

An aerial photograph of a dense urban neighborhood, likely in Elgin, Illinois. The buildings are multi-story, brick structures with varied rooflines. A large, multi-story building in the center-right of the image is highlighted with a semi-transparent red overlay. The text is overlaid on the image in a white, serif font.

HERITAGE APPRAISAL

51-57 South Street, Elgin

February 2024

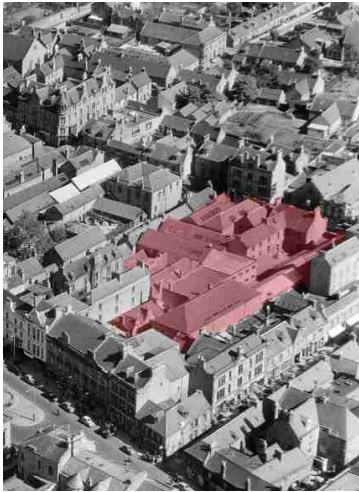
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BACKGROUND



1955 Aerial Photograph



1822 Woods Map
The development site is outlined in red



2020 Satellite Photograph

The report considers the redevelopment of properties at 51-57 South Street Elgin. The site includes the backlands between South Street and the High Street and comprises a number of historic structures.

The Site is located within the Elgin Conservation Area.

There is one listed building located on the site, which is the Market Building at 57 South Street.

MAAC Studio have been commissioned to provide heritage advice and guidance to support the design team that is being led by Oberlanders Architects LLP.

Elgin has a long and fascinating history as a regional centre for trade and religion. Its buildings are a record of the changing fortunes of the North of Scotland for communities and individuals.

The burgh dates from the 12th century and was developed in the familiar herringbone pattern of rigs, with narrow frontages to the high street and long narrow lanes extending to the rear. The pattern of land ownership continues to this day and influences the nature of development in the surrounding areas.

The Elgin High Street, Conservation Area Appraisal, prepared by Andrew Wright, OBE, in 2012 provides an excellent account of the relationship between the historic development of the town and its architectural heritage.

We will refer to the matters raised in the Conservation Area Appraisal,

It is important to note that it is a key document that provides a foundation for this report and the two documents should be read in conjunction with one another.

This report will focus specifically on the architectural heritage relating to the development site at 51-57 South Street.

Rather than reproduce large sections of the Conservation Area Appraisal here, we have highlighted a few key paragraphs of the Conservation Area Appraisal that are of particular relevance to this site.

3.4.18 As the century progressed, South Street assumed increasing importance as a retail thoroughfare from its earlier role of accommodating the stabling to the principal hotels of the High Street. The market hall was accommodated here mid-century, to which the fine vaulted arcade at Newmarket Close gave direct access from the High Street... The 1868 map indicates the extent to which development of the sites had been sporadic, and many of the backland sites to the High Street were not to be developed until the interwar years of the twentieth century.

4.8.9 ... At the western end of the block many of the structures within the backlands are no longer accessible and there is extensive redundancy of use at the present time. There are some large structures within the backlands, some of them of a large scale, the impact of which is heightened by ground levels rising towards South Street.

- 4.9.4** A further effect of modern development has been the impact on the patterns of the traditional closes, which have suffered in many instances from having been curtailed in length. Buildings of uncertain architectural quality have either replaced or disturbed the distinctive pattern of the old burgage plots, or have been exposed by injudicious demolition, leaving poorly defined spaces surrounding them. This is particularly noticeable in the areas given over to public car parking at the northern boundary of the conservation area.
- 4.9.5** A less obvious consequence from the redevelopment of sites in the historic core of the city centre has been the marked negative effect on surrounding spaces from structures which are large in volume, and of uncertain architectural quality. They have an impact on the quality of the space in the backlands and the closes which abut them. These spaces tend to be unattractive, and become less inviting as circulation routes. The closes often lack life, and some are completely inaccessible. In some closes the buildings have slipped recently into redundancy with windows and doors blocked or boarded up.
- 8.5.5** Development policies need to be put in place to ensure that the full potential of the closes, as heritage and economic assets, are exploited to the maximum. They should be made as attractive as possible through a variety of measures which may include improvements to the public realm and lighting. 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
- 11.3.1** 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 throughout each of the three character areas which have been identified. The scale and form of new buildings, or of extensions to existing buildings, should never be such as to overpower the existing historic buildings within the townscape, and should have regard to those elements of scale and height and the topography of the site identified in Section 4

METHODOLOGY

Our approach to the heritage appraisal is based on the conservation principles set out in;

BS 7913: 2013

The Burra Charter, 2013, ICOMOS

The Nara Document on Authenticity (1994), ICOMOS

National Planning Framework 4 (NPF 4)

Historic Environment Policy for Scotland, 2019, published by Historic Environment Scotland Managing Change

We have approached our assessment in a structured way, investigating and reviewing evidence from a range of sources and have examined the physical evidence presented by the site and its surroundings. This evidence will provide a wide perspective and understanding of the heritage matters relevant to the site and support our conclusions.

We have approached the task as follows;

1. Review heritage sources to develop a wider understanding and appreciation of the evolution of the place and the historic narrative.
2. Visit the site to examine the context and the built heritage. Identify unique features of the urban development pattern and architecture that provide evidence that supports the historic narrative.
3. Evaluate the significance of the features identified in the previous step. Some aspects of the built heritage will have more significance than others.
4. Review development options.
5. Assess Impact of Development on Heritage

Examine the impact that development may have on the existing built heritage. Consider whether the development as a whole, or aspects of it will either:

- a. Contribute to our appreciation of the historic narrative in a positive way,
- b. Diminish the significance of the historic environment and to what extent.
- c. Have a neutral impact.

This report only considers aspects of heritage significance and does not examine technical conservation issues. financial matters or business models for the operation and management of the site.

The assessment of significance is a comparative exercise. The guidance in BS 7912:2013 identifies the need to evaluate heritage using a hierarchical grading system. There is no standardised system and the grading system used may be specific to the individual requirements of each report, provided it is clearly defined.

Values contributing to Significance

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context.

There are many different ways in which heritage values can be assessed. The report uses the following groups:

Evidential Value	derived from the potential of a place to yield physical evidence about the past (e.g. archaeology)
Aesthetic Value	derived from ways in which people draw sensory and intellectual stimulation from a place; This encompasses things purposely designed for that effect and those that are not (e.g. the picturesque, the sublime).
Historical Value	derived from the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figure or event.

Assessment of Significance

Significance is graded in relation to the contribution that different elements make individually and collectively to our understanding and appreciation of the site's heritage. This considers the historic significance of individual artifacts, the evolution of the site's heritage through time, and the relationship of the site to the wider community and its contribution to a sense of place.

The categories used for grading significance are not interchangeable with those used in the earlier report.

Very High A feature that is of rare and of historic interest, there are few if any others of its type surviving, or piece of high quality craftsmanship and/or a feature that is integral to the historic narrative and our understanding of this site/place or a wider heritage context.

The feature should not be altered or compromised unless absolutely necessary.

The feature should be afforded the highest level of protection during the works.

The presentation and interpretation of the feature should be enhanced as part of the completed works

High A feature that is a piece of high quality craftsmanship and/or a feature that is important, but not necessarily essential to the historic narrative and our understanding of the site/place, or a wider heritage context.

The feature should not be altered or compromised unless there are mitigating circumstances, and it will allow other features to be protected, enabling the overall narrative of the place to better understood and presented in a more meaningful way.

The feature should be afforded a high level of protection during the works. The presentation and interpretation of the feature should be enhanced as part of the completed works.

Moderate A feature that is of interest to the narrative of the place adding depth, to the historic narrative and our understanding of the site/place.

It may be a material or finish that is not of historic interest in itself, but supports the appearance and interpretation of the other significant elements. If done in an appropriate way, it may be a component that can be adapted, replaced, incorporated or presented in a new way within a development proposal without diminishing the heritage of the site.

The feature or its characteristics should be protected and where appropriate and included within the presentation of the final project.

Negligible A feature that does not appear to contribute to the heritage or interpretation of the site. It may be an obstacle or impediment to a wider appreciation of the site.

The feature does not require particular protection during the works.

STATEMENTS OF SIGNIFICANCE



1856 Ordnance Survey Map



1904 Ordnance Survey Map



Demolition of properties at the rear of 51 South St, to facilitate the redevelopment of the Gordon Arms Hotel in 1966, are highlighted in Green.

Context

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 reveals a narrative of the evolving patterns of land ownership and land values that are associated with community, people and events that have shaped the town.

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. The closes provide vibrant living spaces, with a rich mix of residential, small retail and commercial properties cheek by jowl. There are also well-established gardens spaces that bring colour and nature into the heart of the town.

The predominant form of the closes within the conservation area is of two-storey vernacular buildings with steeply pitched roofs, though this is not universal: Fife Arms Close includes a three-storey tenement, Charles Close has varied wall heights that includes a mix of single storey and two storey and attic blocks.

Wall finishes are equally varied comprising harl, coursed rubble and random rubble and smooth ashlar often in adjoining properties, is evident in Harrow Inn Close. Paving is a mix of modern concrete and cobbles. There are some traditional flagstones evident in surrounding closes. The vennels include a mix of commercial and garden planting creating a vibrant atmosphere that indicates a community that has evolved with the urban fabric and is comfortable inhabiting the intimacy of its spaces.

Until the Victorian period, South Street was very much a secondary street to the rear of the town. It marked the limits of the towns development and while development stretched out from the High Street towards South Street, it had the character of a service street.

This began to change in the 19th century. The burgh reform act of 1833 laid the foundations for the expansion of the town. The first major development across this site was the development of the new market by Mackenzie and Matthews in 1851.

The 1850s also saw the arrival of the railways which brought a new focus to the properties on the Southside of the High Street.



Development of flat roof block to the rear of 53 South Street in the 1950s shown green.

The rear wing shown in purple was demolished and replaced by a flat roof block in the 1960s.

In 1856, 51 South Street has the gable end of a terrace which had formed a lane that ran parallel to Harrow Inn Lane, but by this time the ground to the east was enclosed and gated.

Fifty years later, the 1904 OS Map shows that the development site was almost entirely filled with buildings. The historic medieval pattern of property ownership, is still evident. The open ground on either side of the terrace was completely built out although the line of the original terrace remained.

The continuing evolution of the site is recorded in aerial photographs taken of the site, between 1928 and 1955, illustrating the demolition and reconstruction of buildings within the site boundary. By the 1920, these had been replaced by the larger volume shed type buildings. Notably their orientation ran counter to the original rig pattern.

During this period of change, the market ceased to function. It's constituent parts were broken up into separate buildings under separate ownership. The market hall survived and was converted into a nightclub. This was later destroyed when a fire engulfed the building leaving only the masonry walls standing.

The buildings at 57 South Street, between the market entrance archway on South Street and the market hall, were redeveloped as a retail outlet. The interior walls were removed and replaced with a steel structure to provide an open plan retail space.

The records indicate that the sites to the rear of 51-55 South Street, stretching backwards to the High Street have also undergone significant changes over the past 100 years with very little original historic medieval streetscape or building fabric remaining.

In 1930, the buildings fronting 51 South Street were replaced with a new shop frontage in an art-deco style, and this plot has remained in this configuration until today. When the Gordon Arms Hotel underwent modernisation in the 1960s, the sheds to the rear of 51 South Street were reduced in size, the shed adjacent to the rear of Harrow Inn lane was demolished and returned to an enclosed area of open ground.

By 1955, a number of buildings to the rear of 53-55 High Street had been demolished and replaced by a two-storey flat roof block. A pitched roof was added to this block much later. The traditional masonry wing that extended from the rear of the South Street property, and had formed a rear courtyard area, was then demolished, and it too was replaced with a new building, leaving only the lane that we see today.

Although the redevelopment at the rear of 51-57 High Street, at the end of the 1800s and start of the 1900s, was undertaken in traditional masonry, it was industrial in character, comprising large volume spaces, that ran perpendicular to the historic street pattern. The designs were functional and had little architectural quality. They had no features of note and importantly these developments undermined the historic rig pattern of development and blocked off public access though the site area.

This is consistent with the observations noted in paragraphs 4.9.4 and 4.9.5 of the Conservation Area Appraisal.



SS.01-01a: Development of flat roof block to the rear of 53 South Steet in the 1950s shown green.

The rear wing shown in purple was demolished and replaced by a flat roof block in the 1960s.

SS.01-01 Landscape and Setting – Townscape

The medieval herringbone pattern of development has been diminished on the north side of the High Street due to the development of the St Giles Centre. This loss gives added significance to the remnants of historic development on the South Side of the High Street.

The development of the plots to the rear of 51-55 High Street has been particularly damaging to the historic urban fabric, destroying much of the rig patten of development.

Significance

- | | |
|---------------|------------------|
| 1. Evidential | Very High |
| 2. Aesthetic | High |
| 3. Historical | High |

Comment

The linear character of the urban form running perpendicular to the High Street provide a strong physical and spatial links to the towns rich history.

New development should respond sensitively to this historic development pattern and seek to retain pedestrian routes between South Street and the High Street.

The opportunity to restore the historic development pattern within this site should be supported.



SS.01-02a:- Wing and courtyard to the rear of 53 South Steet in the 1950s showing side entrance.



SS.01-02b: Lane between 53 South Steet and the Market.

SS.01-02 Landscape and Setting – Closes – Architectural Character

There are historic closes that once ran across the development site from the High Street to South Street. There is a vennel between the market at 57 South Street and 55 South Street. This vennel is not in its original configuration, there was previously courtyard to the rear as shown in SS.0-02a.

Adjacent to 51 South Street there is also an enclosed area to the east. The 1833 Reform map indicates that there was a linear development in the centre of this ground that ran between the High Street and South Street. This had a close on each side. This line of buildings was demolished and the 1868 OS map shows open ground with gateway across the entrance from South Street, indicating that it was private land. The infill buildings were demolished in the latter part of the 20th century, leaving it once more as open ground. The ground is enclosed by the masonry flanking walls of 51 South Street and the rear elevation of buildings along Harrow Inn Close.

The vennels are important evidence of the historic pattern of development.

Aesthetically, the vennels are lined with the non-descript flanking walls of the market and 55 South Street. The scale and character of these walls is inconsistent with the vibrant character of the traditional closes elsewhere in the conservation area. The ground surfaces have been replaced with tarmac.

The vennels are not associated with any known historic people or events.

Significance

- 1. Evidential **Very High**
- 2. Aesthetic **Negligible**
- 3. Historical **Negligible**

Comment

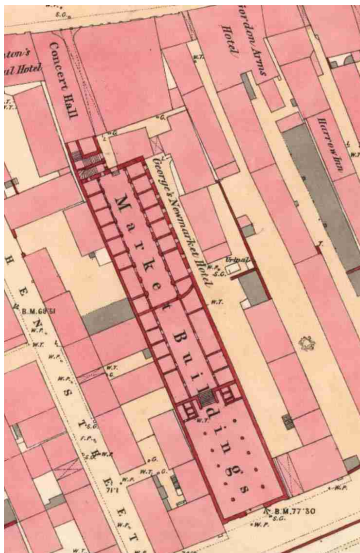
The flanking walls of lane between the market and 53 South Street are modern and of limited value. The scale of the walls and their character has a negative impact on the character of the space and their removal and replacement with a more sensitive development would be beneficial.

The flanking walls of the market will need to be considered in relation to the heritage of the market itself. See SS.02.01 below

The enclosed ground adjoining 51 South Street is of limited historic value, there is no evidence of the historic pattern of closes that existed prior to 1868.



SS.02-01a: The decorative entrance to the market by Mackenzie & Matthews



SS.02-01b: OS Map, 25 Inch, 1856



SS.02-01c: OS Map, 25 Inch, 1856
Present day premises at 57 South Street showing modern structural steelwork.

SS.02-01 Architecture – 57 South Street (New Market) (Building 01)

The property comprises an ornamental entrance/frontage that provided access to the public market which was opened in June 1851.

The market was designed by the Thomas Mackenzie, of Mackenzie & Matthews.

The entrance to the market has a striking neo-classical composition forming a triumphal arch set within a recessed panel. The flanking piers rise to a lintel and modillion cornice with squared pediment above. The composition and detailing of the entrance are of a high quality with ashlar stone work with classical architectural detail. Of particular interest is the sculpted keystone and dentil cornice.

To either side of the archway, there is a single shopfront that is bisected by a decorative cast iron column. The shopfront to the left hand side has been altered and the cast iron column removed.

The pattern of market development marks the agricultural improvements that took place in 1820s and 1830s and the development of new road infrastructure during the same period. The development of this building type in the North began with the new market in Aberdeen by Archibald Simpson in 1840. This was followed by the markets in Elgin. Thomas Mackenzie undertook his apprenticeship with Archibald Simpson before setting up his practice in 1844. He died in 1854, but the successor practice, Matthews & Lawrie, would also design the markets in Inverness in 1870, using a similar architectural strategy and style.

The composition forms part of an evolving architectural typology and quality of the architectural detailing is high. The architect, Thomas Mackenzie, is also a significant fact, having played a leading role in the development of architecture in the North of Scotland in the mid 1800s.

The rear of the entrance/archway, the historic structure appears to have been an open plan space with what would have been cast iron columns, leading to a staircase that descended to the market arcade – a cellular masonry structure discussed later at SS.02-05.

The cast iron columns have since been replaced with steel beams and columns that have a different grid layout, with significantly wider spans. The staircase to the rear has been replaced with a stair that now rises to a raised floor at the rear.

Given the extent of the alterations that have taken place to the rear of the entrance archway, we have concluded that this is now, predominantly a modern structure with limited heritage value.

Our assessment of significance is therefore restricted to the entrance archway.

Significance

- | | |
|---------------|----------------------|
| 1. Evidential | Very High |
| 2. Aesthetic | High |
| 3. Historical | Moderate/High |

Comment The stone archway must be retained and protected within the new development.



SS.02-02a: 53-55 South Street

SS.02-02 Architectural – 53-55 South Street (Building 02)

The building on 53-55 South Street dates from between 1835 and 1865.

The building is not listed.

It is a four bay, two storey block with a simple Georgian composition. Faced in smooth ashlar sandstone, its architectural features are limited to and advanced basecourse, a wide cornice and expressive quoins.

The ground floor comprises a three-bay symmetrical shop front, the display windows have been altered to create a large single glass pane. The fourth bay on the left provides a pend to the close that runs along the side of the property.

The building contributes to the streetscape in general sense, however the design of the building lacks character. It does not correspond to the wider architectural discourse that was taking place at the time and has no architectural detail of note.

The building has been altered in an unsatisfactory way with the addition of UPVC Windows that do not match the physical openings and the introduction of a large flat roofed dormer window across the width of the roof.

The building is not associated with any known historic people or events.

Significance

- | | |
|---------------|-------------------|
| 1. Evidential | Negligible |
| 2. Aesthetic | Negligible |
| 3. Historical | Negligible |

Comment

On its own, age does not confer significance. What remains of this building has little character or features and does not appear to have any association with notable events or people.

When we consider its contribution to the character of South Street, we need to consider how our engagement and understanding of the heritage might be changed if this building were lost. In this instance, there would appear to be minimal impact to the heritage of the South Street.

If the replacement building was sensitive to the scale of the streetscape, the historic evolution of the urban fabric, and engaged with a contemporary architectural dialogue it would off the potential for and enhancement to the built heritage of the area.



SS.02-03a: 51 South Street



SS.02-03b: 25 South Street
South Street illustrating the collection of 1930s buildings.

SS.02-03 Architecture – 51 South Street (Building 02)

The architecture of 51 South Street comprises a stone façade designed with an early 1930s early modern/Art Deco style. The facade is dominated by large scale windows at a horizontal aspect. The modern façade sits in front of an older shed building, of traditional stone construction with hipped roofs. The separation of the two elements indicates the intent of those commissioning the building to focus the architectural detail on the street frontage as part of a brand image.

The architectural development of South Street at the start of the 1900s provides an insight into the changing perceptions of design and social attitudes.

There is also a grouping of buildings from 25 to 33 South Street that date from the same period and illustrate the move from the vertical composition using conservative proportions towards horizontal and more elongated proportions. The buildings of 29 and 31 South Street have a similar scale, at 2 storey, with large display windows and a similar roofline that features a depressed pediment between corner pedestals. These details are shared with 51 High Street.

Compared to other examples of this style in Scotland, the façade is not of a particularly high quality.

The structure is not associated with any known historic people or events.

Significance

- | | |
|---------------|-------------------|
| 1. Evidential | Moderate |
| 2. Aesthetic | Moderate |
| 3. Historical | Negligible |

Comment

There is little of architectural interest within the rear structure and the redevelopment of this part of the building, in a manner that retains, and is sensitive to, the front façade and its relationship to other 1930s buildings in South Street.



SS.02-04a: 51 South Street – Return Wall

SS.02-04 Architecture – 51 South Street Lane Wall (Building 01)

The wall is traditional stone masonry. There have been many changes to the wall of the years. Openings have been filled in and the wall head has been raised. Some door openings have been obstructed by a rise in ground levels.

The wall appears to be historic fabric that is associated with a range of vernacular buildings on a lane that ran perpendicular to the High Street to South Street. The wall provides physical evidence of the changes that have taken place over the years and undergone many changes, however the most recent of these have been in relation to the industrial development of the site, and little care was taken regarding the impact of the changes. The wall is now in a distressed condition.

The vernacular appearance has no design features, but the random arrangement of openings adds to its visual character and interest.

The structure is not associated with any known historic people or events.

Significance

- | | |
|---------------|-------------------|
| 4. Evidential | Moderate |
| 5. Aesthetic | Negligible |
| 6. Historical | Negligible |

Comment

The wall has some visual charm but is clearly in a distressed condition and efforts to retain the wall are likely to be disproportionate to its heritage value.



SS.02-05a: The ruins of the market arcade, left exposed after a fire destroyed the building.

SS.02-05 Architecture – Market Arcade (Building 04)

The wall structure of the market arcade stands with the centre of the development site.

The arcade is original fabric that records the presence of the market, and demonstrates the architectural treatment, scale and quality of the space provided for the activity. It demonstrates the value placed on the activities by the town at that time. This is archaeological evidence that is of local interest but is not particularly unique.

It underwent substantial alteration since when it was separated from the front portion of the market structure that included the market entrance, now 57 South Street.

The structure was damaged by a fire that gutted the building, and the building has remained without a roof for over 25 years. The fire has damaged the masonry core, and the wall heads have also been left exposed to the elements. The exposed walls are in a state of collapse in several locations.

The arcade has a Georgian architectural composition that was fashionable at the time of its construction. It includes ashlar stone masonry with moulded imposts / capitals to the piers. The detailing is plain and there is nothing that is particularly remarkable.

The structure is not associated with historic people or events.

Significance

- | | |
|---------------|-------------------|
| 1. Evidential | High |
| 2. Aesthetic | Moderate |
| 3. Historic | Negligible |

Comment

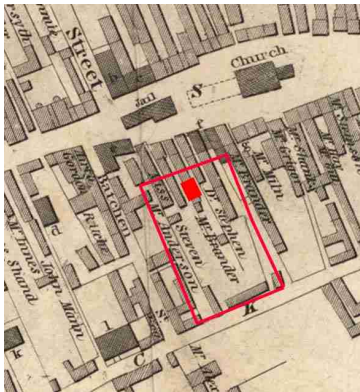
The arcade is physical evidence of the market that once occupied the site and the motivation of the council in seeking its development.

However, the structure has been damaged by a fire that has gutted the building and has left the masonry exposed to the elements for a number of years.

The cost of retaining and incorporating the structure into a new development may be disproportionate to its heritage value and will be barrier to the redevelopment of the site.



SS.02-06a: The ruins of the Newmarket Bar.



SS.02-06b: Woods Map of 1822 with position of Newmarket Bar highlighted.



SS.02-06c: OS Map of 1856 with position of Newmarket Bar highlighted.

SS.02-06 Architecture –Newmarket Bar (Building 05)

The Newmarket Bar is a building constructed of traditional stone masonry with crow stepped gables. The buildings is adjoined by neighbouring properties to the north, east and south.

Historically it may have had residential use.

It has an orientation and form that is associated with a range of vernacular buildings on a lane that ran perpendicular to the High Street to South Street.

The lane and buildings were present and noted to the 1822 Woods map, and subsequent maps.

The building is in a dilapidated condition and we have been unable to carry out an inspection of the interior.

The structure is not associated with any known historic people or events.

Significance

- | | |
|---------------|-------------------|
| 1. Evidential | Moderate |
| 2. Aesthetic | Negligible |
| 3. Historic | Negligible |

Comment

On its own, age does not confer significance and there appears to be little of architectural merit within the remaining fabric.

It is likely that the exterior of the building has been significantly altered as a result of adjoining development.

The cost of retaining and incorporating the structure into a new development may be disproportionate to its heritage value.

PROPOSALS



The Development Proposals

The proposals for the development of the site consist of a number of elements that will combine to create a space that has a unique character and identity.

Within the centre of the site, a linear development consisting of two housing blocks aims to re-establish the historic herringbone pattern of development that had previously been lost. It will re-introduce an active and vibrant residential environment to the interior of the block, with stepped roofs and expressed stair towers to break up the massing of the development. The entrance to the development from the High Street will be reopened to provide a pedestrian route through to South Street.

To address the spatial constraints of the site, and to comply with the requirements of housing and climate change policies, the new blocks will be of modern construction. This will result in the loss of the market arcade and the Newmarket bar.

Along South Street, the historic frontage of the market entrance will be retained and repurposed to provide the façade for new retail units.

51 and 53 South Street will be demolished and replaced with a contemporary addition to the street.

HERITAGE IMPACT

The Statement of Significance in the preceding sections, have identified that the site of the proposed development is important in terms of heritage significance.

Historic buildings should be maintained for the benefit and enjoyment of current and future generations. The historic building's significance should be the basis of its management. Its specific value and attributes, its setting, and inter-relationships should be taken into account.

The purpose of heritage impact assessments (HIAs) is to gain an understanding of the effect of developments and changes on the historic asset, and how the impact of change might be mitigated.

BS 7913:2013 provides useful guidance in managing change in the historic environment.

Where management of a historic site involves change to the fabric or use of a historic building or its setting, the potential impact of that change on its significance should be identified and quantified. Impacts from change can be direct (i.e. affecting the fabric, attributes or character of the historic building), or indirect, (i.e. altering spatial qualities or relationships within its setting).

Change that protects or reveals the historic building's significance should be encouraged.

Change that could cause harm to the significance of the historic building should be avoided wherever possible.

The impact of any proposed change should be justified. The approach taken to that justification should be proportionate to the nature and significance of the historic building and the scale and impact of the proposed works.

Relevant Planning Policies / Standards

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

Demolishing a listed building should be avoided wherever possible. The 1997 Act requires that special regard be given to preserving listed buildings and their settings when making decisions on LBC applications. There is a strong presumption in favour of retaining listed buildings.

NPF 4 - Policy 7 & Moray LDP – EP9, EP10

Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- *reasonable efforts have been made to retain, repair and reuse the building;*
- *the building is of little townscape value;*
- *the structural condition of the building prevents its retention at a reasonable cost;*
or
- *the form or location of the building makes its reuse extremely difficult.*

HES Historic Environment Policy

Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

Core principles on managing change

- *Some change is inevitable.*
- *Change can be necessary for places to thrive.*
- *Caring for the historic environment benefits everyone, now and in the future.*
- *Good decisions take a long-term view.*
- *Good decisions reflect an understanding of the wider environment.*
- *Good decisions are well-informed, transparent, robust, consistent and proportionate.*
- *Good decisions make sure that nothing is lost without considering its value first and exploring options for avoiding its loss.*

To manage the historic environment in a sustainable way, its cultural significance and the cultural significance of elements within it have to be understood.

Managing Change in the Historic Environment – Demolition of Listed Buildings

Within the development site there is only one building on the site that is listed. It is proposed that the historic part of this building will be retained and the remainder which is a more modern and unsympathetic development will be demolished.

Refer to HIA 02 in our report.

Extent of protection provided to the listed building;

- *It is a role of planning authorities to decide whether structures within the curtilage are listed.*
- *Where a building makes a significant contribution to the character, appreciation or understanding of the main subject of the listing, the principles of this guidance apply*

The guidance states that there should be consultation with planning authority prior to a Listed Building Consent (LBC) application and planners should give clear advice to the applicant on what supporting information will be required.

During the development of the proposals there have been meetings with the planners to review the proposals and both HES and the planners have visited site.

Economic Viability

The guidance states that some projects may be of such economic or public significance that their benefits may be seen to outweigh the strong presumption in favour of retaining a listed building.

The following Heritage Impact Assessments provide evidence to demonstrate why the loss of the building is essential in order to obtain these benefits, and make clear why these, or similar, benefits cannot be achieved with retention of the building.

If the proposals involve a new development on the site, planning permission for the replacement development should be demonstrated as being in line with local and national policy.

Unless this can be done, there is no certainty that planning permission will be achievable. This would make it impossible to ensure that the benefits were going to happen, and the demolition would therefore not be justified.

In this instance we are not demolishing the historic part of the listed building on the site, however the arguments relating to economic viability are relevant to the remainder of the site. In the Heritage Impact Assessments, we have highlighted the heritage benefits of the overall development in terms of achieving the objectives in the conservation area management plan.

Managing Change in the Historic Environment - Use and Adaptation of Listed Buildings

The guidance states that

- *Reuse of a building is an opportunity to retain the best qualities of the building, whilst also providing high quality, new and upgraded facilities.*
- *Incorporating an existing building within an overall scheme might require additional thought and deliberation, but can lead to a more considered, imaginative and ultimately successful place.*
- *Understanding what is important about a listed building is an essential first step in working out how to protect its special interest.*
- *The adaptation, alteration, extension and even partial demolition of the building are all options which can, in the right circumstances, form part of the solution.*

Selective Demolition

Façade retention schemes will not normally be appropriate because of the degree of loss they entail. However, in the right place, a façade retention scheme might be an appropriate course of action when no other options are feasible. This is usually in an urban context, particularly when the façades are of such special interest that they could continue to be a listed building in their own right, or where they make an important contribution to the surrounding townscape.

Refer to HIA 02 in our report describes the proposals for retaining the historic entrance to the market and its incorporation into the proposed development.

Enabling Works

'Enabling development' has a very specific purpose; it allows development to take place which would normally be contrary to planning policies, in order to obtain a desired objective. In such cases the enabling development should be the minimum necessary to secure the asset's future.

In order to deliver the development on this scale, both economically and technically, in a busy /congest urban site, it will be necessary to plan for appropriate measures to manage the construction. This will include the provision of accommodation for workmen and measures to control deliveries and handling of materials, so that the health and safety of workers and the general public is secured, and disruption to the day to day activity of pedestrians and businesses is minimised.

In this instance, the demolition of 51-55 South Street is unavoidable, if safe ingress and egress from the site for construction equipment and deliveries is to be provided. While these buildings are not listed, they are within the conservation area and the statement in the guidance is relevant.

Conservation Area Management Plan - 9.1.5

Planning policy should be developed to encourage the appropriate redevelopment of any gap sites, backlands and the closes in order to return life and activity to the conservation area.

Assessment Methodology

The magnitude of impact of change is assessed in relation to the significance and value of the historic building. The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is very high and the impact is major.

The following table from BS 7913, illustrates how scale of change can be plotted against significance to measure the potential impact of the change.

Heritage Significance	Very High	Slight	Moderate/ Large	Large/ Severe	Severe
	High	Slight	Moderate	Moderate/ Large	Large/ Severe
	Moderate	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Negligible	Neutral	Neutral/ Slight	Slight	Moderate
		Negligible	Minor	Moderate	Major
Magnitude of Change					

The Heritage Impact Assessment will consider the elements and features of the site that have been previously identified as having significance.

It will review the proposed changes and assess the outcomes for the heritage of the site.

It will consider whether the change is justifiable, and whether the impact of any change could be eliminated, mitigated or reduced by adopting an alternative approach to the proposed change.

HIA-01 **Historic Townscape and Development Pattern**

Significance of Element	<p>Significance of the element was assessed at SS.01-01, as follows;</p> <ol style="list-style-type: none">1. Evidential Very High2. Aesthetic High3. Historical High <p>The linear character of the urban form running perpendicular to the High Street provide a strong physical and spatial links to the towns rich history.</p>
Description of Intervention	<p>The proposed urban development will open up the interior of the block. It will remove insensitive and out of scale commercial development from the 20th century and introduce residential accommodation and reinstate pedestrian routes through the site. The development is linear in character responding the historic development pattern.</p>
Reason for Intervention	<p>Regeneration of disused properties, to create a vibrant mixed-use development comprising housing and commercial activity.</p>
Possible impact on Significance	<p>Evidential Value The impact will be large and will require the removal of historic fabric to comply with regulatory, environmental standards and servicing. While the pattern of development is important, individual buildings within the site are mostly of moderate or negligible evidential value.</p> <p>Aesthetic Value The individual buildings within the site that are scheduled for removal do not contribute significantly to an aesthetic appreciation of the conservation area. They are, for the most part, not visible from the public realm and in a ruinous state. The development site has little life or atmosphere.</p> <p>Historical Value The buildings within the plot do not contribute significantly to our understanding of the historic narrative or identity of the Elgin, being largely cut off from the public realm and in a ruinous state.</p>
Mitigation	<p>The new development will have a positive outcome in reinstating routes through site with a linear character that follows the historic pattern. The stepped, linear pattern of the roofscape will be visible from Lady Hill and will contribute positively to the skyline.</p>
Other Options Considered	<p>Doing nothing was ruled out as this will leave the development site as lifeless part of the conservation area, that has no public access.</p> <p>Re-using the buildings in their current configuration was ruled out;</p> <ul style="list-style-type: none">• There are buildings are modern/20th century commercial blocks that have and insensitive scale that is not in keeping with the area.• The historic buildings were in poor/ruinous condition and not suited to servicing requirements of residential accommodation.• The cost was prohibitive.

Conclusions	The magnitude of the change is considered The potential impact of the change is The nature of the change is considered	Major Severe Positive
	Taking into account the significance of the heritage elements, the proposals will generally have a positive impact bringing many benefits to the conservation area and to the character of the townscape.	

HIA-02 57 South Street (New Market Entrance) (Building 03)

Significance of Element	Significance of the element was assessed at SS.02-01, as follows;	
	1. Evidential	Very High
	2. Aesthetic	High
	3. Historical	Moderate/High
	The entrance to the market has a striking neo-classical composition forming a triumphal arch set within a recessed panel. The flanking piers rise to a lintel and modillion cornice with squared pediment above.	
Description of Intervention	It is proposed to repair and conserve the decorative frontage New Market Entrance as an integral part of the new development. It will be incorporated into new retail units. The building to the rear will be demolished. The new building to the rear of the arch will be taller.	
Reason for Intervention	To provide a new building with a retail function.	
Possible impact on Significance	<p>Evidential Value Minimal impact – The decorative triumphal arch will be repaired and conserved and the new accommodation will be set back from the historic frontage. The parts of the building scheduled for demolition are more recent construction that is not in keeping with the historic structure.</p> <p>Aesthetic Value Minimal impact – as above.</p> <p>Historical Value Minimal impact – as above.</p>	
Mitigation	<p>Where the new building rises above the height of the arch, the façade will be set back and finished in manor that is visually retrained and subservient to the historic elements, providing a backdrop that will maintain focus on the historic features.</p> <p>The proposed building profile and use of contrasting materials will provide a visual shadow to the new structure.</p>	
Other Options Considered	Reuse of the building to the rear was considered but rejected. The building to the rear has been much altered as has little heritage significance.	
Conclusions	The magnitude of the change is considered The potential impact of the change is The nature of the change is considered	Moderate Large Neutral to Positive

Significance of Element	<p>Significance of the element was assessed at SS.02-02, as follows;</p> <ol style="list-style-type: none"> 1. Evidential Negligible 2. Aesthetic Negligible 3. Historical Negligible <p>The building contributes to the streetscape in general sense, in terms of general massing and detail, however the building lacks any distinctive character.</p>						
Description of Intervention	<p>It is proposed to demolish this building, to enable the development of a new building block on this location. This building will have a high quality contemporary aesthetic that explores current architectural themes and ideas.</p>						
Reason for Intervention	<p>To facilitate access vehicles and deliveries in a safe manner during construction.</p>						
Possible impact on Significance	<p>Evidential Value Major impact – The built fabric will be lost.</p> <p>Aesthetic Value Major impact – The built fabric will be lost.</p> <p>Historical Value Major impact – The built fabric will be lost.</p>						
Mitigation	<p>The building sits within a conservation area but is not listed. This particular building has no remarkable features and little of the original fabric behind the front façade remains. The building contributes little of significance in terms of its physical presence to our understanding or appreciation of local heritage.</p> <p>From a wider perspective, the development of a new building block on this location with a contemporary aesthetic will be consistent with the pattern of evolution of South Street, which contains buildings from vernacular to the early modernism.</p> <p>The redevelopment of the site in a manner that allows the historic lane and herringbone structure of the historic townscape to be re-established is considered a positive and important outcome that will outweigh the loss of this building.</p>						
Other Options Considered	<p>Reuse of the building was considered but rejected as the modern alterations behind the front façade are blocking access necessary for development of the wider site.</p> <p>Façade retention was considered but rejected for the reasons given above.</p> <p>Taking down and rebuilding the façade on completion of the development was rejected on grounds that the cost was disproportionate to its heritage value.</p>						
Conclusions	<table border="0"> <tr> <td style="padding-right: 20px;">The magnitude of the change is considered</td> <td>Major</td> </tr> <tr> <td>The potential impact of the change is</td> <td>Moderate</td> </tr> <tr> <td>The nature of the change is considered</td> <td>Neutral to Positive</td> </tr> </table> <p>The proposal will replace a non-descript building with a building that offers new opportunities and perspectives for interpretation.</p>	The magnitude of the change is considered	Major	The potential impact of the change is	Moderate	The nature of the change is considered	Neutral to Positive
The magnitude of the change is considered	Major						
The potential impact of the change is	Moderate						
The nature of the change is considered	Neutral to Positive						

HIA-04**51 South Street (Building 01)**

Significance of Element	<p>Significance of the element was assessed at SS.02-03 and SS.02-04, as follows;</p> <ol style="list-style-type: none"> 1. Evidential High 2. Aesthetic Moderate 3. Historical Negligible <p>The building sits within a conservation area but is not listed. This particular building has no remarkable features.</p> <p>The return wall is older and appears to be historic fabric that is associated with a range of vernacular buildings on a lane that ran perpendicular to the High Street to South Street.</p>
Description of Intervention	It is proposed to demolish the building as part of the wider development.
Justification for Intervention	An examination of the building façade and structure by structural engineers has identified defects that will present a challenge to retention of the building.
Possible impact on Significance	<p>Evidential Value Impact will be large – the building will be removed. In terms of its physical presence, the building’s contribution to our understanding or appreciation of local heritage is limited.</p> <p>Aesthetic Value Minimal Impact - The building is not a high-quality example of architectural design from the 1930s.</p> <p>Historical Value Minimal impact – as above.</p>
Mitigation	The building is currently in a poor condition and will be replaced with a new building of similar scale in terms of footprint and height.
Other Options Considered	Reuse of the building was considered but rejected. The structure of the facade is unstable and the building to the rear has been much altered as has little heritage significance.
Conclusion	<p>The magnitude of the change is considered Moderate The potential impact of the change is Large The nature of the change is considered Neutral to Positive</p> <p>The proposal will replace a non-descript building with a building that offers new opportunities and perspectives for interpretation.</p>

HIA-05**Market Arcade, Former Nightclub (Building 04)**

Significance of Element

Significance of the element was assessed at SS.02-02, as follows;

- 1. Evidential **High**
- 2. Aesthetic **Moderate**
- 3. Historical **Negligible**

The arcade is physical evidence of the market that once occupied the site and the motivation of the council in seeking its development.

Description of Intervention

It is proposed to demolish the arcade to enable the residential development of a block.

Reason for Intervention

To create a mixed use development and re-establish the historic herringbone pattern of lanes.

Possible impact on Significance

Evidential Value

Major impact – The built fabric will be lost.

Aesthetic Value

Major impact – The built fabric will be lost.

Historical Value

Major impact – The built fabric will be lost.

Mitigation

The size and volume of the structure is an impediment to the regeneration of the site and the fire has left the masonry structure in an unstable condition and is gradually collapsing.

Other Options Considered

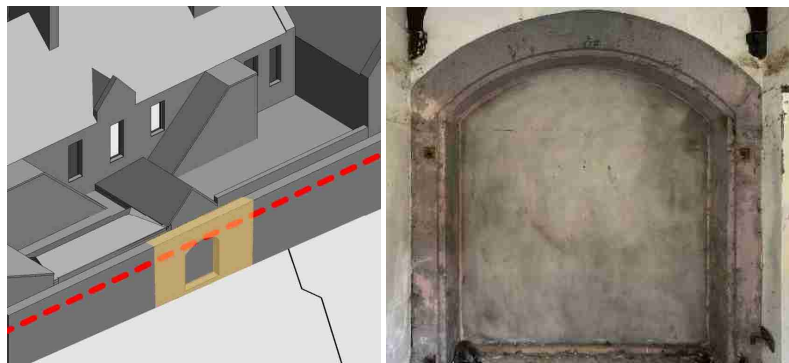
The structural engineers have examined the fabric to assess its suitability for re-use but have advised that that masonry structure is unstable and unsuitable for re-use.

Conclusion

The magnitude of the change is considered
 The potential impact of the change is
 The nature of the change is considered

Moderate
Large / Severe
Neutral

It is regrettable that this structure will be lost, but the critical damage occurred when fire broke out in the building. It is now a significant impediment to the regeneration of the site. However, it is proposed to incorporate a small part of the structure. A doorway that once led from Batchen Street will be retained, retaining some evidence of the building.



Archway to Batchen Street

HIA-06**Newmarket Bar (Building 05)**

Significance of Element	<p>Significance of the element was assessed at SS.02-06, as follows;</p> <table border="0"> <tr> <td>1. Evidential</td> <td>Negligible</td> </tr> <tr> <td>2. Aesthetic</td> <td>Negligible</td> </tr> <tr> <td>3. Historical</td> <td>Negligible</td> </tr> </table> <p>The building is constructed of traditional stone masonry with crow stepped gables. The building is in a dilapidated/dangerous condition and we have been unable to obtain access to carry out an inspection of the interior.</p>	1. Evidential	Negligible	2. Aesthetic	Negligible	3. Historical	Negligible
1. Evidential	Negligible						
2. Aesthetic	Negligible						
3. Historical	Negligible						
Description of Intervention	It is proposed to demolish the building.						
Reason for Intervention	<p>To enable the wider development of the site and construction of a block of residential apartments.</p> <p>The existing structure is an impediment to the economic development of the site.</p>						
Possible impact on Significance	<p>Evidential Value Major impact – The built fabric will be lost.</p> <p>Aesthetic Value Major impact – The built fabric will be lost.</p> <p>Historical Value Major impact – The built fabric will be lost.</p>						
Mitigation	The positive benefits for the townscape arising from wider development of the site is considered to outweigh the loss of this building.						
Other Options Considered	Options to retain the structure and convert into a dwelling were considered, but rejected. The building would not meet modern social housing standards, would restrict the number of housing units that could be developed on the site.						
Conclusion	<table border="0"> <tr> <td>The magnitude of the change is considered</td> <td>Major</td> </tr> <tr> <td>The potential impact of the change is</td> <td>Moderate</td> </tr> <tr> <td>The nature of the change is considered</td> <td>Neutral</td> </tr> </table> <p>It is regrettable that this structure will be lost, but the building is in a dilapidated state and is of limited historic value.</p> <p>The positive benefits for the townscape arising from wider development of the site is considered to outweigh the loss of this building.</p>	The magnitude of the change is considered	Major	The potential impact of the change is	Moderate	The nature of the change is considered	Neutral
The magnitude of the change is considered	Major						
The potential impact of the change is	Moderate						
The nature of the change is considered	Neutral						

CONCLUSION

The proposed development will result in the removal of many structures on the site that date from the Victorian to the modern era.

Building 04, the former jailhouse nightclub, has been extensively damaged by fire, there is very little fabric remaining other than the masonry walls and these are in a dangerous condition.

Other structures within the centre of the site have limited significance and a large portion are industrial in scale and character. While these may be of traditional construction, they are out of keeping with the historic streetscape and cut across the historic lanes and routes that are an important feature of the town's heritage.

In removing these structures, the proposals will enable the recreation of the historic development pattern of Elgin, creating a linear development of inhabited lanes and courtyards behind the principal streets.

At a strategic level, the benefits offered by the new development pattern will out-weigh the loss of the existing structures.

At a more detailed level, the archway that marked the entrance to the markets is the only structure that is listed as being of historic importance and this will be retained and incorporated into the development.

Materials will be incorporated into the buildings and landscape that are consistent with the local context, to maintain a sense of continuity and identity with the surrounding area.