Archiestown

Conservation Area Review

May 2023

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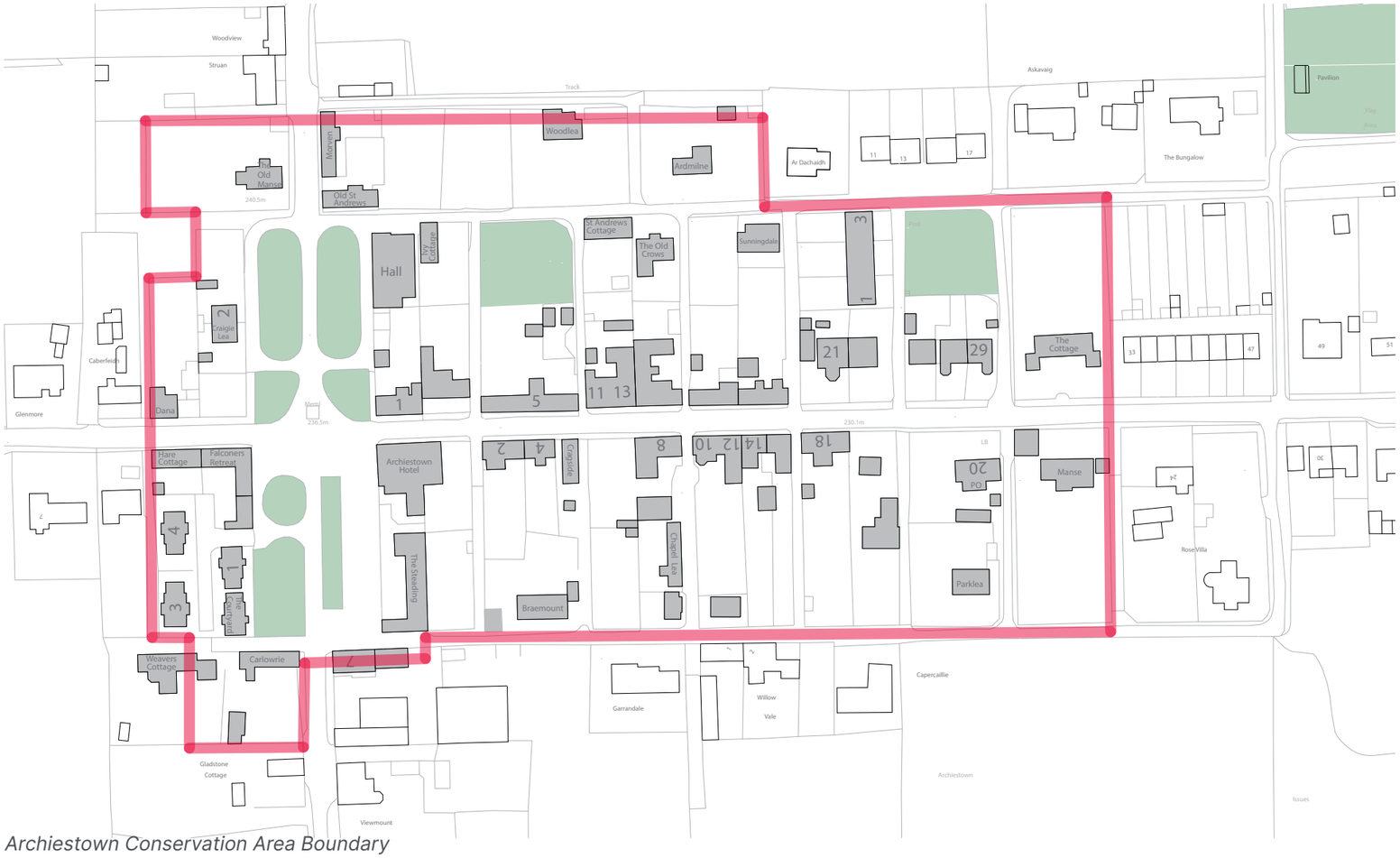
1.0
Introduction

1.0 Introduction



Archiestown Conservation Area Boundary

Date of Site Assessments: 5 October 2022
21 October 2022

Date of Designation: Assumed 1972 by Banffshire County Council due to Cullen's designation at this time

LDN Architects was appointed by the Moray Council in September 2022, as Conservation Accredited Architects, to carry out appraisals on five of the designated Conservation Areas within Moray.

It is important to understand the criteria for designating a Conservation Area in order to assess it. Historic Environment Scotland's selection guidance is as follows –

"Areas of 'special architectural or historic interest' will be selected based on a range of factors which may include:

- *areas of significant architectural or historic interest in terms of specific listed buildings and/or scheduled monuments;*
- *areas of significant architectural or historic interest in terms of building groupings, which may or may not include listed buildings and/or scheduled monuments, and open spaces which they abut;*
- *areas with features of architectural or historic interest such as street pattern, planned towns and villages and historic gardens and designed landscapes; and other areas of distinctive architectural or historic character."*

"The characteristics and values that contribute to a conservation area's special architectural or historic interest are:

- *its special architectural or historic importance;*
- *its distinct character;*
- *its value as a good example of local or regional architectural style;*
- *its value within the wider context of the village or town; and*
- *its present condition, and the scope for significant improvement and enhancement."*

It is important that periodical reviews are carried out to ensure that the special interest of the Conservation Area is preserved. The purpose of the appraisal is to carry out a detailed assessment of the current townscape, which includes a building-by-building analysis, to identify areas of risk, areas of significance, opportunities, and priorities for enhancement.

This assessment also includes a review of public realm and greenspace (including trees) as these elements each contribute to a sense of place. The information gathered as part of this proposal will be used to assess the current position of the Conservation Area boundary and allow recommendations to be made for any amendment should it be relevant. The content of the report is also there to provide guidance on appropriate materials, style and colour to assist and encourage residents to develop proposals that are sympathetic to the character of the Conservation Area.

The following report focuses on Conservation Area Appraisal for the planned town of Archiestown.

Archiestown Aerial Image

What is a Conservation Area?

Conservation Areas have special architectural character or social historical interest created by the buildings and spaces – street layout, open space and the public realm - around these. The Planning Listed Buildings and Conservation Areas (Scotland) Act 1997 designated Conservation Areas for protection – the Scottish Government and Planning Authorities are required by law to preserve or enhance the character and appearance of these historical environments.

Why?

In order to maintain the special architectural character of Conservation Areas it is important that they are preserved to ensure that the elements that make them distinct are not lost through inappropriate change. Where appropriate, enhancements can be made to these areas to benefit not only the historical environment but also the residents.

What does this mean for the residents?

Whilst consents will be required from the Local Authority for certain elements (as listed out below), it does not mean that improvements and development cannot occur within these areas. Sympathetic improvements using the appropriate traditional materials are encouraged and they will bring benefit to the building owners. For example, historical buildings were constructed with traditional materials, and it is these materials that not only create the character, but they also ensure that the building fabric performs (when appropriately maintained). When modern materials are added such as uPVC elements, these not only change the character, but they also change the properties and performance of the building which can be to the detriment of the fabric. If you are proposing any of the following changes to your property then you should contact the Moray Council to confirm if you require planning permission, Conservation Area consent, or advertising consent depending on your proposal.

- Alterations – changes to the principal form, changes to fenestration (opening to include doors and windows), changes to materials such as roof, external finishes (including the painting of the building), replacement windows, doors and rainwater goods.
- Any extension to your property
- Any structures within the curtilage of a building.
- Walls, fences and other boundary treatments for domestic properties
- Demolition of unlisted buildings
- Removal of trees
- Works to shopfronts and advertisement displays

If your property is listed then to may also require listed building consent to ensure that any proposal including (alterations and extensions) do not have a detrimental effect on the character, integrity, or setting of the building. You should contact the Moray Council to establish if this is required or not.

2.0
Historical Development

2.1 History

The progression of Archiestown from 1871 to 2022 is shown clearly through archives of the town plans. The time periods of development are evident when in the town due to the close-knit nature of the layout. Progression and development within the Conservation Area has occurred since designation with buildings that step back from the main line of the street.

Following the significant fire of Archiestown in 1783, the town was rebuilt which included some alterations. Generally, the levels of the public realm still reflect the historic settlement in some areas whilst others have been altered.

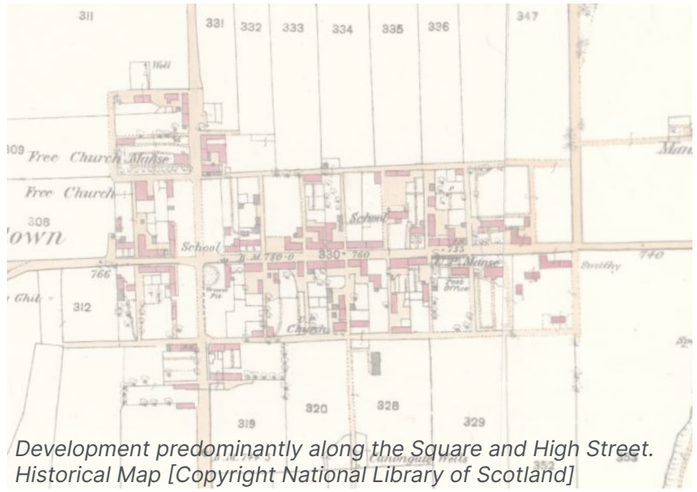
As land use has developed, so has the town. The once small connective lanes for carts have been updated for modern expectations although to the detriment of character. Opening these small lanes with little left untouched has resulted in tarmac roads which have been widened for vehicles. These lanes are an important characteristic of Archiestown and provide key links.

The location of the town was established due to Sir Archibald Grant of Monymusk inheriting the land as part of his estate. This was when the decision was made to produce a linen weaving village due to his affiliation with flax and the rural location. There was land for growing crops, houses built for workers and railways close by for transportation.

Reference: 'The Buildings of Scotland ABERDEENSHIRE: NORTH AND MORAY; Walker, David W, Woodworth, Mathew; Pevsner Architectural Guide; Yale University Press 2015'.

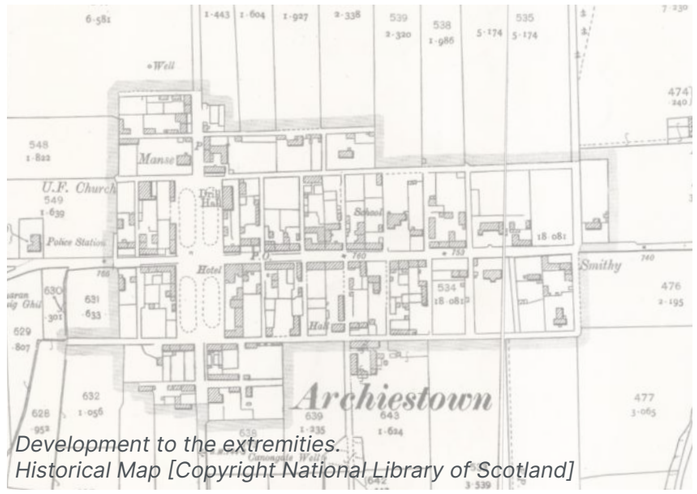
Historical development map

1871



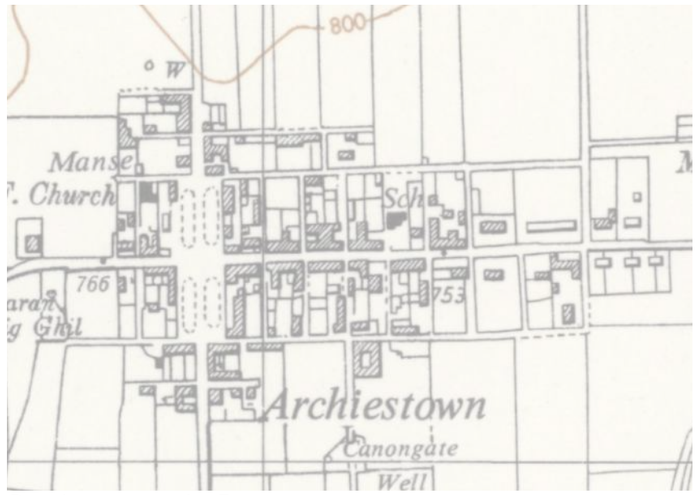
Development predominantly along the Square and High Street.
Historical Map [Copyright National Library of Scotland]

1905



Development to the extremities.
Historical Map [Copyright National Library of Scotland]

1959



Development to the East.
Historical Map [Copyright National Library of Scotland]

2.2 Timeline

1760

Archiestown founded by Archibald Grant of Monymusk

1783

Fire of Archiestown

1881

The Archiestown Hotel was built at the heart of the village

1967

The Archiestown Hotel fire

1960s

Knockando Kirk and Archiestown School was demolished

Historical Aerial Image [Copyright Canmore]

2.3 Wider Context

Archiestown sits near the River Spey in the region of Moray 17 miles from Elgin. The town sits on the access roads for many distilleries in the Spey valley. The main arterial road provides a key link from Elgin to the Distilleries and is frequently trafficked by large goods lorries.

3.0
Character and Appearance

3.1 The Buildings

The following information identifies buildings that, at the time of publishing this report, are listed by Historic Environment Scotland or on the Buildings at Risk Register Scotland. It is however important to note that the character of a Conservation Area is not about the listed buildings, it is the collection of buildings.

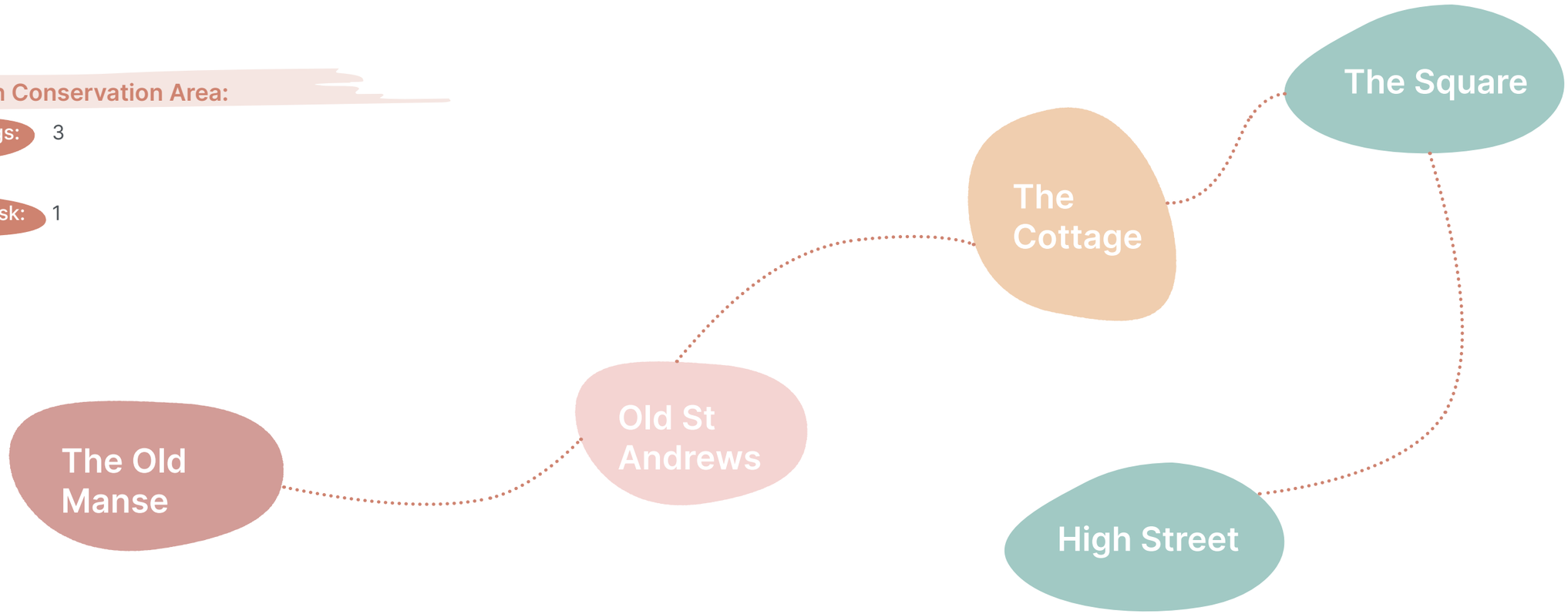
The adjacent map plots the listed buildings and those on the Buildings at Risk Register Scotland. The eclectic mix of building types within Archiestown is what creates the unique 'sense of place' – these have a direct relationship to the Town's origin and the development of its industries which is what enriches the Conservation Area.

The Conservation Area also contains many unlisted buildings of significant townscape merit. Although these buildings are unlisted, they make a positive contribution to the character and visual coherence of the Conservation Area. Most of the buildings display many of the key architectural features of the listed buildings with the traditional material palette of stone walls, slate roofs and traditional timber windows.

Archiestown Conservation Area:

Listed Buildings: 3

Buildings at Risk: 1

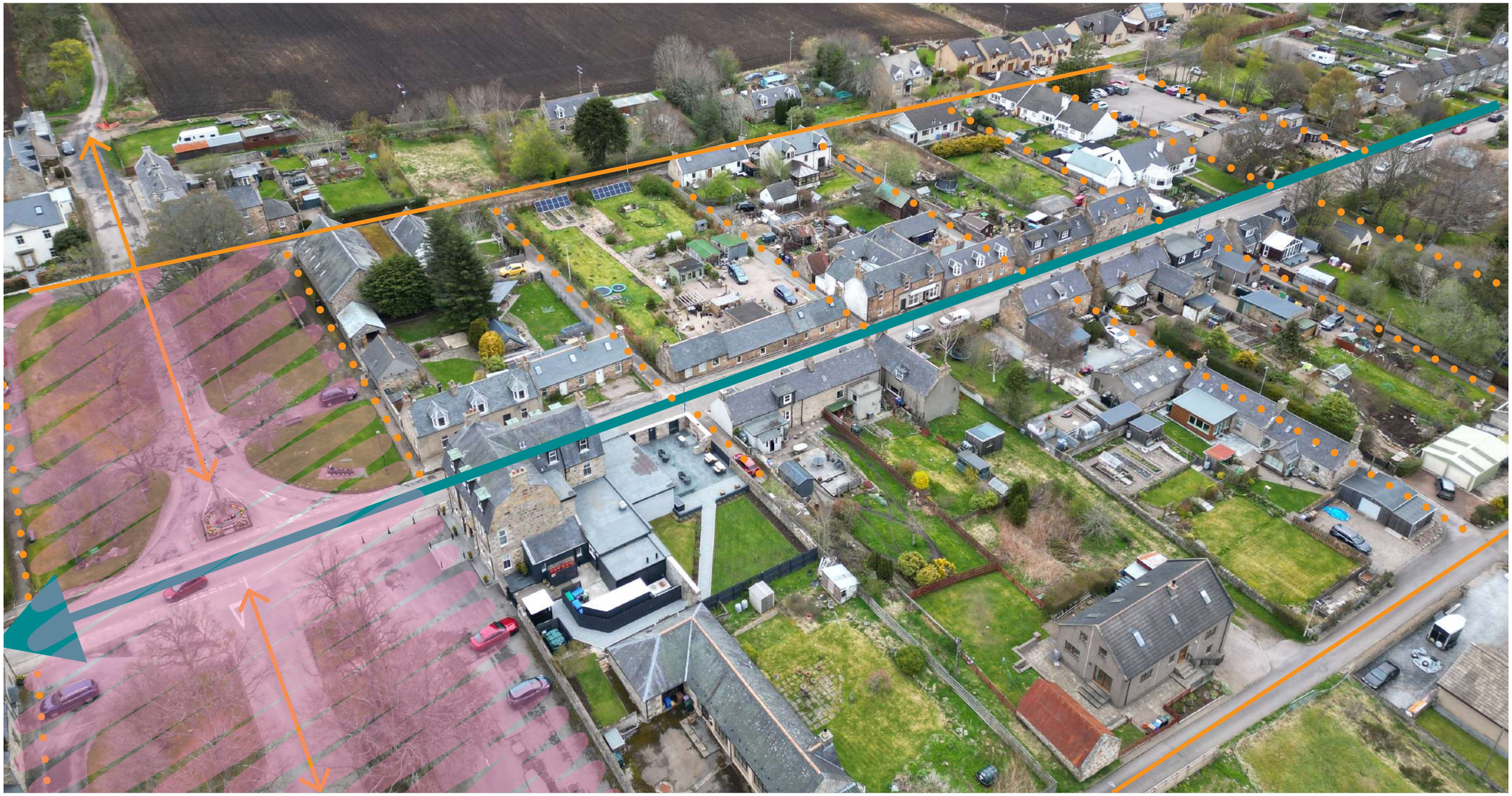


Listed Buildings Map

Buildings at Risk Register

B listed buildings

3.2 Setting



Aerial Image overmarked with access and development opportunities.

The heart of Speyside has some of the most spectacular scenery in the north of Scotland. The lands are rich and fertile with the River Spey running through the heart of the valley. It is home to the largest concentration of distilleries in Scotland which draw from the natural offerings of the area.

The main vein of Archiestown runs along the B9102 which follows the northern bank of the River Spey. Archiestown forms an orientation point for a number of walks within the Forest to the north and a connection to the Speyside Way to the South.

Archiestown is a small settlement located in a distinct natural environment but despite the rural location, it is a planned town which makes it significant. This is embedded in the origin of the town and its development alongside the local industry bringing a strong sense of place.

Aerial Image overmarked with access and development opportunities.

3.3 Activity and Movement

The heart of Archiestown is bisected by the B9102 which runs East to West. Whilst this is classified as a minor road, it is a key link along the Northern side of the River Spey.

The lanes within Archiestown – Post Office Lane; Mitchells Lane; Mcquibbans Lane; Chapel Lane all to the South; and Cottage Lane; School Lane; Crairoy Lane; Bakers Lane; McGowans Lane; and Souters Lane to the North – allow permeability through the town blocks, however, these key links have been neglected. There is opportunity to enhance and develop these key routes with heritage signage and lighting.

There are no defined pedestrian crossing points or routes and there is an opportunity to enhance this including bringing more definition to an orientation point and trails for the walks to the north and south.

Access routes through the High Street in Archiestown and down the lanes

Key Routes in Archiestown

Tertiary vehicular routes through the lanes.

Secondary vehicular routes

Primary trunk road through the town

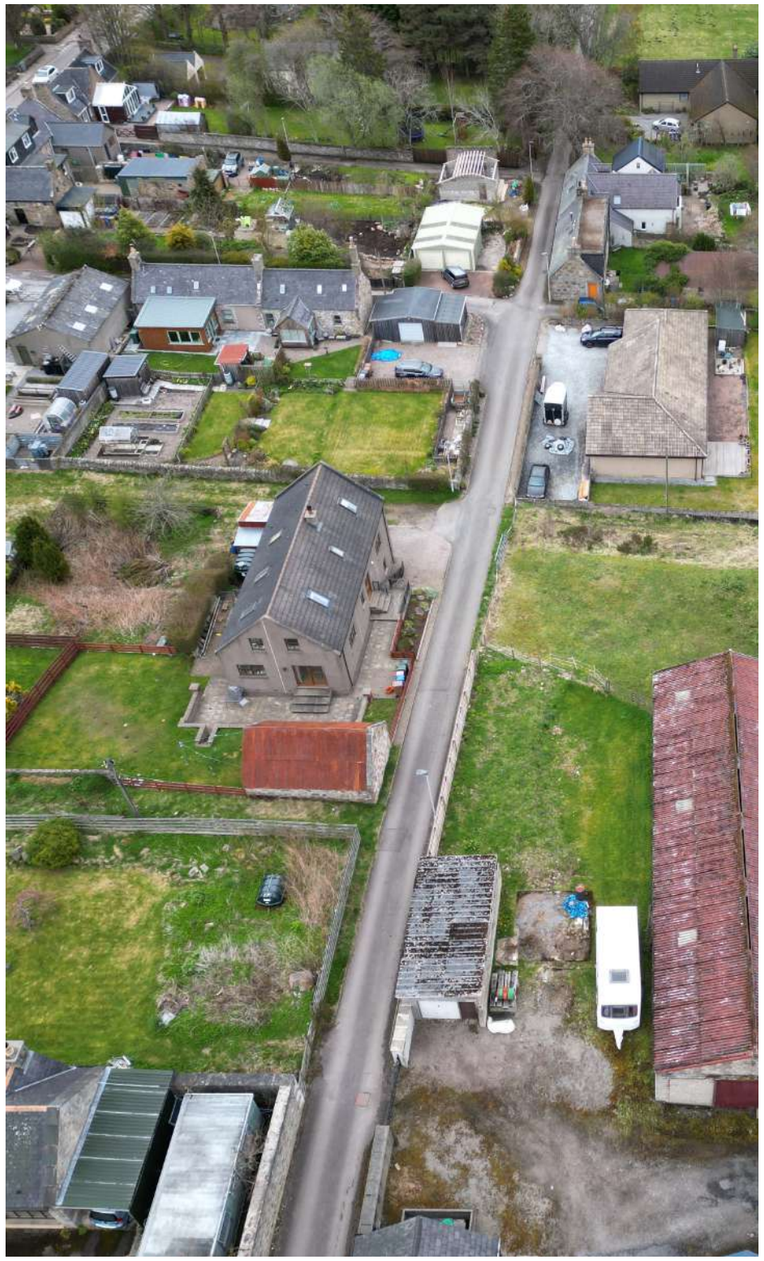
3.4 Street Pattern Topography

The Planned Village was developed by Sir Archibald Grant by taking advantage of the agricultural wealth in the area and the intention of developing the flax weaving industry. Plots of lands and the standard geometric design created the village of Archiestown's pattern. The grid pattern provided by the principal North-south and East-west axes, enhanced by the lesser lanes and closes, delivers a layout replete with accessibility. A village square lies at the heart of the village extending out to the main road through the town.

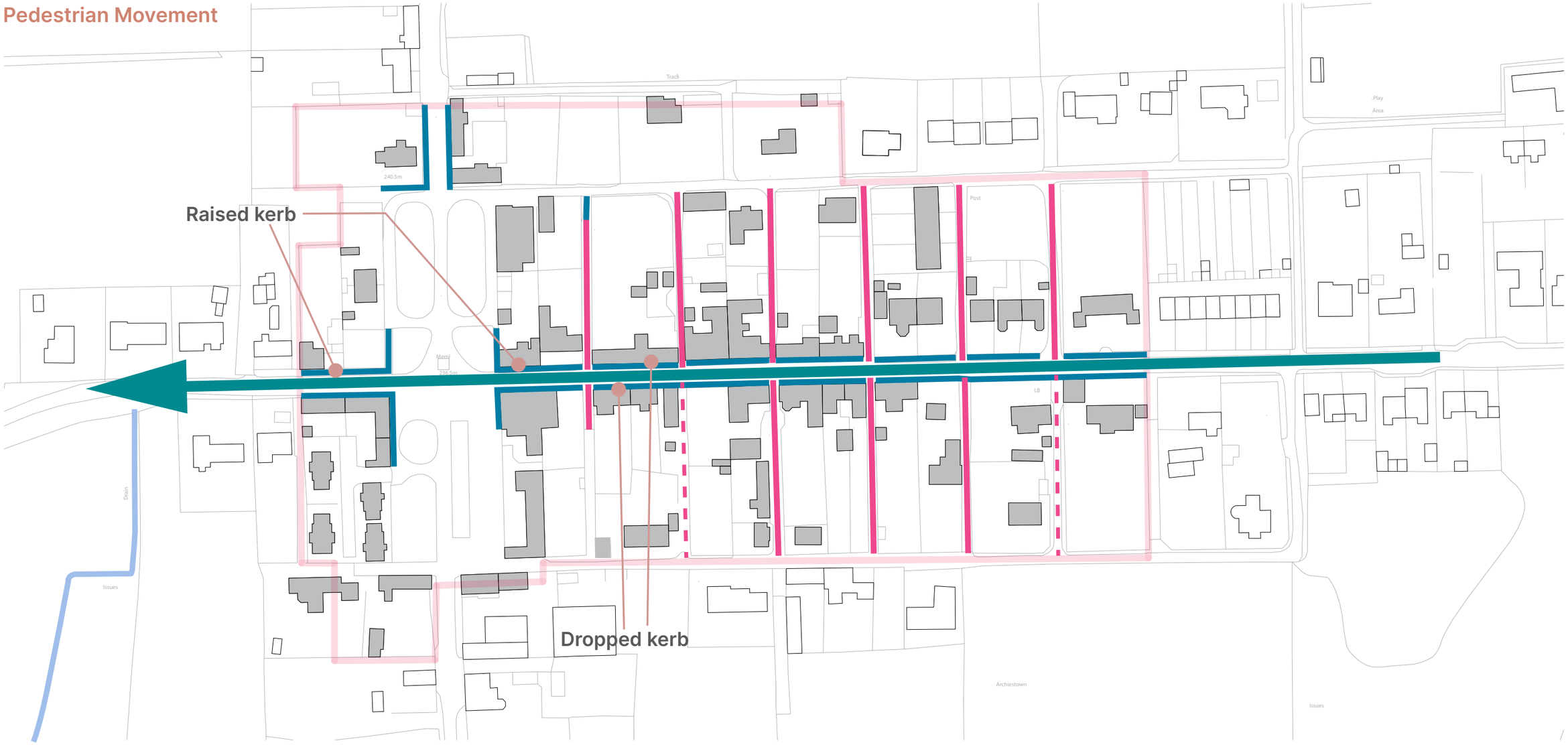
As Archiestown developed, the smaller plots of land were acquired by famers to create larger agricultural fields as are seen today. This led to a significant shift in the pattern of the town exacerbated by close connections becoming blocked and impassible.

Archiestown sits with a significant slope to the South and gentle slope to the East – the town square provides the most prominent space, as is appropriate, in straightforward plan-form and townscape.

Key axes through the town with limited pedestrian prescribed access



Pedestrian Movement



Pavements typical of a planned town layout.

Key town plan routes neglected links require enhancement/ development.

3.5 Spaces

Within Archiestown there are two key zones – the main vein of the Planned Town on the B9102 and the Town Square, which is a key aspect of the Conservation Area. There is however an oddity about the position of the square as it is not central to the plan - it is instead located to the west.

The relationship between the built form and the surrounding spaces is important to the town plan because these not only define the movement through the Conservation Area but they also create spaces for the community with the Town Square being at its heart.

The form of the Town Square and the environment, with the mature trees and green space, provides a significant opportunity to not only enhance the Conservation Area but also bring benefit to the local community. The location of the well-used community hall on the square would complement any community aspirations.

Consideration could be given to

- Gathering – multi-generational
- Events / Festivals
- Play
- Sit / reflection
- Connections including local walking trails – promotion of green living and health benefits
- Educate – local heritage / circular trail
- Orientation point for the wider region

The Town Square formation and access which could be developed

Spaces


Growing
Education
Gathering
Play
Heritage
Connect
Key green spaces
Key urban spaces

3.6 Character Areas

Form

For such a rural setting the form is rigorous with a defined street pattern and distinct town blocks which makes Archietown interesting. Where new developments have been carried out this has changed the strong linear form of the High Street set along the B9102, with the buildings set back from the block formation.

Roofing

There are two types of roof covering: slate and tile. Within slate there are examples of Scotch, Welsh and Spanish. When the planned town was built the roofs would have been Scotch slate laid to diminishing courses, but this is now the minority with Welsh slate the dominant roofing material. The use of Spanish slate has also been recorded and this is not an appropriate material not only in terms of aesthetic but also longevity in Scotland's climate. The tile roofs tend to have been installed on the later developments.

Stone wall with Scotch slate roof, cast iron rooflight. Six over six and three over six sash and case windows with double leaf timber door. Cast iron rainwater goods.

Rainwater Goods

Whilst Rainwater goods play an important part in the performance of a building, they also reflect the style of the building. Generally the rainwater goods throughout the town are half round gutters with round downpipes.

In regard to material, there is clear mix of cast iron and replacement uPVC fittings.

Stonework and pointing

The stonework is typically exposed coursed rubble with dressings around openings. A number of properties have been coated in a cement render, although in some instances this has only been applied to one elevation. The majority of the pointing has been replaced in cement and in some instances this has been 'struck' to imitate ashlar.

Traditional masonry building with decorative door surround and wall head pediment detail. Sympathetic modern rooflight interventions and sash and case windows.

Doors

There is an array of different door types throughout the Conservation Area with the minority traditional panelled timber doors.

Modern timber doors or varying design and inappropriate uPVC doors have been installed in some locations. In these instances, consideration should be given to enhancing the style and detailing of the door that is appropriate to the period of the building. Doors are another element that contributes to the overarching character of the building

Windows

The traditional window type for the Conservation Area is timber sash and case. There are however only a few surviving examples. Within those that remains, there is a variation to the scale and fenestration - there are examples of the Georgian 6/6, 3/6 and the later 2/2 and 1/1. This variance is important in dating the buildings.

Some windows have been replaced with modern timber casements, aluminium or uPVC units which have had a detrimental impact of the character of these buildings. As noted previously, whilst it is acknowledged, that uPVC can be considered desirable for thermal improvements, the units do have a limited guarantee. There are options for improvements to be made to traditional timber sash and case windows which are not necessarily cost prohibitive.

Colour

The prominent colour within the Planned Town for external joinery is white or rosewood (on some uPVC units). There are a few instances where sympathetic heritage colours have been used for the external joinery but this is the minority.

The use of heritage colours can enliven the architecture and should be encouraged – the unification of colour is a modern style.

Shopfronts

Historically Archiestown was self-sufficient. Over time this developed with some commercial offerings appearing. Today, however, this has changed with the Post Office and Hotel the only commercial elements.

There is evidence of a shopfront on one building – larger openings and the remnants of signage – however this appears to have been converted to residential.

Commercial units can bring economic benefit to the local area but in order for this to be successful, the viability needs to be assessed.

External and Boundary

As previously noted, there are level changes along the key east-west axis and the boundaries of these have been treated with generic modern railings.

The buildings along the High Street bound onto the pavement with external spaces to the rear. Stone boundary walls, with stone copes, remain the prominent boundary treatment within Archiestown. There are however some instances of timber fencing but these are predominantly in the lanes.

External boundaries vary throughout the Conservation Area with large gardens in areas and variation in pavement access.

4.0
Design Guidance

4.1 Design Guidance

The most important principle of the following design guidance is that the traditional materials are not encouraged purely for the aesthetical characteristic of the Conservation Area, but it is the performance and longevity of the building. Both of which have environmental and economic benefit.

Repair and Maintenance

- Maintenance is always required whether it is a traditional or modern material
- Implement a regular regime - whilst there is a cost involved in maintenance this should avoid significant investment due to failure of the fabric

The appropriate repair and maintenance of traditional buildings is important not only for their preservation but also for their performance. A well-maintained building should reduce the requirement for intervals of significant investment and change.

Modern materials are commonly selected because they are believed to be better and more cost effective, however, their lifespan is limited, and a limited lifespan will result in additional investment within a set time frame. It is important to note that buildings will always require maintenance.

Roofing

- Consider what is appropriate to the building type – the building was designed and built based on this material

Historically, the prominent roofing type was Scotch slating. Scotch slating laid to diminishing course is now a minority – over the years these have been replaced in Welsh slate due to the closure of the Scottish Quarries. Reclaimed Scotch slate is available and should be considered where practicable. Where this is not an option, salvaged Welsh slate would be a suitable alternative. Spanish slate, which is not native to the area, and is distinctively different from Scotch and Welsh should not be used. This is not only because of the impact on the character of the Conservation Area, but also the performance.

Scotch Slate laid to diminishing courses

Rainwater Goods

- Longevity of Cast Iron Rainwater Goods – ensure the sizes are appropriate for area of the roof
- Apply a good paint specification – an appropriate primer, undercoat and top/ finish coats – if this is maintained, it protects the main components from decay and this is what brings the longevity

Cast iron rainwater goods have a stronger visual presence on a building because of their solidity. Not only does this add to the architectural character but if they are well maintained they have a long lifespan. There is a misconception that uPVC rainwater goods do not require maintenance, however, the rubber seals at joints fail over time, they are susceptible to solar gain (resulting in eventual failure because the plastic becomes brittle) and there is higher risk in these being brought down due to snow and ice. They can also be easily damaged.

Stonework and Pointing

- A traditional lime point or harling manages the moisture within the wall thereby improving the condition of the fabric and the internal environment

Whilst a traditional lime finish on the buildings brings character to the Conservation Area, there is a key performance criterion. Historically, lessons have been learnt by the use of cementitious mortars as coatings on traditional building fabric. It has quite clearly been established that they do not preserve the fabric - they can in fact exacerbate decay and create damp buildings. The technical compatibilities of the materials used on traditional buildings are critical in relation to the performance of the fabric.

The key characteristic of a traditional wall is its porosity which will always retain a level of moisture content (referred to as a water film) and it is this content that allows the essential capillary action to occur. The important drying process within the wall is not a vapour process, it is a liquid process should this be from the inside or outside face of the fabric.

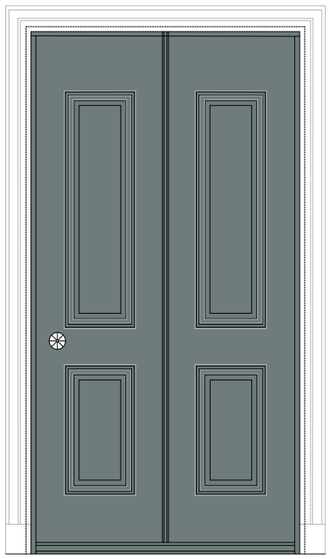
The use of lime as an ingredient in traditional construction is important because it delivers a finer porosity and greater surface area than materials with a coarse and close to impermeable makeup - the former, in effect, becoming a poultice which draws moisture out of the wall using capillary action. This can either be the joints (lime pointing) or more effectively a lime harl as this has a much larger surface area.

‘Sneck’ lime pointing

Doors

- Traditional timber doors
- Apply a good paint specification – an appropriate primer, undercoat and top/ finish coats – if this is maintained, it protects the main components from decay and this is what brings the longevity

It is important to note that it is not ‘one’ element of a building that defines the character, it is a combination of all the elements. Traditional timber doors define the entrances to the buildings. The doors relate to the periods of architectural development of the Conservation Areas – for example the four panelled doors represent a later build period so they are also significant to their time. Again, it is this mix of development that enriches the overall character.

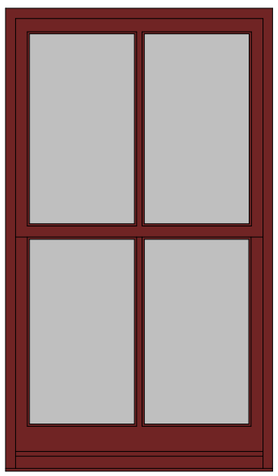


Four panel timber door

Windows

- Traditional timber sash and case
- Apply a good paint specification – an appropriate primer, undercoat and top/ finish coats – if this is maintained, it protects the main components from decay and this is what brings the longevity

The original fenestration of Sash and Case windows form part of the character of a traditional building. If left to deteriorate these can become difficult to manage for the residents. Sash and Case windows can however be repaired and upgraded – draught stripping and double glazing (consideration should be given to depth of the frames and astragals). If the units are beyond repair, replica sash and case windows can be made and fitted. If these are then appropriately maintained, they can have a significant lifespan. There is a common misconception that either of these options can be cost prohibitive and appropriate support and guidance should be made available to residents to dispel this notion. Not only does this benefit the character of the Conservation Area but it is also sustainable.



Two over two sash and case timber window

Extensions

- These can provide much needed additional accommodation to secure the building's future, however, it is important that any extension should enhance, and compliment, the traditional building

In order to preserve the historical built environment, it has to be accepted that some alteration may be required in order to accommodate changes within modern society. New developments and proposals should not be pastiche – it is important that they reflect the period in which they are constructed so the development of the building can be understood. These alterations can be sympathetic and complimentary to the character area through an understanding of form, proportion and the existing local materials and colour palette.

New Development

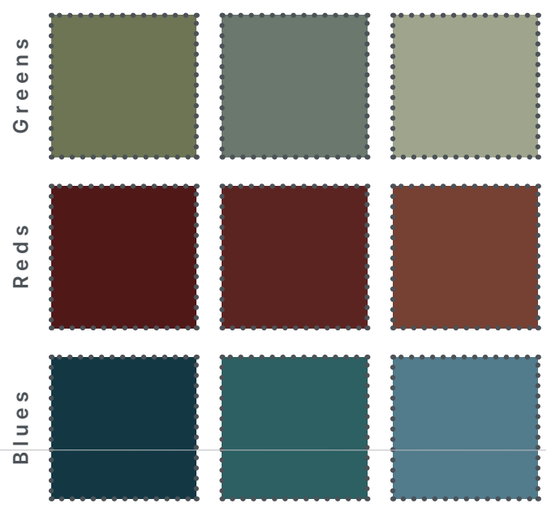
- These can provide much needed additional accommodation within the conservation area if the design is developed appropriately

There is scope for contemporary new development as long as it is sympathetic to its surroundings and is reflective of the key architectural materials that are essential to the character and appearance of the Conservation Area. An appropriate sympathetic contemporary design can add value and character to the townscape and still respect the architectural character and authenticity of the individual building and the Conservation Area.

Colour

Colour is so important for the built environment, however, it can be underestimated or under considered when looking at traditional buildings. Taking time and care to select the right colour, and shade, for external joinery as an example, can greatly enhance the appearance of a building (and draw attention away from other aspects). Colour can also affect people's connection to the built environment – colour can stimulate people's senses and lift the spirit of a place. It is key to have an understanding of colour and how this can work in harmonious ways with the built environment. There is a misconception that the building fenestrations, rainwater goods and boundary treatments, as examples, can only or have only been black or white, however, this is a contemporary approach. Similarly, the application of stains to external joinery, such as windows and doors, is contemporaneous. Traditional windows and doors were always painted not only to protect the timber but also for aesthetic reasons. Selecting the right paint system to ensure longevity of the timber is critical – the build-up of coats is far superior to any stain. Historically, the application of colour was carefully considered to ensure it would enhance the architecture. The application of carefully considered colour should therefore be encouraged within the Conservation Area and below is an example colour palette (although there are many similar and appropriate shades).

Example Colour Palette



4.2 Sustainable Conservation

The way in which traditional buildings were constructed is quite different to methods that are used in modern construction. When problems arise with traditional buildings there can be a misconception that this is due to materials used during its construction. Sometimes this can simply be attributed to the fact the materials have been there since the construction – 100 years or in many case much longer – and now is the time to replace them because they had done what they were there to do. Traditional materials, when properly applied (or installed) and maintained, can stand the test of time.

Guarantees for modern materials generally are set at a specified time limit. uPVC windows for example tend to be guaranteed for 10 years and when they fail and are replaced the units tend to go straight to land fill (unless they can be reconditioned). uPVC is prone to solar gain and over time, the colour will fade and the plastic will become brittle affecting the integrity of the unit whether that be windows, doors or rainwater goods. Whilst uPVC can be considered maintenance free, every element of a building will require maintenance and care at regular intervals.

Traditional buildings can be thermally upgraded to provide a comfortable internal environment that does not require significant energy use. It is important however that this is carried out in a manner that does not affect the performance of the fabric. When the performance of the fabric is affected, this can result in problems internally such as a rise in moisture levels.

Example of inappropriate modern interventions which lead to deterioration of traditional fabric.

5.0
Public Realm Audit

5.1 Public Realm Audit

The public realm is an important contributor to the Conservation Area as the treatment of this dominants the space between the buildings. The information below is an audit of what currently exists.

- modern LED street lighting
- generic road signage
- timber wayfinder sign (located in Square)
- modern benches – more consideration could be brought the placement of such
- modern generic railings
- generally all surface treatment is modern – tarmacadam – this includes the lanes and pavements
- surface treatment at the hotel is modern
- traffic management – boundary treatment where the square meets the B9102
    - definition of pedestrian and vehicular flow within the square

Within each of the areas there are opportunities to bring enhancement.

Archiestown public realm with opportunities for enhancement

Public Realm Audit

6.0
Negative Factors

6.1 Negative Factors

Whilst negative factors do exist throughout the Conservation Area, it is important that these do not become the key focus in the assessment of the significance of the area. For example, whilst inappropriate materials have an impact on the character, they also affect the performance of the building, however, with careful repair and conservation these changes can be reversed thereby restoring the character. Where the form (scale and any decorative stone dressing) and composition of the traditional building remains, there is significance and therefore reversible material change should not be seen as justification to withdraw protection.

In summary the key factors are:

1. Inappropriate alterations to buildings which include –
   - the style of some extensions
   - changes to openings
   - changes to fenestration
   - inappropriate materiality

2. Under-used space – including green areas

3. Public Realm – rationalisation and improvement could be brought to the following areas -

   - surfaces
   - signage
   - street furniture
   - street lighting

These factors should be considered as opportunities and used as performance indicators for monitoring future enhancements.

7.0
Opportunity for Development, Enhancement

7.1 Enhancement and Development

There are opportunities throughout the Conservation Area for enhancement and development to bring benefit not only to the character but also the local community. This will however require investment and consideration should be given to funding opportunities and how these could be utilised to assist interested parties.

Opportunities:

1. Develop a wayfinder trail – to encourage visitors to the area
2. Open / Greenspace – three key spaces have been identified as part of this study which are currently underutilised
    a. Consider the orientation / community space within the Square
    b. Promote the Allotment
    c. Determine the ownership of the vacant green space in the North Lane
3. Town Square – consult with the local community and hotel to see how improvement could be brought to bring benefit to the local area
4. Enhancements on a building by building basis – restoration and conservation to include enhancement and reinstatement of traditional materials and detailing (roofing material, cast iron rainwater goods, application of lime to the stonework, timber doors and sash and case windows)
5. Sustainable Conservation – implementing the enhancements above will not only make the local environment more sustainable, but it will improve the internal environment of the building
6. Public Realm Improvements
    a. Heritage LED lamps in the square if not throughout the planned town
    b. Consideration of surface treatment
    c. Improvements to the lanes – signage and lighting
7. Education and Learning
    a. Understanding the repair and maintenance of traditional buildings
    b. Traditional skills and future opportunities for the younger generations – career development
8. Investment in the local heritage

Development areas within Archiestown

Development and Enhancement

8.0
Conservation Strategy

8.1 Conservation Strategy

The Town Plan of Archiestown has a strong link to its origin and it is a reflection of the development of the local industry and its associated community creating a rich built environment. As stated in the Burra Charter

'The policy for managing a place must be based on an understanding of its cultural significance'.

The strong town plan, for such a small settlement in a rural area, is symbolic to the development of Archiestown and it is this that creates the significant 'sense of place'.

In order to safeguard the historic environment, it is also important to identify where change can be made to meet current and future needs without being detrimental to the cultural significance.

There is space to the rear of the buildings within Archiestown which presents opportunity to allow sympathetic adaptation and supplementary construction to meet the current and future needs without being detrimental. There is also an opportunity to enhance the Conservation Area with the reinstatement and enhancement of traditional detailing and this should be encouraged.

The over-arching conservation policy for Archiestown is to

reveal, maintain, and enhance significance but some adaptation and supplementary construction may be considered to accommodate future compatible uses.

Maintaining our existing built heritage is infinitely sustainable and understanding how traditional fabric can be upgraded without having a detrimental effect on either the external fabric, and character, or the internal environment is critical.

The aim of the above policy is to protect the significance and allow informed decisions to be assessed and validated with rigour and consistency without bringing further detriment. These principles should be applied to the opportunities that have been identified in section 7.0.

8.2 Justification for Boundary Change

This appraisal has been developed from a thorough study of the Conservation Area of Archiestown. This study has come from –

- Historical research
- A photographic survey of the principal elevation of each building within the Conservation Area
- A review of the street pattern and topography
- A review of the open space within Archiestown (not restricted to the Conservation Area)
- A Public Realm Audit
- A study of each building within the Conservation Area which includes the recording of the principal materials and detailing, and the condition of such

The detailed study of all of these elements and the complete building stock within the Conservation Area has allowed the following to be identified –

- Opportunities for enhancement and development
- Negative factors – *the focus should not however be on the negative but the opportunity that this can bring*
- The level of modern building stock
- Impact of inappropriate material and alterations
- Space that is outwith the Conservation Area but has opportunity to bring enhancement
- Traditional buildings that contribute to the *'sense of place'* within Archiestown that are outwith the Conservation Area and deserving of protection

The above information has all contributed to the recommendation of boundary change within Archiestown's Conservation Area as follows: -

Change 01

The modern building stock to the southwest of the Town Square is removed from the Conservation Area

Change 02

The modern building stock located on the South Lane is removed from the Conservation Area.

Change 03

The modern building stock to the northeast – which does not align with the blocks of the town plan - is removed from the Conservation Area.

Change 04

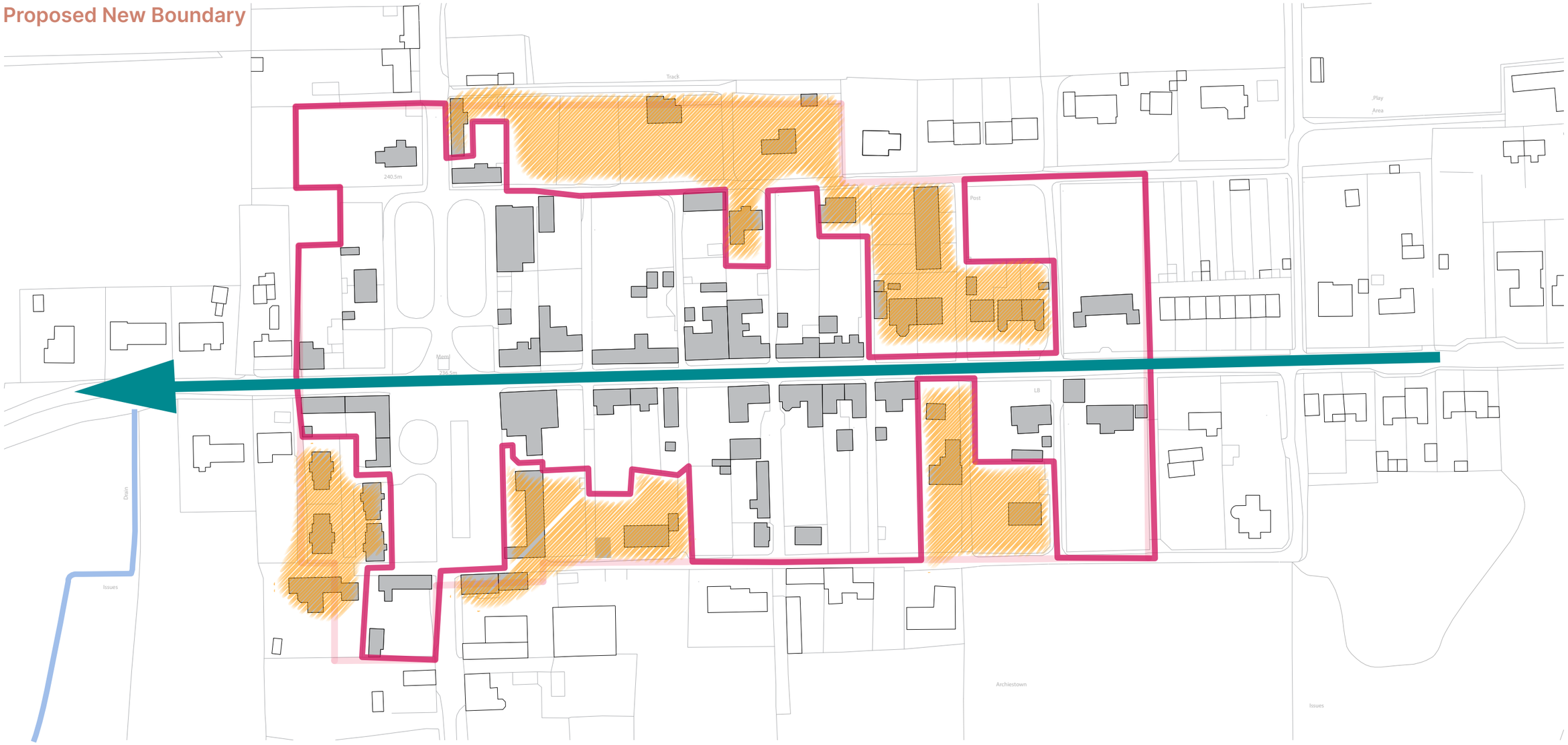
The rural buildings to the north of North Lane are removed from the Conservation Area.

Proposed Change Mapping

Original houses which have been impacted by modern development

Modern development impacting the original town plan

Proposed New Boundary



Areas removed from the conservation area

Proposed boundary changes

9.0
Monitoring and Review

9.1 Monitoring and Review

It is important that periodical reviews are carried out to ensure that the *special interest* of the Conservation Area is preserved and there are not significant losses within a set timeframe.

Consideration should be given to the engagement with the local community who have invested in the area. This could be in the form of independent workshops with traditionally skilled professionals and contactors giving the local community an opportunity to ask questions. Improvements and enhancements to the Conservation Area could bring direct benefit to the residents whether this be –

- An improved environment to live and work
- A decrease in vacant, and in some cases, dilapidated residential properties
- A decrease in vacant, and in some cases, dilapidated commercial properties
- Increased footfall bringing economic benefit to the local area

Reviews of the Conservation Area should be carried out on a five-yearly cycle to ensure that any change is identified and managed. This next review should include –

- An updated photographic survey
- An updated building by building analysis to track any changes to materials whether it be enhancement or loss
- A review of whether any of the identified development opportunities have been undertaken and whether these have been successful
- Identification of any enhancements that have been undertaken

Date of next review – ***2027***

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