strategies have been prepared in the past.

A detailed description of each site is provided in Appendix 5. This could be used as a foundation for a Development Brief for each site.

### *Negative buildings*

A number of later 20<sup>th</sup> century buildings have been constructed in the conservation area which are negative in terms of form, scale and or materials, for example the British Telecom building and the swimming pool (refer Section 4.5.2; figs 7 & 8). Appropriate redevelopment of these sites using a Development Brief, should be considered and promoted by THC should they become available.

There is a presumption against demolition in a conservation area, however where a building is identified as having no heritage significance and is of an inappropriate design which has a negative impact of the conservation area, then its replacement with a high quality building that makes a positive contribution to the character and appearance of the conservation area should be supported. Conservation Area Consent is required for demolition in the conservation area, accompanied by a planning application for redevelopment of the site (SHEP, 3.59, 40); further procedural guidelines on determining such applications is provided by Historic Environment Scotland.

#### 4.4.4 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Review sites proposed in this CAMP and consider producing Development Briefs
- ◆ Consider support for feasibility studies where appropriate
- ◆ Advise owners and developers on requirements for Conservation Plans, Conservation and Heritage Statements
- ◆ Consider the need for further data collection on vacancy in the conservation area
- ◆ Follow sustainability aims and encourage reuse of existing vacant buildings over new build construction wherever possible
- ◆ Only consider demolition as a last resort
- ◆ Follow CAMP recommendations for Buildings at Risk on development sites

## 4.5 QUALITY OF NEW DEVELOPMENT

### *TO ADDRESS THREAT 3: INAPPROPRIATE DEVELOPMENT INCLUDING UNSYMPATHETIC ALTERATIONS*

There is a small proportion of later development (i.e. after 1905) in the conservation area (fig 7 & CAA, Map 6.2). This is principally in Lower Pulteneytown and involved redevelopment of a number of former redundant industrial sites, such as the gas works in the mid-1990s, which occurred shortly before the greater part of Lower Pulteneytown was designation as a conservation area in 2000. In Upper Pulteneytown, redevelopment was more prevalent immediately to the east out with the conservation area boundary and comprises local authority housing constructed over a number of periods, but most notably from the 1970s.

As highlighted in Section 4.4 there are opportunities for new development within the conservation area including potential reuse and adaptation of existing buildings, and new buildings, in particular in Lower Pulteneytown. New development may also arise from owners wishing to alter or extend existing property.

#### 4.5.1 POLICY

A significant number of the developments from the second half of the 20<sup>th</sup> century are inappropriate to the character and appearance of the conservation area and have a negative impact. They do not in any way set a precedent for current standards for new buildings or refurbishment. With our heightened understanding and regard for Wick's cultural and built heritage, policies and guidance are now in place to protect the conservation area.

In all cases, in assessing planning applications within the Wick Pulteneytown Conservation Area (or which might impact on its setting) THC should carefully consider the proposals in relation to the Local Development Plan policies (HwLDP 2012 & CaSPlan 2018). This includes THC's overarching vision to create "*high quality places*" where the "*...built and cultural heritage is celebrated and valued assets are safeguarded.*" (CaSPlan, 2018, 1).

The *Highland Historic Environment Strategy* (HHES, 2013) is a material consideration when proposals for development are being considered. [Strategic Aims 30, 31 and 33](#) relate to the Design Quality of buildings. [hyperlink to text]

[Planning Advice Note 68 Design Statements](#) (PAN 68, 2003) affirms that design is a material consideration in determining planning applications.



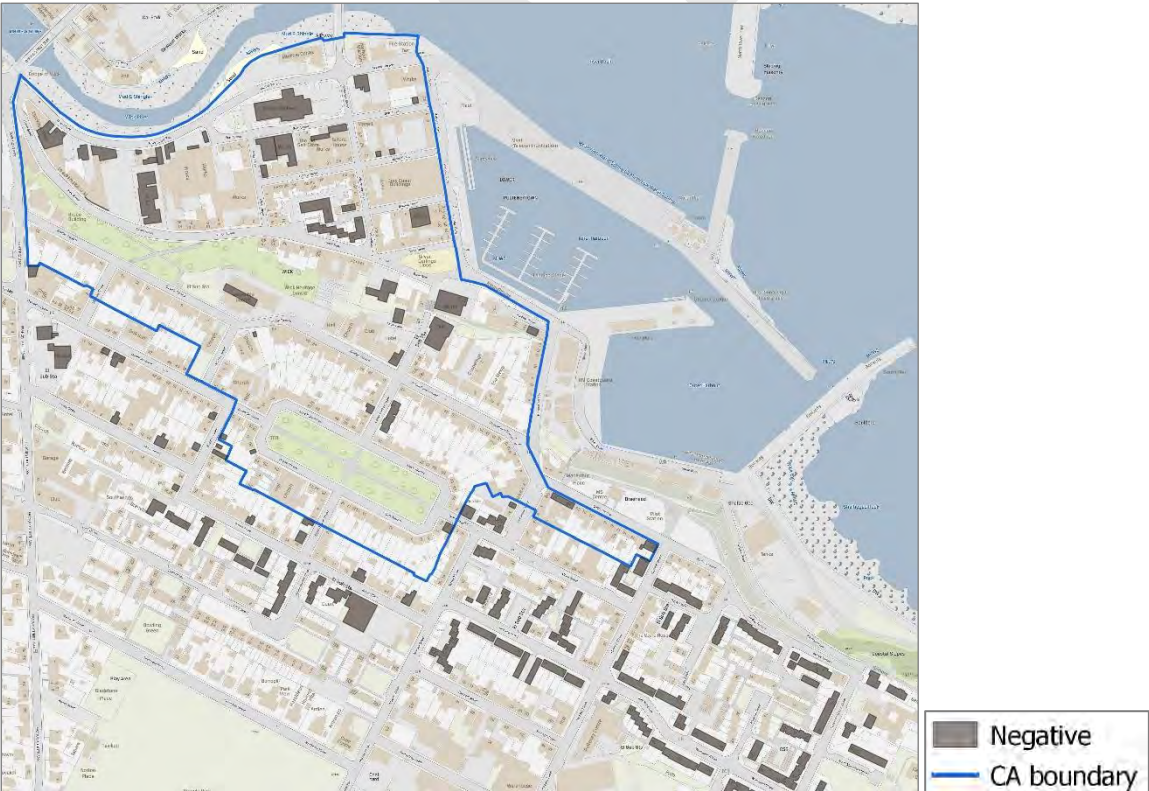


Figure 7: (top) Current Ordnance Survey map overlaid indicating 20<sup>th</sup> century buildings.  
© THC /Crown

Figure 8: (below) Current Ordnance Survey map overlaid with negative buildings.  
© THC /Crown

## 4.5.2 MANAGEMENT

### *Positive and Negative Buildings*

To aid management, the appraisal sought to identify buildings which make a ‘positive’ contribution to the conservation area but are not listed (‘positive buildings’) and also those which make a neutral contribution or cause a negative impact (fig 8; CAA Map 6.3). Whilst these terms are frequently used in Scotland’s historic environment sector, there are no definitions in legislation or policy. Historic England offers a useful checklist for buildings which make a positive contribution and this is outlined with an explanation of the term ‘positive buildings’ in Appendix 1.

If positive buildings can be said to be characterful due to the presence of distinguishing features (as outlined in the character appraisal) then ‘negative buildings’ can be defined as absent of those distinguishing characteristic features. Negative buildings in the conservation area can be categorised in two forms:

1. Traditional buildings of value which have been altered to such a degree that their current appearance has a negative impact on the building, its neighbours and the conservation area (figs 9 & 10). This is not to say they have no value or significance in respect of the authenticity of the site, however it means that opportunities to enhance such buildings and restore traditional appearance and character should be sought when either individual opportunities arise, or as part of a broad site approach.
2. Any building where its form, scale, materials, colour and/or quality detracts from the character and appearance of the conservation area (fig 11).

## 4.5.3 GUIDANCE

### *National Guidance*

Historic Environment Scotland has published guidance in [New Design in Historic Settings](#) (2010) to promote the key principles. These principles can be used by the local authority as a checklist in assessing planning applications and are summarised in Appendix 3.

### *Design Statements*

[Planning Advice Note 68 Design Statements](#) (PAN 68, 2003) provides detailed advice on when design statements should be used and what they should include. PAN 68 recommends that local authorities should set out in local plans the circumstances where they will expect design statements to be prepared.

It is recommended that THC consider design statements for any new development which may have an impact on the character or appearance of the conservation area. Appendix 3 provides further details.

### *Additional Design Guidelines for Wick Pulteneytown*

The *Highland Historic Environment Strategy* (HHES, 2013) provides broad strategic aims for new design, however THC could consider specific guidance. The checklists in Section 4.5.4 could provide a basis for more detailed guidelines for Wick Pulteneytown Conservation Area.



Figure 9: Inappropriate alterations: the importance of retaining architectural detail can be illustrated by comparison of the historic image of Assembly Rooms on Sinclair Terrace and its form in 2019. Constructed as the Pulteneytown Academy in 1838, stripping the building of its architectural features has removed much of the building's original character. Note historic image shows original 'sea gravel' on road and Caithness stone pavement and kerb. © The Wick Society - The Johnston Photographic Collection.



Figure 10: Inappropriate alterations: an example of past unsuitable change to a traditional building of heritage value which results in a negative impact. The original Caithness stone has been covered by a modern cement finish, the original windows and doors have been replaced; the window design and opening method has been altered; a large box dormer has been constructed which changes the form of the roof and obscures the original pitched slope; the original slate finish has been replaced in concrete tile. Buildings such as this can be enhanced and restored when opportunities arise through planning management.



Figure 11: Inappropriate design: an example of a later 20<sup>th</sup> century building design which is inappropriate to the character and appearance of the conservation area in terms of form (low horizontal emphasis and flat roof), materials and colour, the bright white is in stark contrast to the adjacent stonework and draws further attention to the building. Buildings such as this may offer opportunities for redevelopment or enhancement through planning management.

#### 4.5.4 PRACTICALITIES: PLANNING CHECKLISTS

##### DESIGN FORM

New development, building alterations and extensions should accord with the prevailing form of the historic environment in terms of scale, massing and historic layout.

Pulteneytown was built following the strict guidelines of the British Fisheries Society as set out by designer Thomas Telford (refer CAA Sections 3.4.3, 4.1.3, 4.1.4). This places greater significance on, and requires greater scrutiny of planning proposals, to such factors as height, plot width and street pattern and a requirement to respect the historic urban structure.

Specific guidance for New Design Form in Wick Pulteneytown Conservation Area:

- ◆ Orientate buildings to the street; virtually all principal elevations address the street and are built hard to the street line, rebuilding to the street line should be a requirement including corner locations for existing gap sites;
- ◆ Retain the principles of the Telford plan as the defining feature of the street pattern; respect the hierarchy of the street layout;
- ◆ Maintain /reinforce the courtyard layout within blocks in Lower Pulteneytown with pend access to principal streets;
- ◆ Retain pends and closes where they exist and encourage reintroduction where lost or original street arches survive;
- ◆ Consider carefully any changes to the density on a site, in particular in Upper Pulteneytown;
- ◆ Adopt appropriate building and storey heights; do not exceed the historic building heights; respect the hierarchy of building type to height, e.g. warehouses, residential, secondary support buildings;
- ◆ Use simple double pitched roofs 43-47 degrees traditionally, avoiding using the wide shallow pitches on some later 20<sup>th</sup> century industrial buildings; piend roofs also acceptable dependant on location;
- ◆ Flat roofs should be avoided;
- ◆ Skews and chimney stacks can articulate the building form and should be encouraged where there is a function or construction justification;
- ◆ Articulate across the length of a building, for example the number and definition of bays; observe the 'rhythm' of the street / urban block;
- ◆ Consider the proportion of openings; support vertically emphasis;
- ◆ Consider subdivision of fenestration and openings in relation to historic patterns;
- ◆ Extensions should be subservient in scale and volume to the original structure;
- ◆ Extensions to an existing gable, the roof ridge should not be greater in height than the main roof ridge;
- ◆ Box dormer roof extensions should not be supported.

## SETTING

New development, building alterations and extensions should accord with the setting of the conservation area including both the urban setting and the wider landscape setting of Wick harbour, river and headlands.

The topography of the site was fundamental in the design layout of the upper and lower towns and generates differing characteristics and views to and from each area.

The immediate setting of the development is also important: the treatment of the plot, its boundaries and the streetscape.

Specific guidance for New Design Setting in Wick Pulteneytown Conservation Area :

- ◆ The setting of any new development in relation to existing buildings on the urban block or terrace and neighbouring blocks which may be impacted; relationship to any landmarks;
- ◆ Establish views to and from the site and protect significant views within the public realm. Refer to section 4.1.6 of the conservation area appraisal. Be aware that rear as well as front elevations can impact on views for example the rear elevations of properties on Breadalbane Crescent. Be cognisant that views may change over time, for example mature trees on the open green spaces of Academy Braes have changed the views between the upper and lower towns. Where gap sites are to be developed there may be opportunities to create new views, visual connections and desire lines.
- ◆ Trees and private gardens should be maintained and managed as an important asset. Any proposed new development should protect important trees and green space; there should be a reluctance to approve the removal of green space for hard landscaping;
- ◆ Existing stone boundary walls and other established traditional boundary enclosures such as ironwork railings, gates, and stone piers should be retained; encourage repair and reinstatement as part of new development where site appropriate;
- ◆ New boundary treatments should use traditional materials and be of appropriate design to suit the locality;
- ◆ Materials for hard landscaping, roads and pavements should be high quality and carefully considered including: the original character of surfaces, suitability for traditional surface finishes; existing finishes and any recent reinstatement; refer Section 4.6;
- ◆ Wherever possible, extensions should be confined to the rear of properties and their impact on the conservation area fully considered; there should be no relaxation of the design standards.

## MATERIALS AND DETAILING

Much of the 'quality' of new development, alterations and extensions is derived from the choice and successful use of materials and their detailing. Where traditional materials are no longer available, or not selected for other good reasons, then the use of 'new' materials which are alien to the conservation area should be very carefully considered and controlled through the planning process.

Specific guidance for New Design Materials & Detailing in Wick Pulteneytown Conservation Area:

- ◆ Use materials which are high quality and which support sustainability;
- ◆ Seek to retain, repair / restore and or recycle materials on existing sites;
- ◆ Seek to retain and repair / restore architectural features on existing sites;
- ◆ Support the use of traditional materials where appropriate; materials such as timber, natural slate, lead and stone, not only harmonise with the historic environment but are repairable (not requiring replacement in a limited time span);
- ◆ Consider future maintenance of and safe access to the external fabric in new design and detailing; do not accept alterations which restrict future maintenance;
- ◆ Do not approve materials such as UPVC gutters or concrete tiles which are not considered appropriate to the historic environment;
- ◆ Allow colours which complement the palette of materials traditionally found in the conservation area and have regard to historical precedent; use colour sparingly such as to emphasise design features on a case by case basis and with care;
- ◆ Wall finishes in natural stone should generally follow historic materials i.e. Caithness stone and some sandstones; coursing, colour, texture and pointing to be carefully considered in respect of individual designs;
- ◆ Where natural stone walls remain they shall be repaired and incorporated into any new designs;
- ◆ Where stonework is not currently painted or rendered, a coating should not be applied unless traditional evidence of a historic coating can be provided, or there are strong technical reasons;
- ◆ Renders and harling should generally follow historic pattern and appearance which included traditional lime harling (hand cast finish) and smooth flat renders on more refined facades. Historic evidence and the urban context of other properties should always be taken into account. Heavy wet dash and dry dash cement finishes are not appropriate. The use of self-coloured proprietary renders may be considered appropriate on new buildings but always in the context of the site and relationship to any historic buildings;
- ◆ Brick is not commonly found in the conservation area and should be discouraged; modern walling materials such as artificial or reconstituted stone and concrete block are also not appropriate.

## MATERIALS AND DETAILING (cont.)

- ◆ The use of materials should reflect the location and hierarchy of the building, for example stone or rendered finishes will be more applicable to the principal streets, however development within lots and to the rear of sites could use a different palette of materials including timber cladding and corrugated metal sheets (traditional profiles) for example taking inspiration from the previous historic buildings; natural products such as zinc or lead sheeting could also be considered;
- ◆ Pitched roof finishes are general a grey/blue slate, a number of major repairs have been undertaken in new slate which is stronger in colour and smoother in finish which should not be considered as a precedent. Select new slate with care to match the traditional roofscape of the conservation area in terms of texture, colour, course grading and thickness. It is particularly important to look at neighbouring properties and the roofscape of the street in general as well as any on site or documentary evidence of the original roof finish. Interlocking concrete tiles, artificial slate and felt tile roofs are not appropriate;
- ◆ Flat roof finishes should follow traditional precedent such as lead or zinc sheet with associated detailing; roofing felts or other modern proprietary coatings are not appropriate;
- ◆ Rainwater goods should be cast-iron or aluminium; use of uPVC rainwater goods is inappropriate and not sustainable. Placement of downpipes should be carefully considered in respect of principal elevations.
- ◆ Windows should normally be of timber construction for painting and detailed on an individual basis to suit the building and site context; operating systems generally to be traditional methods including sash and case or side hung casements and which do not disrupt the building elevation when open;
- ◆ Doors should normally be of timber construction for painting and detailed on an individual basis to suit the site context; surviving original local designs could be used for reference;
- ◆ uPVC windows or doors are inappropriate;
- ◆ Follow THC's Supplementary Guidance *Historic Windows & Doors*
- ◆ Shopfront design including materials and detailing should adhere to THC's Supplementary Guidance *Shopfront Design Guide*.
- ◆ Materials for extensions and alterations should follow the general guidance for all New Design.



#### 4.5.5 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Adopt *Wick Pulteneytown Conservation Area Appraisal* as supplementary guidance in planning process for new development;
- ◆ Adhere to THC’s HHES Strategic Aims for Design Quality;
- ◆ Understand and take a consistent approach on the interpretation of positive and negative buildings;
- ◆ Request a Design Statement for all significant new design in the conservation area; integrate this requirement into Design Briefs for development sites and future LDP site allocations;
- ◆ Produce Development Briefs for larger sites;
- ◆ Seek enhancement or redevelopment of large sites if opportunity arises;
- ◆ Consider producing specific new design guidance for Wick Pulteneytown Conservation Area;
- ◆ Promote the use of existing design guidance from the Scottish Government and HES.

DRAFT

## 4.6 QUALITY OF THE PUBLIC REALM

### TO ADDRESS THREAT 4: QUALITY OF THE PUBLIC REALM

Considerable investment in the enhancement of the public realm, especially in Lower Pulteneytown, has taken place over the last 20 years. This commenced with reintroduction of traditional street surfaces, lighting and railings on the north side of River Street, and continued in Lower Pulteneytown under the Townscape Heritage Initiative (2003-2007). The latter involved repair of the Black Stairs, artistic metal work to the former salt cellars entrances, and creation of the Telford Trail (with the Wick Paths Project) including carved flagstones and interpretation boards. Further public realm works were not part of the CARS programme (2007-2013), which would suggest that the last significance investment in the public realm was approximately 15 years ago.

#### 4.6.1 POLICY

##### *National Planning Policy*

Scotland's *National Planning Framework* (NPF3, 2014) promotes quality, sustainability and resilience in the public realm, alongside improving accessibility and sustainable transport, whilst seeking to reduce the impact of car use on town centres.

##### *The Highland Council Planning Policy*

The *Highland-wide Local Development Plan* (HwLDP, 2012, 91) states that its retail policies are designed to encourage economic opportunities as well as improvements to the public realm of meeting places and social spaces.

##### *Wick Active Travel Audit*

The CaSPlan (2018) provides [place making priorities](#) for Wick (refer Section 4.4.1), one of which is that development should contribute towards the delivery of the priority actions identified in the Council's [Wick Active Travel Audit](#). This audit from 2011, recommends priorities for improved pedestrian and cyclist movement throughout Wick. It acknowledges that Wick has a 'walking culture' with higher than national average results for those who walk to work, but it also highlights problematic areas such as movement at the south end of both bridges where crossing is difficult for pedestrians and sightlines limited for cyclists.

Parts of the conservation area, and the proposed extension area, are included in the audit's recommended priorities, these are:

- [Audit Priority 3: A99 Active Travel Improvements](#)

This includes recommendations to:

- Widen the pavement of Cliff Road;
- Possible improvements to the cross roads of Cliff Road at Dempster Street junction;
- Introduction of traffic signals in lieu of the roundabout at the Bridge of Wick; this junction includes the landmark MacKays Hotel at the entry to the conservation area.

- [Audit Priority 6: Old Wick Spurs](#)

This priority looks to improve links from Old Wick and Upper Pulteneytown to South Road. This could include:

- Work to Argyle Square such as improved or feature lighting at night;

- Structural works on Dempster Street, Grant Street and Huddart Street potentially altering the current design; all either in the conservation area, proposed extension, or immediately adjacent to that.
- DDA compliant flush dropped kerbs with appropriate tactile paving at the junctions of Dempster Street with Malcolm and Beaufoy Streets, and along Grant and Huddart Streets.
- Dempster Street is noted as having a poorly maintained mono-block surface and the audit proposes consideration be given,

*“...to widening the footway and replacing the surfacing with a more uniform high quality tarmac pavement.”*

(Halcrow, 2011, 31)

In response to Priority 3 and 6, it should be noted that the pavement and road widths in Pulteneytown, including Dempster Street, were set out as a regulation of the Telford Plan (refer CAA Section 4.1.3). THC should make a carefully assessment of the visual impact on the character of the streetscape, particularly on the important vista of Dempster Street, of any proposed works. Proposals should be submitted to THC planning for preliminary discussion should the above recommendations be progressed.

Similarly, tarmac is not an appropriate finish in historic environments, even if used widely. If improvements were to be made, the reinstatement of Caithness stone and repair/reinstatement of granite kerbstones is considered more in keeping to the character and appearance of the conservation area and surrounding streets. This approach has been used in Lower Pulteneytown.

This priority also recommends that changes are made to assist DDA compliance. Whilst this is a desirable functional change to improve access and movement for all, the method and materials for this intervention need to be carefully considered and sensitively designed to the historic environment and not be standard coloured concrete paving blocks (fig 14).

- [Audit Priority 7 Upper Pulteneytown to Wick](#)

This priority looks to improve the link between Upper Pulteneytown and Wick town centre with a principal route through Argyle Square via the Black Stairs and Williamson Street to Wick Harbour Bridge. It is suggested that THC build on the earlier restoration work, and that the traditional finishes are extended onto Upper and Lower Dunbar Streets. The audit acknowledges the importance of the Black Stairs as a pedestrian link and proposes opportunities to promote the route including further branding or public art.

The audit recommends that as Lower Pulteneytown is regenerated, it is essential that provision for walking and cycling are taken into account. This broadly aligns with suggestions in the [Wick Charrette](#) (2013) around a more pedestrian friendly public realm on Harbour Quay and the side streets leading from Harbour Quay to Williamson Street. However, the charrette’s suggestion may counter the audit’s principle that Williamson Street is the main pedestrian link. Further development of preferences around public realm improvements and pedestrian prioritisations would be required to come to solutions which suit both movement of people and traffic, and what may be the best fit for any interventions in the historic environment. Any work to alter or reduce traffic flow must be carefully considered as it could have a detrimental effect on the character of the area and impact upon its vitality and viability.

- [Audit Priority 7 Roundabout at Martha Street /Wick Harbour Bridge](#)

The audit recommends examining the feasibility of removing this roundabout if harbour traffic permits. This could offer an opportunity for enhancement in the conservation area. This form of road movement and design is alien to the historic street pattern and is an issue in many conservation areas. The relationship of the historic built environment to modern vehicular traffic requirements can be challenging, with standard engineering solutions often at odds with the principle to protect and enhance the conservation area. This roundabout is an example of that, its construction effectively required the removal of the corner buildings from each urban block (fig 12).

The Wick Charrette (2013) suggested the concept of an ‘arrival square’ at this junction to improve the sense of arrival into Lower Pulteneytown from Wick Harbour Bridge. Whilst removal of the roundabout could be beneficial to the character of the conservation area, the introduction of a public square would be difficult to justify in relation to the urban structure and grain of Lower Pulteneytown. Regeneration and reinforcing the historic environment at this point would be preferable with focus on public space maintained on the harbour quayside and river fronts.



Figure 12: view towards Williamson Street with the expanse of the former swimming pool car park in the foreground having a negative impact on the conservation area. The original buildings on this block and the corner buildings to the east on Burn Street have been removed effected in part by the introduction of a roundabout (on left). Reinstatement of street fronting buildings or a suitable high quality finish to the car parking area would be beneficial to the conservation area.

#### 4.6.2 MANAGEMENT

[Strategic Aim 32](#) (Design Quality) of the *Highland Historic Environment Strategy* (2013) supports protection of the historic public realm and high quality enhancement.

Conservation areas require considered management and maintenance of the public realm, and the use of appropriate signage and materials for traffic management and street furniture. The effective working relationships between different council departments and relevant external agencies, especially public utility companies, are vital.

There are three main themes for management of the public realm in the Wick Pulteneytown Conservation Area:

1. Protection and Maintenance
2. Design
3. Enhancement

#### *1. Protection and maintenance*

This includes:

- Maintenance and appropriate repair of original surviving surfaces and features.
- Appropriate management of restored high quality surfaces and reinstated / high quality street furniture, lighting, public art and interpretation etc.

One of the most common difficulties can be managing the impact of work undertaken by utility companies who can undertake work using permitted development rights. Examples can be found where utility companies, after opened up newly restored and high quality street surfaces, have repaired in standard tarmac. The benefit of the enhancement and high quality public realm is immediately diluted, as is the usually considerable public investment made in resurfacing. Where original materials or details are lost this cannot be recovered and further dilutes the character and authenticity of the historic place. As PAN 71 states,

*“It is essential for planning authorities, roads authorities and utility companies to work together to identify sensitive areas and agree a commitment to sensitive reinstatement”*

*“The Scottish Road Works Register system is used by utility companies to notify road authorities of their intention to carry out works. If the conservation area is identified on the system as an area of ‘special designation’, the local authority may, in certain cases, be able to prescribe the specification for reinstatement. This should be based on an agreed maintenance schedule. Local authorities should ensure that the Register contains up to date and accurate information”*

(PAN 71, 2004, 12)

PAN 71 mentions a ‘maintenance schedule’ and it would be useful to have an agreed document such as this with specifications for materials and details of the public realm which all bodies, including local authority departments can access. This can also be used to identify any potential difficulties, for example in procurement of materials, or training needs for local operatives.

It is also important that street furniture is be well maintained to ensure the recent investment is protected and that neglect does not set in which bring down the appearance of the area. It appears that traditional lantern lighting was installed in most of Lower Pulteneytown (except Union Street) both lighting standards and wall mounted lights. The wall mounted lanterns have suffered from impact damage. In addition modern flood lights are attached to several buildings including prominent harled gable ends, which detracts from the attractive traditional finish and could damage the harl.

## 2. Design

### *Interaction of public and private spaces.*

The local authority should look to coordinate through development management the interface of public and private spaces, for example where pavement finishes meet a large private parking area, or loading areas next to industrial buildings. A consistent approach to materials and quality standards across private planning permissions and public authority design decisions will harmonise the appearance of open spaces and streets throughout the conservation area.

### *Parking, road markings and signage*

Parking can pose a challenge to character and appearance in conservation areas, both on-street parking and larger designated car parks. Provision of parking will relate to broader local authority strategy on traffic management and recommendations such as those in the *Wick Active Travel Audit*. Effective traffic movement, loading and parking are an essential part of many businesses so it is not to say parking should be excluded from a conservation area, just that its location and physical appearance be given particular consideration. Parking may be under local authority or private ownership.

In Lower Pulteneytown there is parking on-street and at larger premises such as the medical centre, former swimming pool and recently for the Beatrice facilities on Telford Street (fig 13). Each of these car parks create large expanses of tarmac often having a negative visual impact emphasised by boldly coloured traffic signage. Whilst safe movement for parking is essential there are likely to be more sensitive means to provide this such as the use of alternating surface textures and suitable colour changes.

In any future developments consideration should be given to the most appropriate location, design and materials for parking areas which will minimise the impact on the conservation area, and opportunities to enhance existing poor quality parking areas taken when they arise such as at the former swimming pool site (fig 12). In both this case, and on Telford Street, the reinstatement of street fronting buildings should always be a preferred option to open and visual parking provision.

### *Street furniture and signage.*

The public realm is effected by the design and quality of street furniture and signage. Streetscape can become unattractive and cluttered if there is:

- An overuse of street furniture;
- Redundant items are not removed (excepting items of historic significance);
- A lack of co-ordination and different elements are added over time by different organisations;
- Standard, off-the-shelf designs are used;
- Items are not maintained.

For example, 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. A coordination of approach and an overall vision of the streetscape is required. This could start with a public realm / streetscape audit to fully record the existing fabric and plan accordingly for future management, change and enhancement opportunities. This audit may be undertaken by a local community group with appropriate support and guidance from THC; this would also allow for feedback on the streetscape through community representation. A regular monitoring programme should be put in place.



Figure 13: Parking and changes to traffic movement introduced as part of the regeneration of the eastern urban blocks either side of Telford Street: (top) open parking area created from former curing yards after loss of internal and street fronting buildings; parking area is highly visible; (centre) partly obscured parking within the block is a more sensitive approach although the finishes are still standardised they are less visible from the public realm; (below) to facilitate new uses Telford Street has been made one way with the standard blue signage standing out against the traditional finishes.

### 3. Enhancement

Notwithstanding a detailed street audit, the following priority areas could benefit from streetscape enhancement as carried out in Wick Pulteneytown Conservation Area:

- MacKay Hotel corner (with *Wick Active Travel Audit* recommendation to remove roundabout);
- Union Street was not part of the enhancement carried out under the THI programme. The tarmac pavements are in poor repair and management of Academy Braes has been highlighted along with redevelopment opportunities;
- South Side of River Street (with future redevelopment opportunities);
- Roundabout at Wick Harbour Bridge and swimming pool car park (with any action in line recommendations in the *Wick Active Travel Audit* / redevelopment of the pool site).
- Argyle Square and radiant streets (in line with areas recommended in the *Wick Active Travel Audit*).

#### *Suitable surface finishes*

It is recommended that any further enhancement or new work in the conservation area continues to use Caithness stone flags, stone setts and kerbs always with reference to retaining any original or surviving traditional finishes or parts thereof and with reference to historic images.

#### 4.6.3 GUIDANCE

As mentioned above, THC should look to create a ‘maintenance schedule’ or similar document with records of the material specifications and details used in the public realm. This could also provide guidance of appropriate materials and design for new development and enhancement schemes. This document should be accessible to all local authority departments and external bodies working in the public realm.



Mixed and cluttered street furniture: enhancement gained by using a traditional lantern and street sign is offset by cabling, satellite dish position 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 modern white lamps lacking appropriate and coordinated design. Note dropped kerb constructed using textured concrete paving which is not in keeping with the Caithness flagstone.

Figure 14: inappropriate street furniture and unattractive streetscape.



#### 4.6.4 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Maintain and manage the public realm including restored and original street surfaces, street furniture, lighting and public art
- ◆ Review *Wick Active Travel Audit* recommendations in respect of the findings of the *Wick Pulteneytown Conservation Appraisal*; take forward any interventions in the historic environment of the conservation area, the proposed boundary extension, and its immediate environs with regard to its significance, character and appearance;
- ◆ Investigate if reinstated areas of Pulteneytown streetscape can be entered as ‘special designations’ in the *Scottish Road Works Register*;
- ◆ Prepare a ‘maintenance schedule’ with specifications for materials and details of the public realm of Wick Pulteneytown Conservation Area and share with relevant local authority departments and external agencies as applicable;
- ◆ Any road management in the conservation area should aim to follow traditional traffic movement patterns and not force over-engineered solutions on the historic environment.
- ◆ Further enhancement or new work in the conservation area should continue to use Caithness stone flags, stone setts and kerbs and retain any original or surviving traditional finishes or parts thereof.
- ◆ THC should look to coordinate the interface of public and private streetscape with a consistent approach to materials and quality standards to harmonise the appearance of open spaces and streets throughout the conservation area.
- ◆ Avoid large open car parks; look to incorporate car parking within sites out of public view.
- ◆ Where car parking is visible from the public realm, aim to reduce its impact with sensitive selection of surface materials, minimal signage and the road markings only required for road safety; consider use of colour carefully.
- ◆ Undertake a streetscape audit, potentially with a stakeholder or community group, to assess the condition and design of the public realm and priority actions.
- ◆ Consider public realm enhancement at:
  - MacKay Hotel corner (with *Wick Active Travel Audit* recommendation to remove roundabout);
  - Union Street (with green space management of Academy Braes / future development opportunities);
  - South side of River Street (with future redevelopment opportunities);
  - Roundabout at Wick Harbour Bridge and swimming pool car park (with any action in line with recommendations in the *Wick Active Travel Audit* / redevelopment of the pool site).
  - Argyle Square and radiant streets (in line with areas recommended in the *Wick Active Travel Audit*).

## 4.7 GREEN SPACE MANAGEMENT

### TO ADDRESS THREAT 5: GREEN SPACE MANAGEMENT

Although Wick Pulteneytown Conservation Area is predominantly a ‘built’ environment, there are a number of significant green and open spaces:

- Argyle Square
- Academy Braes
- The Memorial Garden on Bank Row
- Braehead (proposed conservation area extension)
- Bank Row, the Round House, Harbour Place and Breadalbane Crescent terraces: land and gardens to the rear forming the transitional slope between Upper and Lower Pulteneytown.
- Nos. 4-13 Breadalbane Crescent front gardens.
- Private green space and gardens to the rear of residential properties.

Section 4.1.5 of the Conservation Area Appraisal provides further information on these sites.

#### 4.7.1 POLICY

##### *National Planning Policy*

Both NPF3 (2014) and SSP (2014) support open and green spaces:

*“Planning should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful place making.”*

(SPP, 2014, 50)

[Planning Advice Note 71](#): *Conservation Area Management (2004)* also emphasises the importance of trees and woodland management in conservation areas.

##### *Local Planning Policy*

Public spaces can form a green network, and reference is made to the role of Argyle Square in routes through Wick as a recommended priority in the *Wick Active Travel Audit* (Section 4.6.1). The existing routes across Argyle Square, Academy Braes and Braehead are all designated core paths in the CaSPlan (2018) with each allocated as green space.

##### *Private Green Space*

Private green space is more difficult to legislate, however planning permission is required in the conservation area for example for the introduction of certain types of hard landscaping, and smaller scale residential development can be managed through the planning process. Larger new developments are required to consider green and open space and trees in the design of the development.

##### *Tree Policy*

There are no Tree Preservation Orders (TPOs) in the conservation area or its immediate boundaries, however mature trees make an important contribution to soften an otherwise hard urban design and are prominent in distant views of the upper town. All trees within a conservation areas are protected under Section 172 of the Town and Country Planning (Scotland) Act 1997. Before carrying out any felling or surgery works to a tree in a conservation area, owners are required to seek permission from the local authority giving details of the intended works. Councils can serve a Tree Preservation Order to protect

individual trees or woodlands, and can also protect and promote tree planting through conditions in planning consents. Planning Conditions for development can include requirements to retain trees, management of new and existing trees and opportunities for new planting.

#### 4.7.2 MANAGEMENT

Green and open space management will include the maintenance of grass, pathways and railings, trees and other planting. It also requires planning for future planting, tree management, and repair or renewal of street furniture in public spaces (refer Section 4.6). Trees in particular 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 but the area has an unkempt feel with overgrown vegetation. Local stakeholders have raised concern over the safety of mature trees, and the overgrown nature of the space could have a negative impact. Legal responsibility for this area has been questioned, although it is defined as public green space in the *Wick Greenspace Audit* (2010)

It is recommended that THC undertake a review of the condition of public open green spaces in Pulteneytown including Argyle Square, Academy Braes and Braehead. Such a review should involve local community groups and the appropriate stakeholders such as Argyle Square Community Association. The review should take the opportunity to clarify ownership and maintenance responsibilities, and lead to production of a Management Plan for each space which provides details of, but is not restricted to, the following:

- Define regular maintenance regimes;
- Identify important trees and species to be managed through a tree survey;
- Define strategy for maintenance of planting, for example 'semi-natural' environment;
- Identify significant built features, such as original steps and walling at the Academy Braes, to be protected (fig 15; CAA Section 4.2.5);
- Record current street furniture, its condition and any new requirements;
- Establish design criteria, species, materials and methods to be used in maintaining the space;
- Set out a vision for enhancement.

This work could form part, or share information with, the streetscape audit discussed in Section 4.6 and any plans under the *Wick Active Travel Audit*. A combined approach is essential.



Fig 15: the well-established route across Academy Braes, leading to the upper town, and originally Pulteneytown Academy (now the Assembly Rooms); the original Caithness stone walling and steps remain although the former rough shingle path has been tarmacked with a standard modern metal handrail fitted. A management plan for this green space should include architectural features such as the walling and steps and plans for their retention, maintenance and future repair using appropriate materials and methods. Whilst the green space is semi-natural (rather than a formal landscape) it is very overgrown.

#### 4.7.3 GUIDANCE

THC has supplementary guidance on [Trees, Woodlands and Development](#).

#### 4.7.4 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Follow national and local policy on promotion of green open spaces and networks to enhance the conservation area.
- ◆ Resist the loss of private and public green space
- ◆ Encourage the introduction of appropriate open green space, trees and green routes in new development / redevelopment of sites where applicable to the historic environment.
- ◆ Protect existing trees in the conservation area
- ◆ Review the condition of key open green spaces: Argyle Square, Academy Braes and Braehead; clarify ownership and maintenance responsibilities.
- ◆ Prepare Management Plans for the key open green spaces of Argyle Square, Academy Braes and Braehead in consultation with stakeholders, the local community and residents.
- ◆ Identify and protect original built features in open spaces
- ◆ Promote THC's *Trees Woodlands and Development, Supplementary Guidance*

DRAFT

## 4.8 REVIEW HERITAGE PROTECTION

### TO ADDRESS THREAT 6: LACK OF STATUTORY PROTECTION FOR BUILDINGS FROM TELFORD PLAN

#### 4.8.1 POLICY

The *Highland Historic Environment Strategy* includes the following relevant strategic aim:

*“Strategic Aim 9 (conservation areas): To ensure that all areas of special historic or architectural interest within Highland are assessed and where appropriate designated as conservation areas.”*  
(HHES, 2013, 11)

The CaSPlan (2018, Clause 74) further identified that there was potential to review the Wick Pulteneytown Conservation Area. Following Scottish Government guidance in *PAN 71 Conservation Area Management* (2004) a full appraisal of the character and appearance of Pulteneytown and its immediate environs was carried out during 2019.

#### 4.8.2 MANAGEMENT

The *Wick Pulteneytown Conservation Area Appraisal* identifies heritage assets that are significant but which are not currently protected by legislation.

##### *Conservation Area*

Section 5.0 of the *Wick Pulteneytown Conservation Area Appraisal* sets out recommendations for conservation area boundary review including proposals for extension of the conservation area.

##### *Listed Buildings*

The appraisal further identified apparent anomalies in the designation of listed buildings and unlisted buildings and recommended that THC discuss this further with Historic Environment Scotland (refer CAA Section 4.2.2).

#### 4.8.3 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Consult on the proposed boundary extension for the conservation area as described in Section 5.0 of the *Wick Pulteneytown Conservation Area Appraisal*
- ◆ Re-designate the conservation area as applicable following the outcome of boundary consultation
- ◆ Review information provided on anomalies in listed building designation; take forward with HES as applicable.

## 4.9 EXTEND HERITAGE PROTECTION

### TO ADDRESS THREAT 6: LACK OF STATUTORY PROTECTION FOR HISTORIC HARBOUR INFRASTRUCTURE

Wick Harbour is governed by the Wick Harbour Authority (WHA). It a ‘trust port’, an independent statutory body governed by its own local legislation and run by an independent board. Wick Harbour Authority was established as part of the Modernising of Trust Ports initiative, with its constitution set out in the Wick Harbour Revision Order 2005. A lease between Wick Harbour Authority and Beatrice Offshore Windfarm (BOWL) saw signed on October 2017, the final step in BOWL’s commitment to using Wick Harbour as the long-term operational base for the Beatrice Offshore Windfarm. BOWL’s Operations and Maintenance Base was officially opened in July 2019 in Lower Pulteneytown.

#### 4.9.1 POLICY

##### *Harbours Act*

Harbours come under the Harbours Act 1964 and in Scotland any works to a harbour are regulated by application made to Transport Scotland, with decisions made by the relevant Scottish Ministers. Permission takes the form of a Harbour Revision Order under Section 14 or Harbour Empowerment Orders under Section 16 of the Harbours Act 1964. In making applications for Harbour Revision Orders, the WHA is expected to consult widely with local agencies and the community including the local planning authority.

##### *Planning Permission*

Application for a Harbour Revision Order may run alongside any other consent that is required. This would include Planning Permission where the works fall out with those that would otherwise be authorised by [Class 29](#) or [Class 35](#) of the General Permitted Development Order (1992).

#### 4.9.2 MANAGEMENT

##### *Conservation Area*

As outlined in Section 4.8.2, the *Wick Pulteneytown Conservation Area Appraisal* recommended a number of boundary extensions, one of which is to include the Wick Harbour as a fundamental part of the character and appearance of Pulteneytown, considering its heritage significance, and its relationship to the town. Refer to Section 5.0 of the appraisal for further information.

##### *Local Development Plan*

Wick harbour is part of the allocated site WK22 in the CaSPlan (2018, 58; fig 6). This site covers the harbour area and buildings below Harbour Terrace on South Quay, and including the Buildings at Risk at the head of Macarthur Place (refer Appendix 4). [Allocated site WK22](#) sets out planning requirements, including that a developer should prepare a masterplan or development brief in consultation with relevant environmental agencies and other stakeholders, to be agreed with THC.

#### 4.9.3 RECOMMENDATIONS FOR FUTURE CONSERVATION AREA MANAGEMENT

- ◆ Consult on the proposed boundary extension to include Wick harbour as described in Section 5.0 of the *Wick Pulteneytown Conservation Area Appraisal*;
- ◆ Re-designate the conservation area as applicable following the outcome of boundary consultation.

## 5.0 IMPLEMENTATION

Section 4.0 outlined in detail opportunities to address each threat to Wick Pulteneytown Conservation Area. 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 management plan provides a basis upon which actions and programmes can be developed by, and in association with, The Highland Council (THC) to protect and enhance the conservation area. Such actions may require to be assessed on a priority basis especially if out with the core statutory obligations of the local authority, and as resources allow. The plan should not be seen in isolation of other initiatives through which elements of the plan may be delivered.

The following key aims and objectives will be adopted to support the ongoing management of Wick Pulteneytown Conservation Area.

### 5.1 AIMS

- ◆ Safeguard the distinct identity of Wick Pulteneytown;
- ◆ Protect its historic environment and open spaces;
- ◆ Maintain the investment and regeneration achieved;
- ◆ Support further enhancement and regeneration opportunities;
- ◆ Prevent detrimental change;
- ◆ Improve repair standards;

### 5.2 OBJECTIVES

1. Manage change in the Wick Pulteneytown Conservation Area so that,
  - a. Historic fabric is not lost unnecessarily;
  - b. Architectural detail is retained;
  - c. Inappropriate repair is prevented.
2. Where change is acceptable or necessary,
  - a. Ensure repair or replacement is based of historic evidence;
  - b. Use sustainable/traditional materials appropriate to the building and conservation area;
  - c. Take a consistent approach following national and local supplementary guidance.
3. Support continued regeneration,
  - a. Secure new viable uses for Buildings at Risk;
  - b. Define and promote development opportunities.
4. Accept only high quality new design,
  - a. Raise standards of small alterations and extensions;
  - b. Set parameters for high quality design in new development.
5. Enhance the public realm with improved active travel connections to other parts of Wick town.
6. Proactively manage and maintain green and open spaces and trees.
7. Pulteneytown's heritage is appropriately protected.

## 6.0 MONITORING AND REVIEW

This document should be reviewed periodically as circumstances dictate by THC, and in conjunction with the *Wick Pulteneytown Conservation Area Appraisal*. 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.



## 7.0 FURTHER READING AND GUIDANCE

### APPROPRIATE REPAIR AND MANAGING SMALL CHANGES

#### *Legislation*

*Town and Country Planning Act (Scotland) 1997*

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

*The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011*

#### *THC Development Guidance*

*Highland Historic Environment Strategy*

*Historic Windows & Doors*

*Shopfront Design Guide*

#### *Historic Environment Scotland Managing Change Guidance Notes*

*Boundaries*

*Doorways*

*External Fixtures*

*External Walls*

*Micro-renewables*

*Roofs*

*Shopfronts and Signs*

*Windows*

#### *Historic Environment Scotland INFORM Guides (individual subjects)*

#### *Historic Environment Scotland Short Guide series*

*Short Guide 1: Fabric Improvements for Energy Efficiency*

*Short Guide11: Climate Change Adaptation for Traditional Buildings*

### PROACTIVE REPAIR & PREVENTATIVE MAINTENANCE

#### *Legislation*

*The Housing (Scotland) Act 2006*

*Building (Scotland) Act 2003*

#### *The Highland Council Advice*

*Scheme of Assistance*

*Care & Repair Service*

#### *Historic Environment Scotland*

*Maintaining your home: A short guide for homeowners*

*INFORM Guides (individual subjects)*

#### *Other Advice*

*SPAB website*

*Under One Roof website*

*Traditional Buildings Health Check website*

### DEVELOPMENT OPPORTUNITIES

#### *Legislation*

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

*Building (Scotland) Act 2003*

*Guidance*

The Buildings at Risk Register for Scotland website and Toolkit online  
Historic Environment Scotland *Managing Change Use & Adaptation of Listed Buildings*  
Historic Environment Scotland *Managing Change Demolition of Listed Buildings (2019)*  
Architectural Heritage Fund website: Viability Grants

**DEVELOPMENT OPPORTUNITIES**

*Policy*

*Caithness and Sutherland Local Development Plan (CaSPlan; 2018).*

*Conservation Plans*

BS7913:2013 *Guide to the conservation of historic buildings.*  
*The Conservation Plan* (2013) James Semple Kerr  
Historic Environment Scotland, *Conservation Plans*  
Heritage Lottery: <https://www.heritagefund.org.uk/publications/conservation-planning-guidance>

*Advice*

Architectural Heritage Fund  
Heritage Network

**QUALITY OF NEW DEVELOPMENT**

*THC Supplementary Guidance*

Historic Windows and Doors  
Shopfront Design Guide

*Scottish Government policy and advice*

Planning Advice Note PAN 68 *Design Statements*  
*Designing Streets: A Policy Statement for Scotland*  
*Creating Places: A Policy Statement on Architecture and Place for Scotland*

*Historic Environment Scotland*

*New Design in Historic Settings* (2010)  
*Managing Change in the Historic Environment - Boundaries*  
*Managing Change in the Historic Environment - Setting*  
*Managing Change in the Historic Environment - Extensions*

*Historic Photographs*

Wick Heritage Society Johnston Collection  
Am Baile  
Canmore.  
SCRAN

**QUALITY OF THE PUBLIC REALM**

*The Highland Council*

*Wick Active Travel Audit*

*Scottish Government*

*Planning Advice Note 65: Planning and Open Space*

*Planning Advice Note PAN 71: Conservation Area Management*

*Designing Streets: A Policy Statement for Scotland*

*Creating Places: A Policy Statement on Architecture and Place for Scotland*

*Historic Environment Scotland*

*New Design in Historic Settings*

## GREEN SPACE MANAGEMENT AND MAINTENANCE

*Scottish Government*

*Planning Advice Note PAN 71: Conservation Area Management*

*The Highland Council*

*Trees Woodlands and Development, Supplementary Guidance*

## APPENDICES

1. Positive Building Definition
2. Development Briefs and other studies
3. New Design Guidance
4. Buildings at Risk
5. Development Sites

# WICK PULTENEYTOWN CONSERVATION AREA MANAGEMENT PLAN

## Appendix 1: Positive Building Definition

**Draft: NOVEMBER 2020  
FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.**

DRAFT

## APPENDIX 1: 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.

# WICK PULTENEYTOWN CONSERVATION AREA MANAGEMENT PLAN

## Appendix 2: Development Briefs and other studies

**Draft: NOVEMBER 2020  
FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.**

DRAFT

## APPENDIX 2: DEVELOPMENT BRIEFS AND OTHER STUDIES

### *Development briefs*

Development briefs can:

1. Stimulate interest and guide opportunities for development, regeneration and enhancement;
2. Inform decisions on future planning applications;
3. Be adopted as supplementary guidance.

A development brief may include:

- Potential development sites and land ownership;
- Suitable land uses;
- Site context / setting;
- Appropriate siting of development;
- Protected views;
- Site constraints, environmental designations, contaminated land, flood risk;
- Opportunities for public realm or green space enhancement;
- Development objectives;
- Site-specific issues;
- Sensitive sites including listed and positive buildings, and other significant elements in the historic environment;
- Historic street pattern, street frontage lines and urban grain;
- Relationships to adjacent buildings and sites;
- Design criteria on scale, height, form, massing, emphasis;
- Appropriate building materials;
- Site permeability and routes for pedestrians and cyclists;
- Strategy for vehicles movement and parking requirements;
- Historic surface treatments;
- Hierarchy of key buildings/structures;
- Heritage value and significance;
- Archaeological potential.

The list is not exhaustive and should be compiled to suit the specific site be that an individual building, urban block or larger area.

### *Feasibility Studies*

Where there is potential interest in reuse of a building or site, possibly with a new use and adaption required of an existing building, then the owner, developer, or other party can commission a feasibility study to test if their idea is viable (physically and financially). Such studies have the potential to unlock difficult sites, and may consider more than one option.

Funding can be available for certain groups from heritage bodies to assist in the cost of such studies, or a contribution from public funds may be considered where there is wider potential benefit and the project meets current strategy.



An experienced team of professionals is required with suitable knowledge of the historic environment and experience of bringing traditional buildings back into use. In some cases the assistance from a building preservation trust (BPT) may be beneficial.

*Conservation Management Plans; Conservation Statements*

To address several of the guidelines in a development brief, planning submission, or in making plans for these often challenging sites, an owner or developer in conjunction with a suitably skilled professional design team, should consider researching their asset to produce information to guide their decision-making process and illustrate this to others (local authority, funding bodies etc.). The type of report and level of detail will be appropriate to the site and level of intervention. For large and/or complex sites of significant heritage value, a Conservation Management Plan should be prepared in advance of any design proposals. A shorter Conservation Statement may be used where the site is simpler and/or less adaptation is envisaged.

*Heritage Statements*

Heritage Statements vary slightly in that they are often made after design proposals to explain and justify the proposals. They therefore have a different use than the more preparative conservation plans and statements.

*Planning Management guidance*

In advising owners and developers on specific sites, THC may wish to indicate which type of document is appropriate. Recommendations are given for individual cases below.

	CONTENT		APPLICATION
	Heritage Significance	Conservation Management	
<b>Conservation Management Plans</b>	Detailed assessment	Detailed guidance with policies and action plans	Ongoing management of complex heritage assets Required for HLF grants >£2m
<b>Conservation Statements</b>	Detailed assessment	General <i>detailed where relevant</i>	Similar to above, suitable for less complex sites or where no major development is envisaged
<b>Heritage Statements</b>	General <i>detailed where relevant</i>	Focus on impact of specific proposals on the heritage identified	One-off requirement for: LBC and SMC applications Planning applications affecting designated heritage assets or demolition of non-designated heritage assets

Table after 'Conservation and Heritage Statements' Humble, 2019.

# WICK PULTENEYTOWN CONSERVATION AREA MANAGEMENT PLAN

## Appendix 3: New Design Guidance

**Draft: NOVEMBER 2020  
FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.**

DRAFT

## APPENDIX 3: NEW DESIGN GUIDANCE

### *Principles for New Design in the Conservation Area*

Historic Environment Scotland's [New Design in Historic Settings](#) (2010) promotes the key principles for new design in historic places.

It emphasises that there is not one solution, and that it is the 'approach' of the designer which is critical to a successful design.

This approach should include their analysis and evaluation to the historic environment setting.

This is why specific guidelines can be difficult, i.e. it is not just a case of using the 'right' materials or building to a certain height. Guidelines can only give an outline for the designer, every design brief will be different and a level of flexibility has to be allowed to generate successful creative design responses.

General principles to be considered in new development in historic settings set out by HES (2010) are:

- Urban structure (the pattern of development blocks, streets and buildings);
- Urban grain (the pattern of streets and spaces; permeability);
- Density and mix;
- Scale (height, massing and hierarchy of the existing buildings);
- Materials and detailing;
- Landscape (topography and setting);
- Views and landmarks;
- Historical development.

These principles can be used by the local authority as a checklist in assessing an application's response to each. Furthermore guidance should emphasise the following overarching principles:

- The historic environment is a resource that must be protected;
- Successful new buildings will enhance the historic environment and its sense of place;
- Cultural and economic value can be added to new buildings placed in the historic environment;
- Pastiche of historic styles and replication of architectural features with no function should be avoided.

### *Design Statements*

[Planning Advice Note 68 Design Statements](#) (2003) provides detailed advice on when design statements should be used and what they should include. PAN 68 recommends that local authorities should set out in local plans the circumstances where they will expect design statements to be prepared.

It is recommended that THC consider design statements for any new development which may have an impact on the character or appearance of the conservation area. The Design Statement should explain and illustrate the principles and concept behind the design and layout of the proposed development and demonstrating how the proposal relates both to the site and its wider context. Applicants can use the conservation area appraisal to assist in this.

Applications for more significant change such as those involving the infilling of gap sites and/or demolition and replacement with new buildings, should be encouraged to include 3-dimensional representations of the building context including urban blocks and street elevations, the extent of context should be advised by the planning authority based in individual cases.

Historic photographs may be consulted to inform the design of new development, building alterations and extensions. Photographic information can be sought from the Wick Heritage Society Johnston Collection, Am Baile, Canmore and SCRAN.

DRAFT

# WICK PULTENEYTOWN CONSERVATION AREA MANAGEMENT PLAN

## Appendix 4: Buildings at Risk

**Draft: NOVEMBER 2020  
FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.**


DRAFT



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

This appendix can be read in conjunction with the *Wick Pulteneytown Conservation Area Appraisal (CAA)* and the *Wick Pulteneytown Conservation Area Management Plan (CAMP) Appendices 5: Development Sites*.

Please note all images and maps with copyright indicated are for illustration purposes only and must not be shared or copied.

Building Address	BARR category BARR condition BARR last entry	Comment CAA site visit July 2019 / information
<b>Upper Pulteneytown</b>		
<b>18-19 Sinclair Street</b> (refer CAA section 4.2.2)	Restoration in Progress Condition: Fair 09/2016	No longer considered at risk
<b>28 &amp; 29 Breadalbane Terrace</b> (refer CAA section 4.2.2 & fig 21)   2020	At Risk Condition: Fair 09/2013	Building remains vacant and at risk. No apparent action, condition slightly deteriorated since 2013. Original doors and windows still in place.  Listed Building. Good example of earlier housing on prominent corner block with surviving traditional external joinery and dormers.  Included in CAMP Appendix 5-2.
<b>17 and 18 Breadalbane Crescent</b> (refer CAA section 4.2.2)   2020	At Risk Condition: Fair 09/2013	Building remains vacant and at risk; No apparent action, condition slightly deteriorated since 2013. Original door, windows, shutters and dormer still in place.  Listed building. End house of prominent corner terrace with surviving original external joinery and dormer.  Included in CAMP Appendix 5-2.
<b>Former Dounreay Social Club</b> 38 Breadalbane Crescent   © HES 2013	At Risk Condition: Fair 09/2013	Building remains vacant and at risk. Condition had deteriorated with roof becoming dangerous. Roof cover removed in 2019 under Dangerous Building Notice. Structure now open to the elements, not clear if wallhead have been stabilised / capped.  Included in CAMP Appendix 5-2.

 <p>Roof in 2020</p>		
<p><b>Former Cooperative Store</b> 1-4 Macarthur Place (CAA fig 49)</p>  <p>© HES 2013</p>  <p>2020</p>	<p>At Risk Condition: Fair 09/2013</p>	<p><b>Property in proposed CA boundary extension</b></p> <p>Building remains vacant and at risk. No apparent action, condition deteriorated since 2013.</p> <p>Positive building. Very prominent focal point and highly visible in views from the town, river and harbour.</p> <p>Note this site is in CaSPlan WK22 site allocation as industrial use. Wick Charrette suggested reuse as residential.</p>
<p><b>Former Cooperative Bakery,</b> South Quay (CAA fig 49)</p>  <p>©HES 2013</p>  <p>2020</p>	<p>At Risk Condition: ruinous 11/2017</p>	<p><b>Property in proposed CA boundary extension</b></p> <p>Building remains ruinous and at risk. No apparent action, condition deteriorated since 2013, notably condition of wallhead cappings and vegetation growth to chimney.</p> <p>With former Coop, a very prominent focal point and highly visible in views from the town, river and harbour.</p> <p>Note this site is in CaSPlan WK22 site allocation as industrial use. Wick Charrette suggested reuse as residential.</p>
<p><b>Former Wick Martyr’s Free Church,</b> Malcolm Street</p>	<p>Not on BARR</p>	<p>1839, originally the Reformed Presbyterian Church, and after several changes was last the Wick &amp; Keiss Free Church (not in use as such in June 2019).</p>




 <p>2019</p>		
<p><b>Former Drill Hall, Dempster Street</b></p>  <p>2019</p>	<p>Not on BARR</p>	<p><b>Property in proposed CA boundary extension</b></p> <p>Former Drill Hall built as such between 1872-1905. Sold in 2019, but back on market in Sept 2020.</p> <p>Unusual and prominent building within the residential setting of Dempster Street.</p>
<p><b>Carnegie Library</b></p>  <p>2020</p>	<p>Not on BARR</p>	<p>Refer text at end of table.</p>
<p><b>31 -33 Grant Street</b></p>  <p>2020</p>	<p>Not on BARR</p>	<p><b>Property in proposed CA boundary extension</b></p> <p>Traditional houses on Grant Street, vacant and in fair condition. Part of original lots feued in 1812-1813.</p> <p>Important survivor providing character in a street negatively affected by original building loss.</p>

Lower Pulteneytown		
<p><b>10-11 Union Street</b> (Refer historic images and CAA fig 34)</p>  <p>© HES 2013</p>  <p>2020</p>	<p>At Risk Condition: Fair 09/2013</p>	<p>Upper floor (No. 11) possibly in use; ground floor (No.10) remains vacant however new window and doors in 2020 suggest activity (note original door recorded in 2019 removed).</p> <p>Positive building. Part of coherent terraced row forming the frontage of industrial yards.</p> <p>Ground, rot and structural reports undertaken during CARS and provided to all owners (reports not found); concluded subsidence is <b>not</b> an issue.</p> <p>Included in CAMP Appendix 5-1.</p>
<p><b>12-14 Union Street</b></p>  <p>© HES 2013</p>	<p>At Risk Condition: Fair 09/13</p>	<p>Upper floor (No. 13) now in use; ground floor (No. 14) remains vacant, boarded up and at risk. No. 12 has new window and door in 2020 suggesting activity (note original doors at Nos. 12 &amp; 13 recorded in 2019 removed).</p> <p>Positive building. Part of coherent terraced row forming the frontage of industrial yards.</p> <p>Ground, rot and structural reports undertaken during CARS and provided to all owners (reports not found); concluded subsidence is <b>not</b> an issue.</p> <p>Included in CAMP Appendix 5-1.</p>

 <p>2020</p>		
<p><b>15-16 Union Street</b> (CAA fig 49)</p>  <p>© HES 2013</p>  <p>2019</p>	<p>At Risk Condition: Fair 09/2013</p>	<p>Building remains vacant and at risk. No apparent action, condition deteriorated particularly roof and guttering since 2013. Original door and dormers still visible in 2020.</p> <p>Positive building. End house of coherent terraced row forming the frontage of original curing &amp; timber yards. <i>Note block original extended to the west with an adjoining pend to yard.</i></p> <p>Ground, rot and structural reports undertaken during CARS and provided to all owners (reports not found); concluded subsidence is <b>not</b> an issue.</p> <p>Included in CAMP Appendix 5-1.</p>
<p><b>Former Kippering Kiln</b> rear of 16 Union Street (CAA section 4.2.2)</p>  <p>2019</p>	<p>Not on BARR</p>	<p>Condition in need of maintenance with heavily blocked / defective gutters.</p> <p>Positive building, surviving example of later 19<sup>th</sup> century smokehouse/kippering kiln within former curing yard (1st Ed. OS Town Plan); converted for storing timber. Ref Canmore ID 100253.</p> <p>Included in CAMP Appendix 5-1.</p>

<p><b>2 Union Street</b> (CAA figs 34 &amp; 49)</p>  <p>Side and front elevations in 2019</p>  <p>Side and rear elevations in 2020</p>	<p>Not on BARR</p>	<p>Use of building not known, appears largely vacant; possibly partial commercial ground floor use. Condition in need of urgent maintenance at high level and external joinery. Original lying pane windows survive to upper floors including tall stair window.</p> <p>Positive building, prominent and very good surviving example from mid- 19<sup>th</sup> century fronting former curing yard. <i>Note building previously had traditional canted dormers ref Johnston Collection JN20693B006</i></p> <p>Included in CAMP Appendix 5-1.</p>
<p><b>45 Telford Street</b></p>  <p>2020</p>	<p>At Risk Condition: Poor 09/2013</p>	<p>Building remains vacant and at risk. Appears gutters have been cleared and rainwater pipes repaired since 2013.</p> <p>Currently defined in CAA as negative building due to condition and loss of roof form.</p> <p>Included in CAMP Appendix 5-1.</p>
<p><b>Former Floor Mill</b> River Street (CAA fig 49)</p>  <p>© HES 2013</p>  <p>2019</p>	<p>At Risk Condition: Ruinous 09/2013</p>	<p>Building remains vacant and at risk. A proportion of wall head masonry has been reduced since 2013.</p> <p>Property owned by MacKays Hotel.</p> <p>Included in CAMP Appendix 5-1; with further information.</p>

<p><b>Former Baptist Church</b> Union Street</p>  <p>2019</p>	<p>Not on BARR</p>	<p>Not in use. In fair condition.</p> <p>Positive building constructed in 1868.</p> <p>Property owned by Mr Lamont, MacKays Hotel</p> <p>Included in CAMP Appendix 5-1.</p>
<p><b>10 Saltoun Street (and 11 Williamson Street)</b></p>  <p>© HES 2013</p>	<p>At Risk Condition: Good 09/2013</p>	<p>Building remains vacant and at risk. No significant change apparent since 2013.</p> <p>Positive building on prominent corner.</p>
<p><b>De-roofed building</b> Burn Street (CAA fig 49)</p>  <p>© HES 2013</p>  <p>2020</p>	<p>At Risk Condition: Poor 09/2013</p>	<p>Building remains vacant and at risk. No apparent action, condition deteriorated since 2013. Traditional timber windows survive at upper floor. Possible flat roof not seen.</p> <p>Important industrial survivor enclosing the south side of one of the original 1808 feus, constructed prior to 1813, possibly store house, offices or housing.</p> <p>Continuous frontage with roofed building on the neighbouring western lot (see below). Ruinous building on eastern lot mentioned in same BARR listing.</p> <p>Discussion in early CARS report of joint redevelopment of sites on this block. Buildings were priority project under CARS in 2008 but did not proceed. Also THC considered conversion to housing c. 2000 as pilot under Empty Homes Initiative.</p> <p>Included in Appendix 5-3.</p>
<p><b>Corrugated roofed building</b> Burn Street</p>	<p>At Risk Condition: Poor 09/2013</p>	<p>Building remains vacant and at risk. Battens added to roof; loss of upper window and building envelope no longer secured, condition</p>

 <p>© HES 2013</p>  <p>2019</p>  <p>2019</p>		<p>deteriorated since 2013; chimney stacks removed since 2008.</p> <p>Important industrial survivor enclosing the south side of one of the original 1808 feus, constructed prior to 1813, possibly store house, offices or housing. Continuous frontage with neighbouring building on the eastern lot (see above).</p> <p>Discussion in early CARS report of joint redevelopment of sites on this block. Buildings were priority project under CARS in 2008 but did not proceed. Also THC considered conversion to housing c. 2000 as pilot under Empty Homes Initiative.</p> <p>Included in Appendix 5-3.</p>
<p><b>Former Herring Curing Yard</b> Harbour Quay / Saltoun Street/ Telford Street</p>  <p>© HES Harbour Quay south building before restoration 2013</p>  <p>Harbour Quay after works 2020</p>	<p>Restoration in Progress Condition: (was) Poor-Fair 09/2017</p>	<p>Former Steven’s Yard buildings, no longer considered at risk, restoration and reuse completed and new operational, maintenance and service facilities for Beatrice Offshore Windfarm Limited opened 2019.</p>

<p><b>Former Herring Curing Yard</b> Harbour Quay / Burn Street/ Telford Street</p>  <p>© HES; Telford Street yard in 2013</p>  <p>Burn Street, fabric restored 2019</p>  <p>Harbour Quay 2020</p>  <p>Rainwater disposal causing fabric damage in 2020</p>	<p>Restoration in Progress Condition: (was) Fair 01/2017</p>	<p>South building on Harbour Quay in use (Harbour Chip Shop). Remainder vacant. Rainwater goods causing fabric damage in Sept. 2020. Still at risk.</p> <p>Important industrial survivors forming two of the original 1808 feus, constructed as a herring houses prior to 1813.</p> <p>BARR mentions acquired by Highland Housing Alliance with grant-aid from the Vacant and Derelict Land Fund in 2013. Wick Charette 2013 stated there were outline plans for redevelopment for Wick Visual Arts Centre.</p> <p>CARS report notes that this block was sold by THC to Beatrice Offshore Windfarm Ltd (BOWL) in 2017. Subsequently external fabric repaired to be made ready for development and an options appraisal and development brief was produced by Highlands &amp; Islands Enterprise with CARS funding.</p> <p>Included in CAMP Appendix 5-3</p>
<p><b>Warehouse, Burn Street</b></p>  <p>© HES 2013</p>	<p>At Risk Condition: (was) Poor 10/2016</p>	<p>Part external fabric repair with new roof covering and secured openings; masonry in need of repair and rainwater goods causing damp conditions in Sept. 2020 (see above). Still at risk.</p> <p>Important industrial survivor, one of the original 1808 feus, constructed as a herring house prior to 1813.</p> <p>Included in CAMP Appendix 5-3</p>

 <p>Partly restored 2019</p>		
<p><b>Former Rope Works</b> Brown Place/ Macrae Street (figs 4 &amp; 43)</p>  <p>From Brown Place 2019</p>  <p>From Macrae Street 2019</p>	<p>Not on BARR</p>	<p><b>Property in proposed CA boundary extension</b></p> <p>Vacant property, appears secure and in fair condition externally.</p> <p>Positive building surviving from the once extensive Rope Works on Brown Place opened by 1839.</p>
<p>No. 4 Harbour Quay</p>  <p>2020</p>	<p>Not on BARR</p>	<p>Façade only appears to remain (site not accessed).</p> <p>Important part of the Harbour Quay frontage.</p> <p>Mentioned in early CARS report; possible conversion as commercial unit and maisonette above.</p> <p>Included in CAMP Appendix 5-3</p>
<p>SW corner building on Williamson Street and Burn Street</p>  <p>2019</p>	<p>Not of BARR</p>	<p>Single storey building next to Caithness Voluntary Group building on Williamson Street. In poor condition.</p> <p>Included in CAMP Appendix 5-3</p>



<p><b>Buildings behind 5-6 Union Street</b></p>  <p>2020</p>  <p>2020</p>	<p>Not on BARR</p>	<p>Substantial 2-storey building and attached single storey building enclosing former yard (with large area of surviving Caithness flagstone finish and small garden).</p> <p>2-storey building in fair - poor condition, but retaining slate roof and some 2 over 2 timber windows and possibly other original features; single storey building has original pitched roof replaced in metal sheet and in poorer condition.</p> <p>Important survivors providing an example of the enclosure of yards with smaller buildings, evident on 1872 1<sup>st</sup> Ed. Town Plan, including the garden.</p> <p>Included in CAMP Appendix 5-1</p>
<p><b>Former Press Building, Union Street/Cliff Road</b></p>  <p>Cliff Road 2020</p>  <p>Union Street 2020</p>	<p>Not on BARR</p>	<p>Recently vacated by North of Scotland Newspapers, possibly bought to convert to a bistro.</p> <p>Condition fair, but in need of maintenance and repairs to prevent becoming at risk.</p> <p>Refer CAA section 4.2.2.</p>

*Carnegie Library*

Opened in 1898, the building is a fine example of a purpose-built library constructed with philanthropist Andrew Carnegie’s support. The library became redundant in its original intended use when the local authority decided to move the town’s library to the new building, the East Caithness Community Facility on Newton Road (with Wick Academy and new swimming pool). The Wick Carnegie Library is still run by the Highland Council and is currently used to house the St. Fergus Gallery on the upper floor and a foodbank on the ground floor. The use appears to be partial and uncertain.

The library is a significant building of architectural and social value on a prominent corner site. During the Wick Charrette in 2013, consultations revealed considerable local concern as to the fate of the building and strong views were expressed that an appropriate and viable new use for the building be

considered in conjunction with plans for the new school. It was suggested that a potential new use could be as a 'Carnegie Arts Centre' to house the Wick Society's Johnston Photographic Collection or other art related uses.

*What's needed:*

- conservation management plan OR statement (depending on anticipated future)
- monitoring of condition and regular maintenance,
- protection of the interior and original fixtures so that any temporary less compatible uses don't unwillingly damage original and significant elements of the interior design.
- The building is listed and Listed Building Consent is required for any works that effect the building's character including internally and externally.

DRAFT

# WICK PULTENEYTOWN CONSERVATION AREA MANAGEMENT PLAN

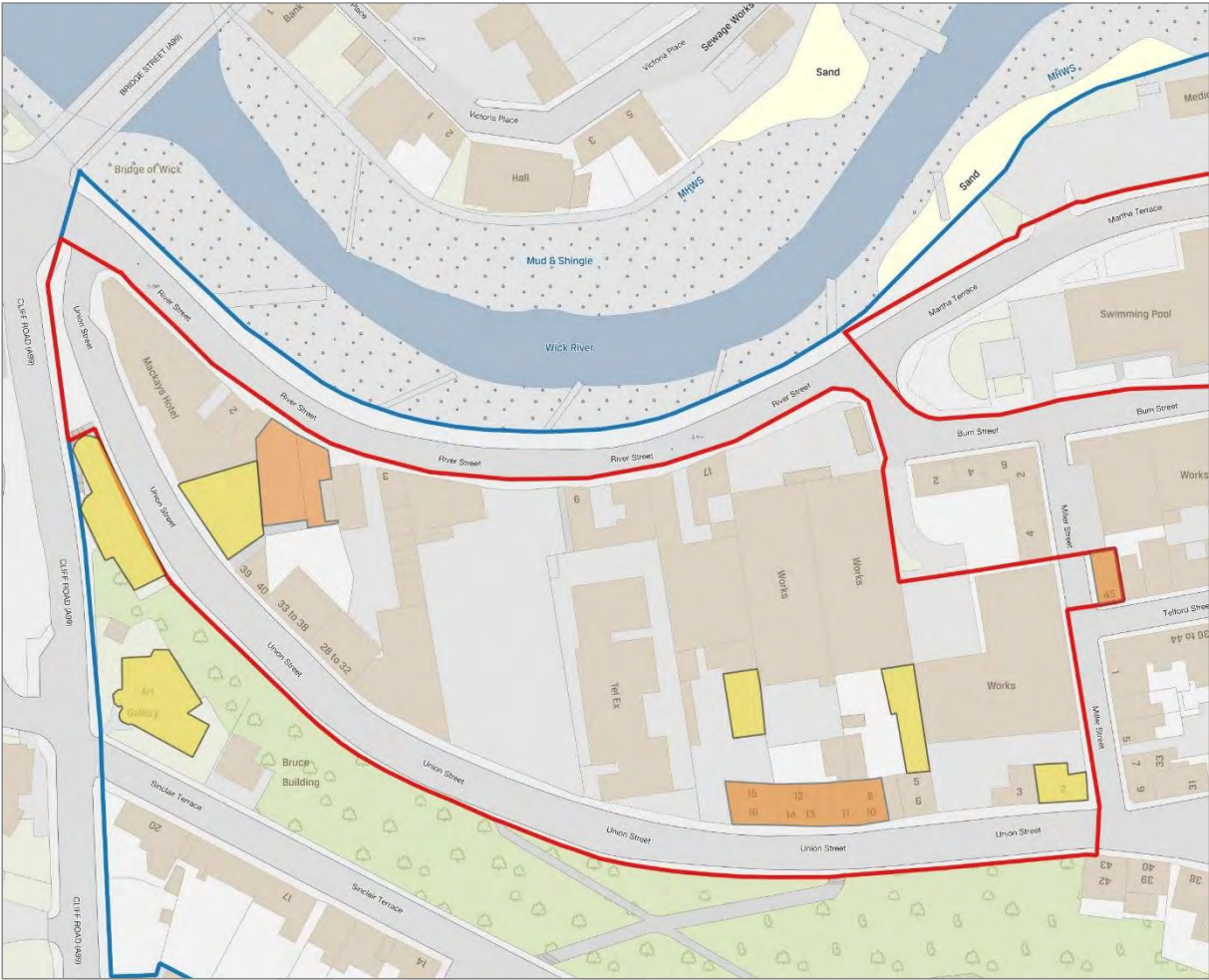
## Appendix 5: Site 1

**Draft: NOVEMBER 2020  
FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.**

DRAFT

## Development Site 1

### Urban Block: River Street / Miller Street / Union Street



Map of possible Development Site 1 (outlined in red) 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

This appendix can be read in conjunction with the *Wick Pulteneytown Conservation Area Appraisal (CAA)* and the *Wick Pulteneytown Conservation Area Management Plan (CAMP) Appendix 4: Buildings at Risk*.

Please note all images and maps with copyright indicated are for illustration purposes only and must not be shared or copied.

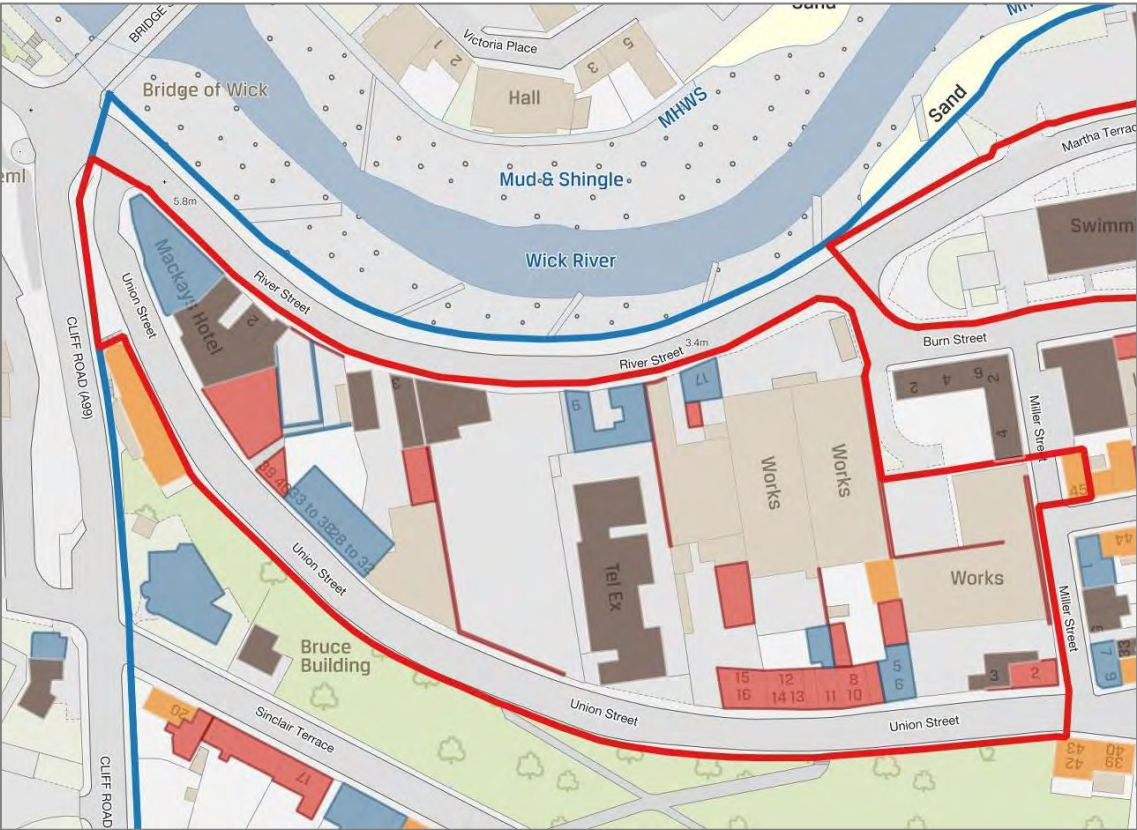


Figure 1: Building Date Analysis Map: current Ordnance Survey map overlaid with probable construction dates from map evidence. Orange by 1857; red 1858-1872; blue 1873-1905; grey after 1905. © THC /Crown, refer CAA Map 6.2 for full conservation area.

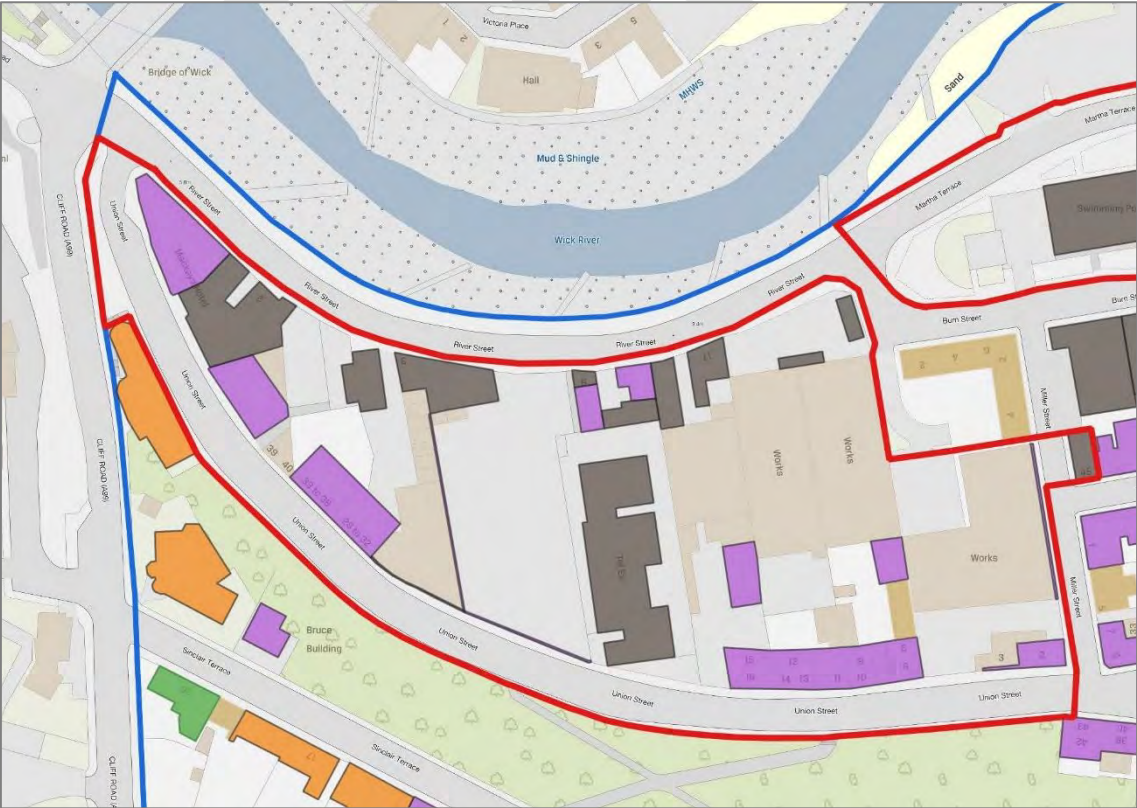


Figure 2: Listed & Positive Buildings Map: current Ordnance Survey map overlaid with listed buildings and positive, neutral and negative buildings. Red Category A, Orange Category B, Green Category C, Purple positive, Beige neutral and grey negative buildings. © THC /Crown, refer CAA Map 6.3 for full conservation area.

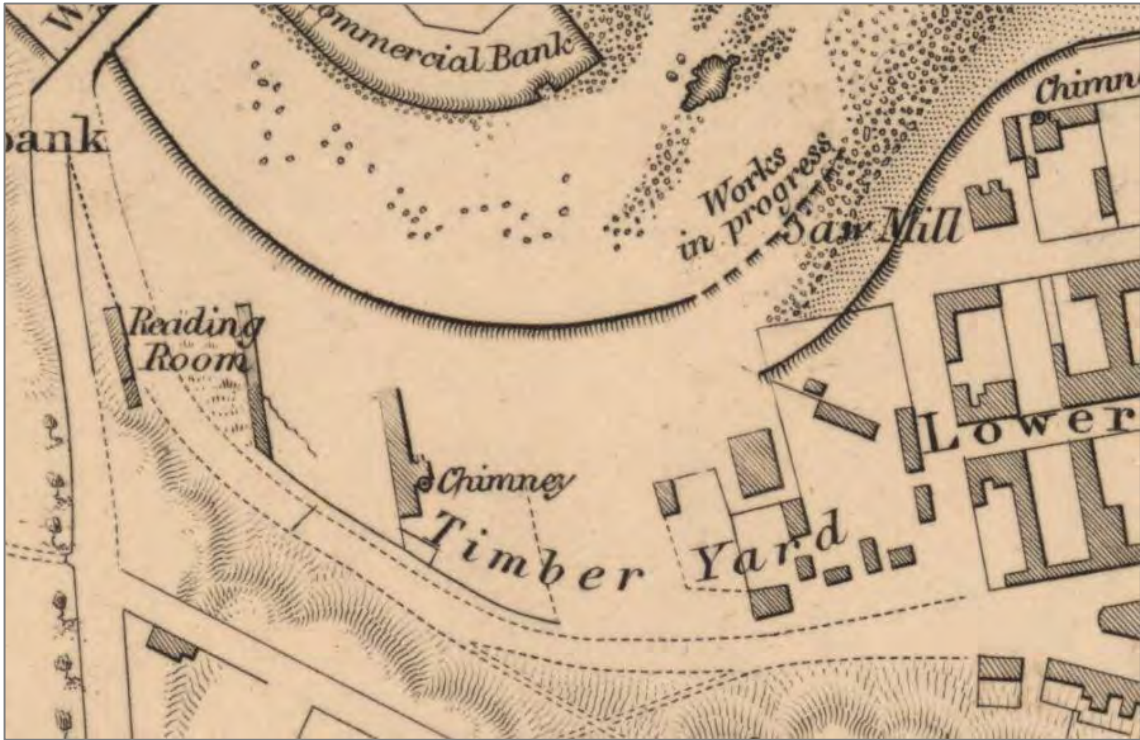


Figure 3: The Admiralty Charts of Scotland: The Port and Vicinity of Wick (surveyed 1839; additions 1857) ©NLS



Figure 4: 1<sup>st</sup> Ed. OS 25 inch map 1873 (surveyed 1872) © NLS



Fig 5: 1st Ed. OS Town Plan 1873 (surveyed 1872) © NLS

*Extent of the proposed site:* refer map.

*Background:* This area of Lower Pulteneytown developed from the mid-19th century (refer CAA, Map 6.2) after additional river works had taken place to reclaim land and create River Street. The Admiralty Charts of Scotland: *The Port and Vicinity of Wick* (surveyed 1839; additions 1857), and the 1<sup>st</sup> Ed. Ordnance Survey Town Plan captures this work in progress (figs 3 & 4). As such the area was not described in Telford's original plans, and west of Miller Street, Telford's 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 supportive industries including mills and timber yards as well as additional curing yards. Street fronting buildings were constructed on Union Street with industrial buildings generally laid out at right-angles on long narrow footprints. 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. 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 now occupied by Mackays Hotel (1883).

*Archaeological potential:* Industrial archaeological potential from previous use and buildings on site.

*References:* Admiralty Charts of Scotland: *The Port and Vicinity of Wick* (surveyed 1839; additions 1857); Ordnance Survey 1<sup>st</sup> Ed. Surveyed 1872: Town Plan & 25 inch series; OS 2<sup>nd</sup> Ed. Surveyed 1905.

The Wick Society: Johnson Collection photographs ref: JN20695B006 (fig 7), JN20226B003 Sutherlands Sawmills 1890s; JN20221B003 Union Street 1930s; JN20625B006 Union St roofs; JN20219B003: Union Street; JN22086B019 west end of Union Street; JN20702B006 Academy Braes (fig 8).

Canmore photographs ref: SC00435464 Lumberyard 1974, SC00435471 & 3 Flour Mill 1974.

Note the thumbnail images below are for reference purposes only.

<b>The Wick Society: The Johnston Photographic Collection</b> Note additional relevant images may be available		
		
JN20221B003 Union Street 1930s	JN20226B003 Sutherlands Sawmills 1890s	JN20219B003: Union Street
		
JN20625B006 Union St roofs at eastern end	JN22086B019 west end of Union Street	
<b>Canmore photographs</b> Note images available to view on Canmore website, additional relevant images may be available off-line		
		
SC00435464 former Smokehouse now lumberyard 1974	SC00435471 Flour Mill 1974	SC00435473 Flour Mill 1974

**Ownership:** Mixed; there appears to be a small number of businesses which occupy five large plots: the MacKays Hotel, W&A Geddes Ltd (agricultural supplies, 2 plots), British Telecom and D Sutherland & Son Ltd (timber merchant), as well as potential other private owners.

**Current use:** the urban block has a mixture of industrial uses (supply and servicing), residential flats and a small number of other commercial and retail outlets.

**LDP:** Mixed use

**Sites currently (or potentially) at risk, vacant or underused:**

Formal and potential Buildings at Risk include (refer CAMP Appendix 4 for further detail and images):

- 2 Union Street;
- Buildings behind 5 & 6 Union Street;
- 10 - 16 Union Street;
- Former kippering kiln to rear of 16 Union Street;
- Former Baptist Church, Union Street;
- Former Flour Mill, River Street;
- 45 Telford Street.





Figure 6: Aerial view of part of the area, 2013 (Canmore ref SC 1347011) ©HES



Figure 7: Historic view over the roofs in Union Street illustrating the predominance of slate roofing and also the original building forms with long double pitched roofs extending at right angles to the Union Street frontage. © The Wick Society - The Johnston Photographic Collection. Note kippering kiln with its distinctive ventilator.

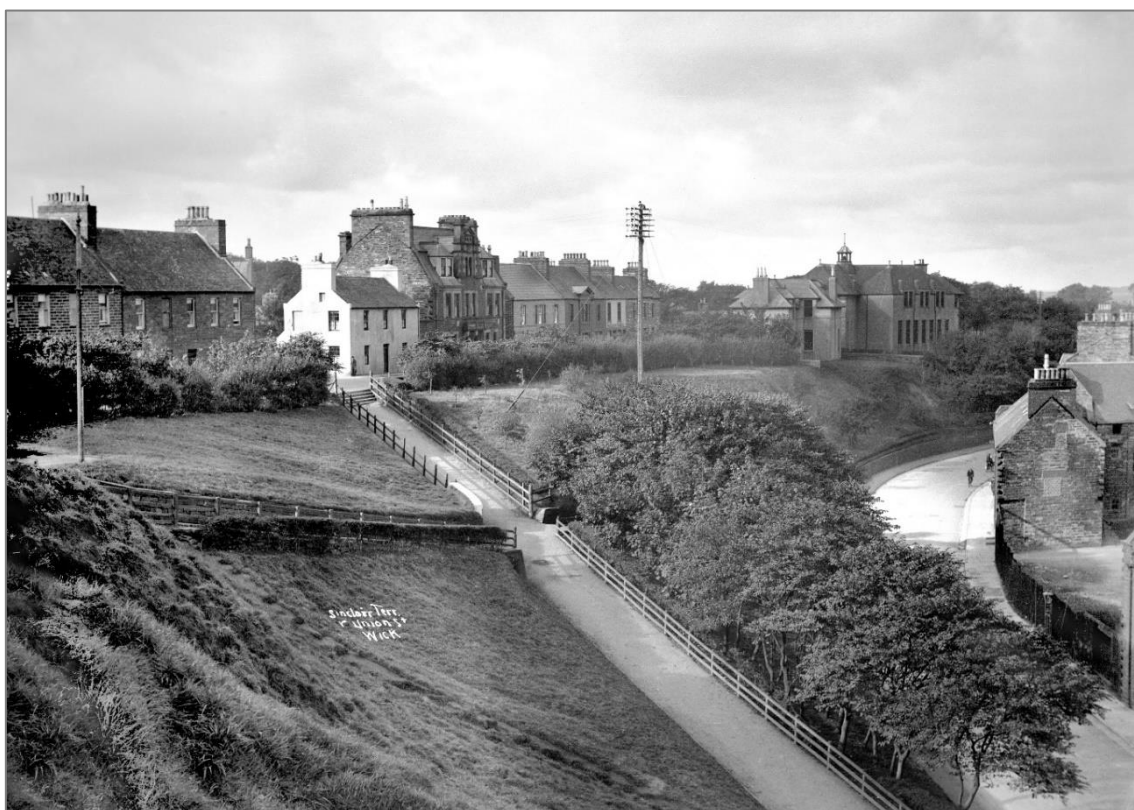


Figure 8: one of several historic images of Academy Braes which also captures part of Union Street (1920s). A gap site or yard (now the Telecom building) is visible on the right with the gable wall of what is thought to be the former Wick Steam Mills beyond (now largely demolished although external walls may survive). © The Wick Society - The Johnston Photographic Collection.

*Reference in other documents:* the Wick Charrette (2013) made two suggestions for this area. Firstly infill residential redevelopment along Union Street to create a residential frontage facing the Academy Braes. The charrette noted concern over the ‘derelict properties’ on Union Street and their structural condition. Through research for the CAA, it is understood that ground, rot and structural reports were undertaken during the CARS and provided to all owners. The reports concluded subsidence is not an issue. Since then two upper flats have been marketed for sale during 2019, and work has taken place in 2020. The charrette noted that it was thought at that time there was little demand for new private or social housing in Wick. The CaSPlan (2018) gives an Indicative Housing Capacity of 25 units for site allocation W12 Lower Pulteneytown.

Secondly, the charrette noted the following, suggesting a ‘residential live/work and workspace’ allocation.

*“The western parcel of Lower Pulteneytown is currently given over to mostly industrial uses, several of which occupy key frontages facing onto the river and do little to improve the visual setting of the riverbank. There may be opportunity in the future as perhaps industrial users need to grow and relocate, for a more sensitive finely grained form of development to take root here, with a mix of business uses/ workshops and homes.”*

(Wick Charrette, 2013, 35)

*Negative buildings and structures:*

Buildings at risk and gap sites can have a negative impact on the built environment. In addition CAA Map 6.3 (and fig 2) indicate other buildings and structures where their design, condition or vacancy is

having a negative impact and which offer opportunity for enhancement or redevelopment. In the urban block this includes:

- British Telecom building (monolithic scale, form and articulation of the building, materials used, position on plot).
- Later 20<sup>th</sup> century buildings particularly low single storey and flat roofed structures such as the MacKays Hotel extension and nearby business premises fronting River Street; as mentioned the inconsistency of the form and scale of the River Street buildings has a negative impact on the river frontage and views from Wick Town Centre.
- Union Street the large cement rendered wall enclosing a full plot width (fig 10).
- The loss of the traditional roof form at 45 Miller Street creates a negative impact.

#### Design notes:

*Significant visible structures (other than buildings):* a number of Caithness stone walls survive from earlier industrial buildings and have significance both in terms of original fabric (authenticity) and the sustainable use of materials. In some cases large industrial sheds appear to incorporate surviving walls but may have been either reconfigured (widened), re-roofed, extended etc. Further survey and analysis would be required to determine the extent of original building fabric and elements prior to any development or application for demolition. The 1<sup>st</sup> Ed. OS Town Plan (surveyed 1872; fig 5) is a useful reference for historic detail including significant walls; as are historic images.

The 2 –storey building at No. 2 Union Street forms the corner with Miller Street and previously enclosed a curing yard. A single storey masonry wall extends on Miller Street originally forming the elevation of a building in the curing yard, and continuing on the neighbouring site with evidence of previous openings possibly part of the former Ragged School on that plot.

Part of the W&A Geddes site (west of the Telecom building) looks to retain high (2- 2½ storey) masonry walls from the former Wick Steam Mills (corn and saw mills) on this site (refer OS Town Plan & Johnston images). The Union Street elevation (or part thereof) of the mill building is still standing with its central arched pend opening (fig 9). This building is thought to have been 2-storey and visible in historic images (fig 8).

On the south side on Union Street, there are low stone retaining walls to the Academy Braes, original stone steps and high quality stone walling details (fig 11).

Original paving survives in the yard and pend behind 5 & 6 Union Street and provides considerable character (fig 11). Further traditional finishes may remain within these lots.

*Important characteristics:* curved frontage of Union Street; high walls defining original lots; surviving industrial buildings or parts thereof; surviving traditional buildings on Union Street and River Street; the landmark Mackays Hotel; the former Baptist church. Historic views (fig 7) over the roofs in Union Street illustrating the predominance of slate roofing with other traditional finishes including pantile on some industrial building.

*Views:* currently the high walls and deep plot sizes provide little visual connection across the site, from Wick town centre, and the riverside. This also can have a negative impact on the perceived safety of Union Street, and has been raised as a concern by visitors walking to the Wick Heritage Centre from the town centre.

*Connectivity:* without a regular street plan across this urban block, it is impenetrable and discourages pedestrian or cyclist movement from north to south. For example the Academy Braes provide a route from Upper Pulteneytown to Union Street, but there is no further direct connection through to River Street. This may be worth exploring in any development opportunity. Such permeability in the street plan could enhance levels of activity and the sense of security on both Union and River Streets with increased visual connection. There are potentially attractive views across the site connecting the green space and traditional terrace rows of Upper Pulteneytown with the glimpses of the old town of Wick across the river. Historically there appears to have been more visual connection through the open yards.



Figure 9: (top) part of the surviving elevation of the former Wick Steam Mills on Union Street with arched opening; (below) masonry side elevation also remaining.



Figure 10: high masonry wall enclosing a plot on Union Street has a negative impact in terms of scale, materials, quality and monolithic style. It is unclear if original masonry fabric may survive below the rendered finish; earlier buildings on this site can be seen in historic images (e.g. fig 8)



Figure 11: (left): flagstone pavement to yard behind 5 & 6 Union Street; (right) high quality masonry walling and stone steps at the entry points to Academy Braes.

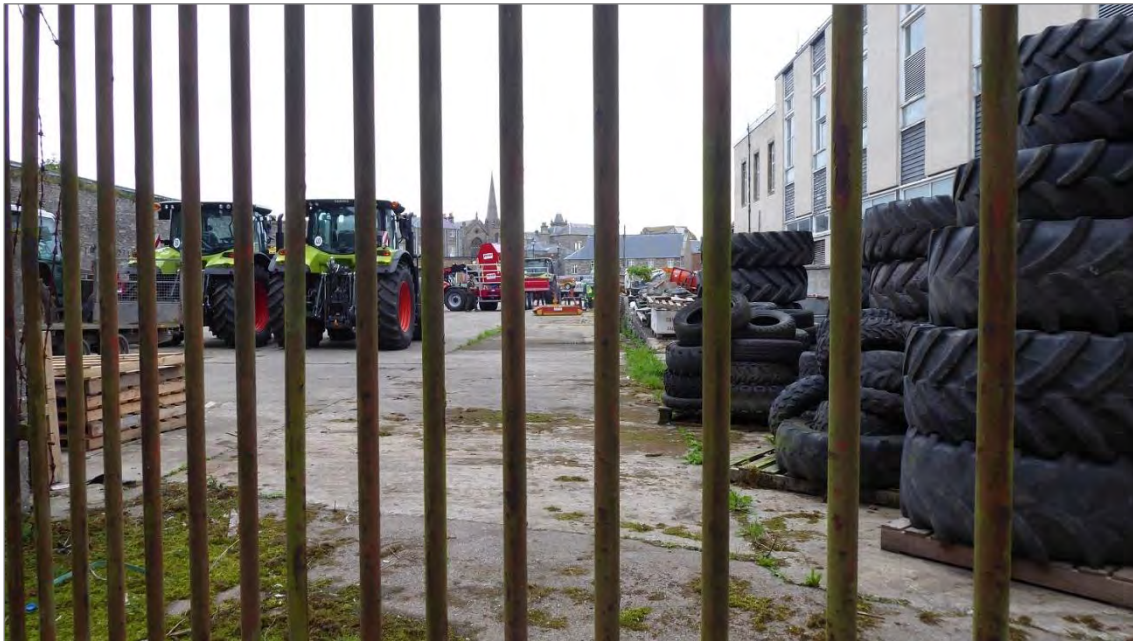


Figure 12: view looking across the open yard adjacent to the British Telecom Building, suggesting the potential for new visual connections and views to be designed in any new development.

DRAFT

# WICK PULTENEYTOWN CONSERVATION AREA MANAGEMENT PLAN

## Appendix 5: Site 2

**Draft: NOVEMBER 2020**

**FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.**

DRAFT

## Development Site 2

### Urban Block: Rose Street / Harbour Quay/ Bank Row



Map showing former boat yard site in purple with a possible extended Development Site 2 (dotted outline in red). Buildings at Risk on Register in orange, and not on Register in yellow. Current Wick Pulteneytown Conservation Area boundary outlined in blue. © THC/Crown

This appendix can be read in conjunction with the *Wick Pulteneytown Conservation Area Appraisal (CAA)* and the *Wick Pulteneytown Conservation Area Management Plan (CAMP) Appendix 4: Buildings at Risk*.

Please note all images and maps with copyright indicated are for illustration purposes only and must not be shared or copied.





Figure 1: Building Date Analysis Map: current Ordnance Survey map overlaid with probable construction dates from map evidence. Orange by 1857; red 1858-1872; blue 1873-1905; grey after 1905. © THC /Crown, refer CAA Map 6.2 for full conservation area.



Figure 2: Listed & Positive Buildings Map: current Ordnance Survey map overlaid with listed buildings and positive, neutral and negative buildings. Red Category A, Orange Category B, Green Category C, Purple positive, Beige neutral and grey negative buildings. © THC /Crown, refer CAA Map 6.3 for full conservation area.

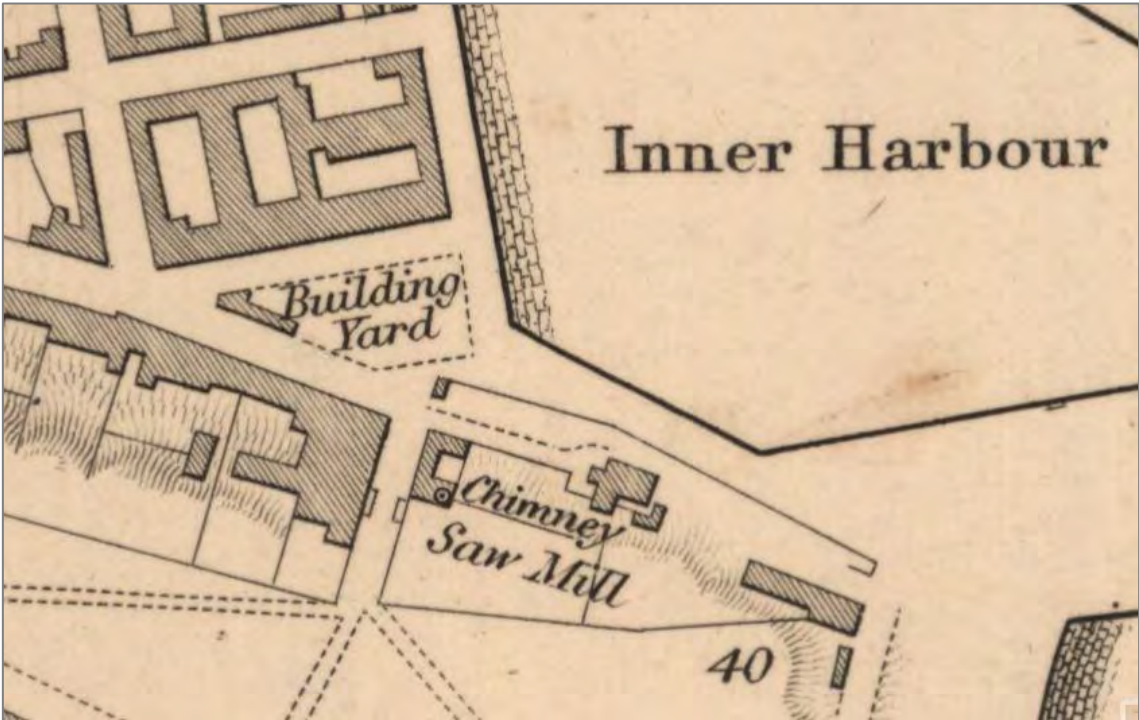


Figure 3: The Admiralty Charts of Scotland: The Port and Vicinity of Wick (surveyed 1839; additions 1857) ©NLS



Figure 4: 1<sup>st</sup> Ed. OS Town Plan 1873 (surveyed 1872) © NLS

*Extent of the proposed site:* refer map.

*Background:* The site occupies a triangular piece of land created where Telford’s grid iron plan for the industrial quarter meets the organic form of Bank Row which skirts the line of the former river bank. Telford consciously changed his original design for Bank Row to set out lots on ‘segments of a circle’ to maximise their number and size.

This area of Lower Pulteneytown dates to the very start of development at the beginning of the 19<sup>th</sup> century and the site is close to several original buildings from the planned industrial town (refer CAA Map 6.2 and fig 1). The site was not part of the Draft Feu Charter by the British Society 1813 (SRO/GD9/337/1), but was set aside as a boat building yard as seen on the Admiralty Chart (fig 3). A little later the site was enclosed by boundary walls and a slipway constructed to the water’s edge (fig 4). The new town had a police force by 1844 and presumably around this time a small police building with two cells was constructed on the corner of the plot (figs 4 & 5). This building survived until at least the Second World War and can be glimpsed in historic images of the bomb damage which occurred at the site and adjacent Bank Row buildings in 1940 (fig 6). The south side of the site’s boundary wall appears to have been demolished by the blast and later rebuilt, however earlier stone walls survive on substantial sections, the coursing and stone block sizes evidencing different periods of construction and rebuild. The Wick Society holds the original external door to the police station in its collection.

Later in the 20<sup>th</sup> century a low single storey industrial building occupied the site before this was removed to facilitate construction of the Beatrice Offshore facilities in Lower Pulteneytown.

*Archaeological potential:* Industrial archaeological potential from previous use and buildings on site.

*References:* Admiralty Charts of Scotland: *The Port and Vicinity of Wick* (surveyed 1839; additions 1857); Ordnance Survey 1<sup>st</sup> Ed. Surveyed 1872: Town Plan & 25 inch series; OS 2<sup>nd</sup> Ed. Surveyed 1905.

Note the thumbnail images below are for reference purposes only.





<b>The Wick Society: The Johnston Photographic Collection</b> Note additional relevant images may be available		
		
<a href="#">JN21142B011</a> <a href="#">Rose Street bomb damage</a>	<a href="#">JN21139B011</a> <a href="#">Bank Row bomb damage</a>	<a href="#">JN21141B011</a> Bank Row-bomb damage / police station
		
<a href="#">JN21143B011</a> <a href="#">Bank Row bomb damage / boundary wall</a>		



Figure 5: looking east to Bank Row in the 1930s, with the triangular block on Saltoun Street on the left and the former police station building at the end of the boat yard site in the distance. © The Wick Society - The Johnston Photographic Collection ref JN20335B004



Figure 6: bomb damage in 1940 with the boat yard site in the foreground showing damage to the boundary walls, and looking at the end of Bank Row (right; now demolished) and the buildings at the foot of the Black Stairs. © The Wick Society - The Johnston Photographic Collection ref JN21143B011

*Ownership:* It is understood this plot is owned by the Wick Harbour Authority

*Current use:* After removal of temporary construction accommodation, the site is vacant excepting the stone boundary walls.

*LDP:* Mixed use.

*Sites currently (or potentially) at risk, vacant or underused:*

The building plots to the south on Bank Row still show the impact of the bomb damage and subsequent demolition of the street fronting buildings. There is a gap in the street frontage running from the foot of the Black Stairs to 19 Bank Row opposite Williamson Street. Surviving walls have been consolidated and a small traditional building at the rear of one of the lots was restored in 2008, having laid derelict for many years, as part of a Memorial Garden to those killed in the Wick bombings (CAA, section 4.2.2). The adjoining lot to the west is owned by The Wick Society and the modern building on this site was under redevelopment as a storage facility during 2019.

*Reference in other documents:* The Wick Charrette (2013) had suggested the site be used for ‘good quality office space at the harbour’ and could be a viable proposition as part of the growing offshore renewables industry.

*Sites currently (or potentially) at risk, vacant or underused:*

Formal and potential Buildings at Risk in the vicinity include (refer CAMP Appendix 4 for further detail and images):

- 28 & 29 Breadalbane Terrace;
- 17 & 18 Breadalbane Crescent;
- Former Dounreay Club.

*Negative buildings and structures:*

Buildings at risk and gap sites can have a negative impact on the built environment. In addition CAA Map 6.3 (and fig 2) indicate other buildings and structures where their design, condition or vacancy is having a negative impact and which offer opportunity for enhancement or redevelopment. In the vicinity of the boat yard this includes:

- Building at the foot of the Black Stairs on the east side (inappropriate repairs and alterations to original building);
- Wick Youth Club building (a large modern ‘shed’ structure) at the top of the Black Stairs;
- Former fish shop and sheds on high ground above Memorial Garden (current for sale);
- Rear elevation / section of former Dounreay Club.

Boundary and wall treatments also detract including a modern dry dash rendered wall to the adjoining Wick Museum storage site and the white painted masonry of the tall consolidated walls of the roofless building to the east.

*Design notes:*

*Significant visible structures (other than buildings):* surviving Caithness stone walls.

*Important characteristics:* other than the small and plain former police building, the site has been largely used in a temporary way with low (single storey) structures or open space. As such it has little defining character in itself and any new structures will have to take the character of the surrounding built environment into account and be subservient to that.

*Views:* the site has an open view to the harbour and marina to the east on the Harbour Quay frontage. The north elevation faces onto the buildings on Rose Street and any building on this street line would impact on the light and amenity of those existing buildings. To the south and south-west, the site addresses the gap frontages on Bank Row and the industrial uses set back at the foot of the Black Stairs.

The nature of the frontage on Bank Row means that there are open views to the rear of buildings at higher level on Breadalbane Crescent (fig 10).

*Connectivity:* the site occupies an important point at the foot of the Black Stairs, and where both Rose Street and Bank Row meet Harbour Quay. Historically a lane also linked this area to Upper Pulteneytown to the west of the Memorial Garden (fig 4).

There is an opportunity to design create open space as part on an enhanced streetscape and utilising the Black Stairs, Memorial Garden and potentially allowing for a small ‘outdoor museum’ or exhibition space for the Wick Society (close to its existing offer at the nearby Wick Heritage Centre).



Figure 7: view of the former boat yard site from higher ground behind the Wick Heritage Museum in 2019.



Figure 8: the Memorial Garden opposite the former boat yard site; on the left 3-storey walls of a former building have been consolidated and painted white, paint finish is failing.



Figure 9: the foot of the Black Stairs, note previous inappropriate alterations to the traditional building on the left (horizontal windows, painted masonry, concrete tile roof); enhancement works as part of previous investment has reintroduced traditional street finishes.



Figure 10: view with the stone boundary wall of the former Boat Yard in the foreground, and the rear of properties on the higher ground on Breadalbane Crescent beyond. Note the prominence and impact that the rear of the properties on Breadalbane Crescent have on the site.



Figure 11: general view of the site in 2019 before the Beatrice construction site cabins were removed.



Figure 12: view of the site on approach from the east, the site is highly visible in the important Harbour Quay vista.



# WICK PULTENEYTOWN CONSERVATION AREA MANAGEMENT PLAN

## Appendix 5: Site 3

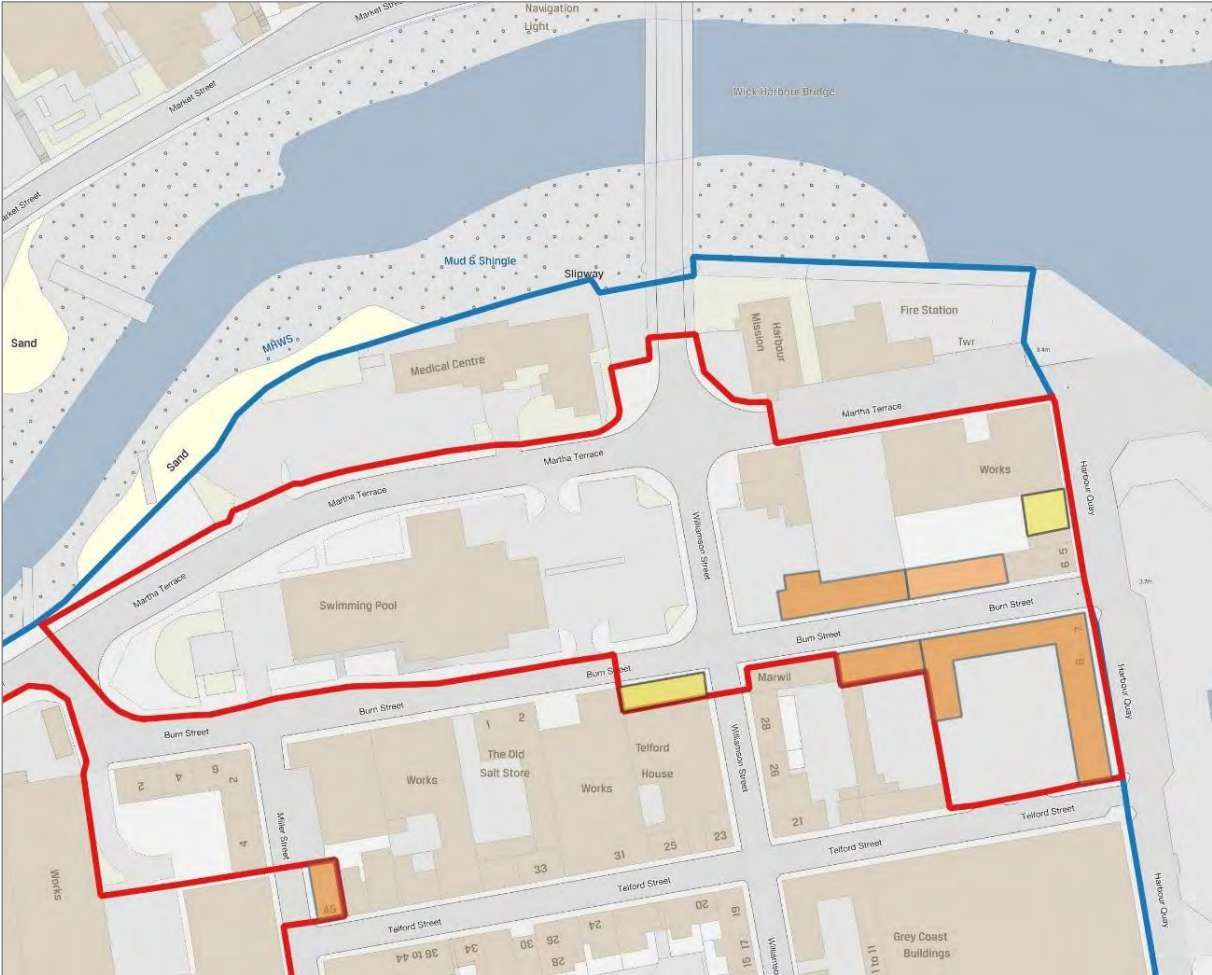
**Draft: NOVEMBER 2020**

**FOR THE HIGHLAND COUNCIL CIRCULATION to COMMITTEE.**

DRAFT

### Development Site 3

### Urban Block: Burn Street / Martha Terrace / Harbour Quay



Map of possible Development Site 3 (outlined in red) 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

This appendix can be read in conjunction with the *Wick Pulteneytown Conservation Area Appraisal (CAA)* and the *Wick Pulteneytown Conservation Area Management Plan (CAMP) Appendix 4: Buildings at Risk*.

Please note all images and maps with copyright indicated are for illustration purposes only and must not be shared or copied.



Figure 1: Building Date Analysis Map: current Ordnance Survey map overlaid with probable construction dates from map evidence. Orange by 1857; red 1858-1872; blue 1873-1905; grey after 1905. © THC /Crown, refer CAA Map 6.2 for full conservation area.

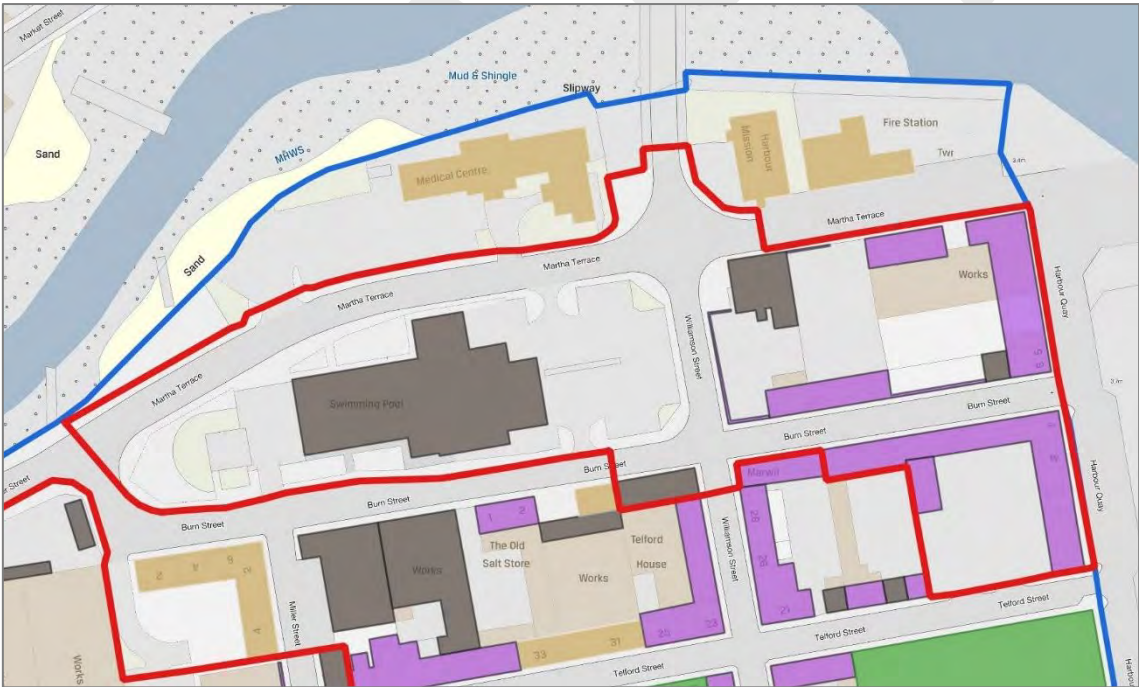


Figure 2: Listed & Positive Buildings Map: current Ordnance Survey map overlaid with listed buildings and positive, neutral and negative buildings. Red Category A, Orange Category B, Green Category C, Purple positive, Beige neutral and grey negative buildings. © THC /Crown, refer CAA Map 6.3 for full conservation area.

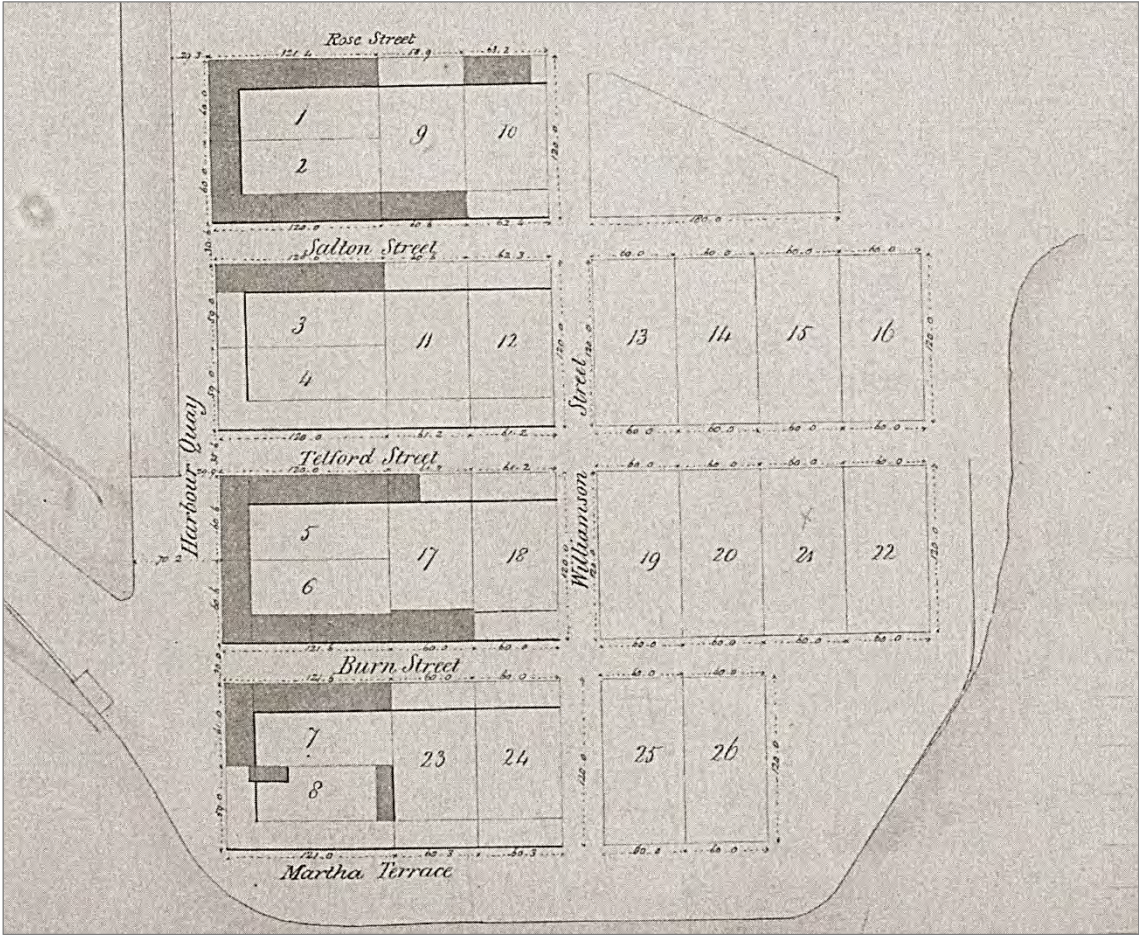


Figure 3: an extract from Draught Feu Charter by the British Society 1813 (SRO/GD9/337) illustrating the lots for sale, 26 in all at this time; the shading indicates where buildings have been constructed. Note the water line, at this point very close to the lots. ©SRO/GD9/337/1

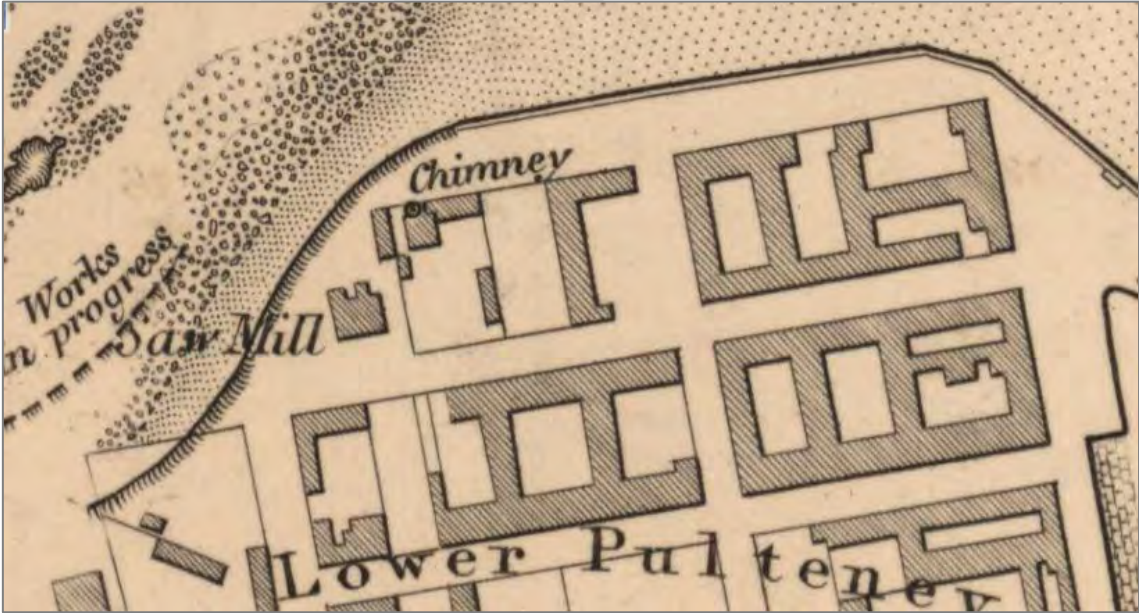


Figure 4: The Admiralty Charts of Scotland: The Port and Vicinity of Wick (surveyed 1839; additions 1857) ©NLS



Figure 5: 1<sup>st</sup> Ed. OS Town Plan 1873 (surveyed 1872) © NLS

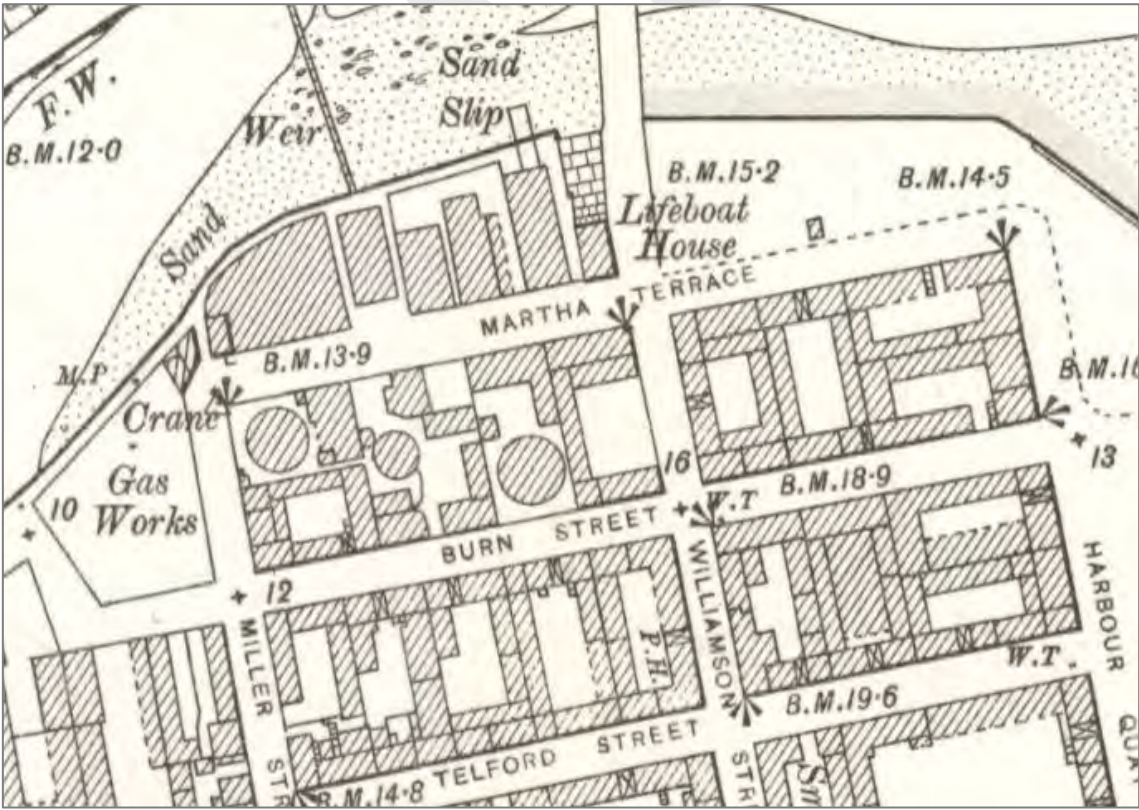


Figure 6: 2<sup>nd</sup> Ed. OS 25inch map 1906 (surveyed 1905) © NLS

*Extent of the proposed site:* refer map.

*Background:* Telford’s plan for the industrial area is recorded in the 1813 Draft Feu Charter and comprised six and a half urban blocks (fig 3). On Martha Terrace the westward block was not fully developed until the second half of the 19<sup>th</sup> century once works were completed to reclaim land to create River Street. The Ordnance Survey 1st and 2nd Editions illustrate that development of this urban block varied slightly from the regularity of the curing yard blocks as part of the block housed a Gas Works (figs 5 & 6). The buildings and structures comprising this block have been removed and the original form of the block significantly altered with construction of the swimming pool at the centre of the block (1993; now redundant). The block has also been extended westward closing off the route of Miller Street; the road was widening at the eastern end in the late 1980s to create a mini-roundabout.

The block to the east (enclosed by Williamson Street and Harbour Quay) followed the Telford plan and Feu Charter regulations in its layout which comprised of four lots: two rectangular lots dividing the Harbour Quay frontage, and two rectangular lots addressing the side streets (figs 3 & 5). Buildings appear to be largely complete by the 1840s (fig 4) with the south-east corner possibly built by 1813 (fig 3). The two blocks south of Burn Street repeated this pattern, all street fronting buildings enclosing curing yards with the exception of a foundry.

The land north of Martha Terrace was not part of the original building 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; now demolished). Shortly after the 1<sup>st</sup> Ed. Ordnance Survey (1872), a new bridge was constructed and a route formed from Williamson Street to the north bank of the river at the end of the High Street. The 2<sup>nd</sup> Ed. Ordnance Survey (fig 6) shows development on the western plot (currently the medical centre, 1995) but no development on the eastern part (currently the fire station site).

*Archaeological potential:* Industrial archaeological potential from previous use and buildings on site.

*References:* Draught of Feu Charter by the British Society 1813 (SRO/GD9/337); Admiralty Charts of Scotland: *The Port and Vicinity of Wick* (surveyed 1839; additions 1857); Ordnance Survey 1<sup>st</sup> Ed. Surveyed 1872: Town Plan & 25 inch series; OS 2<sup>nd</sup> Ed. Surveyed 1905.

Note the thumbnail images below are for reference purposes only.







<b>The Wick Society: The Johnston Photographic Collection</b> Note additional relevant images may be available		
		
<a href="#">JN20276B003</a> Martha Terrace frontage	<a href="#">JN20089B001</a>	<a href="#">JN20088B001</a> Martha Terrace 1920s
<b>Canmore photographs</b> Note images available to view on Canmore website, additional relevant images may be available off-line		
		
<a href="#">SC435447</a> Burn Street, north side, looking west 1974	<a href="#">SC435451</a> 1974 Burn Street, south side, looking west 1974	<a href="#">SC 1347011</a> Aerial view of part of the area in 2013



Figure7: Aerial view of part of the area, 2013 (Canmore ref SC 1347011) ©HES

*Ownership:* Mixed; there are a number of uses which occupy larger plots including GMR Henderson Building Contractor, as well as other private owners. The former swimming pool has recently been purchased by Hugh Simpson Contractors.

*Current use:* the urban blocks have a mixture of public and industrial uses (supply and servicing), and a small number of residential properties.

*LDP:* Mixed use

*Sites currently (or potentially) at risk, vacant or underused:*

Formal and potential Buildings at Risk include (refer CAMP Appendix 4 for further detail and images):

- two derelict buildings on the south side of Burn Street and adjoining surviving single storey partial building (fig 8);
- former herring house, curing yard and buildings on the south side of Burn Street, part of block with Harbour Quay and Telford Street north side (fig 9);
- Gap site/partial building (façade only?) on Harbour Quay (fig 11);
- Yard next to GMR Henderson on Martha Terrace (fig 8);
- Single storey flat roofed structure at the south-west corner of Williamson Street / Burn Street next to Caithness Voluntary Group building (fig 12).

*Reference in other documents:* The Wick Charrette (2013) suggested that

*“... opportunities for future infill redevelopment are evident between Martha Terrace and Burn Street, where harbour/ marine related workshops, studios and offices could be well placed in close proximity to the main harbour access.”*

(Wick Charrette, 2013, 32)

At that time, the charrette also noted that several properties on the north side of Telford Street were vacant, and there were outline plans to create a new Visual Arts Centre which could utilise some or all of the former curing yard buildings.

Regarding the swimming pool, the charrette noted it would be surplus to requirements once a new public pool is constructed at the Wick Academy, with potential for the building to be converted for an alternative use (with precedents of infilling the pool cavity to create space such as a dance studio, or office space).

#### *Negative buildings and structures:*

Buildings at risk and gap sites can have a negative impact on the built environment. In addition to those listed above, CAA Map 6.3 (and fig 2) indicate other buildings and structures where design, condition or vacancy is having a negative impact, and which offer opportunity for enhancement or redevelopment. In the area concerned this includes:

- the redundant swimming pool (fig 13; scale of the building, position on plot, lack of street frontage on block, wall materials, standard hard surface finishes);
- Building on the south-east corner of Williamson Street / Martha Terrace and rendered boundary wall treatments (possibly covering original masonry walls; figs 8 & 14);

#### *Design notes:*

*Significant visible structures (other than buildings):* a number of Caithness stone walls survive from earlier industrial buildings and have significance both in terms of original fabric (authenticity) and the sustainable use of materials. Examples include high walls enclosing the yard next to GMR Henderson, and on the interior side of the wall enclosing Williamson Street (block and render cover exterior face). Further survey and analysis would be required to determine the extent of original building fabric and elements prior to any development or demolition. The 1872 OS Town Plan is a useful reference for historic detail including significant walls; as are historic images.

There are two 'gap' sites which retain partial remains of the earlier buildings on Burn Street (fig 8) and on Harbour Quay.

*Important characteristics:* much erosion has taken place of the street frontages of these blocks, a characteristic which was one of the key principles of Telford's design. Historic images from the Johnston Collection clearly show the strong urban edge created by the buildings lining Martha Terrace (ref JN20276B003). The urban edge of Lower Pulteneytown which addresses the river and the old town is now ragged and ill-formed due to the loss of historic buildings and the style of development here from the 1980s onwards. Development briefs should set out guidelines for reinforcing the characteristic strong urban frontage to the river. Any new development and adaptations should incorporate remaining features of the historic industrial quarter including high walls defining original lots; surviving industrial buildings or parts thereof.

*Views:* The high walls and deep plot sizes provide little visual connection across the site from Wick Town Centre, the riverside or either street. Characteristic views are framed vistas enclosed by buildings.





Figure 8: (top) Buildings at Risk on the north side of Burn Street looking east to Harbour Quay, 2019; the buildings span three separate lots; two street fronting buildings remain largely intact, the third has been reduced to a single storey. The 2-storey building in the distance is a later infill incorporating an original single storey yard entrance, it appears somewhat small in scale in comparison to the traditional buildings and the modern render finish is out of character.



(Above left): potential gap sites include the yard next to GMR Henderson retaining high stone walls defining the original lot; the rear elevation of the de-roofed building on Burn Street is visible at the rear (image 1974 © HES); (right) remains of original Caithness stone walling on the internal face of the boundary wall on Williamson Street (betw. Burn Street and Martha Terrace).



Figure 9: (top) south side of Burn Street looking east to Harbour Quay, 2019; the eastern lots of former curing yard warehouses were repaired in 2012, but still awaiting a new use; (bottom left: BARR 2013 © HES) an early herring house partly repaired sometime after 2013, also vacant.



Figure 10: Two lots on north side of Telford Street which address Harbour Quay were repaired c.2012 as part of the Beatrice Offshore grant / investment. The buildings are still awaiting a new use. The former heriring curing yard was a scrap metal yard in 2008 (top, © Google Maps); the Telford Street fronting buildings appear to have been demolished sometime before the repair work, which consolidated existing buildings (below 2019). No structures remain from the original buildings which divided the two lots. The site offers further potential for street frontage infill which would also obscure the open car parking site from view.



Figure 11: Gap site with surviving façade on Harbour Quay



Figure 12: single storey structure on the SW corner of Burn Street and Williamson Street



Figure 13: former swimming pool now redundant



Figure 14: Club on the SE corner of Martha Terrace and Williamson Street