



FINDHORN

CONSERVATION AREA CHARACTER APPRAISAL



moray
council

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CONSERVATION AREA CHARACTER APPRAISAL

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Introduction

Conservation Areas were introduced by the Civic Amenities Act 1967. A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Planning Authorities have a statutory duty under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to designate as Conservation Areas parts of their areas which are of special historic or architectural interest the character and/or appearance of which it is desirable to preserve and enhance. These areas may range from a small group of buildings to a large part of a town or village centre.

Scottish Planning Policy recognises the value of the historic environment and views it as a key cultural and economic asset that can play a role in creating successful places.

It requires that Planning Authorities should designate and review existing and potential Conservation Areas, which should be supported by Conservation Area Appraisals and Management Plans. As part of a review of Moray’s Conservation Areas, the Planning and Development section has completed a character appraisal of the Findhorn Conservation Area.

The Findhorn Conservation Area is a fine example of a traditional Seatown settlement in Moray. It has a unique and distinctive “sense of place” and has a rich and well maintained townscape. This document aims to investigate and define what is important about the character and appearance of Findhorn. It can then act as a tool in the active management of the Conservation Area so that its built heritage is protected and enhanced for the benefit of future generations to come.



The document will be structured into three sections with the following aims;

Part 1 Conservation Area Character Appraisal

This section will identify the key architectural and townscape components that contribute the Findhorn's distinctive character. This will be achieved by undertaking a thorough townscape analysis.

Part 2 Management Plan

This will identify potential enhancement opportunities and highlight the key threats facing the Conservation Area.

Part 3 Design Guidance

Drawing from the character appraisal this section will provide design guidance for development proposals within the Conservation Area. It can act as a guide to ensure that development proposals respect and reflect the key components and materials that are essential to the character of Findhorn. Additional information on the Scottish Government's policy and guidance regarding the management of the historic environment is set out in the Scottish Historic Environment Policy (SHEP) 2011 and also by the publication of a series of leaflets providing non statutory guidance on individual issues called "Managing Change in The Historic Environment". Proposals to Listed Buildings and development within Conservation Areas will be assessed in line with these policies and guidance notes.

Moray Local Development Plan 2015

The Moray Local Development Plan 2015 contains a number of policies designed to protect Moray's built heritage. The following policies will need to be adhered to for any proposal within a Conservation Area or to a listed building.

Policy BE2: Listed Buildings

Policy BE3: Conservation Areas

Policy BE4: Micro-renewables and Listed Buildings and Conservation Areas



Part 1

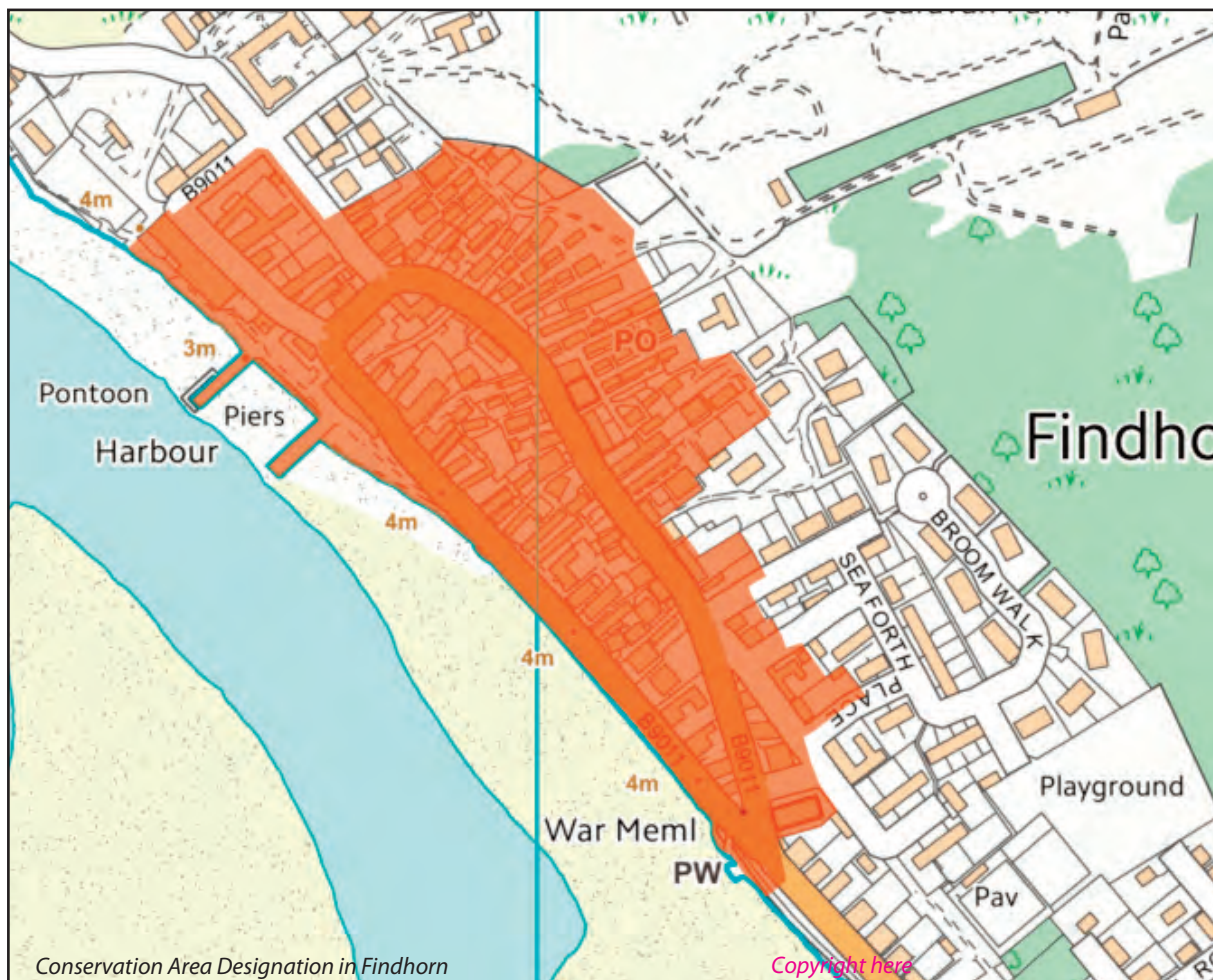
Conservation Area Character Appraisal

INTRODUCTION

Conservation Area Status – What does this mean?

The Scottish Government and Planning Authorities are required by law to protect Conservation Areas from any development that would be detrimental to the character of the area as well as improving the character and appearance of areas that are of historical interest.

Conservation Area status is designated on the basis that it is not just individual Listed Buildings that are of historical importance but the overall townscape. Open spaces between buildings are just as important to the character of a Conservation Area and the designation aims to protect and enhance ALL of these aspects.



Designation does not mean that any new development cannot take place, but simply that any new development must be of high quality design and use materials that are sympathetic to the surrounding Conservation Area.

Planning Authorities have been granted control to manage all of the different aspects that contribute to a Conservation Areas character. The Scottish Government issued an amendment called the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. This came into force on 6 February 2012 and restricts householder permitted development rights within Conservation Areas.

If you own a property within the Conservation Area you will need to apply for permission to do certain work to your building and to trees.

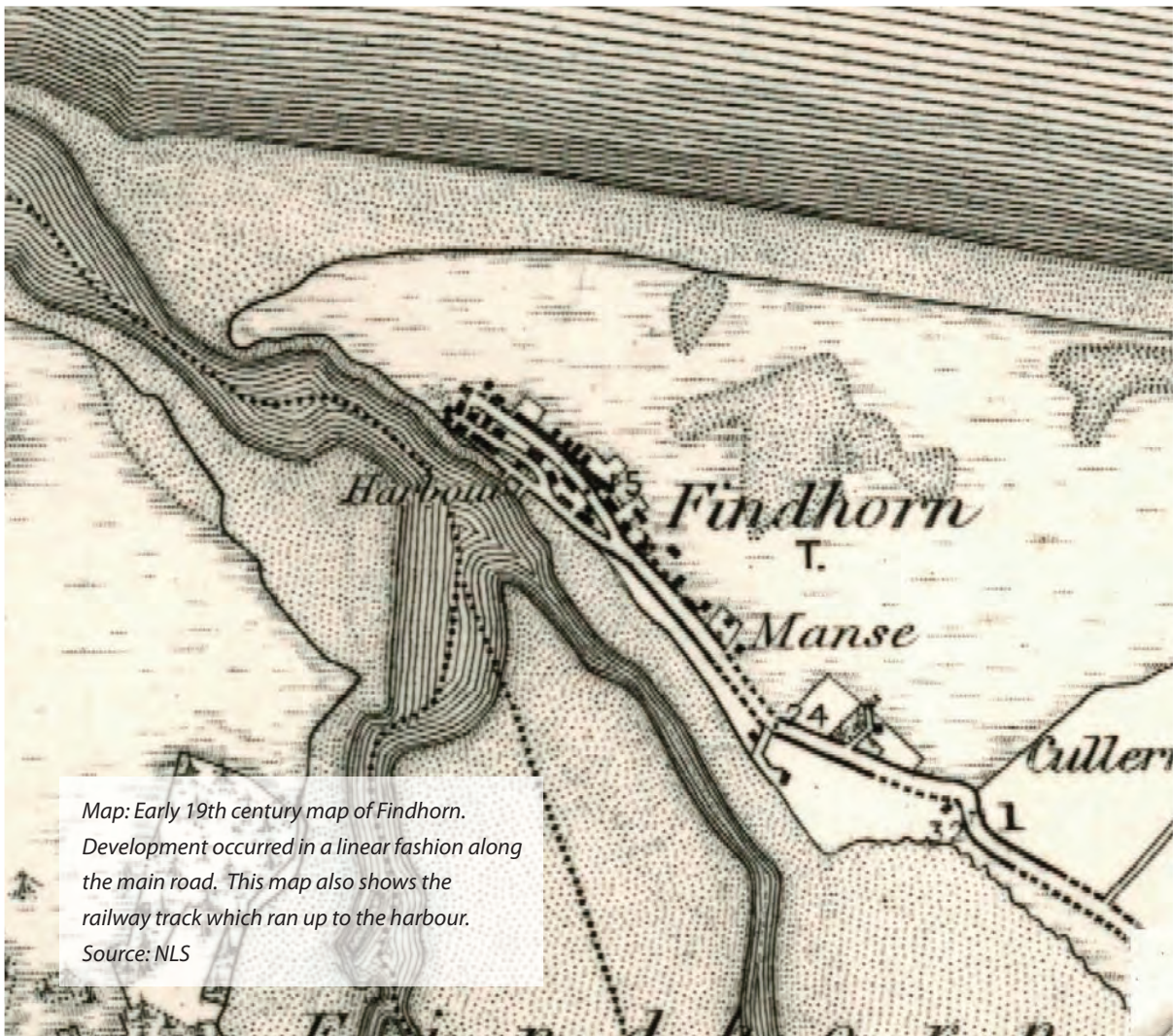
Consent will be required from the Council for:

- Works to listed buildings. As well as planning permission, listed building consent will also need to be granted for works or alterations to a listed building
- Demolitions
- Extensions and alterations to properties
- Removal of, or works to trees
- Advertisements and signs
- Erection of ancillary buildings and decking

Location and Setting

Findhorn is located 5 miles north of Forres at the right hand side of the Findhorn River, and on the point of a peninsula between Findhorn Bay and Burghead Bays. It is thought that the present village of Findhorn is the third to be located around the mouth of the River Findhorn, previous settlements having succumbed to the shifting sand and shoreline, a characteristic of the area. Whilst earlier settlements were largely involved in fishing, the present village with its origins in the early 18th century thrived for a while as a seaport serving the Forres area. The jetties are still in existence, but with the advent of railways, coastal shipping trade declined and with it the "Port of Moray" as the village had become known.





*Map: Early 19th century map of Findhorn.
Development occurred in a linear fashion along
the main road. This map also shows the
railway track which ran up to the harbour.
Source: NLS*

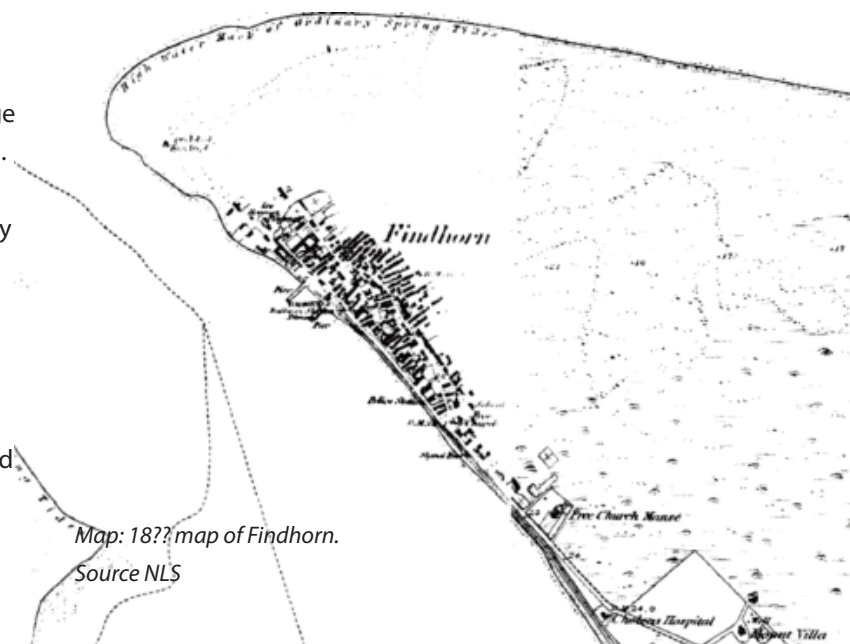
TOWNSCAPE APPRAISAL

Street/Plot Pattern

The combination of setting, layout and traditional building types has made Findhorn an attractive village with a distinctive character. The higher ground round the market cross and harbour contains the relatively large buildings of the Village Hall, Yacht Club and Crown and Anchor Inn (1739).

Elsewhere there is a predominance of single storey cottages that lie “gable on” to the shore and are interlinked by a series of small lanes and paths, which are called “stryplies”. The parallel lines of cottages, and intervening grass and pebble paths are a feature of the village. Many of the cottages were originally thatched. Now their slate roofs and white harled walls create a common theme, while small extensions and gardens add interest and a wealth of detail.

The early settlement grew in a linear fashion along a main road that ran adjacent to the railway that connected to the harbour. This road is still present to this day and still forms the main entranceway into the Conservation Area.



*Map: 18?? map of Findhorn.
Source NLS*

By 1871 the settlement had grown significantly and the core street layout had fully developed. The settlement expanded eastwards with rows of terraced properties, forming the stryplies, which are a distinct feature of Findhorn. This expansion was aided by the creation of a main road that “loops” around the settlement which still forms the main routeway through the village to this day.



Photograph 1: Rows of single storey terraces have remained a feature of the townscape for over 100 years. Notice the small plot size and how the row of South facing properties have claimed part of the lane as garden ground to take advantage of the sun.

This core street pattern of Findhorn has remained largely unchanged for over a hundred years and is one of the oldest urban features of the settlement. The stryplies make a significant contribution to the overall character of Findhorn and it is important that they are protected. While certain buildings may have been demolished/altered over the years the overall street/plot pattern has remained. The layout of the village remains very organic and dense with buildings being sited extremely close to each other, interlinked by a series of “maze like” informal lanes. As a result the majority of buildings have either extremely small rectangular plots or plots that consist only of the footprint of the building.



Photograph 2: Small informal lanes run through the dense urban layout. It is not always possible to know where the lanes will go. This adds to the distinctiveness and “sense of place” of Findhorn.

Photograph 3: In this instance one of the lanes has been closed off. The lanes are essential to the character of the Conservation Area and their integrity must be maintained.



The result of this dense urban layout there is very little open space and properties tend to have small gardens. Many properties front directly onto the lanes which further emphasises the feeling of “enclosure”, which is essential to the character of Findhorn.

While there is an overall informal nature of the settlement there is a certain degree of uniformity as the majority of the buildings are aligned on a North East/South West axis with their gables pointing towards the sea. This north east/south west alignment reflects Findhorn’s maritime past where buildings were built closely together with their gables fronting the sea to offer protection and shelter from the weather. This is a common characteristic for coastal settlements across Moray and can be seen in other seatown villages such a Cullen, Portknockie and Findochty. It is a key feature that adds significant townscape value to the Conservation Area and reflects Findhorn’s maritime past.



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Photograph 4: Gables fronting the sea at the western edge of the Conservation Area. This is common feature of Scottish seათowns. These buildings act as a “frontage” to the Conservation Area. Notice how close the buildings are located to one another.

Essential Character

- The core street layout has remained unaltered for over 100 years
- The stryplies are a distinctive feature of Findhorn
- Properties are situated close to one another sit within small plots
- Buildings are aligned on a North East/South West axis with gables pointing towards the sea

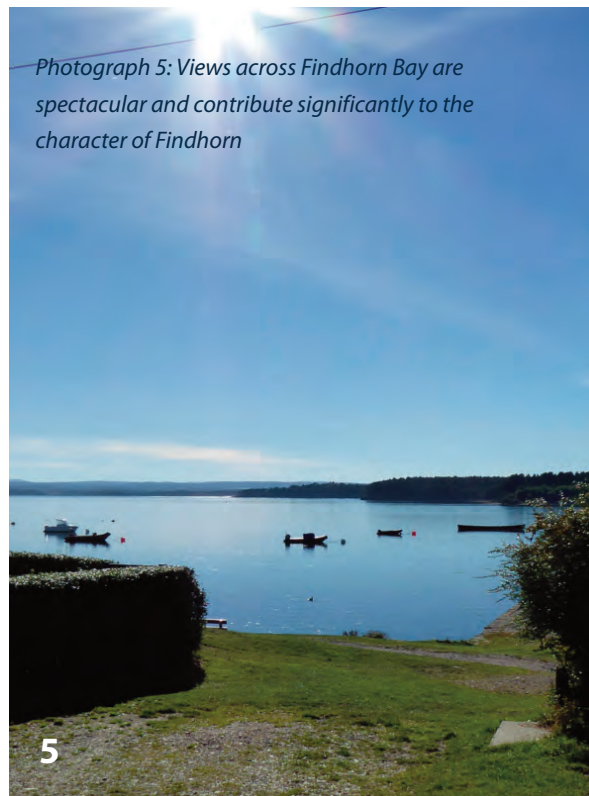
Topography, Views and Vistas

The Conservation Area is situated on a peninsula between Findhorn Bay and Burghead Bay within close proximity to the shoreline which offers some spectacular picturesque views across the bay.



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Photograph 6: The first significant view of the Conservation Area is on approach from the B9011. The tower of the B Listed church can also be seen and is a key building in the Conservation Area.



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Photograph 5: Views across Findhorn Bay are spectacular and contribute significantly to the character of Findhorn

This approach provides the first view of the village and sets its coastal context which is essential to the character of Findhorn. The close proximity and views of the sea reflect Findhorn’s maritime past and combines with the built heritage to create its unique “sense of place”.



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Photograph 7: View of the western edge of the Conservation Area showing buildings with their gables facing the sea. Many visitors come to take advantage of these spectacular views.

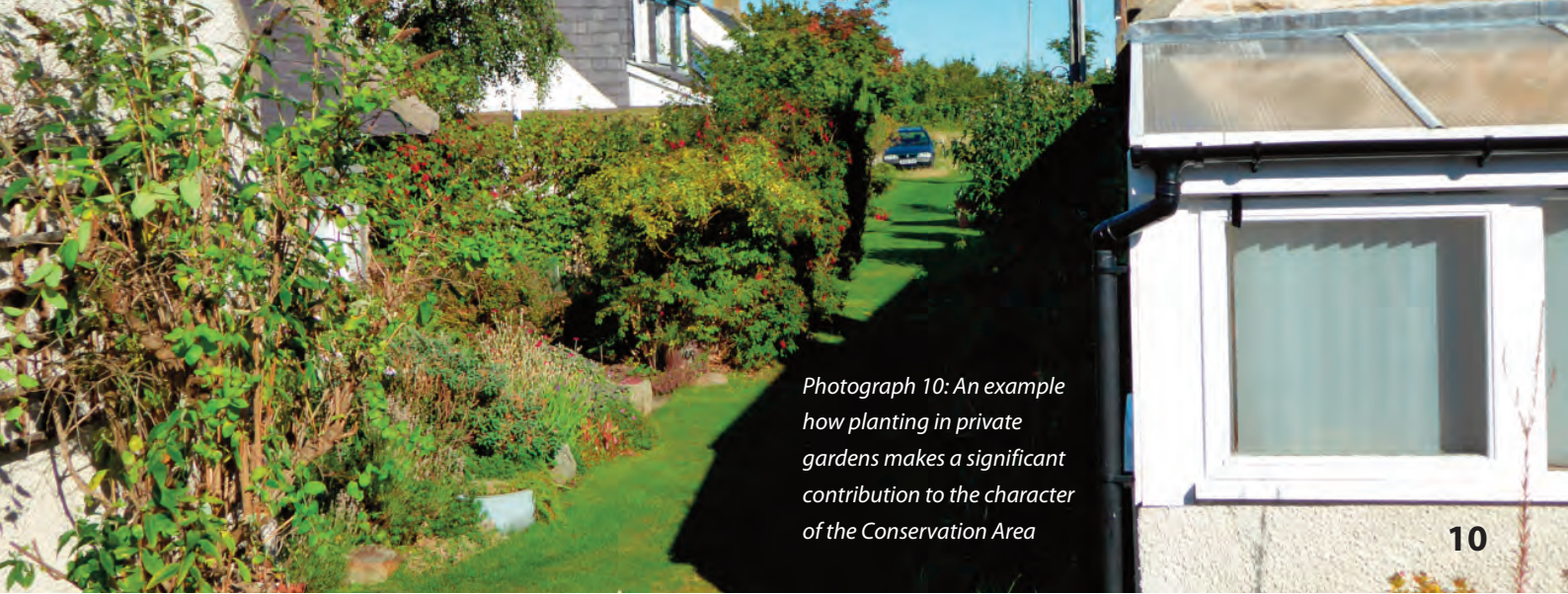
The B9011 is the main road into the Conservation Area and follows the route of the old disused railway line. The shoreline to the West of this road remains undeveloped and contains several seating areas for people to enjoy the views. It is important that this area remains undeveloped to maintain these views and is an area for potential future enhancement schemes.

Views of the bay can be seen from the lanes and is a key characteristic of the Conservation Area. These lanes are informal in their nature but they open up towards the sea providing views of the bay. This further adds to Findhorn's character and sense of place and enforces its history and relationship with the sea. It is therefore vital that the integrity of these lanes is safeguarded from any inappropriate development.

Photographs 8 & 9: Although buildings are set out in a dense pattern it is still possible to observe views of Findhorn Bay from different parts of the village. Where there is a strong building line of terraced properties, the eye becomes naturally focused to the end of the lanes towards the sea, adding to the overall character and "sense of place" of the village.

- **Spectacular views across Findhorn Bay**
- **The dense urban layout does limit views of the sea from within the heart of the village. However the alignment of the lanes does provide views from certain points.**
- **The integrity and character of the stryplies needs to be protected**





Photograph 10: An example how planting in private gardens makes a significant contribution to the character of the Conservation Area

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Open space plays an important role in “inter linking” individual buildings and the townscape together. Improving the relationship between the two can significantly enhance the attractiveness and unique qualities of the Conservation Area. It is important that open space is regarded with equal importance as the built environment. Poorly maintained open space can be detrimental to surrounding buildings and the overall character of the Conservation Area.

The dense and compact nature of the street and plot pattern of the village means that there is very little “formal” open space within the Conservation Area. For large parts of the Conservation Area open space consists of the small informal lanes that interlink many of the small terraced properties. As a result of the lack of open space and small plots, over the years many several properties have integrated small parts of the lanes into their domestic curtilage, particularly on south facing elevations. The nature of this layout does create several “undiscovered” spaces that add to the character and distinction of the Conservation Area.

With very little open space in the Conservation Area privately owned gardens contribute to play a role in defining the character of the village. Residents have taken pride in their properties and due to the small plot sizes, planting in private gardens plays a significant role in softening the urban landscape and creating an attractive streetscene.

Where there are areas of formal open space it is important that it is well maintained and utilised effectively to benefit the wider community. More formal areas can be found at the western edge of the Conservation Area beside the shoreline where the railway line used to be situated. The railway line location (where the B9011 runs along at present) effectively acted as a buffer for any development encroaching onto the shore. There are small areas of open space and paths make it possible to walk unhindered along the shore. There are also grassed areas of seating that offer spectacular views across the bay.

Essential Character

- **There is very little open space throughout the Conservation Area due to the dense urban form and small plots sizes**
- **Open spaces predominantly consists of the lanes that run through the Conservation Area**
- **Areas of open space next to the bay need to be protected and are possible areas for future enhancement schemes**



Photographs 11 & 12: There are some areas of open space running along the western edge of the Conservation Area. It is a popular area with many visitors walking through or sitting to enjoy the views across Findhorn Bay. With there being limited amounts of open space within the village it is important that it is well maintained and kept free from any inappropriate development.

ARCHITECTURAL CHARACTER

Building Type

The buildings of Findhorn are of significant interest with eighteen Listed Buildings. The majority of buildings within the Conservation Area are unlisted, however, they have significant architectural and townscape value. Although they do not contain outstanding architectural merit individually, their position within the street pattern creates significant townscape interest and adds to the intimate small scale character of the village.

The built form is characterised by small traditional single storey properties to larger 19th century houses that are two/three and half storeys in height. The 1871 map shows that by the end of the 19th century the overall layout of Findhorn had been established and has not changed significantly from what it is to this present day. The larger late 19th century properties are generally found adjacent to the main road entering the Conservation Area and around the North Western edge beside the market cross.

Photograph 13: Larger 19th century properties can be found at the entrance of the Conservation Area



These properties have some of the largest plots in the Conservation Area and display architectural detailing such as bay and oriel windows that provides an attractive entrance in the village. The smaller single storey terraced cottages are prevalent throughout the whole Conservation Area; however, the majority are located along the North Eastern edge of the Conservation Area.



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Photograph 14 & 15: Buildings generally range from small single storey cottages to larger 2/3 storey properties

Properties within the Conservation Area are generally very well maintained by homeowners and there is diversity in architectural detail, texture, and colour. The use of the same building types throughout the Conservation Area provides continuity in terms of building height, massing and materials. This helps to provide an overall cohesive and unified character to the village. A basic palette of materials has been used and the buildings are generally characterised by stone construction, rendered walls, wet dash harling, slate roofs and timber windows. Due to the minimal number of Listed Buildings within the Conservation Area it is important that the townscape and individual architectural detailing of the buildings are safeguarded as much as possible.

Essential Character

- **A high number of unlisted buildings throughout the Conservation Area of significant architectural merit and townscape value that must be protected.**
- **Key Listed Buildings add historical value to the townscape.**
- **The main palate of materials used in the Conservation Area are; random and coursed stone rubble walls, slate roofs, render & wet dash finishes, timber windows**
- **The buildings type reflects Findhorn's maritime history and different architectural styles reflect its historical evolution.**
- **There is diversity in architectural detailing but continuity in terms of the overall massing, height, and materials used.**

BUILDING MATERIALS AND STYLES

Walls

Most properties in Findhorn are built of stone and consist of random rubble walling with a render or other masonry type finish. A white render or wet dash harling is common on a lot of properties and is typically used in traditional seatowns such as Findhorn.

Wet dash harling is a form of roughcast that is widely used on traditional buildings. It is a mixture of an aggregate (usually small evenly sized pebbles) and a binding material (traditionally sand and lime) and is dashed, or harled onto a masonry wall. Wet dash harling not only protects the underlying stonework but it also adds texture. The use of colour is a common feature as well and several properties have coloured wet dash finishes. Dressed margins are often used around doors and windows to provide architectural detail and provide a contrast of colour and texture.

The use of colour to highlight architectural details such as windows and quoins is a feature of Findhorn. However, care needs to be taken when applying a harl or paint so that it does not damage the stone. Any paint being applied to unpainted materials needs to be porous to avoid trapped moisture which could damage the stone. A lime harl that uses natural pigments is the best means to add colour to the external stonework of traditional buildings.

Photograph 16: View along the Western edge of the Conservation Area showing gables fronting the sea which is a traditional feature of Findhorn and other Scottish seamounts. These properties display a white finish to the coursed rubble walls. The first property is a new development and is a good example how respectful designs and materials can be integrated into the existing townscape. Notice how dressed margins around the window can be painted a different colour to provide visual interest.



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Photograph 17: An example of coloured walls in the Conservation Area. The dressed window margins and quoins have been picked out which is visually attractive in the streetscape.



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Unfortunately, there are instances where inappropriate materials and finishes have been used. The use of dry dash or chip render is not a traditional material and this material finish is detrimental to the character of the Conservation Area.



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Photograph 18: An example of a new contemporary extension that has been added to the rear gable of a single storey cottage. The new addition is 1 1/2 storeys and situated to the rear of the cottage. This has ensured that it is distinguishable from the original but at the same time incorporating it into the development. The material finish is respectful to the surrounding area and the original building, ensuring that it has integrated successfully.

Extensions

The small plot and general building size has meant that many homeowners have endeavoured to extend their buildings to maximise space. Due to the organic nature of the village this will often require creative solutions if a respectful addition is to be achieved. Within the village there are good examples where new extensions have been added successfully. These additions are sympathetic to the original building in terms of design and materials and add visual interest. They provide good examples of how sympathetic, contemporary designs can add value and character to the townscape and be of a material finish that still respects the architectural authenticity and character of the original building.

Photograph 19: A good example of a lean-to extension. The vertical timber boards and the slate are appropriate materials that respect the original building. Notice how it has been slightly "set back" from the edge of the gable which ensures that it does not visually dominate the original building.



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Roofs

The majority of buildings within the village have pitched slate roofs set at a 40/45 degree angle. Slate is a traditional material and its use lends a distinct character and texture to roofs which is hard to replicate with substitutes. Several properties still retain original Scottish slate which is usually set in diminishing courses. Scottish slate is no longer quarried and is differentiated from Welsh slate by being darker and smaller in size than the more regularly dressed blue slate. Similarly later 19th century slate can also be identified by being dressed to a more regular shape and size.

Photograph 20: Scottish slate is darker and has more texture than Welsh slate



Photograph 21: An example of more uniform and smoother Welsh slate



The roofscape is a prominent feature of the Conservation Area. It is highly visible due to the dense urban layout and large number of small single storey cottages. The roofscape is an essential component to the overall character of Findhorn and the use of slate strengthens the traditional character



Photograph 22: Scottish slate is prevalent on certain buildings within the Conservation Area and adds to Findhorn's traditional "sense of place". This category B Listed Building also displays crow stepped gables which is a Scottish vernacular architectural detail that consists of squared stones set like steps, surmounting the gable. It is regarded as a key building in the Conservation Area due to the visual character it adds to the streetscene and reflects Findhorn's fishing heritage.

Photograph 23: An example of a property with a metal roof. Notice how the roof is highly visible on smaller cottages. Overall this makes the roofscape an essential component to the character of the Conservation Area.



of the village. Missing, slipped, or broken slates should be promptly replaced to match the original to avoid roof leaks. A small leak can lead to progressive damage to the structure of a building and should be prioritised for repair. The use of inappropriate roofing materials and styles can be particularly damaging especially when being used in a terrace or row of properties as it disrupts the visual continuity and appearance of the roofscape.

Corrugated iron and metal roofs were often used as a roofing material in smaller seatown villages such as Findhorn. The use of this material is commonly found on the smaller cottages and there are examples of this in the Conservation Area.

Windows

Sash and case windows are a traditional feature of Scotland's historic buildings and are a key component to their architectural integrity and character. They also add character to our historic streets, spaces and Conservation Areas. Sash and case windows became popular from the 18th century onwards, whereas before windows were often very small and unglazed. The development of this style of window is closely related to the improvement in glass production.

The timber sash and case window remains the predominant style throughout Findhorn and is a key architectural feature that adds to the traditional character of the Conservation Area. There are a variety of styles, with different astragal patterns reflecting the ages of the building but like all traditional windows they are vertically proportioned.

Early sash and case windows were often divided into smaller 6 pane windows by wooden glazing bars called astragals. The subdivision and the size and shape of the astragals form a key part of the character of the window and building into which it is fitted. Early astragals tended to be thick and chunky without much detail.

Photograph 24: An example of a traditional window on the 18th century B Listed Yacht Club. Notice how the astragals are chunky with small panes. This reflects the early age of the building.



Photograph 28: Traditional sash and case windows make a defining contribution to the character of not only the individual building but the whole Conservation Area. This example shows a 12 pane window with dressed margins. The traditional windows combine with the colour and wet dash harling to create an attractive building that enhances the streetscape. It is important that all windows on the building have the same astragal pattern so the visual balance of the building is maintained.

By the mid-19th century improvements in production and joinery saw the introduction of sash and case windows with much larger glass panes, and more detailed astragals. Traditionally, sash and case windows used a sliding mechanism to open by the use of weights and pulleys and were traditionally set back from the building. This aided in providing protection from the elements as well as providing depth to the elevation, and adding architectural detail and value.

Photograph 25, 26 & 27: The Conservation Area displays a range of different styles of traditional windows





Photograph 29: The visual balance and character of a building can be negatively affected where different astragal patterns are used

Roof Dormers

Roof dormers are prevalent throughout Findhorn with many buildings incorporating them into their design. They are highly visible due to the dense urban layout and small plot and building size. This makes them an important architectural feature that makes a significant contribution to the overall character of the Conservation Area. It is therefore important that their design is in keeping with and is visually subordinate to the roof upon which it is set. Some dormers were constructed as part of the original building, but many were probably later additions. Many of the smaller single storey cottages would originally be designed without dormers due to their small size.

Due to the large numbers of small properties in Findhorn a significant number of dormers have been added to create more space and allow more light into them. In general they have been accommodated successfully into properties without upsetting the visual balance of the building, roofscape and streetscene.

As well as having the practical function of allowing more light into properties they are also an attractive architectural feature that can add visual variety to the overall streetscene. The Conservation Area displays a number of traditional designs such as gable fronted and piended dormers. There are also examples of cat slide roof dormers, which is a dormer whose roof is a shallower pitched section of the main roof.



Photograph 30, 31, 32 & 33: Examples of the different styles of dormers that are prevalent throughout the Conservation Area. The dormers are traditional in design, do not dominate the original building and enhance the character of the roofscape. Decorative bargeboards are an architectural detail that adds visual interest to the streetscene.



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Photograph 34: An example of a roof dormer that has been created with maximising floorspace being the principle consideration. The overall balance of the cottage is affected which is not only detrimental to the building itself, but to the streetscene in general.

Photograph 35, 36 & 37: Small vertical timber boarded porches are common on several of the smaller cottages.

Dormers are usually of timber construction with slate roofs so that they are integrated successfully onto the original building. Painted bargeboards and slated haffits are architectural details that can add visual character to the roofscape and overall character of the Conservation Area.

Unfortunately, there are several instances where dormers have been added that are detrimental to the visual character of the Conservation Area. Some more modern dormers designs have been added to some properties where the maximisation of floorspace is the paramount consideration. Where this is the case, attention to form and the overall balance of the building and roof is lost to the detriment of both the character of the individual building and the overall Conservation Area.

Porches

Porches are common on a number of properties in the Conservation Area and add visual interest to the townscape. Although many will not be an original feature of the building, their addition was out of necessity to provide protection and shelter from the weather. The majority have a basic “sentry box” design which does not detract from the original building and streetscene. The use of coloured vertical timber boards is common and adds visual variety and is an attractive feature. Slate is the commonly used roof material throughout the Conservation Area and its use on porches helps them to integrate into the original buildings

Essential Character

- **The townscape has visual variety due to the organic nature of the layout and the use of different architectural details and materials.**
- **The use of traditional materials provides the townscape with a cohesive and well defined character giving the village a feeling of permanency and sense of history.**
- **The roofscape is visually dominant and seen as being essential to the character of the village. Roof dormers are an intrinsic architectural feature of Findhorn and add variety to the roofscape. . It is important that they are constructed in traditional styles, use correct proportions, and use sympathetic materials.**
- **Stone rubble walls with wet dash harling, rendered, or painted finishes predominate contribute to the unified architectural character of Findhorn.**
- **Sash and case windows are an important traditional feature and contribute significantly to the character and appearance of individual buildings and the overall character of the Conservation Area.**
- **Several porches have been added onto properties and are a feature of Findhorn.**
- **The use of colour on wall is prevalent and can emphasise architectural detail and add visual variety to the Conservation Area**

Part 2

Management Plan

INTRODUCTION

This management plan and design guidance is intended to aid in the protection and enhancement of the character of the Conservation Area and assist in managing change without compromising the unique and special qualities of Findhorn. The management plan seeks to protect the best architectural features and the essential character that has been identified in the appraisal. It will highlight those features that contribute positively and are worthy of retention as well as those which make a negative contribution or which have a neutral impact. It will also form the basis for design guidance for encouraging sympathetic repair and alteration as well as assisting in rectifying inappropriate changes and provide high standards for new development.

ASSESSMENT OF KEY FEATURES

Having completed an assessment of the townscape character and buildings of the Conservation Area it is possible to understand the key features that contribute to the areas historic and architectural interest. The following is a summary of the features which contribute to the “essential character” of the Cullen Seatown Conservation Area which should be carefully protected and where necessary enhanced. This list is not exhaustive and only identifies the more obvious principal elements which make up the Conservation Area’s character.

The key features of the Conservation Area are highlighted below;

- Important views towards the Conservation Area on approach, particularly along the western edge
- The core street pattern has remained largely unchanged for over 100 years
- Dense urban layout with small plot sizes
- Rows of small fishermen’s cottages often in terraces aligned on a north east/south west axis with gable fronting the sea. The small parallel lanes that run between them are known as stryplies and are a key feature of Findhorn’s distinctive character.
- A series of informal lanes provides access through the Conservation Area and adds significant character.
- Very little formal open space
- Very few trees, however, due to the dense urban layout planting from private gardens softens the urban landscape.
- Use of traditional building materials. Buildings are constructed out of stone with slate roofs, timber windows and wet dash harling or render which can be coloured to add visual interest. Traditional materials are essential to creating Findhorn’s distinctive character and sense of place.
- Sash and case windows are an important feature and make a significant contribution to the areas character. There are various subdivisions that add character to the townscape as well as giving an indication to the date of the building.
- Buildings generally have a 40 – 45 degree slated pitched roof. Some buildings have metal roofs which is a characteristic of seatowns throughout Scotland
- Roof dormers are a key feature of Findhorn and it is important that they are arranged sensitively onto existing buildings.
- Mixture of earlier 1 – 1 ½ storey fisherman cottages to larger 2/3 storey 19th century properties

KEY CHALLENGES

As well as highlighting the key features and essential character of the Conservation Area, the appraisal has also highlighted a number of key challenges facing the Conservation Area. These form the basis for the enhancement opportunities and the design guidance.

- Maintaining the high standard of design for new development and alterations to properties
- Improving, repairing and reinstatement of original architectural detail.
- Improvements to the condition of the informal lanes could enhance the character of the Conservation Area
- The areas of formal open space are generally well maintained. Future enhancement schemes could improve these areas.

IMPROVEMENT, REPAIRING AND REINSTATEMENT OF ORIGINAL ARCHITECTURAL DETAIL

Original architectural detail makes a defining contribution to the character and traditional appearance of Findhorn. Overall, buildings within the Conservation Area are well maintained which is critical to their longevity. Pride taken by individual homeowners plays a significant role in maintaining and enhancing the quality of the character and appearance of the Conservation Area.

The challenge is to retain and repair what still exists and where necessary reinstate and prevent the unsympathetic replacement of original windows, doors, roof coverings, rainwater goods and dormers. This can only be achieved from using traditional materials, or materials that have a material finish that respects the architectural authenticity of the existing built heritage. There are very good examples in the Conservation where new development has occurred that has achieved a high standard of design.

Unfortunately, there are a few examples in the Conservation Area where modern non-traditional materials and designs have been used. One of the key challenges facing the Findhorn Conservation

Area will be to maintain the unique character of the village but at the same time allow homeowners the opportunity to alter their properties.

The desire to improve individual properties by homeowners with good intentions, can in some instances lead to the incorporation of unsympathetic non-traditional materials and styles, often without planning permission. Traditional windows and doors are often one of the first features to be replaced as many homeowners believe that traditional windows are not energy efficient and often beyond repair. It has now become easier and more cost effective to upgrade traditional windows to modern standards reducing the need to lose architectural detail and historic character. Timber in traditional windows is usually of higher quality than modern timber and can be patch repaired which is often cheaper than wholesale replacement.

The cumulative effect of minor changes and loss of architectural detail could have a significant detrimental impact on the distinctive character and appearance of Findhorn and could undermine its designation.

The Council can advise homeowners on appropriate design, materials and colours for works to properties within the Conservation Area. Further advice and information can be found from Historic Environment Scotland's series of guidance notes "Managing Change In The Historic Environment."

NEW DEVELOPMENT

Key Principles For New Development

The principles of conservation need to be understood for potential new developments within a Conservation Area. There is often a misunderstanding that Conservation means preservation and that it “stifles” new development by requiring a development proposal to fully imitate neighbouring properties to create a “pastiche”. There is scope for contemporary new development within the Conservation Area as long as it is sympathetic to its surroundings and is reflective of the key architectural components that are essential to the character and appearance of Findhorn that have been identified. An appropriate, sympathetic contemporary design can add value and character to the townscape and still respect the architectural authenticity and character of the historic environment.

New development opportunities are generally limited within the Conservation Area due to the dense urban layout. The appraisal has highlighted several fine examples of new development and alterations to properties that have successfully not only integrated into the Conservation Area but are deemed to have enhanced it.

In order to achieve high quality new development within the Conservation Area any development proposal will have to comply with The Moray Council’s Local Development Plan policies on the built environment. Proposals will also have to demonstrate that they comply with the following key principles set out below, and the subsequent design guidance set out in Part 3 this document. The key principles for any development within the Conservation Area are;

- 1 To encourage and enhance the quality of development within the Conservation Area the Council will support development which respects the local character and architectural detail of the surrounding townscape, uses high quality materials, and makes a positive contribution to the essential townscape character identified in the appraisal.
- 2 Any proposed development needs to respect the identified “essential character” in its design in terms of;
 - The building height, massing, street pattern and plot ratios
 - The density of the development in relation to the surrounding townscape
 - Respecting traditional architectural styles and detailing, with appropriate proportions of key features such as windows and roof dormers on both principle and rear elevations.
- 3 The intended material finish and design for any proposed development must reflect the historic authenticity of traditional buildings in the Conservation Area in terms of;
 - Material type, window frames, doors, roof dormer styles, roof materials, and wall materials and finishes
- 4 New development and alterations to existing buildings will also need to comply with Policy H4: House Alterations and Extensions to ensure that there are no adverse effects to the amenity of any neighbouring or adjoining property.
- 5 Contemporary designs within the Conservation Area can have a positive effect on the townscape and will be encouraged as long as the design complies with the relevant Moray Local Development Plan 2015 policies, the key principles set out above and the subsequent design guidance.

KEY BUILDINGS

The Conservation Area contains 8 key Listed Buildings that add significant townscape and historical value to the Conservation Area. These buildings are regarded as key buildings due to their prominence within the Conservation Area as well as the historic value that add to the Conservation Area. It is important that the setting of these buildings is safeguarded or enhanced.

The Crown and Anchor, built in 1739, is category C Listed. It is located in a prominent position in the streetscene next to the market cross. It is easily recognisable with its crowstepped gables and white harling.



The Kimberley Inn is a key building within the Conservation Area. Dated from around 1777 it fronts the main road, overlooks the bay and is popular with visitors.



12 Findhorn Quay Cottage, built in 1773, is category B Listed. It is one of the largest buildings within the Conservation Area and is visible from several vantage points in the Conservation Area.



The Yacht Club or Findhorn House is category B Listed and is said to date from 1770, with various other 19th century alterations and additions. Located overlooking the bay it is a landmark building in the Conservation Area.

Overall the location of the Crown and Anchor, Findhorn Quay Cottage and the Yacht Club combine to create one of the grandest areas of the Conservation Area.



The church is a key landmark building within the Conservation Area due to its visual prominence and architectural detail. It dates from 1843 and is category B Listed. It is one of the first buildings that can be seen on entering the Conservation Area making it a key feature of the streetscene.

CONTROL OF UNLISTED BUILDINGS

The appraisal identified that there are a number of unlisted buildings within the Conservation Area that add value to the townscape. In general, these buildings add value and continuity to the appearance of the Conservation Area in terms of their massing, height and architectural detail.

Similar to Listed Buildings there is a presumption in favour of their retention. Conservation Area status gives Planning Authorities power to control the demolition of unlisted buildings. This recognises the important role that minor or “less important” buildings play in the character and appearance of the Conservation Area.

Any development proposal that involves the demolition of an unlisted building within a Conservation Area needs to comply with Policy BE3 in The Moray Council Local Development Plan 2015. Proposals will be refused unless;

The building is of little townscape value
Its structural condition rules out retention at a reasonable cost, or its form or location makes its re-use extremely difficult. This should be accompanied by a structural condition report.

Where redevelopment is proposed, consent to demolish will only be granted where there are acceptable proposals for the new building

CONSERVATION AREA BOUNDARY

The appraisal established that the historic layout of Findhorn has remained largely unaltered for over 100 years. The existing conservation area boundary currently covers the historic layout and there is no reason to alter the boundary at this time.



Part 3

Design Guidance

INTRODUCTION

The appraisal has highlighted that Findhorn has a distinctive “sense of place” which is reflected by its historical evolution, rich townscape and traditional architectural styles. The character appraisal highlighted that the condition of the Conservation Area is very good and properties are well maintained. There are also fine examples of new developments and alterations that have been successfully integrated into the Conservation Area. Over time it is inevitable that many buildings will require the repair and maintenance of their walls, doors, windows and roofs. It is essential that the high standard of repair, extensions and improvement to properties continues, and is carried out in a manner which enhances the Conservation Area. If modern materials and architectural styles were permitted in the Conservation Area then there is a danger that the attractiveness and character of Findhorn would be reduced. It is essential that all building works and alterations are well designed, are reflective of the surrounding townscape, and use appropriate materials.

REPAIRS AND MAINTENANCE

Where repairs to a building are required every effort should be taken to use the same materials as the original. Where this is not possible every effort should be made to find an appropriate substitute that has an acceptable material finish to the existing building. The replacement or restoration of works that use inappropriate materials will not be looked on favourably.

EXTENSIONS

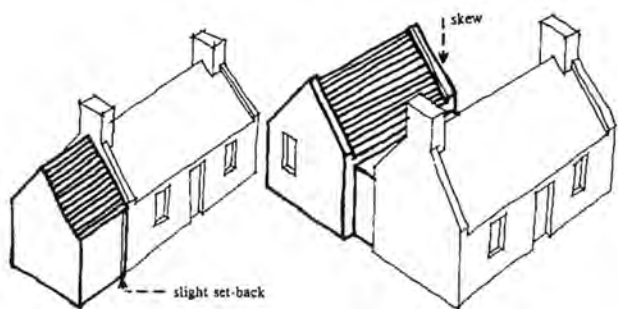
New extensions or alterations should reflect and enhance the individual building and character of the Conservation Area. They should be subservient to the existing building in terms of size, scale, and massing, which is especially important if it is in view. Where possible the proposal should try to match the original dwelling in terms of the materials used and should be sympathetic to it in terms of design, architectural styles, and proportions.

The majority of properties within Findhorn are of modest size. It is therefore natural for homeowners to want to extend their properties. Due to the informal nature of plot sizes extensions can take many forms. However, it is fundamentally important that any extension respects the street/plot layout of Findhorn, particularly the styplies, as they are essential to its character.

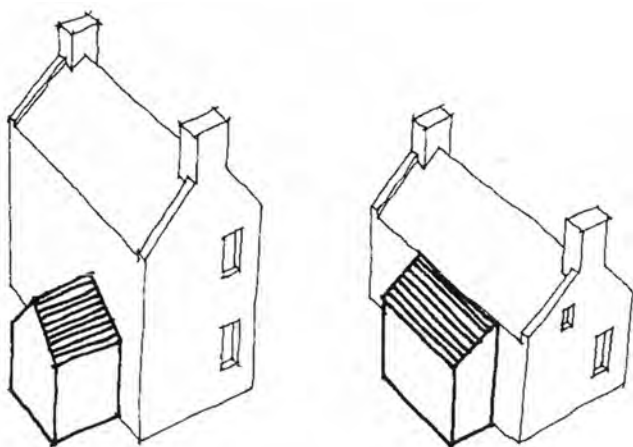
For smaller single storey properties, a property could be extended from the gable side, ideally set slightly back to respect and be subservient to the original building. Where plot sizes allow, a full width pitched roof building with gables emphasised may be deemed appropriate. For this type of extension it is important that the new element of the building is distinguishable from the original and does not visually dominate it. These two examples are most relevant for buildings that are aligned in rows where it is fundamentally important that any extension stays “in line” with the existing building line and street pattern.

Larger buildings may be enlarged with pitched roof extensions sited at right angles to the original building. However, like all extensions within the Conservation Area, they must be respectful and subservient to the original building and overall character of the Conservation Area.

White harled walls are an appropriate material finish but there is opportunity depending on the site location to introduce a coloured harl to enhance the visual interest of the village. Coloured vertical timber extensions may also be used for smaller extensions and the appraisal has highlighted excellent examples where this has been achieved. Slate is an appropriate material for roof extensions. Where the use of slate is not possible, the intended material finish of the chosen material must respect the historical authenticity of the original building.



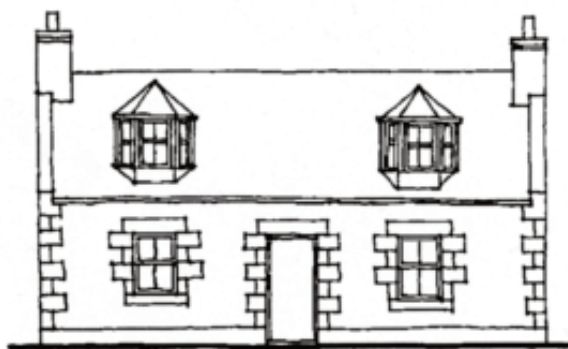
Examples of appropriate extensions to smaller single storey cottages within the Conservation Area



Examples of appropriate extensions to larger properties within the Conservation Area

ROOF DORMERS

Roof dormers are a common and integral architectural feature of the Conservation Area. Any proposal to add or replace a roof dormer must not detract from the character or appearance of the building or Conservation Area. Roof dormers should be visually subordinate to the roof slope, be set away from gables, and be positioned below the roof ridge. When utilised on the front of a building they should be positioned directly above the ground floor windows or door openings. This is so that they complement the existing building and do not detract from its original character or symmetry of the building.



An example of how roof dormers should be positioned to be respectful of the original building and maintain its visual balance.

Findhorn is characterised by dormer windows in a variety of styles. To maintain the traditional appearance of the Conservation Area they should be the same proportion and style as those which characterise village. The appraisal has highlighted several styles that would be appropriate such as hipped, pitched gabled or cat slide. They must be positioned in a way that does not affect the symmetry or proportion of the existing building.

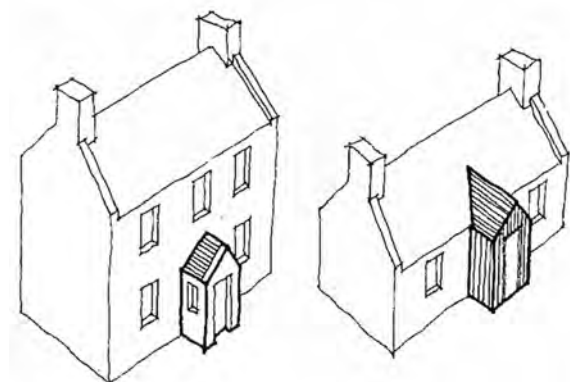


Examples of roof dormers that are prevalent throughout the Conservation Area

Traditional roof dormers generally have slate roofs and often have slated haffits and bargeboards that add architectural interest. Wide flat roofed dormers can drastically alter the form and scale of pitched roof buildings and are not acceptable. The infilling between dormers will also not be permitted.

PORCHES

Small porches are prevalent throughout the Conservation Area and add visual interest to the streetscene. To maintain the traditional character and appearance of the village porches should have slated pitched roofs and expressed gables. Timber boarding can be used on small cottage porches and the use of colour can add visual interest. For larger buildings matching masonry or materials that offer a material finish that is respectful of the architectural authenticity of the building may be more appropriate.

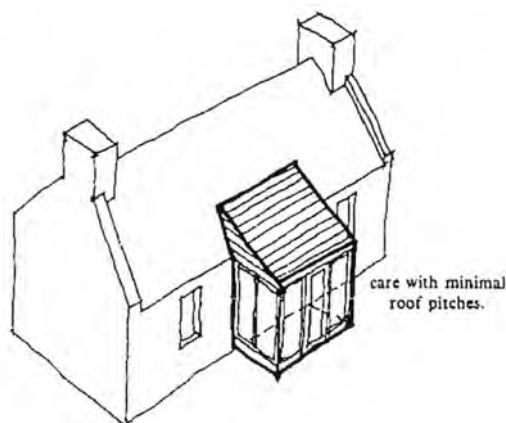


Examples of how porches can be integrated sympathetically onto buildings within the Conservation Area

SUN ROOMS

The village overlooks Findhorn Bay and offers many spectacular views which have been identified as a key component of the character of the Conservation Area. As a result of this and the dense layout, several occupants have endeavoured to install sun rooms to their properties. Large flat roofed sun rooms can be detrimental to the appearance of properties, particular the smaller cottages. This modern design

can best be integrated by limiting size, glazing to eaves level and “playing down” its presence. A simple design will be most likely be deemed to be most appropriate with an arrangement of glazing and mullions reflecting traditional proportions. However, the fundamental test will be if the sun room will have a detrimental upon the character and appearance of the Conservation Area.



Example of how a sun room could be sensitively added onto a traditional building

WINDOWS

Original windows are a key feature of Findhorn's Conservation Area and enrich the townscape. For Listed Buildings there is always a presumption in favour of the retention and repair over replacement. Original windows should always aim to be retained and repaired, or if necessary replaced on a “like for like” basis. uPVC windows are never acceptable on Listed Buildings and should always be timber as an insensitive replacement can have a damaging impact on the architectural authenticity of the building. The removal of original windows on a Listed Building will only be accepted where a condition report states that the repair of the original windows is not possible.

The installation of uPVC windows on an unlisted building within the Conservation Area may be deemed acceptable if it is of an appropriate traditional style and is not located on a principle elevation or on an elevation on public view. Sash

and case 'lookalike' windows may be deemed acceptable. However, the fundamental test will be if the replacement will have a detrimental impact upon the character and appearance of the Conservation Area.

Where the repair of windows is no longer viable, replacement windows need to be respectful and appropriate to the age and character of the building and replicate the original in every aspect. It is essential that any replacements match the original in terms of the proportions, materials, design and reflect traditional styles by having a vertical emphasis and the same method of opening. Many of the earlier cottages have windows with astragals (sub divisions) which constitute an attractive architectural feature. Double glazed wooden sash and case units that have the historically correct astragal width and painted finishes are considered acceptable as replacements.

Traditional sash and case windows will normally have a painted finish with white being an appropriate colour. Staining and varnishing is not a traditional finish and should not be used on any Listed or unlisted Building within the Conservation Area.

Additional information required with the submission of an application for replacement windows:

- In order to facilitate an assessment on the suitability of replacement windows a condition report must be undertaken on the existing windows and submitted with an application prior to a decision being made.
- A standard detail sheet showing horizontal and vertical sections through the windows at 1:5 scale. This should show how the external face of the casement/frame and timber sill relates to the stone/rendered reveal and should replicate the existing.
- A sectional drawing of the astragal/glazing bar at 1:1 scale indicating the glazing unit and method, where applicable.

- Copies of elevational drawings to a scale of 1:100 are required to be submitted showing the existing and proposed windows to be replaced or repaired.

SOLAR PANELS

Normally, solar and PV panel installations fall under permitted development rights meaning that they would not require planning permission. Planning permission will be required for the addition of solar panels to both Listed Buildings and unlisted buildings in Conservation Areas. When fitting solar or PV panels to a building in a Conservation Area or a Listed Building, care should be taken to make sure that the character of the building is maintained and any historic fabric is not disturbed or destroyed.

It is important to consider not only the impact that installation of solar panels will have on the building they are fitted to, but to the overall streetscape. This principle underpins the whole concept of Conservation Areas. Planning permission can be denied on the basis that an installation would set an inappropriate precedent, increasing the likelihood of similar installations nearby.

Findhorn is characterised by a dense urban layout that contains a large number of small single storey cottages. This combination has resulted in the roofscape being highly visible and is deemed an essential component to the character of the village. The addition of solar panels, particularly on the smaller cottages, will be highly visible and could be detrimental to the character of the roofscape. Where the cottages are set out in terraces the introduction could interrupt the rhythm of the roofscape.

As a general principle solar panels should be installed on an inconspicuous area of the roof such as the inner slopes of a roof valley. However, the fundamental test will be if the addition of solar panels will have a detrimental impact upon the character and appearance of the Conservation Area.

Do I need permission?

Listed buildings (either within or outwith conservation areas)

- Repairs to original windows and doors in listed buildings will not require listed building consent providing the repair work exactly matches the original in terms of design, materials and profiling.
- The installation of double glazing within existing frames in listed buildings will require listed building consent. If a listed building is also located within a conservation area, planning permission may also be required. Clarification from the planning authority should be sought.
- The installation of secondary glazing in listed buildings will require listed building consent.
- The removal or replacement of windows and doors in listed buildings will require listed building consent. If a listed building is also located within a conservation area, planning permission may also be required.
- Material changes to windows and doors in listed buildings will require listed building consent i.e. alterations to the design, material, size, opening mechanism or proportions as well as blocking up windows and doors. If a listed building is also located within a conservation area, planning permission may also be required. Clarification from the planning authority should be sought.
- Reinstatement of an original window or door in a listed building will require listed building consent. If a listed building is located within a conservation area planning permission will also be required.

Unlisted buildings within conservation areas

- Repairs to original windows and doors in unlisted buildings within conservation areas will not require planning permission providing the repair work exactly matches the original in terms of design and materials.
- The removal or replacement of windows and doors in unlisted buildings within conservation may require planning permission if there is a material change and constitutes development. The Council places strong emphasis upon fully exploring the possibility of undertaking repair work to original windows and doors before considering replacement.
- Material changes to windows and doors in unlisted buildings within conservation areas, including repair work, may require planning permission. Clarification from the planning authority should be sought.
- Reinstatement of an original window or door in an unlisted building within a conservation area will require planning permission.





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