



Oberlanders Architects

South Street, Elgin Design & Access Statement

February 2024





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Issue	Date	Purpose
A	09.02.24	Planning Issue

CLIENT & PROJECT TEAM



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Summary

The project involves the regeneration of a site in Elgin city centre which is currently occupied by 5 separate buildings;

- Site 1 M&CO, 51 South Street, Elgin M&CO have a wider estate ownership of their existing premises upon the High Street and that of the area above.
- Site 2: Elgin Furniture & Carpet Centre, 53 South Street, Elgin
- Site 3 Junners, 57-61 South Street, Elgin
- Site 4: Jailhouse, 130 High Street, Elgin
- Site 5 Newmarket, 130 High Street, Elgin

Brief

The site can accommodate a mix of commercial and residential accommodation. There is a city centre requirement for affordable residential accommodation and a location for the Business Enterprise Hub (BEH) proposed under the Growth Deal. The inclusion of Digital Health is being considered.

Purpose of Report

The report summarises the work done during RIBA Stage 3 and provides the Design and Access information required for planning.



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Affordable Housing

Extract from Moray Growth Deal Objectives

A Housing Mix Delivery project, which aims to support and accelerate the delivery of 360 affordable houses and plots, the support of a minimum of 150 jobs annually and to stimulate the private housebuilding sector to deliver a further 500 market houses, supporting town centre regeneration of brownfield sites and provision of housing in rural towns and villages. The project has the principles of innovative and sustainable design and construction, digital health and care, health and well-being, carbon neutral, simplified consenting processes and quality place-making firmly embedded within its investment objectives, with each development site being carefully planned to deliver these objectives. The Housing Mix Delivery project includes investment in vacant, derelict and unused properties to convert them for residential use and increase the number of people living in Elgin city centre.

Business Enterprise Hub

Extract from Moray Growth Deal Objectives

A Business Enterprise Hub project, which is designed to promote inclusive economic development in Moray (and the wider region), primarily by supporting scale-up of existing small and micro-businesses, as well as providing support to start-ups, university spin-outs and inward investors. The Business Enterprise Hub will be a flexible space for business innovation that is accessible to businesses and students alike, providing an inspirational environment that encourages entrepreneurial thinking. It will allow for the co-location of Moray's key business support agencies, alongside the College, providing co-ordinated support for local business that is focused on innovation, scale-up and is responsive to need. It will be a learning environment where teaching spaces and real

work environments coincide, where flexibility of usage allows students, lecturers and trainers, researchers and practitioners to share the same space, and where business support functions can be located with teaching and research services to develop and support Moray's future entrepreneurs and their workforce.

Retail

Retail units are proposed in the Ground floor unit of 57 South Street.



1.0

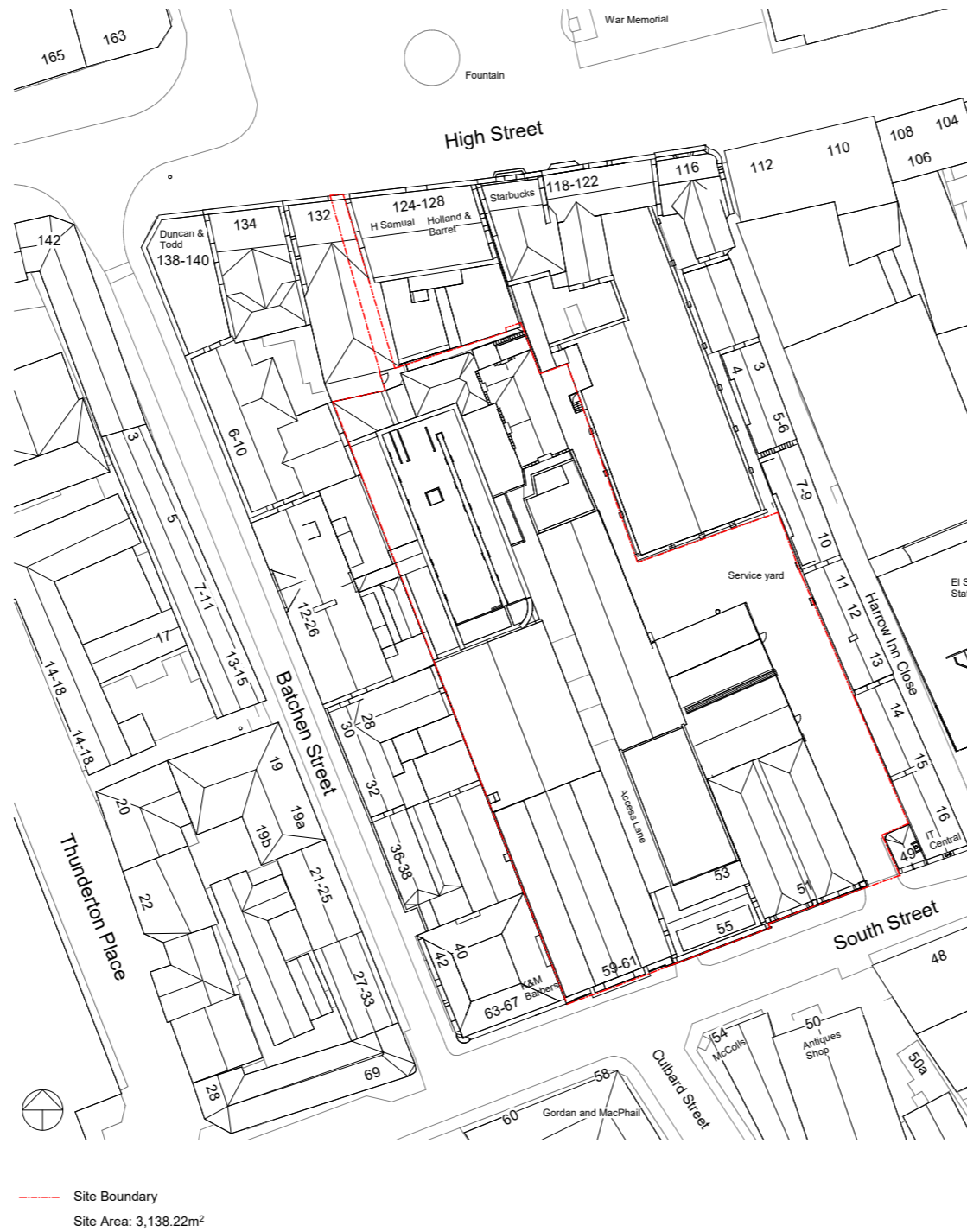
ELGIN SOUTH STREET
Site Overview

1.1 | SITE OVERVIEW | EXISTING LOCATION PLAN

Location

The town of Elgin is situated in the North of Scotland within the Royal Burgh of Moray. It lies on the south coast of the Moray Firth, to the east of Inverness and to the west of Aberdeen. Elgin is known for Elgin Cathedral and its historic high street.

The site is located in the centre of historic Elgin; it lies between South Street and High Street, with Harrow Inn Close to the east and Batchen Street to the west. The site can be accessed via Newmarket Close (from the High Street) or a lane from South Street.



Existing Location Plan



Elgin's location in Scotland (Google Earth)



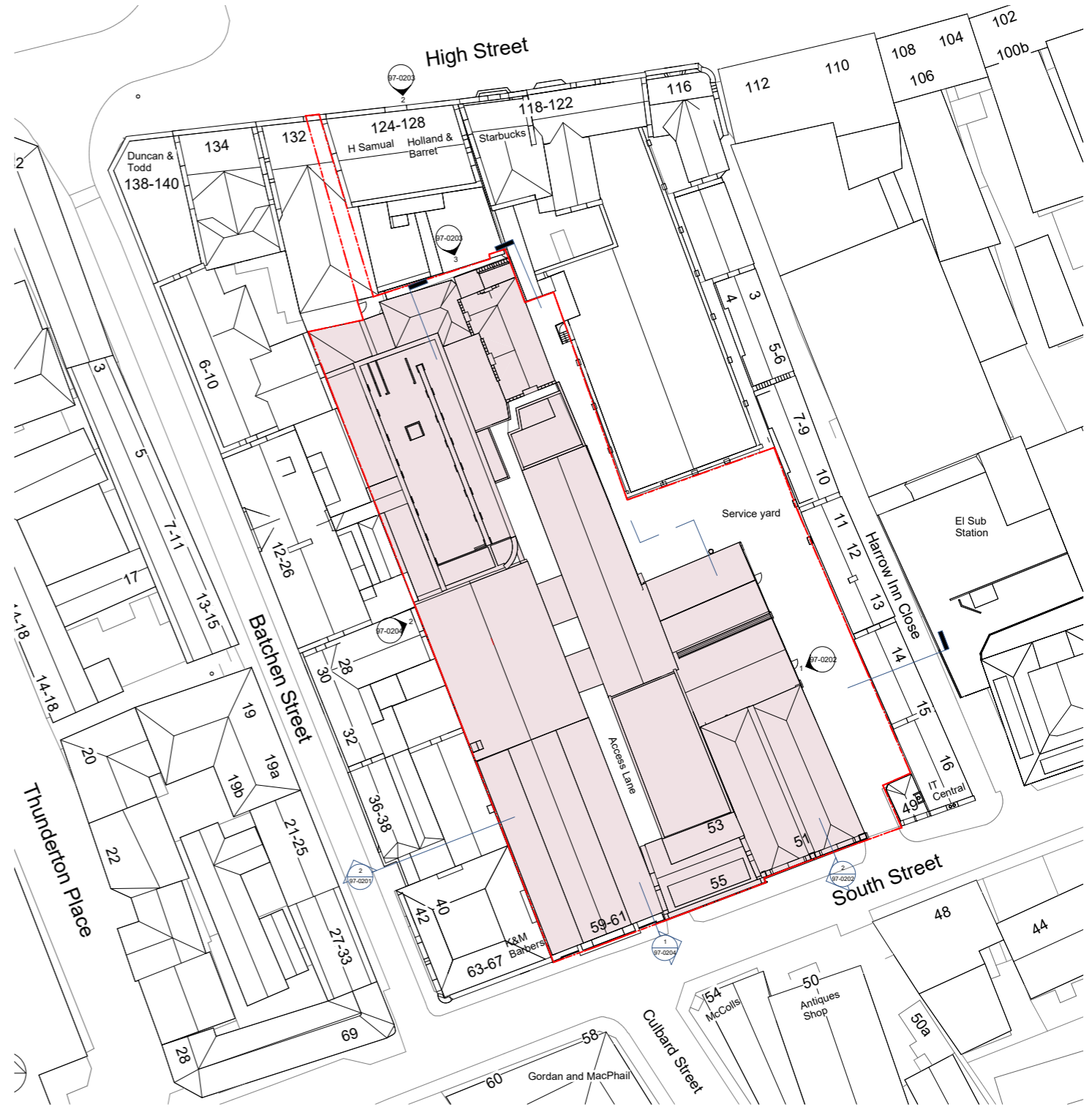
Aerial view of Elgin (Google Earth)

1.2 | SITE OVERVIEW | EXISTING SITE PLAN

Existing Site

The site is described by the red line on the site plan opposite. Within the site boundary are a collection of existing buildings of varying degrees of degradation. The aerial view below shows how the site has been infilled. The site comprised five separate areas:

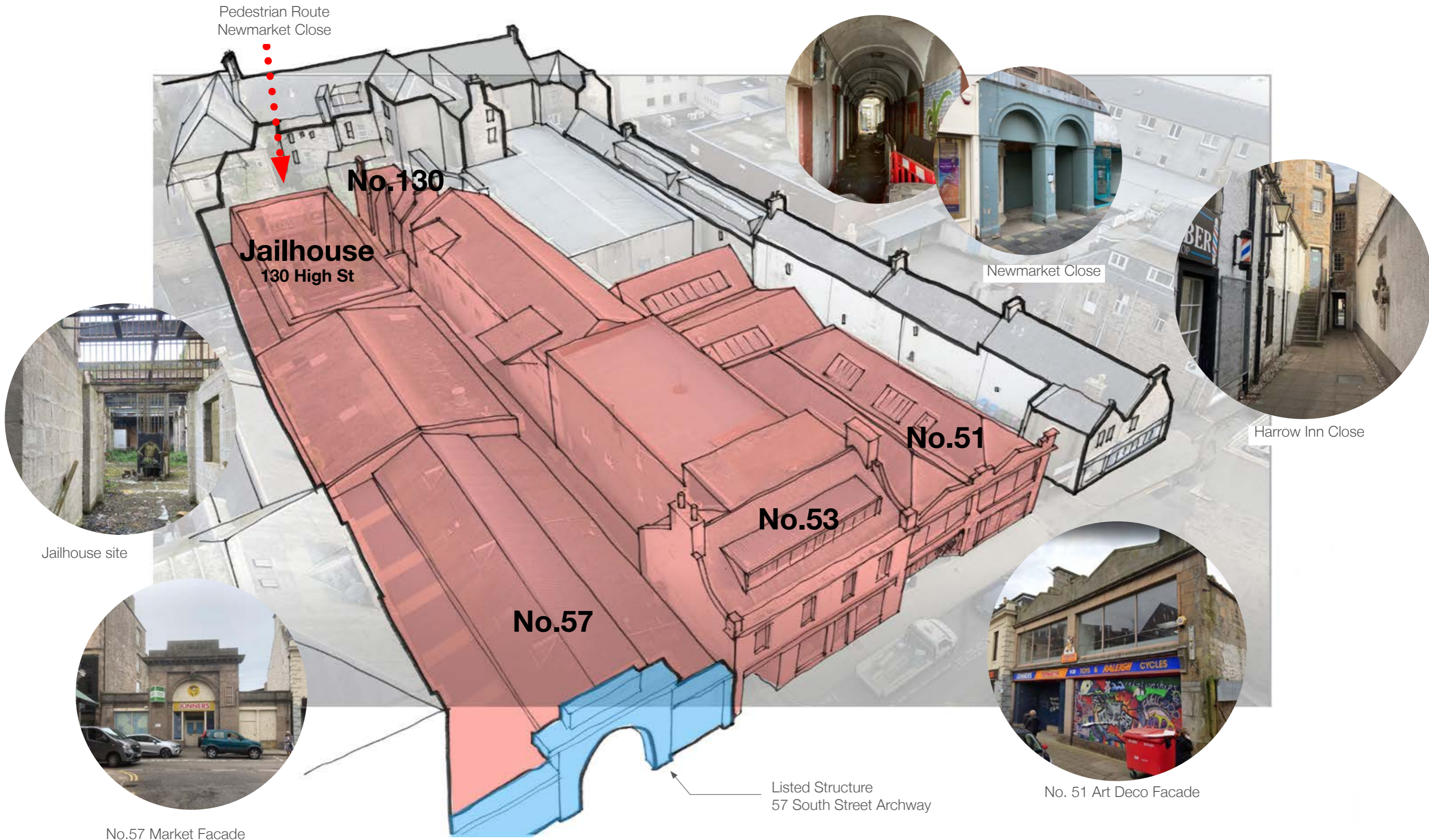
- B1: 51 South Street, Elgin M&CO have a wider estate ownership of their existing premises upon the High Street.
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Existing Site Plan

- Site Boundary
- To be Demolished

1.3 | SITE OVERVIEW | EXTENT OF SITE





2.0

ELGIN SOUTH STREET
Site Appraisal

2.1 | SITE APPRAISAL | CONSERVATION AREA

Elgin High Street Conservation Report

The conservation area appraisal written by Andrew Wright in 2011 identifies the special qualities within Elgin's historic environment.

- As the century progressed, South Street assumed increasing importance as a retail thoroughfare. The market hall was accommodated here mid-century, to which the fine vaulted arcade at Newmarket Close gave direct access from the High Street.
- Modern development had an impact on the patterns of the traditional closes, which have suffered in many instances from having been curtailed in length.
- The closes have the potential to increase pedestrian access to the principal shopping streets, and to improve permeability through the dense built form of the street blocks of the central area.
- Wherever it is appropriate new development should be encouraged in the conservation area. It should preserve and enhance the established urban grain which has a strong identity in Elgin.
- 57 South Street has a listed arch.

A public realm audit was undertaken as part of the conservation area appraisal report, and the key negative points are highlighted below:

- Public realm in the closes is patchy - surfaces are poor and unmaintained
- Satellite dishes proliferate the closes
- There is potential for more creative approach to street furniture and signage



2.2 | SITE APPRAISAL | LISTED BUILDING STATUS

Listed Buildings & Structures

57 South Street, Former Market Entrance
LB30886

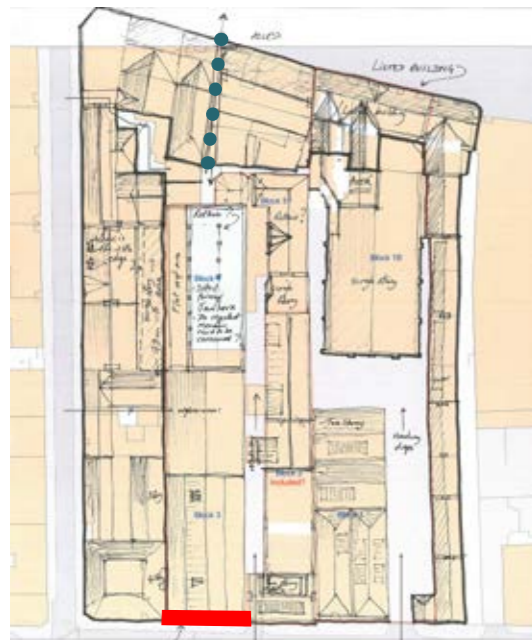
Category: C
Date Added: 20/08/1981
Local Authority: Moray
Planning Authority: Moray
Burgh: Elgin
NGR: NJ 21562 62733
Coordinates: 321562, 862733

Description

1851. Tall painted ashlar triumphal arched entrance with plastered round arch and mask keystone set within broad pilasters. Frieze and modillion cornice, blocking course raised in centre. Flanked by lower flat headed entrances.

Statement of Special Interest

Market now used as store. Former Item 198 (1981 Revised List). Formerly listed as Gordon and McPhail's Store.



Listed Structure
57 South Street



2.3 | SITE APPRAISAL | HISTORIC FABRIC ANALYSIS

A heritage Impact Assessment has been produced by MAAC studio. See excerpt below:

Landscape & Setting

Elgin has a long history that dates from the medieval period, and this is reflected in the character of the streetscape and built fabric that has developed over centuries. The herring bone structure of narrow lines of development or rigs, that run perpendicular from the High Street is a traditional urban form. It is nearly a thousand years since Elgin became a royal burgh, and yet the old pattern of development still exerts a strong influence on the spatial character of the town.

Historic Fabric Analysis

57 South Street (New Market)

The public markets were opened in June 1851. The market was designed by the Thomas Mackenzie, of Mackenzie & Matthews. The entrance archway forms part of an evolving architectural typology and quality of the architectural detailing. The structure of the market halls to the rear of the archway has been altered with removal of the original columns and roof structure to create a more open plan retail space. The new structure does not correspond the grid pattern of the historic market structure as evident in the 1868 OS Maps.



1822 Woods Map



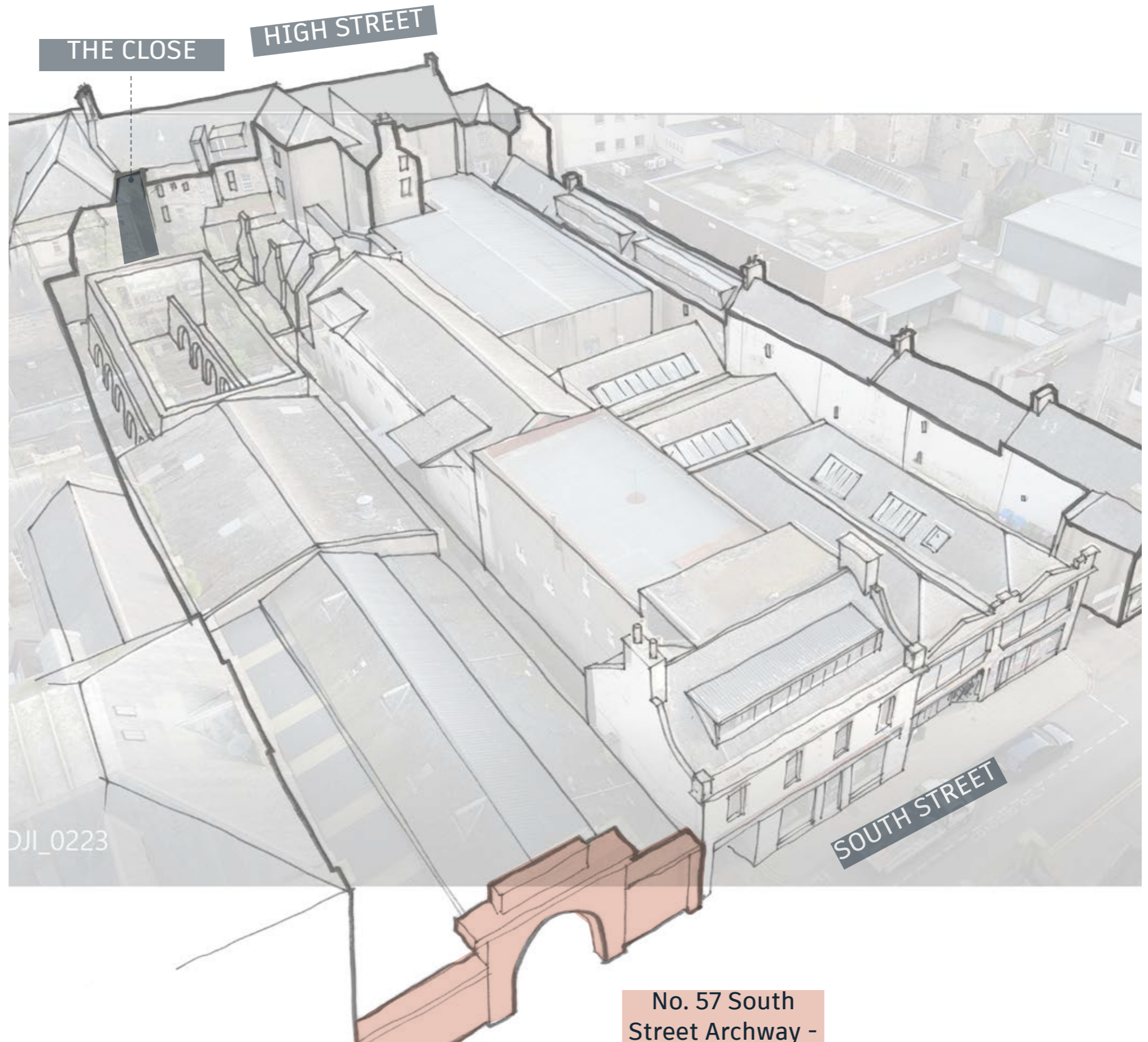
1856 Ordnance Survey Map



1904 Ordnance Survey Map



2020 Satellite Photograph



No. 57 South Street Archway - Listed Building

2.4 | SITE APPRAISAL | HISTORIC FABRIC ANALYSIS



No.57 Market Facade



No. 51 Art Deco Facade



Newmarket Close



High Street Entrance



Jailhouse site



Harrow Inn Close

2.5 | SITE APPRAISAL | EXISTING TOPOGRAPHIC SURVEY

Existing Topographic Survey

The site surveys were undertaken by Cameron + Ross.

The survey opposite was completed in August 2022, and shows the existing site levels.

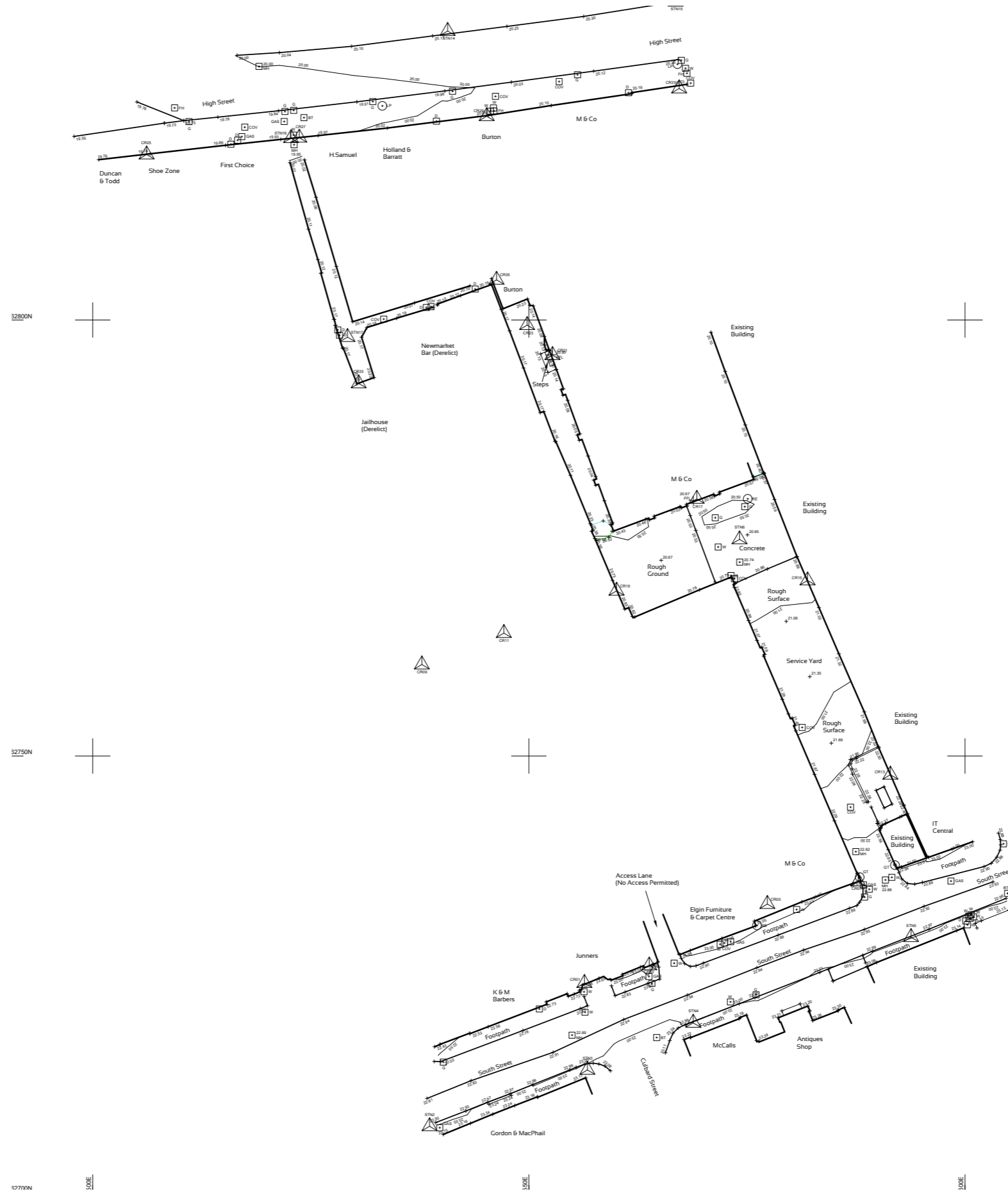
The below plans were surveys undertaken of the internal buildings on site (those which were safe to access).



57 South Street



51 South Street



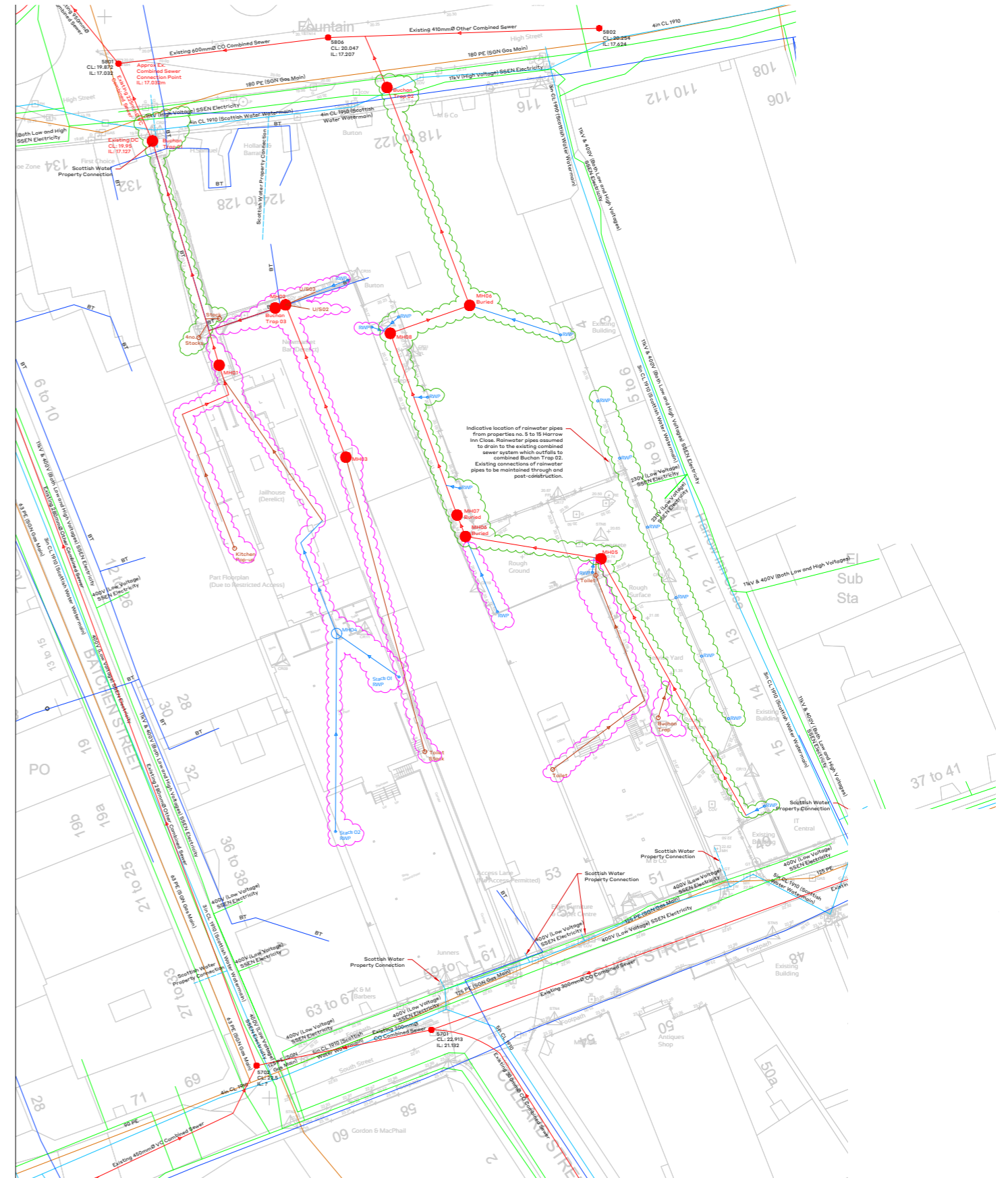
2.6 | SITE APPRAISAL | EXISTING UTILITIES

Existing Site Utilities

The site layout opposite shows the existing services on site. There is a combined sewer running through the site, as well as a water mains pipe of unknown size. There is also incoming BT infrastructure.

Existing Utilities Legend:

- SGN Gas**
 - Existing SGN Low Pressure Gas Mains
- SSEN Electricity**
 - Existing SSEN Electricity Cables (Low and High Voltages) Refer to this plan and SSEN plans for further info.
- BT Openreach**
 - Existing BT Infrastructure
- Scottish Water**
 - Existing Water Distribution Mains
 - Existing Water Connection into each Property
 - Existing combined foul water sewer
 - Existing combined foul water manhole with reference number as per Scottish Water GIS Records
 - Existing drainage infrastructure to be removed. Drainage trench/excavation to be replaced with well compacted Type 1 hardcore, to be compacted in layers not exceeding 225mm. Sewer alignment as per Drainage Survey undertaken by UMS Ltd dated 08/01/2024 and on Scottish Water GIS Plan.
 - Existing drainage infrastructure to be maintained through construction stage and post-construction.
- Surface Drainage**
 - Existing surface water drains at the site.
 - Existing surface water chambers, rainwater pipes at the site.



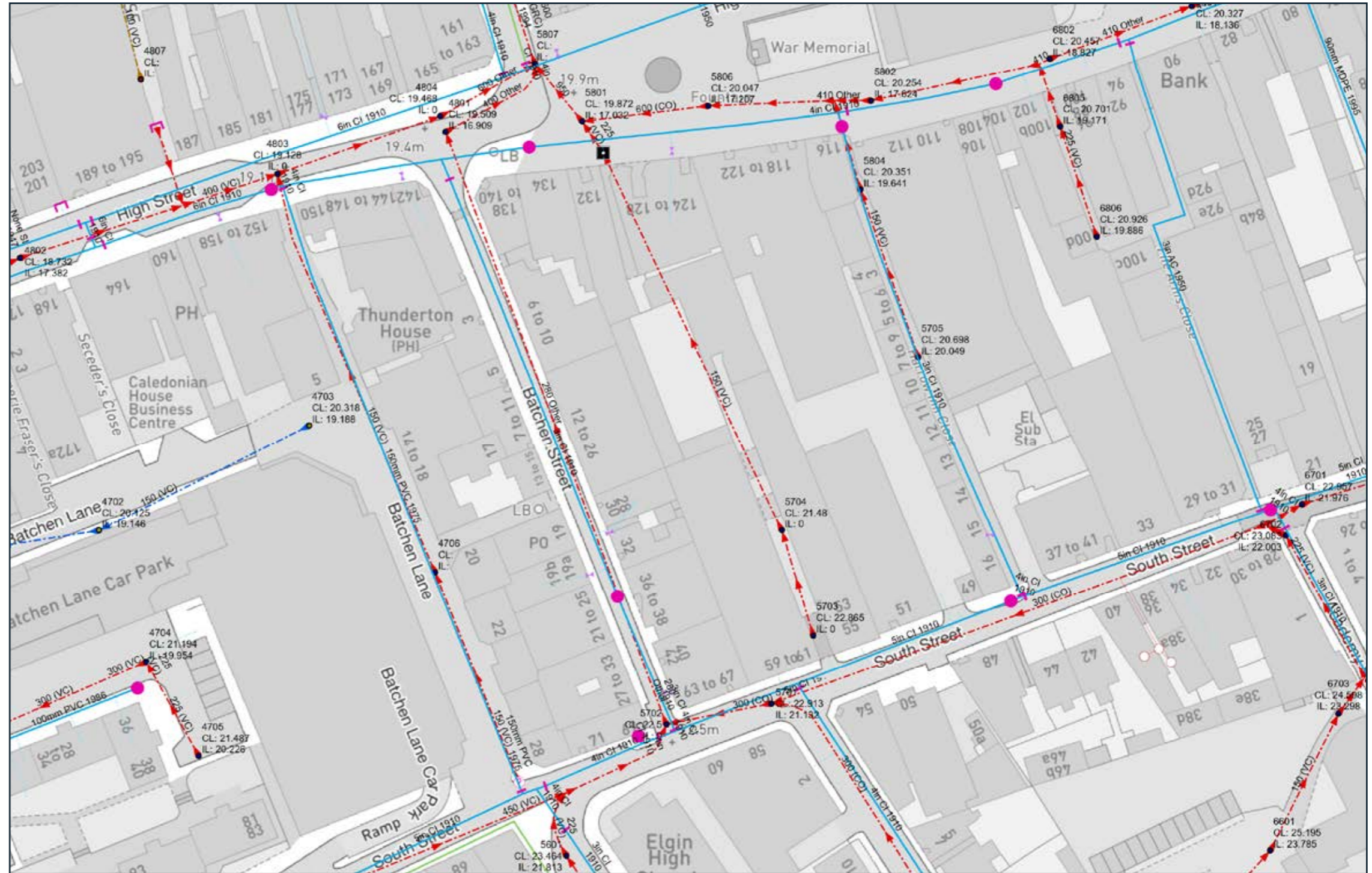
2.7 | SITE APPRAISAL | SCOTTISH WATER SURVEY

Existing Scottish Water Network

The existing buildings on site currently discharge both surface water and foul water to the Scottish Combined Sewers running through the site.

There are several Scottish Water combined sewers located nearby the site which have been listed below:

- 300mm concrete sewer located to the south of the site, underneath South Street
- 280mm (other material) combined sewer located further to the west from the site, underneath Batchen Street
- 600mm Concrete combined sewer located to the north of the site, underneath the high street
- 150-225mm vitrified clay combined sewer running through the site



<p>Plotted By: bclark@cameronross.co.uk</p>	<p>The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.</p> <p>Date: 23/09/2022</p>	<p style="text-align: center;">South Street - Scottish Water</p> <p style="text-align: center;">0 3.25 6.5 13 Meters SCALE: 1:661</p>	<p>© Crown copyright and database rights 2022 OS 100023460. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Scottish Water makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</p>	<p>The Bridge 6 Buchanan Gate Stippis Glasgow G33 6FB Tel No: 08000 778 778</p>
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