



## **KEITH MID STREET CONSERVATION AREA**

### **Character Appraisal & Action Plan**



October 2010



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## **1 Introduction, Purpose and Justification**

### **1.1 Date and extent of designation**

Keith Mid Street Conservation Area was designated in 1984 to include the heart of the new town focusing on Mid Street, Reidhaven Square and the A-listed St. Thomas' Catholic Church on Chapel Street.

When the conservation area boundaries were drawn at the time of the original designation the defined area was larger than the current conservation area, taking in Moss Street and Land Street to the west and east of Mid Street. The conservation area boundary was amended prior to the 2000 Local Plan to reduce the size of the conservation area and facilitate backland development. During the course of the site survey it was established that the boundary would benefit from revision in some places. Proposals for extending the boundaries are set out in 5.4.1. A map of the existing and proposed boundary is available in Appendix 2.

It should be noted that the conservation area character appraisal is confined to the area as presently designated. There has been no corresponding evaluation of the structures and townscape within the areas proposed for extension, other than for making the case for change to be considered.

### **1.2 What does conservation area status mean?**

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Local authorities have a statutory duty to identify and designate such areas.

The main regulatory instrument afforded by conservation status is the control of demolition of unlisted buildings and structures through the mechanism of "conservation area consent" (CAC). This was introduced in 1971 in the recognition of the importance that even relatively minor buildings can play to the overall character or appearance of a conservation area (in general terms, the demolition of a structure unless it is a listed building is afforded *permitted development* status).

Conservation area status also brings the following works under planning control:

- removal of, or work to, trees
- development involving small house extensions, roof alterations, stone cleaning or painting of the exterior.

Conservation area designation enables planning authorities to implement stronger management control via Article 4 Directions, which would otherwise not be possible. These can play a particularly important role in protecting unifying features (e.g. doors, windows and shop-fronts) and in arresting the incremental erosion of character and appearance by small-scale alterations that in themselves may not be significant but collectively and over time might have a negative impact.

It is recognised that the successful management of conservation areas can only be achieved with support and input from stakeholders, and in particular local residents and property owners.

### **1.3 Purpose of appraisal**

Planning Authorities have a duty to prepare proposals for the preservation and enhancement of conservations areas, although there is no imposed timeframe for doing so. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 also indicates that planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of the designated area in making planning decisions that affect the area. A more considered and careful approach is therefore needed in considering development proposals in a conservation area.

In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to Scottish Government guidance as set out in *Planning Advice Note 71: Conservation Area Management* (December 2004). Additional government guidance regarding the management of historic buildings and conservation areas is set out within Scottish Planning Policy (February 2010), and in Scottish Historic Environment Policy (SHEP, 2009).

This document therefore seeks to:

- 1 define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area
- 2 provide guidelines to prevent harm and achieve enhancement
- 3 provide the Moray Council with a valuable tool with which to inform its planning practice and policies for the area.

#### *“Preserve or Enhance”*

It should be noted that the phrase “preserve or enhance” has been the subject of debate over the years, and is one of the few areas of historic environment legislation that has been subjected to legal tests. A landmark case, now known as the Steinberg principle (from *Steinberg & another v. Secretary of State for Environment*, 1988) together with further refinements of other cases (notably *South*

*Lakeland District Council v SofS for the Environment*, 1992) defined the statutory objective of preserving and enhancing as one that achieved by positive contribution to preserve or by development which leaves the character or appearance unharmed. This is now largely considered to be the principle of “do no harm”. It should also be noted that the assessment of “preserve or enhance” for planning purposes needs to be made against the character of the whole of the conservation area, unless it can be shown that there are areas of distinct character within the whole. In this instance, the assessment is made in the context of these character zones.

#### **1.4 Methodology**

This appraisal has been prepared by the Scottish Civic Trust. The Trust was contracted in September 2010 to undertake the work on behalf of The Moray Council. The Appraisal and Action Plan will support the Council’s application for Conservation Area Regeneration Scheme funding during 2010/2011.

The Conservation Area Appraisal is intended to be a document in its own right and the appraisal and analysis are intended to help understanding and management of the historic core of Keith.

The document was prepared with the assistance of Andrew PK Wright, Chartered Architect & Heritage Consultant, who acted as Project Consultant. The project is supported by a steering group of local stakeholders which includes local councillors, representatives from Keith & Strathisla Regeneration Partnership and the Council’s Planning Officer (Listed Buildings and Conservation Areas). Their guidance has been invaluable in informing the assessment process and the public consultation within the tight time constraints.

Public Consultation was carried out during the assessment in accordance with PAN 3/2010. A public meeting was held in October 2010, attended by representatives of The Moray Council, the Scottish Civic Trust and the steering group, at which preliminary findings and recommendations were presented. Every property owner and resident in the conservation area received notification by post of the public meeting and the wider aims of the assessment. The meeting was also publicised widely in local newspapers. In addition, informal meetings took place with business owners on Mid Street and owners of buildings identified as Priority Projects at 6.4.1. A meeting also took place with the Historic Scotland Area Inspector and the Moray Council’s Planning Officer (Listed Buildings and Conservation Areas). This document takes into account feedback from all of these events.

The Action Plan was costed by McLeod & Aitken Chartered Surveyors, Elgin in accordance with the project brief to provide estimated costs for the proposed works to Priority Projects, Small

Grants Scheme and public realm improvements. The Cost Appraisal can be found at Appendix 3.

## **1.5 Planning policy context**

This appraisal provides a firm basis on which applications for development within the conservation area can be assessed. It should be read in conjunction with the wider development plan policy framework produced by The Moray Council.

The Development Plan for Moray comprises:

*The Moray Structure Plan(2007)* establishes a 15-20 year strategic development vision for the region and adds a regional dimension to national guidance. In doing so it provides a spatial framework for other strategies in the region including Local Plans.

*Moray Local Plan (2008)* interprets the strategic direction provided by the Moray Structure Plan 2007 into detailed policies and proposals for use in the determining of planning policies. The Moray Local Plan sets out the detailed framework for the area's land use policies and identifies where different types of development should be located. In addition the Local Plan also sets out the criteria by which all planning applications are considered. The following sections are particularly relevant:

### Built Environment

POLICY BE1: SCHEDULED ANCIENT MONUMENTS AND NATIONAL DESIGNATIONS

POLICY BE2: LISTED BUILDINGS

POLICY BE3: CONSERVATION AREAS

### Natural Environment

POLICY E3: TREE PRESERVATION ORDERS AND CONTROLS ON TREES

POLICY E5: ENVIRONMENTAL IMPROVEMENTS

### Residential Development

POLICY H5: HOUSE ALTERATIONS AND EXTENSIONS

### Retail & Commercial Development

POLICY R1: RETAIL AND COMMERCIAL DEVELOPMENT IN TOWN CENTRES

POLICY R2: TOWN CENTRE DEVELOPMENT

## 2 Location and landscape

### 2.1 Setting & Topography



Keith is located at the conjunction of a series of river valleys, the most prominent of which is Strathisla. The settlement is located across elevated ridges, which are generally orientated to face each other across the River Isla. The River Isla forms the divide between Keith and Fife-Keith with higher hills and winding river valleys surrounding the town. The surrounding rolling agricultural landscape provides a positive setting for the town and there is a comfortable relationship between the urban and rural landscapes.

A description of Keith from 1742 remarks that the town is 'situated in such a hollow place, that it can scarce be seen from any place at a quarter of a mile's distance from it.'<sup>1</sup>

### 2.2 Geology

The rocks underlying Keith are of the Dalradian Supergroup, some of the oldest rocks in Moray. These were first laid down when sediments metamorphosed by heat and pressure to create gneisses, schists and slates. The younger Dalradian schists to the east of Moray are generally more varied in texture and mineralogy. These rocks occur in parallel belts which result in the ridge and vale topography we see around Keith. Igneous rocks give loamy fertile soils, rich in nutrients.

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<sup>1</sup> 'A Description of the Parish of Keith in Banffshire AD1742', in *The book of the chronicles of Keith, Grange, Ruthven, Cairney and Botriphnie : events, places and persons*, Gordon, James Frederick Skinner, p.2



## 2.3 Regional context

Keith is a small town in the north-east of Scotland with a population of 4597.<sup>2</sup> The town sits on the A96 trunk road at the midpoint between Inverness and Aberdeen. The modern town of Keith consists of the three divisions of Old and New Keith on the right bank of the Isla and Fife-Keith on the left bank. In research carried out by *yellowbook* in 2004/5 on 67 small towns in the east of Scotland, Keith was in the worst performing quartile for 8 measures, including population change (1991-2001). Keith lies in a predominantly rural area with infrequent public transport and relatively long distances between population centres and facilities. The town itself is classified as a 'Remote Small Town' according to the Scottish Government's Urban Rural Classification.<sup>3</sup> Aberdeen and Inverness are 49 and 55 miles away respectively.

In the past Keith was a significant textile town, but was badly affected by the closures of two businesses: Kynoch & Laidlaw. The textiles industry no longer offers the employment opportunities it once did in Keith and new industrial and manufacturing developments have been limited. Proposals to expand Keith's role as tourism centre have failed to come to fruition. Distilling has historically been, and is still, an important aspect of Keith's economy. The town features in Scotland's Malt Whisky Trail, and has three distilleries, including the picturesque Strathisla Distillery, the oldest operating distillery in the Highlands, and owned since 1950 by Chivas Brothers.

The Keith Urban Design Framework (2006) concluded that 'Keith remains a special and distinctive place...but it has lost its sense of purpose with decline of ...industries and market town functions.'

'...and it has struggled to come to terms with change: the most successful small towns have responded to these changes by identifying new roles and opportunities.'

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<sup>2</sup> at the 2001 census.

<sup>3</sup> Settlements of between 3,000 and 10,000 people and with a drive time of over 30 minutes to a settlement of 10,000 or more.

### 3 Historical Development

#### 3.1 Origins



'Keith' marked on Robert Gordon's map of 1640, National Library of Scotland.

Old Keith is of considerable antiquity, forming one of the seven provinces of Pictland, with what is now the modern county of Aberdeenshire. Interesting memorials still remain of the Celtic missionaries who introduced Christianity among the northern Picts. St Maelrubha was one of the most notable of missionaries in Northern Scotland c.700, and more than twenty placenames show traces of his presence. Keith has been referred to anciently as Kethmalruff or Cèith Mhaol Rubha in Gaelic; a dedication to Saint Maelrubha. The Ceith or Keth part of the name appears to come from Brythonic coed, "wood", but a Pictish territorial division in this area was known as Cé, and the names may be related. The settlement appears as 'Geth' in a deed of around 1177 granted by William the Lyon, which transferred the whole of Strathisla into the possession of the Abbey of Kinloss. Keith was just a small part of lands of Abbey of Kinloss, which extended across much of Moray & western Banffshire. Keith would have mainly been used as centre for agriculture and distilling.

In 1203 the Kirk of Keith was granted to the Cathedral of Elgin, no doubt to help raise finance to build the new cathedral 20 years later. Keith later became a mensal church providing revenue for the upkeep of the Bishops of Moray. In the 13<sup>th</sup> century, Keith had a Jurisdiction of Regality. The Court of Regality sat in the church and judged all civil and criminal cases. Those convicted on capital charges were executed on the hill where New Keith has since been built,

possibly on ground occupied by the stable yard of the Seafield Arms Hotel.<sup>4</sup>

Milton Tower was built c.1480, repaired 1601 and then partly demolished in 1829. It was the seat of the Ogilvy family, who succeeded the Abbots of Kinloss as the feuars in Keith after the Reformation. The tower now lies in ruins in the grounds of the Strathisla Distillery. Banffshire has been the home of the Ogilvies since 1440 when they moved from the parish of Glamis in Angus. Until about 1511, when the family moved to The Castle of Cullen House, Findlater Castle had been the family residence, and the ruins can be seen on the rugged coast between Cullen and Sandend. Sir Walter Ogilvie was created the 1st Lord Ogilvie of Deskford and Findlater in 1616, and his son James became the 1st Earl of Findlater in 1638.<sup>5</sup>

James, 4th Earl of Findlater, was to become one of the most important men in Scotland. In 1698, while his father was still alive, he had become Viscount Seafield and Lord Ogilvie of Cullen. Three years later, and by now the Earl, he was created 1st Earl of Seafield, Viscount Reidhaven and Lord Ogilvie of Deskford and Cullen. He rose to be Chancellor of State for Scotland and had much to do with bringing about the Union of Parliaments in 1707. He died in 1730 and was succeeded by his eldest son James, 5th Earl of Findlater and 2nd Earl of Seafield.

The 17<sup>th</sup> century saw various internal transfers of land in and around Keith within the Ogilvy family. Early Keith rapidly expanded its activities into milling and brewing, and the first bridge over the River Isla was built in 1609. The "Auld Brig" was the sole way of crossing the Isla on the main Aberdeen-Inverness route known as the 'King's High Way',<sup>6</sup> and still survives, just south of the bridge carrying the modern A96 Aberdeen to Inverness road over the river. It is wide enough to carry pedestrians, ponies or mules, but could not have taken a cart or carriage. It was a long, straggling working town with several mills, extending some distance along the Isla from the 15<sup>th</sup> century Ogilvy seat Milton Tower at the north down beyond the old kirkyard.<sup>7</sup> The old kirkyard of Keith is located down by the River Isla adjacent to the Auld Brig. It's not entirely clear when it started to be used as a cemetery but some of the gravestones and some old drawings of the area show that it was in use in the 1600s.<sup>8</sup>

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<sup>4</sup> *Ordnance Gazetteer of Scotland: A survey of Scottish Topography*, Ed. Francis H. Groome, Vol IV, 1883

<sup>5</sup> [www.seafield-estate.co.uk/](http://www.seafield-estate.co.uk/)

<sup>6</sup> *Banffshire: The People and the Lands. Part 1: The Parish of Keith Prior to 1775*, Bishop p.2

<sup>7</sup> *Ordnance Gazetteer of Scotland*, Ed. Francis H. Groome, Vol IV, 1883

<sup>8</sup> [visitkeith.co.uk](http://visitkeith.co.uk)



The 'Auld Brig', Keith.

Keith was the major commercial town in Banffshire, though Banff remained the administrative centre. Old Keith grew as a centre for the cattle trade where drovers from the highlands sold cattle on to dealers from further south, with its famed fortnight-long great fair held in September. Known as Summer's Eve fair, this was held on a hill to the south east of the town approximately where Reidhaven Square lies now. Traders from all over the country, from Glasgow, Perth, Dundee and Kirkwall would travel to Keith to meet up. The traders sold coarse woollen cloth, bought by merchants and the local people. Cattle and horses were sold before the winter, when it became too expensive to keep animals.

### 3.2 The Age of Improvement

Until the 18<sup>th</sup> century Scotland's villages were usually irregular settlements loosely organised around farms. Rural settlements were small, based on the *fermtoun* – a small cluster of houses and outbuildings occupied by tenants who together worked the land. If the fermtoun included a church it might be named a '*Kirketoun*'; if it included a mill it might be named a '*Milltoun*'.

The period c. 1730 to 1830 is often termed the *Age of Improvement*. Landowners began to consider efficiencies in agriculture which had a profound impact on the character of Scotland's landscapes. Agricultural process was the impetus for the movement and the 18<sup>th</sup> century is a time of intensive improvement in farming methods. Larger farm holdings under one management and new machinery, which reduced the need for manual labour, increased yields and created a shortage of work in the countryside.

Planned villages were to be centres of new non-agricultural industries, providing employment and housing for those left redundant by the more efficient farming methods. During the 18<sup>th</sup> and early 19<sup>th</sup> century some 200 new towns were founded in

Scotland.<sup>9</sup> In the spirit of improvement and organisation the new villages were often laid out in a regular and disciplined form, in contrast to the previous organic and irregular patterns of development.

TC Smout identified four principal types of planned village in his 1970 article *The Landowner and the Planned Village*, namely agricultural villages, fishing villages, villages with small rural industries, and the factory village. Daniel Maudlin, in *The Highland House Transformed*, describes three distinct examples of early planned villages in the Highlands: the model estate village, the industrial estate village, and the government scheme village.

One of the most celebrated planned settlements was Inveraray; a model estate village built to express the cultured tastes of Dukes of Argyll as part of wider estate enclosure & improvements. Throughout the 1750s and 60s, these grand architectural statements were countered by a parallel movement of new industrial centres, hoped by landowners to be catalysts for growth & development. New villages in Banff, Moray and Inverness-shire were established not as personal architectural statements but as centres for regional industry. Cotton, linen and wool spinning were mechanised around this time so landowners could attract new textile mills to their villages to assure their prosperity – if only temporarily. These industrial villages tended to be more plain & practical, while still rigorously disciplined.

### **3.3 New Keith and the 18<sup>th</sup> Century**

New Keith was first laid out around 1750 by the 5<sup>th</sup> Earl of Findlater. The new town in Keith is one of the earliest of the planned villages, certainly in the north-east, and was founded as a grid-plan linen manufacturing centre. Keith proved to be highly influential and was followed by other grid-plan villages, such as Grantown-on-Spey, Inverness-shire for Sir James Grant of Grant, as landowners realised the potential of this region. It adjoins Old Keith on the south east, and occupies the eastern slope of what was formerly a barren moor. The community was rationalised into a grid-iron New Town built on a regular plan with three main streets running parallel to one another in a north-south direction with cross lanes between each alternate feu. The main Aberdeen-Inverness road was diverted along Moss Street and the bottom of Reidhaven Square. The square was used for the Summers Eve fair and the weekly markets held in the new town.

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<sup>9</sup> *Scottish Townscape*, Colin McWilliam, 1975, p.88



*Sketch of Plan of the town of and lands about Keith, "according as they are now divided into regular lots". 1764 [National Archives, RHP11838]*

Many of the buildings are constructed from schist quarried locally. The feus as laid out on an estate map of 1764 measure approximately 30 yards by 60, providing a large garden for each property. Lanes are shown running between the feus. No. 17 Reidhaven Square is thought to be one of the earliest surviving houses in New Keith, built c.1750.<sup>10</sup> The Seafeld Arms was built in 1762 by the Earl of Seafeld. It contained a large hall in which the district courts were formerly held. Trials were being undertaken at this time by James Murray on the feasibility of 'opening a slate quarry on the Hillocks of Miltoun estate'.<sup>11</sup>

By 1791 the Statistical Accounts of Scotland report that 'Old' Keith 'is greatly on the decline, and almost a ruin.' However there is evidence that the residents of Old Keith were not quick to embrace the new. A 'Description of the Parish of Keith' in 1798 states that the inhabitants of Old Keith 'took the term 'Gutterbleed' to distinguish themselves from the upstart stock of...New Keith. A

<sup>10</sup> *Scottish Ministers' Statutory List entry for 17 Reidhaven Square, HBNUM 35674*

<sup>11</sup> *National Archives GD248/1155*

felicitous warfare or chaffing was kept up between the denizens of the rival towns.’<sup>12</sup>



Mid Street, 1901, Moray Local Heritage Centre

New Keith is described by the Statistical Accounts as ‘a regular and tolerably thriving village, containing 1075 inhabitants.’ Feus are described as 30 feet by 70 at a feu duty of 10s per annum. The large feus shown on the 1764 Seafield Estate map began to be divided in half to create narrower plots.

The Milton distillery was established by George Taylor & Alexander Milne in 1784, before being renamed the Strathisla distillery two years later. In 1886 Alfred Barnard noted that: ‘The position of the distillery is most romantic; a wood crowned hill overtops it on the side, whilst the opposite side of the valley is ornamented with pretty villas whose grounds stretch down to the waters edge, and the old kirk on another hill looks serenely into the busy establishment below.’<sup>13</sup>

The late 18<sup>th</sup> century saw the expansion of Keith as a mill town. In 1788 Kynochs woollen mill opened at Isla Bank Mill. Keith’s Parish Minister noted that “there are 3 flax mills, a tannage, a distillery, and 2 bleacheries on the banks of the Isla. All the manufacturers live in the New Town. There are four annual fairs, including the one in September.”<sup>14</sup> The main industries of parish in the late 18<sup>th</sup> century were flax-dressing, spinning and weaving. However, cheap labour available in Ireland and mechanisation were already beginning to depress these industries.

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<sup>12</sup> ‘Description of the Parish of Keith in 1798’ From *A Survey of the Province of Moray, Historical Geographical and Political*, 1798 p. 25.

<sup>13</sup> *The District of Moray*, Charles McKean, p. 140

<sup>14</sup> *Banffshire: The People and the Lands. Part 1: The Parish of Keith Prior to 1775*, Bishop, p.2





Strathisla Distillery, established in 1784.

1846 Samuel Lewis observes, 'The linen manufacture was formerly carried on here to a very considerable extent; but since the introduction of the cotton manufacture it has been discontinued.'<sup>15</sup> Describing Keith in the late 18<sup>th</sup> century Robert Heron says: 'Nearly in the centre of the county, is the handsome village of *Keith*, reared by the noble family of FINDLATER. It contains above a thousand inhabitants, who are chiefly manufacturers. Here is one of the best markets in the north for black cattle and horses.'

### 3.4 A market town – 1800 to 1915

Fife-Keith, on the other side of the Isla, was founded by the Earl of Fife in 1817. However it is noted in the New Statistical Account of 1834 as 'a complete failure' as the population still depended on their crofts of land. Similarly, Newmill, to the north, was founded 40 years earlier but was never a great success, as it lay too far from main post road. In 1798, it is described as a village consisting of 'poor people who have settled there for the accommodation of peat fuel and a small croft of land.'<sup>16</sup>

In contrast, building was continuing apace in New Keith. By 1816 the site of the great annual fair was named Reidhaven Square and had become the focus for the lives of the people of the New Town. A schoolhouse had been built on lands provided by Ogilvie family in the 17<sup>th</sup> century, but was now ruinous. In 1827 John Sim, the schoolmaster 'represented to the Heritor's that he had neither School House Dwelling house nor Garden, and they agreed that a Schoolhouse should be built.' At that time, the school operated in the upper flat of the town hall and old jail on the Square. In 1829

<sup>15</sup> 'Keanlochbervie - Kilbride (Arran)', *A Topographical Dictionary of Scotland* (1846), Samuel Lewis, pp. 1-22

<sup>16</sup> *Statistical Account of Scotland 1791-1799*, vol.5, p.414



submission was made for two parochial schools in the parish. It was considered that other families may be induced to settle in the town if there was better access “to the facilities of Education”. A new school was duly built opposite St Rufus Church in 1833. The Kirk Session minutes of 1833 noted that the parish school was a large and commodious building that had two schoolmasters who lived on the premises. Keith Grammar School, as it later became known, was demolished in 1965.

In 1828 plans were made for a new Catholic church in Keith. St Thomas RC Church was completed 3 years later in 1831. It is said to be modelled after the church of St Maria-de-Vittoria in Rome, with an ornamental gable facing down towards Reidhaven Square. The dome was added in 1916.

The New Statistical Account of 1834 describes New Keith as a “clean, thriving-like village”.<sup>17</sup> The village is noted as the market town of the district with six annual markets for the sale of livestock and a weekly market on a Friday. Keith also boasted branches of three banks, all the principal merchants shops, a subscription library, the residences of solicitors and doctors and the inn “is the resort of all the commercial travellers”. The dark streets and closes were by now illuminated by gas lighting. In 1846 Samuel Lewis remarks that, ‘The numerous handsome shops are amply stored with merchandise of every description.’<sup>18</sup> It is evident that the 19<sup>th</sup> century was a period of prosperity for New Keith.

When the railway came to Keith around 1856, it brought with it the opportunity for local industries to transport their goods more easily. The range of goods available from local shops would have increased while some local trades would have suffered from improved transport links, so we see the smithy on Mid Street demolished by 1881. The railway allowed the easy transportation of building materials from outside the immediate area and so many of the later 19<sup>th</sup> century buildings are constructed in sandstone, rather than the local schist. The burgh of Keith was formed in 1889 from Old and New Keith on the east bank of the Isla and Fife-Keith on the west bank.

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<sup>17</sup> *New Statistical Account of Scotland 1834-45*, vol.13, p.393

<sup>18</sup> ‘Keanlochbervie - Kilbride (Arran)’, *A Topographical Dictionary of Scotland* (1846), Samuel Lewis, pp. 1-22



OS Maps of Keith: 1869 (top) and 1905 (bottom)

During the 19<sup>th</sup> century development mostly continued on the existing pattern of the New Town. The dense urban grain left few sites for development but improvements were being made to the town and older buildings began to be replaced by new. The old school and townhouse in the square were demolished in 1879. In 1883, improvements to the town's drainage systems were being considered by the Feuars and Heritors. The Commercial Hotel, formerly known as Annand's Inn after the owner, Sanders Annand, was remodelled in 1897.



The Commercial Hotel, Mid Street, c.1900, Moray Local Heritage Centre

George Burnett's house and smithy, which stood at the corner of Mid Street and Union Street, was replaced by Mitchell's Buildings in 1881. Images of the town at this time show one-storey thatched houses along Mid Street. The house next to Burnett's was replaced by the present building in 1877.<sup>19</sup> The Institute, designed by FD Roberston of Fife-Keith, was opened in 1886. The building held a small lecture hall, library museum, reading room, temperance café and billiard room. A fire in 1888 destroyed much of the building including the library, museum and most of the books. The building was rebuilt in 1889 with the addition of a clock tower, which had been omitted originally due to lack of funds.

Development outside the planned layout was limited. The later 19<sup>th</sup> century saw a group of villas built to the north of the conservation area, joining New Keith with the Strathisla Distillery along Seafield Road. The Holy Trinity Episcopal Church and Rectory were built in the same location in 1881. Other development was mostly in the form of individual buildings, such as the Turner Memorial Hospital.

By 1911 Keith's population was 4499, almost the same as it would be in 2001, and the town was the chief agricultural centre of the

<sup>19</sup> Moray Local Heritage Centre, Historic Photographs, *Cross Street & North end of Mid Street, c.1850 & Cross Street and North End of Mid Street showing Mitchell's Buildings c.1903.*

county.<sup>20</sup> The Post Office was built the same year, on the site of the Black Bull Inn.



Cross Street (now Union Street) and end of Mid Street showing Burnett's smithy c.1850, Moray Local Heritage Centre

### 3.5 20<sup>th</sup> Century

Manufacturing, and in particular textiles, provided significant employment in Keith throughout the 20<sup>th</sup> century. Robert Laidlaw set up the Seafeld woollen mill at Keith in 1900. Production peaked during the World War II and continued to be a good source of employment until the latter part of the 20th Century, as did the distilleries and the railways. However, since then a serious decline in most of the local industries has impacted on the community. In the early 1990s, after a succession of owners, the Seafeld Mill was closed. After a serious fire in 2004, Tesco purchased the site and demolished the existing buildings. A new supermarket was built in 2008. Some of the plaques erected at the mill site to note extensions and improvements are now sited at the entrance to the Tesco site. Kynoch's was sold in 1993 putting many people out of work. Isla Bank Mills were bought by the local authority and were converted and subdivided into business units.

20<sup>th</sup> century development within the conservation area was limited due to the tight urban grain in Mid Street and Reidhaven Square. The 1930s saw Cuthil Road and Cuthil Avenue laid out immediately to the west of the conservation area. Development here continued to spread westwards through the middle of the 20<sup>th</sup> century with Cameron Drive added in the 1960s followed in the 1970s by Viewfield and Quarryhill. Within the conservation area, a considerable amount of development took place in the cross lanes in

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<sup>20</sup> *Banffshire*, W. Barclay, 1922

the 1980s, mostly bungalow developments. These buildings are generally in styles and materials that are not traditional to the conservation area and have resulted in some dilution of the character and the original planned layout. The late 1960s and early 1970s also saw the formation of car parks in the lanes, merging feus and further diluting the original layout.



Isla Bank mills were redeveloped into business units

The downturn in Keith's economic fortunes saw a lack of investment in the built environment in the latter half of the 20<sup>th</sup> century and historic buildings were lost. Some demolition and replacement of existing buildings took place, including the supermarket on Mid Street built in the 1970s, which replaced a one and a half storey traditional building seen on an aerial view of 1964. The Mansfield Hotel, a former manse on Chapel Street, fell into dereliction and the site is now occupied by a modern office building. A long-term gap site (Nos 3-6) on the south side of Reidhaven Square was redeveloped as housing in the 1980s. This area is shown as garden ground on 1869 OS Map. The Gordon Arms Hotel, a substantial three storey building at 70 Mid Street, similar in scale and style to the Seafeld Arms, was roofless by 1978 and was demolished and replaced with the existing building, housing a hairdressers on the ground floor, in the early 1980s.



## **4     Character Assessment**

### **4.1   Spatial Analysis**

#### *4.1.1 Activities/Uses*

The conservation area consists primarily of Reidhaven Square and Keith's main shopping street: Mid Street. As such retail is perhaps the most significant activity in the conservation area with many ground floor retail or commercial units. Many small towns have suffered from the location of supermarkets outside the town centre. In Keith however, larger stores are reasonable close to Mid Street with one being located on Mid Street itself.



Mid Street

Mid Street remains quite busy during the day and is an important area for social interaction within the town. However vacancy rates within the conservation area are poor in comparison with the Moray average for both retail and residential properties.

Given Mid Street's gateway from Reidhaven Square and with the cross lanes promoting circulation, the street should be well-connected to rest of town. However, its built up nature and the location of most of the through traffic on the other side of the square leaves the street feeling isolated. Mid Street currently accommodates only one-way traffic with on-street car parking; however the combination of parked cars and the narrow pavements makes the street feel narrow and dominated by vehicular traffic.

#### *4.1.2 Street pattern and urban grain*

The survival of the planned grid-iron layout is a very strong and significant feature of the conservation area. The town is laid out with three long parallel streets (Mid, Land and Moss Streets) running

north-south with cross lanes providing east-west connections. Reidhaven Square is located to the south of Mid Street with Chapel Street extending from the western side of the square towards the A-listed church. In the structure of the town Mid Street is rather isolated and invisible as most of the through traffic is taken by Moss Street (A96). Reidhaven Square is however generous, and a significant feature on the A96 route through the town.

Buildings front Mid Street, following a general building line directly on the pavement, with outbuildings descending in height on the generous plots, or feus, stretching back from Mid Street. Cross lanes run between every second building connecting Land Street, Mid Street and Moss Street. The densely knit Mid Street frontages give a strong impression of enclosure, amplified by the narrowness of the street. The survival of single-storey cottages in both Mid Street and the lanes makes an important contribution to the character of the area, and adds to the visual interest of the street scene. The backland area in the lanes and the original feus are where most recent development has taken place, with the conservation area boundary having been revised in the 1980s to facilitate development here. The result is that the lanes have lost some of their historic character as non-traditional materials and styles have been introduced. Subdivision of feus has resulted in loss of garden ground and boundary walls, which are a significant feature in the conservation area. Nonetheless the lanes do continue to have an informal charm which contributes to the setting of Mid Street. Mid Street itself has only one gap site where a building at 141-143 has been demolished for redevelopment. This forms part of a priority site [see 6.4.1].

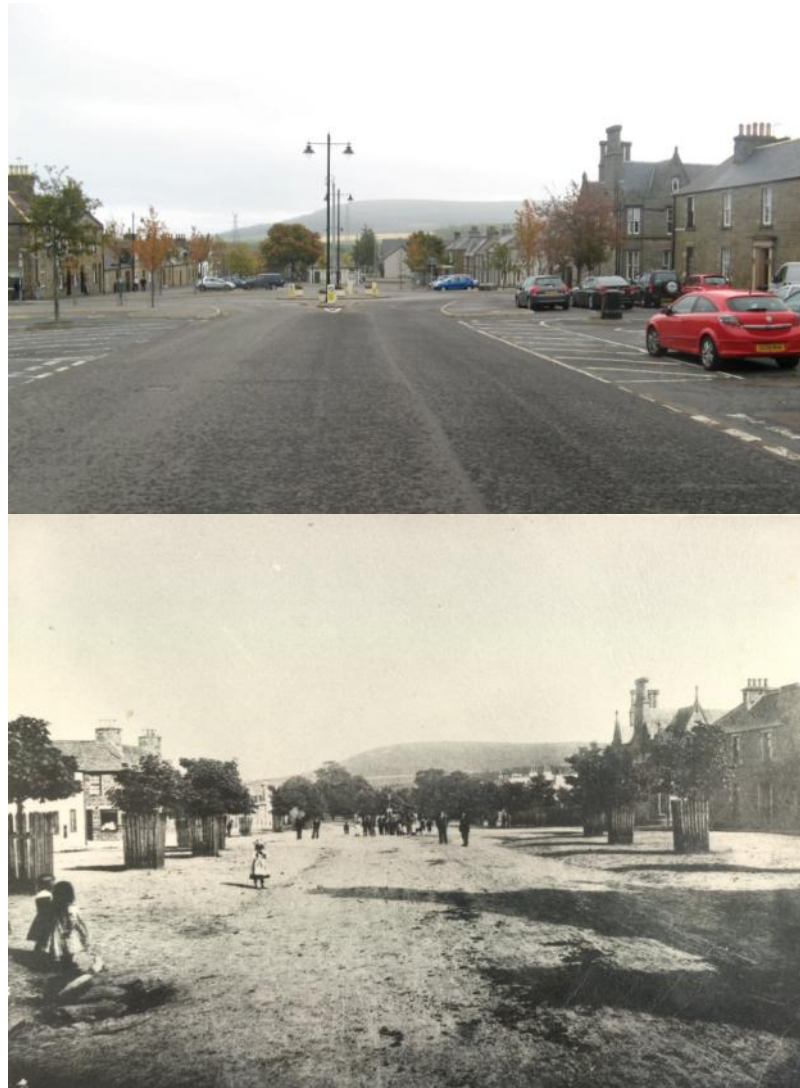


20<sup>th</sup> century development in the cross lanes

Moving from Mid Street into Reidhaven Square there feels like a significant change in scale. Although the buildings fronting the square are generally similar in height to those on Mid Street, their impact is reduced by the vast scale of the open space. Feus around

the square were slightly smaller than along Mid Street when first laid out and there has been further subdivision in this area. Reidhaven Square has roads leading in all four directions from it, although this was laid out with symmetry and order in mind, and only one of the roads leads out of town.

#### *4.1.5 Open spaces, trees and landscape*



Reidhaven Square, looking east (top) and the same view c.1900 (bottom),  
Moray Local Heritage Centre

Reidhaven Square is the most significant area of open space within the conservation area. Historic photographs from the turn of the century show us that it was once very crudely surfaced and one large open space. Attempts have been made in recent years to introduce landscaping and improvements to the Square in order to enhance the area and encourage increased use. This has included tree planting and other environmental improvements. A second phase of environmental improvements to Reidhaven Square has also been planned and planning permission approved. These works will include the demolition of the Reidhaven Square toilet block which would



open up the view along the Square to the historic category A-listed RC Church. The square was traditionally the site of Keith's weekly markets and the great Summer's Eve Fair in September. The use of the square for markets and other events is being pursued by The Moray Council to bring life to the square and provide a function for the space. The annual Keith Country Show, in the tradition of the great Summer's Eve Fair, is now held on Seafield Park to the south of the conservation area.

Open space along Mid Street is confined to the gardens and yards of the cross lanes. The amount of open space has been reduced by subdivision of feus and backland development. Where once these spaces would have been garden ground, they are increasingly associated with the commercial uses found on Mid Street.

The conservation area contains relatively few trees, due to the density of development along Mid Street. The majority of trees are found in the gardens behind Mid Street, visible from the lanes; or in Reidhaven Square where trees have recently been planted as part of ongoing environmental improvements. Trees are of particular importance in the framed views *out* of the conservation area.

#### 4.1.6 Views, landmarks & focal points

The dense nature of Mid Street limits views within the conservation area. However, the topography of Keith allows some good views from Mid Street and the cross lanes out to the surrounding countryside. The rising and falling roofline of Mid Street and the changes in level along the street provide for good street views that are full of character. In much of the conservation area the buildings themselves form the boundary to the road and the cross lanes allow access to the rear of the feus.



View along Chapel Street



View down the lanes to the surrounding landscape

The glimpses down the lanes to ancillary buildings and garden ground, add variety and interest to the street scene. The views are slightly detracted from by the large numbers of parked cars along the roadside. Views and vistas were usually an important aspect of the kind of rational planning that resulted in the rigid grid-iron layout of Keith. The view up Chapel Street terminating in the A-listed St Thomas Church is particularly significant in the conservation area. Looking in the opposite direction, views from the Church along the square and out to the surrounding countryside will be opened up by the removal of the toilet block.

Views of special note within the conservation area are:

- views from Mid Street and the cross lanes out of the conservation area
- glimpses between buildings and across the conservation area in the lanes
- views over Reidhaven Square
- the vistas down Mid Street
- vista along Chapel Street, terminated by the church.

Within the conservation area buildings which stand out are often found on junctions where they terminate a vista or mark a corner. A good example is the Greigs building at 56-66 Mid Street and 20-21 Reidhaven Square. This well-known building forms the corner block of Reidhaven Square and Mid Street and marks the entrance to Keith's shopping street from the square. The building has been

vacant for many years and is currently in a poor state of repair. The properties are a mix of previous residential and commercial uses, and have recently gained an increased importance due to the Council's upgrade of the square and its intended use for markets.

Other landmark buildings are the larger properties on Mid Street by virtue of their scale and grand architecture rather than their location. Examples include the Institute and the Post Office. The tower of the Institute is visible from many parts of the conservation area, and is a significant landmark in the area.



The Institute tower is a prominent landmark

## **4.2 Buildings Analysis**

### **4.2.1 Building types**

The earliest buildings in the conservation area are the first houses built as part of the new village. House building was largely dictated by the availability of materials and the first tenants would have used materials sourced locally in order to build their homes. The result is an architectural unity derived from common materials and building techniques, while the individuality of each building constructed to its owners tastes prevents monotony. Homes appear to have been quite modest, generally one-storey with thatched roofs.

As Keith's role as a market town grew these early buildings were replaced by more substantial and often much grander 19<sup>th</sup> century buildings. Trading was first carried out at markets and fairs, but by the late 18<sup>th</sup> century trading moved towards fixed shops with identifiable shopfronts. Initially these may have been adaptations of existing properties but many buildings in Mid Street would have been purpose built with shops on the ground floor and residential accommodation above. Properties fronting Reidhaven Square tend to be residential.

Many of the houses have outbuildings to the rear accessed via the lanes. As the pressure for development has risen, these buildings have increasingly been converted for residential use. These ancillary buildings often have as much historical interest and character as the houses themselves, demonstrating past uses such as stores and workshops and the temporary nature of these types of structure, and hence their vulnerability. Glimpses of ancillary buildings through the narrow gaps between buildings add variety and interest to Mid Street.

#### 4.2.2 Scheduled monuments





There are no scheduled monuments within the Keith Mid Street Conservation Area.

#### 4.2.3 Key listed and unlisted buildings


The conservation area contains 23 list entries. Each list entry may cover more than one building (see Appendix 1). The conservation area also contains a large number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the street or landscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area.

#### Buildings from 1750 to 1800

	<p><b>2 Reidhaven Square</b>, with a datestone inscribed 'St James's Operative Lodge No 250 Built 1796' making it one of the older buildings in the conservation area. Rubble walling with painted window and door surrounds and modern replacement windows. The building is currently occupied as a dwelling house. Listed Category B.</p>
	<p><b>17 Reidhaven Square</b>, though to be one of the oldest surviving buildings in the conservation area, possibly with original fenestration. A two-storey harled house with a centre door and small first floor windows. The building is currently vacant and forms part of the Greigs block for development. Listed Category B.</p>




	<p><b>18 Reidhaven Square</b>, possibly of a similar date to No.17. Three bays to the west with possible later bay to the east. The westernmost bay has windows with proportions very similar to those at No.17 while to the east the fenestration pattern changes with much larger paired windows. The building is currently vacant with boarded windows. It forms part of the Greigs development block.</p>
	<p><b>The Crown Inn</b>, late 18<sup>th</sup> century corner range with entrances to Reidhaven square and Mid Street. Rubble walling with a mixture of window styles but traditionally single pane or six over six sashes. Evidence of alterations to window and door openings on the Mid Street elevation and modern dormers to Reidhaven Square. The building is currently in use as a public house.</p>
	<p><b>56-66 Mid Street and 20-21 Reidhaven Square ('Greigs' building)</b> Late 18<sup>th</sup> century two-storey corner group in a very prominent position. Shop windows at ground floor are currently boarded up and the building has stood empty for some years now. However, the building is well known and liked with its distinctive pale green signage. Rubble walls with painted window and door surrounds, although historic photos suggest that the building may have been rendered or painted in the early 20<sup>th</sup> century. Surviving early 19<sup>th</sup> century stone shopfront is a significant feature. The building is currently on the Buildings at Risk Register.</p>
	<p><b>Seafield Arms Hotel</b>, built 1762 for the Earl of Seafield. Symmetrical three-storey building with painted and rendered facade lined as ashlar and floral carvings above the doors and windows, which dates from the later 19<sup>th</sup> century. Fenestration is more irregular to the lane and there are long two storey projections to the rear. The corbelled angle with corner entrance would have allowed carts access to the lane and the rear of the building. The building is occupied as offices.</p>






	<p><b>7-9 Chapel Street</b>, mid to later 18<sup>th</sup> century house with two-storeys and an attic. Rubble walling characteristic of Keith with rendered margins. Five bays with central gablet to Chapel Street. The building has modern replacement windows and a concrete tiled roof. It is occupied as residential accommodation.</p>
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### Buildings from 1800 to 1850

	<p><b>8 Reidhaven Sq and 50-54 Mid Street</b> a two-storey corner range of coursed rubble with polished ashlar dressings. Built in the early 19<sup>th</sup> century. One of the grander houses in the conservation area with a corniced and pilastered door surround. Mostly six over six timber sash windows with modern replacement windows on the ground floor to Mid Street. The building is in retail use on the ground floor on Mid Street and residential use elsewhere. Listed Category B.</p>
	<p><b>North Church of Scotland, Mid Street</b> a rectangular church built by A and W Reid in 1845-6. Simple galleried interior with cast iron columns. The manse on the opposite side of Church Road outside the conservation area is by the same firm and the same date. Listed Category B.</p>
	<p><b>Cuthill House, 11 Chapel Street</b> a two-storey house with an ashlar frontage and pedimented entrance. Modern dormers. The building is generally in good condition with traditional timber two over two sash windows. Listed Category B.</p>
	<p><b>12 Chapel Street</b> built in 1830 with rubble walling. Previously had multi-pane glazing and a decorative fanlight above the central entrance. Windows and doors now replaced with modern units. Listed Category C(s).</p>

	<p><b>St Thomas RC Church, Chapel Street</b> built in 1831 by Father Walter Lovi and William Robertson of Elgin as a neoclassical cruciform church. Father Walter Lovi was priest at Keith between 1835-37 and is thought to have designed RC churches at Wick, Braemar and Chapelton, Glenlivet. The dome was added in 1916 by CJ Menart of Glasgow. Listed Category A.</p>
	<p><b>123a Mid Street</b> a small cottage fronting a cross lane off Mid Street. Built in the earlier 19<sup>th</sup> century it has one storey of rubble construction in the local stone. The building is in use as residential accommodation. Windows and doors appear to be modern but are traditional in character.</p>
	<p><b>73 Mid Street</b> 19<sup>th</sup> century residential property. Rubble walling with rendered ground floor frontage. Paired sash windows at ground floor. Modern uPVC replacements at first floor. In use as residential accommodation.</p>

### Buildings from 1850 to 1925

	<p><b>49 &amp; 51 Mid Street</b> built c.1860 in a neo-Tudor style. Forms the corner of Reidhaven Square and lower Mid Street. Now subdivided into flats. The building retains its distinctive narrow two and four pane sash windows. Listed Category B.</p>
	<p><b>98 Mid Street</b> later 19<sup>th</sup> century substantial house. Original timber sash windows survive in segmental-headed openings. Ashlar frontage is suffering from delamination and stone erosion. Angled bay on the south east corner. Occupied as dwelling house. Listed Category C(s).</p>
	<p><b>104-108 Mid Street</b> dated 1879. Two-storey commercial building with coursed rubble frontage. Unusual pedimented skewputs. Central entrance with pilasters (now a window) flanked by three-bay shops with recessed central doors. uPVC windows have been installed to upper floors. Shopfronts are not original but traditional in character.</p>

	<p><b>105-107 Mid Street</b> later 19<sup>th</sup> century commercial building. Three-storeys with classical detailing such as pilasters to the ground floor. Central entrance flanked by three-bay modern shopfronts. First and second floors retain traditional timber sash windows in segmental-headed openings. Upper floors and one shop unit currently vacant. The building is suffering from some dampness, staining and vegetation growth on the front elevation, most likely due to malfunctioning rainwater goods. Listed Category B.</p>
	<p><b>115-117 Mid Street</b> later 19<sup>th</sup> century building remarkable for the survival of original shopfronts. Each with recessed entrance, cast-iron columns, classical detailing and panelled aprons. First floor flats are currently vacant but retain traditional timber sashes. Listed Category B.</p>
	<p><b>The Post Office, 130-132 Mid Street</b> thought to be designed by Duncan MacMillan and dated 1911. The bullfaced rubble used on the front façade and the scale of the building create a landmark building. The building is currently still in use by the Post Office on the ground floor with flats above. POST OFFICE signage on an ashlar fascia at first floor. Suffering from water penetration and vegetation growth on the front façade.</p>
	<p><b>The Institute, 138-140 Mid Street</b> designed by FD Robertson and built in 1885. A fire in 1888 destroyed much of the building and it was rebuilt in 1889 with the octagonal clock tower. Italianate detailing. Currently in use by Moray Council.</p>
	<p><b>161-163 Mid Street</b>, the former Aberdeen and County Bank and bank agent's house, designed by JD Corrigan in 1908. Now a Clydesdale Bank. Asymmetric three-bay façade with pediment in right hand bay. Listed Category C(s).</p>



	<p><b>176-180 Mid Street</b>, built c.1860. Shops with dwellings above. Interesting survival of good quality original shopfronts, with narrow cast-iron pilasters and recessed entrances. Both have modern glazing. Modern uPVC central door and glazing at first floor. Listed Category B.</p>
	<p><b>Royal Hotel</b>, built 1883 in a Baronial style on the corner of Church Road and Mid Street. Commercial unit on ground floor at the corner. Corner turret with entrance. Central crowstepped gable on each elevation. Some traditional timber sashes, second floor mostly replaced in uPVC. Rainwater goods blocked and causing dampness, staining and vegetation growth.</p>
	<p><b>184 Mid Street</b>, previously known as Mitchell's Buildings. Replaced Burnett's smithy in 1881. Ground floor retail unit with corner entrance, classical detailing and painted fascia. Ground floor largely unaltered externally. Modern glazing to first floor. Roof has been replaced with machine cut imported slate.</p>

No buildings of merit were identified post 1925.

#### 4.2.4 Materials & local details

In Keith the most important materials are stone and slate.

For walls, buildings are traditionally built in type of stone known as schist, quarried locally. Schists are not frequently used as building stone. The high mica content of the stone results in quite a distinctive texture and a glittery quality. Most buildings in the conservation area employ a rubble walling or in some cases where the stone is cut into more regular blocks, snecked walling (irregular coursing). Later buildings use other types of natural stones brought in from outside the immediate locality. A pink granite is popular, along with more common buff sandstones. In some buildings differing colours of stone are used to a decorative effect.

Stonework is mostly left bare but in some cases render or a harl is applied. There is little evidence of traditional lime harls, which have been replaced with modern cement based dry dash renders that are alien to the conservation area.

Generally, applied colours within the conservation area are muted pastels or white, often with banding in a contrasting colour around windows and doors. A range of pointing styles have been used within the conservation area, particularly in cases of rubble walling where sneck-harling is common. In some cases stonework has been repointed in an unsympathetic style or in damaging cement mortar.

Cement mortars cause stone decay and are unattractive and visually intrusive.

Roofs are traditionally a dark blue slate, although there are instances where the roofs of traditional buildings have been replaced in modern materials. Early slate roofs would likely have been of the West Highland variety, laid in diminishing courses. In the later 19<sup>th</sup> century, slates were machine dressed to a more regular size and shape. Some roofs appear to have been replaced with imported, regular machine-cut slates, which does not match the texture, and colour of the traditional roof finishes. Clay ridge tiles are often used. The roof pitches are generally steep with prominent chimneys, skews and moulded skewputs.



Chimneys, skews and skewputs provide rhythm at roof level

Chimneys, skews and skewputs are an important feature in the conservation area, providing a rhythm along the street and enlivening the roof-scape. Many traditional red or yellow chimney cans survive in the conservation area, with most of the styles being quite plain. Occasionally skews are decorative. Crow steps appear occasionally along Mid Street for decorative effect.

Apart from the roofs and walls, the historic buildings in the conservation area are enlivened by the use of timber windows and doors, the design of which varies according to the status of the house. Windows are traditionally timber sash and case and usually vertically proportioned and painted white or a dark colour. There are various glazing patterns found within the conservation area, but many are 6 over 6 or single-lights. Doors are generally panelled to front elevations and the higher status properties, with simple timber vertically boarded doors to more modest buildings in the lanes. Dormer windows are found frequently within the conservation area, enabling the roof space behind the typically steep roofs to be used effectively. Original wall-head dormers are often features of later 19<sup>th</sup> century buildings. However, most dormers are likely to be later additions. These are most frequently piended dormers, or sometimes flat roofed dormers, both with slated haffits.

Decorative metalwork can be found on several of the buildings in the conservation area, particularly the grander 19<sup>th</sup> century buildings. Finials, balustrading and rainwater goods all survive, although many

examples are incomplete or in poor condition. Several Victorian cast iron classical shopfronts remain, contributing significantly to the character of Mid Street.

Traditional shopfronts, where they survive, are generally in two phases. Earlier shopfronts (early 19<sup>th</sup> century) have a higher proportion of wall to window with smaller windows separated by stone piers. These windows often follow the fenestration pattern of the domestic windows above, although usually larger, forming part of an overall pattern of openings for the building. Later 19<sup>th</sup> century shopfronts were heavily influenced by the availability of large sheets of plate glass and cast iron. The framing of these shopfronts tends to be lighter and more slender with classical detailing such as columns and pilasters. The cast-iron and timber detailing, and the splayed windows created a depth to the shopfront which modern shop facades frequently fail to replicate.



Architectural features found in the conservation area

Surviving examples of decorative tilework and mosaics are found occasionally along Mid Street, relating to the commercial properties. A good example is found at the Barbers at 167 Mid Street where a

green tiled panel designed by James Duncan in the doorway refers to the Buttercup Dairy Company shop, which once occupied this site.

Buildings in the back lanes are generally more modest than those fronting the street, and the materials and construction methods found in the lanes reflect this hierarchy. Rubble walling is common and the use of renders and harls is also popular, to mask the use of cheaper materials. Red brick is also occasionally found in the lanes area. Outbuildings and ancillary buildings have frequently been altered; however they are often not priority buildings for upgrading, leading to interesting survivals of traditional features. Timber vertically-boarded doors are traditional for these areas. Corrugated iron cladding and timber boarding are traditional cladding methods found on workshops and ancillary buildings.

Buildings are generally set directly on the roadside and so boundaries are limited to the cross lanes. Here they are most usually marked by stone rubble or snecked rubble walls of 1-2m.



Materials and features in the cross lanes

#### 4.2.6 Condition

One of the greatest threats to any heritage site is the loss of historic fabric through decay and damage, reducing the authenticity of the site. The vast majority of the buildings within the conservation area are traditionally constructed and despite some building defects and apparent lack of maintenance they remain robust and in sound structural condition. Many buildings however, have suffered from a lack of basic maintenance in recent years. Blocked or missing rainwater goods are common, resulting in unsightly damp, stained patches, vegetation growth and rainwater running down the facade



of the buildings. Two buildings are included on the Buildings at Risk Register, compiled by the Scottish Civic Trust on behalf of Historic Scotland. These are discussed at 4.2.7.

A common significant threat to the historic fabric is inappropriate modern details, such as replacement windows, doors and boundaries. A very high proportion of original doors and windows have been replaced throughout the conservation area. Replacement uPVC windows are common, particularly where buildings, or parts of buildings, are in residential use. Replacement windows are rarely a close match to the detailing of the windows that have been replaced and the cumulative impact of these changes in detailing has had a negative effect on the character of the conservation area. Traditional cast iron rainwater goods have frequently been repaired or replaced with PVC sections or have been poorly maintained.

Shopfronts make an important contribution to the character of Keith and several traditional shopfronts survive without major changes. However in many places shopfronts, or their constituent parts, have been replaced by modern materials and features.

As commercial activity has decreased in Mid Street in general, there have been cases of previously commercial properties being occupied as dwellings. Where this change of use is allowed to occur it inevitably leads to a loss of traditional shopfronts, a dilution of the character of the conservation area and contributes to the continued decline of retail activity on the street. This effect is particularly notable at the southern end of Mid Street and the entrance to Reidhaven Square.

#### *4.2.7 Buildings at risk*



Vacant commercial premises detract from the character of Mid Street

Keith Mid Street Conservation Area suffers from a number of vacant commercial units at ground floor level on Mid Street, contributing to a lack of vitality and an air of neglect in the conservation area. Most of these properties, while currently vacant and suffering from minor defects due to lack of maintenance, are still in sound condition. While their reuse and continued upkeep should be encouraged, their physical condition is not currently a significant cause for concern.

There are two buildings within the conservation area which are on the Buildings at Risk Register for Scotland, maintained by the Scottish Civic Trust on behalf of Historic Scotland.

#### *19-21 Chapel Street*

The early 19<sup>th</sup> century house and cottage are boarded up and redundant. The buildings are located in a prominent position close to A-listed St Thomas church.

#### *'Greigs' Building (56-66 Mid Street and 20-21 Reidhaven Square)*

The building is redundant and boarded up but in fair condition. There is some evidence of minor structural movement, some slipped slates and generally the property is in need of maintenance.

### **4.3 Public realm audit**



Poor quality surfaces in Mid Street

Historic photographs show the road surfaces in the conservation area to have been fairly simple. Mid Street had narrow pavements as exist today with stone paving and kerbs and areas of cobbles at junctions with the cross lanes. Reidhaven Square is shown in the early 20<sup>th</sup> century as being a very crude surface, possibly simple

packed earth, with slightly raised areas around the trees. Today the road surfaces are fairly low quality and degraded. The roads are generally tarmac, with concrete pavements. In the cross lanes off Mid Street, there is a more informal character with less finished road surfaces of concrete or tarmac.

Pavements in Mid Street are relatively narrow and the dense development on both sides of the street increases the feeling of enclosure. The narrow street feels dominated by parking, although the majority of traffic through Keith is accommodated by Moss Street (A96). This canyon effect, poor quality surfaces and the dominance of vehicular traffic contribute to a poor pedestrian environment and makes appreciation of the shopfronts and historic architecture more difficult.



Clockwise from top left: Telephone box outside the Institute; finger sign on the square; traditional street lighting; street name signage.

Environmental improvements have recently been carried out in Reidhaven Square, including the planting of 13 deciduous trees, the resurfacing and relining of car parking spaces and the laying of 800 square metres of concrete pedestrian surfacing. This work is designed to improve the gateway to Mid Street, and allow the use of the square for farmers and continental markets. Further work including the removal of the existing toilet block, opening up views from the A96 to the square and St Thomas' Church, have been approved subject to funding.

Due to the narrow pavements on Mid Street, opportunities for the introduction of street furniture are limited. The usual litter bins and public telephone boxes are of standard off-the peg designs which, while unobtrusive, do not enhance the conservation area or the

setting of the adjacent buildings. Street lighting in the Mid Street Conservation Area is provided by traditional round lanterns. Lanterns are also found on brackets attached to buildings. These add variety and interest to the street scene. Electrical and communications wiring features frequently on the facades of historic buildings, detracting from their appearance. Satellite dishes are frequently found on the front elevations of buildings, and where buildings are in multiple occupation they accumulate, detracting from the historic environment.

Some signage is provided within the conservation area in the form of traditional finger signs. Street names are traditionally positioned on the corners of buildings, with white lettering on a black background. In other places street names signs are more modern plastic replacements in a traditional style with raised black lettering on white background.



Historic boundary walls in the cross lanes

Boundary walls are a significant feature of the conservation area, particularly in the cross lanes where they mark the original feus as laid out in the mid 18<sup>th</sup> century. Walls range from around a metre to 2 metres and are generally rubble or snecked natural stone.

Interpretation boards can be found in Reidhaven Square with information relating to the history of Keith and the improvement work carried out in the square. Although plaques must be sited sensitively, their use can be an excellent way to encourage engagement and pride in the historic environment.



#### 4.4 Development Opportunities

The dense pattern of development along Mid Street has resulted in few gap sites for development, and new building has mostly taken place in backland areas in the lanes. It is felt that further development in the lanes should be subject to the controls of conservation area designation to ensure that the character of the conservation area is protected. An extension of the conservation area boundary to include the lanes is discussed at 5.4.1.



Gap sites on Mid Street (top) and Chapel Street (bottom) detract from the historic environment.

A gap site exists on Mid Street at Nos 139-143 where a building was demolished. The site currently has planning permission approved for a flatted development. The reinstatement of a building on this site would have a positive impact on the streetscape and appearance of Mid Street.

A further gap site exists on Chapel Street adjacent to No.2 and the new office building. This site, an area of apparently disused open ground, currently detracts from the historic environment in this area, particularly given its proximity to the A-listed church. It is considered that the redevelopment or improvement of this site should be encouraged in order to enhance the conservation area.

#### **4.5 Character Areas**

Although there are variations in character within the conservation area, the area as a whole is brought together by the survival of the historic plan and a similarity of massing and scale, plot sizes and materials. The conservation area as currently designated is relatively small and no individual character areas were identified. However if the recommendation to extend the conservation area is accepted, there may be merit in defining character areas.

## **5     Analysis**

### **5.1    Key Features & Assessment of Significance**

Having carried out an assessment of the buildings and areas it is now possible to identify the key features which define the special architectural and historic character of the area:

- a significant and influential early example of an 18<sup>th</sup> century planned layout which survives largely intact
- good examples of 18<sup>th</sup> and 19<sup>th</sup> century domestic architecture in the vernacular tradition of the north-east of Scotland
- use of an unusual building stone (schist) with a distinctive appearance and texture
- survival of traditional shopfronts and 19<sup>th</sup> century commercial properties on Mid Street
- landmark buildings such as the Institute embody the prosperity and confidence of the 19<sup>th</sup> century
- a large town square, previously the site of markets, providing a gateway to Mid Street
- views and vistas generated by the grid-iron layout to landmark buildings and the surrounding landscape.

### **5.2    Negative Factors**

A number of negative factors have been identified and are listed below. Specific matters considered to merit particular attention are highlighted in Section 5.3:

- lack of maintenance has created an impression of neglect in the conservation area and has led in many cases to more serious building defects
- insensitive and overdominant shopfront and signage alterations
- the replacement of traditional materials and details and the introduction of inappropriate and poorly sited modern features has led to a loss of historic fabric and a negative impact on the character of the conservation area
- insensitive parking arrangements mean streets are lined with parked vehicles
- poor quality pavement surfaces in some areas and uninspiring public realm, detracting from the high quality built environment
- the conservation area contains two Buildings at Risk, and several more vacant or underused properties
- backland development has had an impact on the informal charm and character of the cross lanes.

### 5.3 Specific Issues

A number of issues have been picked up during the appraisal, which are considered to merit particular attention. These issues will be addressed in the Action Plan.

#### 5.3.1 Rainwater goods



Damaged and poorly-maintained rainwater goods are common in the conservation area

Defective or missing rainwater goods are prevalent in the Keith Mid Street Conservation Area. Where repairs have taken place they have frequently been carried out in inappropriate low quality materials. Blocked gutters are a common sight, an issue likely caused by the expense and inconvenience of procuring equipment to safely clear gutters at a height of two or three storeys on the narrow street. In other places rainwater goods have fallen into disrepair and poorly repaired, or not replaced so that they fail to perform correctly.

Poorly functioning (or nonexistent) guttering and downpipes will lead to more serious building defects. Failure in any single element can allow large volumes of water to pour into walls. The porous nature of traditional walls means that they can become quickly saturated. Many buildings feature green patches where the stonework has become saturated with rainwater and stained. Vegetation growing out of gutters and stonework is a common sight. Vegetation will then continue to trap moisture, impede the discharge of water and damage stonework.

#### 5.3.2 Signage and shopfronts

Keith has a tradition as a town of traders, merchants and markets. Some traditional shopfronts survive on Mid Street, mostly belonging to the later 19<sup>th</sup> century. Many of these feature cast iron, with classical details such as columns and pilasters and large panes of glass. One of the best examples is I.G. Thomson the butchers at 156 Mid Street with cast-iron columns, timber window frames, leaded upper windows and a traditional painted sign. Earlier shopfronts were more domestic in character with enlarged ground floor windows with stone piers, either side of a double storm door into a small square lobby. Steptoes at 103 Mid Street and the Greigs building are good examples of this. Many other shopfronts retain some traditional details such as metal arms for sun blinds and

awnings, mosaic lobby floors and tiled panels, and even original doors. These features should be retained where they exist.



Top row: Traditional shopfronts

Middle: Mid Street in 1903, when signage was discreet and traditional

Bottom row: 21<sup>st</sup> century shopfronts

New signage and decorative schemes have compromised these traditional details in many instances. Historic photographs show us that traditionally the retailer's name has been fairly discreet, applied to the stone or to a fascia and usually handpainted. The trend today is for much larger applied fascias often in plastic and bright colours, which is far more dominant than the traditional decorative scheme and detracts from the historic townscape.

### 5.3.3 Windows

The majority of historic and traditional windows within the conservation area have been removed in favour of modern replacements. The appearance of windows is a significant factor in shaping the overall character of the building and householders often place great importance on being able to improve them. Thousands of historic timber windows are lost each year because people believe they are beyond repair, or energy-inefficient, and as a result many old buildings and historic areas suffer a profound deterioration in their character. This is despite the fact that buyers are increasingly attracted to properties with period features. The damage that may be caused by the replacement of any window which is historically and architecturally correct with a modern unit made from a different material, to a different design or with different method of opening should not be underestimated. In conservation areas the effect can be felt well beyond the building itself and these small changes in character can have a potentially immense effect on the character of the area.

Flatted properties do not enjoy the same permitted development rights as dwelling houses, and so many of the residential properties on Mid Street are already likely to require planning permission to replace or otherwise alter their windows.



Modern replacement windows (top) and traditional timber sashes (bottom)



## **6     The Conservation Area Action Plan**

### **6.1   Context**

This conservation area assessment sits within a bigger picture of regenerating the economy and built environment of Keith. Over the past five years local agencies The Moray Council, Highlands & Islands Enterprise and local community group Keith Strathisla Regeneration Partnership (KSRP) have worked together to regenerate Keith. They commissioned a study in 2006 'The Keith Urban Design Framework' which recommended improvements to the built environment of the town. The partners also helped form the Moray Towns Partnership which seeks to take forward economic development projects in four of Moray's main towns. Keith is an integral part of this Moray Towns Partnership process with KSRP being Keith's representation on the steering group. As part of this process a vision and three year action plan was produced for Keith in 2008.

The Moray Community Planning partners are working to fulfil the pledges of the major document 'Moray 2020' which recommends 'transformation programmes for Moray's towns' including Keith. It is hoped that a Conservation Area Regeneration Scheme will improve the economy by making the area more attractive and thereby reduce the number of vacant business and residential properties. The town of Keith has its own distinctive objectives within the Council's Development plan. A key objective for Keith is 'to promote economic activity and retain town centre vitality' – the regeneration of the conservation area fits well with this objective, as the conservation area and the defined town centre cover virtually identical areas. These documents identify the need for a regeneration strategy for Keith that encompasses comprehensive regeneration of the economic fortunes and historic core of the town.

Keith's location in rural Moray and the closure of its traditional industries has made it hard to overcome personal and economic deprivation. Historically, the population of the town has been ageing, and three-quarters of 17/18 year olds brought up in the area leave (Moray 2020 report). This makes it hard to raise incomes and asset values and means that opportunities for growth are extremely precious.

Good conservation practice for town centres recognises the pressures for change (including loss of historic fabric through lack of resources to invest) and seeks to strengthen the assets and qualities of the historic town, including the traditional businesses and uses within it while seeking to expand and develop the activities and attractions of the place. Reinvigorating the commercial life of Keith is, perhaps, the best way to ensure that the historic core of the town survives with viable uses well into the foreseeable future.

## 6.2 Conservation Strategy

### 6.2.1 Conservation principles

Specific objectives can be seen as follows:

- protecting and enhancing the quality and value of the historic built environment through targeted investment to repair historic fabric, restoring missing detail and bringing vacant and derelict historic buildings back into use
- promoting the regeneration of the historic core of Keith, by encouraging business owners to invest in their properties and providing for new uses
- enhancing the quality of the public realm, and protecting spaces with special qualities
- strengthening existing statutory and economic initiatives, to both encourage investment and protect the historic environment
- promoting the understanding, enjoyment and sustainable management of the heritage resource
- increasing the attraction of the area as a place to live and visit.

These objectives can be achieved through encouragement supported by control:

- encouragement to carry out work, by offering financial assistance, providing training and raising public awareness of the conservation issues and techniques. It is hoped that this will be achieved through a Conservation Area Regeneration Scheme funded by Historic Scotland
- control of unsuitable alterations or development, and establishing advice and guidance for work within the conservation area, through:
  - use of the appraisal document
  - boundary review
  - design guidance

### 6.2.2 Assessing Priority

Overall, a study of the buildings within the conservation area leads to a view that it is vulnerable to a number of negative changes. These include:

- lack of commercial vitality leading to a lack of investment in property
- resultant fabric deterioration creating a poor image
- where changes have been made these have often been carried out cheaply, using poor quality materials and with little regard to the historic fabric
- vacancy, underuse and, in some cases, dereliction

- buildings generally are suffering from a lack of good quality maintenance – gutters and downpipes in particular are poorly maintained and water damage to the building fabric is evident in many places.

The above creates a spiral of decline. Investment is necessary to reverse this and to bring about the repair and restoration of historic fabric. For this to be effective priorities need to be set out to ensure that effort is concentrated in areas where it can make the most impact.

The buildings in the conservation area have been assessed for of their current condition, degree of authenticity (or degree of loss of historic detail), visual impact and relative need for conservation work. Conservation work should be focussed on:

- repairing historic fabric
- restoring lost architectural detail and finishes
- bringing derelict or vacant buildings back into use.

A clear strategy emerges that, in order of priority, focuses on the following:

- buildings at risk – these need significant investment to ensure that the buildings survive and can be brought back into sustainable long-term use
- target properties – key buildings requiring investment in external works to repair the historic fabric
- priority issues – issues identified as having a significant impact on the character of the area or the historic built fabric
- following this the general historic fabric should be repaired and restored where necessary
- public realm improvements.

## **6.3 Planning Action**

### **6.3.1 Boundary Review**

As part of the assessment, the boundaries of the conservation area were inspected and research was carried out into the historic development of the town. As noted in section 1.1 the existing boundary is drawn tightly around the buildings fronting Mid Street and Reidhaven Square. Many incongruities were noted, where the boundary includes modern buildings of little merit while missing out historic buildings of interest, or where the boundary cuts through buildings. It became apparent that the current conservation area excluded a significant part of the original planned layout, namely Moss Street and Land Street to either side of Mid Street. This was considered to be a significant omission as the survival of the planned layout is a very significant part of the historical and architectural interest of Keith. Although the development along Moss and Land Streets is more residential, less dense and less remarkable than Mid Street; the buildings are of a similar age, follow the same pattern of

development and use the same materials and construction techniques. The buildings retain a similar level of historic detail and fabric as the buildings fronting Mid Street. Land Street in particular houses several listed buildings. These two streets are significant in providing the setting for the commercial activity of Mid Street.



Land Street

The boundary to the south of Reidhaven Square, again wraps tightly around the square itself. The continuation of Mid Street to Seafield Park again forms part of the planned layout and as a quieter, more residential area, provides relief and contrast to the commercial activity of upper Mid Street.



Moss Street

It is therefore recommended that the conservation area boundary is amended to include development on Moss and Land Streets (see

Appendix 2). The extension of the boundary to include the majority of the planned layout would bring the cross lanes back under conservation area controls. The lanes have perhaps been overlooked in the past as contributors to the character of Keith, and backland development has been allowed to take place which is not always sympathetic to the historic townscape. It is felt that the enhancement and protection of the character of the lanes should be encouraged. In addition, the inclusion of Moss Street in an extended conservation area would offer opportunities for enhancements to take place which would make Mid Street more visible to passing traffic on the A96.

To the north the boundary is well defined by Church Road. No adjustments are proposed in this direction.

If the recommendation to extend the conservation area is accepted there may be merit in defining two character areas, one covering the Mid Street and Reidhaven Square area as the town centre and shopping street, while the other would cover the extended area which is more residential in character. There may also be merit in considering joining the two conservation areas of Mid Street and Fife-Keith along Union Street to include the site of 'Old Keith' at the Auld Brig and the kirkyard. If the boundary extension is accepted it is recommended that an appraisal of the character of the extended area is carried out to supplement this document.

### *6.3.2 New Development in the Conservation Area*



20<sup>th</sup> century development in Reidhaven Square

Private property owners and their professional advisors and contractors will play an important role in the process of regeneration, however it will be important to ensure that work is carried out to an appropriate standard. The conservation area

appraisal part of this document sets of the special architectural and historic character of Keith Mid Street Conservation Area, which it is considered desirable to protect and enhance. Proposals for developments within the conservation area should make reference to this document and any proposals assessed against the appraisal during the determination process. It may be appropriate to require a Design Statement for larger projects to set out how the development protects and enhances the character of the area. Views in and out of the conservation contribute to its special character and developments within and adjacent to the conservation area should be assessed for their impact on significant views.



The impact of new development on views in and out of the conservation area is significant

Design guidance for the area as a whole, for example on building heights and materials, should be supplemented with individual planning design briefs prepared for each development site. Planning briefs should also be prepared for development sites adjacent to the conservation area to ensure that these sites relate to the pattern and scale of the historic lanes and streets.

It is recommended that The Moray Council consider producing a Conservation Area Management Plan for Keith Mid Street Conservation Area setting out detailed guidance and policies for development in the conservation area.



### 6.3.3 Article 4 directions

Currently, unless an Article 4 direction is in place, some types of alteration or improvement to a dwellinghouse in a conservation area are classed as permitted development, meaning planning permission is not required. This could include external cladding, window alterations etc. There are no Article 4 Directions in place for the Keith Mid Street Conservation Area as presently designated. Flatted properties do not enjoy the same permitted development rights as dwelling houses, and so many of the residential properties on Mid Street are already likely to require planning permission to carry out external alterations such as window replacement.



Small alterations such as satellite dishes can have a significant cumulative impact on character.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 Householder Permitted Development Rights: Consultation Paper (GPDO, available for consultation until January 2011) proposes a reduction in permitted development rights further in conservation areas, with a view to their protection and enhancement.

The GPDO consultation paper proposes that permitted development rights for Class 3 developments (Improvement or other alteration to the external appearance of a dwellinghouse; including replacement windows and doors, cladding, painting, new flue, satellite dish, etc) would not apply within a conservation area or if within the curtilage of a listed building. This is an increase in restrictions compared to the current 1992 Order. The document proposes that existing Article 4 directions should cease to have effect. Should this legislation be passed, it is felt that such controls would be sufficient to protect and enhance Keith Mid Street Conservation Area.

It is therefore recommended that Article 4 Directions are not pursued at this time. Should the proposals of the GDPO consultation paper not take effect, The Moray Council is recommended to introduce Article 4 Directions. This will be particularly important if the boundary extension proposal is accepted, as the extended area will cover many properties which do currently have permitted development rights for small alterations.

Given the confusion which can arise over permitted development within conservation areas, the council may wish to consider producing or reissuing guidance on permitted development in conservation areas, particularly in light of any updated legislation in 2011.

## **6.4 Conservation Action**

For the Conservation Strategy to be effective, resources will need to be targeted. Priorities for funding must be identified in order to achieve significant improvements. A strategy for conservation work to repair and restore the historic fabric in the conservation area was identified at 6.2.1. This strategy focuses on the following:

- buildings at risk – these need significant investment to ensure that the buildings survive and can be brought back into sustainable long-term use
- target properties – key buildings requiring investment in external works to repair the historic fabric
- priority issues - issues identified as having a significant impact on the character of the area or the historic built fabric
- following this the general historic fabric should be repaired and restored
- public realm improvements.

### **6.4.1 Key Projects**

Throughout the conservation area a number of buildings have been identified as both contributing significantly to the character of the area and being in need of significant repair, restoration and, in several cases, the return of vacant space to use. The restoration and reuse of these buildings is felt to be key in the regeneration of Mid Street, and these projects could be catalysts for increased investment and economic development throughout the town. Five key buildings have been identified as priorities in the following order:

1. 'Greigs' building (56-66 Mid Street & 17-21 Reidhaven Square)
2. 135-137 Mid Street
3. 19-21 Chapel Street
4. Post Office (130-132 Mid Street)
5. 96-98 Mid Street

These projects are outlined below, with recommended works and estimated costs.

### Greigs Building (56-66 Mid Street & 17-21 Reidhaven Square)



This set of 8 properties, known locally as the 'Greigs' building form the corner block between the Square and Mid Street. The 2006 'Keith Urban Design Study' recognised the importance of Reidhaven Square as an entrance to Keith off the A96 and as a connection to Keith's main shopping street (Mid Street). This property lies at this crucial entrance to Mid Street from the Square. The properties are a mix of previous residential and commercial uses, but have been vacant and boarded up for many years. The property has an added recent importance because it fronts the area in the Square which has been granted permission to hold occasional farmers and continental markets.





The Greigs block is currently on the Buildings at Risk Register at a 'moderate' risk level (based on a 2008 site visit). This means that the building is in a fair condition but is deteriorating. There are concerns that the building could suffer further decay leading to more serious problems. The priority block also includes numbers 17 and 18 Reidhaven Square. No.17 is listed at Category B and is thought to be the earliest surviving house in the conservation area. The block has been acquired by a local developer and plans have been lodged with the council for two retail units on ground floor plus residential development. The planning application has not yet been approved. Discussions with the developer have taken place in the course of this

assessment and he has indicated that he is interested in securing grant funding and is open to making some alterations to his current plans to retain the maximum historic fabric and therefore bring the project in line with the conservation principles set out at 6.2.1.





### Outline Costs


Estimated costs for <b>grant eligible</b> works:	<b>£244,335</b>
<b>non-grant eligible</b> works:	<b>£392,150</b>
<b>Total:</b>	<b>£636,485</b>
Repairs (% of grant eligible costs):	<b>100%</b>
Restoration of architectural features (% grant eligible costs):	<b>0%</b> <sup>21</sup>

For a detailed breakdown of costs see Appendix 3.

<b>Windows</b> Assess for repair or replacement. Repair where possible. Assume 50% replacement.	 
<b>Rainwater goods</b> Retained where possible and overhauled. Replacement where necessary.	
<b>Signage</b> Retain and restore traditional shop signage	

<sup>21</sup> Grant eligible works are those defined as eligible for grant funding under Historic Scotland guidelines for Conservation Area Regeneration Scheme funding. 'Repair' works and 'restoration of architectural features' are those works identified as such under HLF guidelines for THI funding.

<p><b>External Painting</b> Repaint window and door surrounds</p>	
<p><b>Stonework</b> No.17 – investigate possible damp issues at ground floor level. May require tanking. No.17 &amp; 18 Remove existing render and replace with traditional lime based render. Remove external wiring &amp; satellite dish</p>	
<p><b>Roofs</b> Repairs to replace slipped slates.</p>	
<p><b>Doors</b> Front elevations: Repaired and repainted. Replacement on No.17 &amp; 18 with timber boarded doors. Rear elevations: Replacement with timber boarded doors.</p>	

<p><b>Outbuildings (fronting Reidhaven Square)</b></p> <p>Repair and repaint timber boarding and door Reopen doorway and install timber boarded door.</p>	
<p><b>Demolitions</b></p> <p>Demolish modern extensions to rear and make good.</p>	



### 135-137 Mid Street




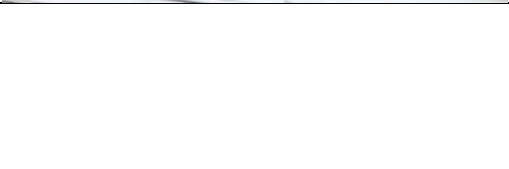



This building, along with its recently demolished neighbouring property (No.141-143), has been a longstanding ‘eyesore’ within the very heart of Keith’s main shopping street. After standing empty for several years the building was bought by a local developer who has recently been granted planning permission to develop this property and its adjacent vacant plot. Those plans include a number of flats on the vacant land, retaining one existing flat and a new salon and office.

It is recognised that some elements of those plans are not in line with the conservation principles set out in this document, or with conservation best practice. Modern uPVC window units have already been installed in the existing building. Discussions with the owner took place during the assessment process and he has indicated an interest in obtaining grant funding for works to repair and improve the site. Although planning permission has been granted, the owner is open to making changes to those plans to restore historic detail and ensure that traditional materials and techniques are used.

#### Outline Costs

Estimated costs for <b>grant eligible</b> works:	<b>£91,080</b>
<b>non-grant eligible</b> works:	<b>£41,745</b>
<b>Total:</b>	<b><u>£132,825</u></b>
Repairs (% of grant eligible costs):	<b>72.2%</b>
Restoration of architectural features (% grant eligible costs):	<b>27.8%</b>

For a detailed breakdown of costs see Appendix 3.

<p><b>Windows</b></p> <p>All uPVC windows to be replaced with traditional timber sashes (x8)</p>	
<p><b>Rainwater goods</b></p> <p>Appear to be missing. Total replacement in cast iron.</p>	
<p><b>Shopfront</b></p> <p>Traditional shopfront reinstatement.</p>	
<p><b>Stonework</b></p> <p>Vegetation removal. Repointing to gables and front elevation. Render rear and stair leaving quoin stones expressed. Relocation of soil pipe and gas mains to rear (currently on side elevation to lane)</p>	
<p><b>Roofs</b></p> <p>Roof visibility limited. Assume limited repairs.</p>	

**Doors**

Replace front door as part of shopfront reinstatement.

Rear: 1x uPVC & 2x timber to be replaced with traditional timber boarded doors.



## 19-21 Chapel Street







This building has lain empty and boarded up for many years and its close proximity to the Category A-Listed RC Church makes its vacancy more conspicuous and detrimental to the character of the area. The building is currently on the Buildings at Risk Register as 'low' risk. A local developer has been granted planning permission for developing the building as residential property. The permission is to alter, extend and refurbish the existing two houses to form three houses. This involves altering and extending the property. Currently, these proposals are not considered to represent best practice for development in a conservation area as they involve demolition of the existing traditional cottage and significant alterations to the frontage. Discussions have taken place with the agent during the assessment process and it is hoped that a solution can be found for a financially viable development which retains maximum historic fabric and makes minimal interventions into the existing structure. It is recognised that the site is constrained at the rear, limiting opportunities for extension. However, it is considered that a solution can be achieved and the agent indicated that the owner would be willing to negotiate changes to the current proposals to bring the project into the CARS.

### Outline Costs

Estimated costs for <b>grant eligible</b> works:	<b><u>£111,255</u></b>
<b>non-grant eligible</b> works:	<b><u>£202,400</u></b>
<b>Total:</b>	<b><u>£313,655</u></b>
Repairs (% of grant eligible costs):	<b><u>100%</u></b>
Restoration of architectural features (% grant eligible costs):	<b><u>0%</u></b>

For a detailed breakdown of costs see Appendix 3.

<p><b>Windows</b></p> <p>Currently boarded – assess condition for repair or replacement. Assume 50% replacement.</p>	
<p><b>Rainwater goods</b></p> <p>Repair where possible. Replacement in cast iron</p>	
<p><b>Stonework</b></p> <p>Pick and repoint. Stone repairs where necessary.</p>	
<p><b>Roofs</b></p> <p>Felt roof tiles replaced with natural slate. Replace ridge tiles.</p>	

**Doors**

Replace two timber panelled doors to front. 1x timber boarded door to rear.





### Post Office (130-132 Mid Street)








The ground floor of this building is still leased to the Post Office for sorting and it is thought that the first floor flat is also now let. Although occupied, the building is showing conspicuous signs of neglect, and is situated in the heart of the town's main shopping street. The building is suffering from failed rainwater goods and possible damp issues which have caused significant vegetation growth on the front facade. The current owner has no plans to repair the property but has expressed interest in taking part in a Keith CARS, i.e. CARS would stimulate repair and maintenance action. The building is considered to be a landmark in Mid Street and its repair would act as a catalyst for further investment in the building fabric of Keith. It is also known that the Post Office is reducing the amount of space they let in the building. Repair and conservation work would ensure that the building is able to continue to attract tenants, ensuring its continued use and maintenance.

### Outline Costs

Estimated costs for <b>grant eligible</b> works:	<b>£53,445</b>
<b>non-grant eligible</b> works:	<b>N/A</b>
<b>Total:</b>	<b>£53,445</b>
Repairs (% of grant eligible costs):	<b>100%</b>
Restoration of architectural features (% grant eligible costs):	<b>0%</b>

For a detailed breakdown of costs see Appendix 3.

<p><b>Windows</b> Traditional sash windows – repair, repaint.</p>	
<p><b>Rainwater goods</b> Replace and repair where possible</p>	
<p><b>Signage</b> Retain and restore original signage.</p>	

<p><b>Stonework</b> Vegetation removal. Investigate possible cause of damp &amp; vegetation growth above doors.</p>	
<p><b>Roofs</b> Assume limited roof repairs.</p>	
<p><b>Doors</b> Timber panelled – retain and revarnish x2 to front.</p>	
<p><b>Lighting</b> Repair existing traditional light. Replace modern CCTV unit.</p>	

## 96-98 Mid Street





This building is currently occupied as a dwelling house. The ashlar sandstone frontage is in poor condition with serious delamination of the stone. Delamination occurs where the stone has been laid incorrectly, allowing the outer faces of the stone to fail. It is not generally recommended to carry out significant stone repairs for purely aesthetic reasons. An ashlar wall can withstand a considerable degree of erosion and distress before indenting work is required. In this case, there are concerns that some of the stonework is now loose and liable to fall off. Some of the stonework and decorative detailing is also considered to be potentially unstable and possibly structurally unsound. For these reasons it is felt that some work is required to assess the condition of the stonework, the rate of decay and the structural stability of the frontage. Works can then be carried out as necessary to remedy the issue. It appears that the rainwater goods may be in poor condition, exacerbating the stone erosion issue.

### Outline Costs

Estimated costs for <b>grant eligible</b> works:	<b>£49,145</b>
<b>non-grant eligible</b> works:	<b>N/A</b>
<b>Total:</b>	<b><u>£49,145</u></b>
Repairs (% of grant eligible costs):	<b>100%</b>
Restoration of architectural features (% grant eligible costs):	<b>0%</b>

For a detailed breakdown of costs see Appendix 3.

<b>Windows</b> Repaired and repainted.	
<b>Rainwater goods</b> Repair where possible. Replacement in cast iron	
<b>Stonework</b> Condition assessment of stone frontage carried out. Remove loose stonework. Where delamination affects structural stability or function of stonework – indenting in natural sandstone to match existing. Indenting is not recommended for purely aesthetic reasons.	

### Summary of Costs

Project	Grant eligible costs	Non grant eligible costs	Total
<b>Greigs building</b>	£244,335	£392,150	<u>£636,485</u>
<b>135-137 Mid Street</b>	£91,080	£41,745	<u>£132,825</u>
<b>19-21 Chapel Street</b>	£111,255	£202,400	<u>£313,655</u>
<b>Post Office</b>	£53,445	N/A	<u>£53,445</u>
<b>96-98 Mid Street</b>	£49,145	N/A	<u>£49,145</u>
<b>TOTAL:</b>	<b>£549,260</b>	<b>£636,295</b>	<b>£1,185,555</b>

**Note:** It should be noted that the works set out in this document have been identified based on limited external surveys of the existing building fabric. The extent of works and the outline costs shown are provisional in nature and will vary somewhat once detailed Condition Surveys, Developers' Proposals etc. become available.

#### 6.4.2 Priority issues

Should the council be successful in securing grant funding for a Conservation Area Regeneration Scheme, it is intended to promote the creation of a small grants scheme for property-owner repairs that includes general fabric repairs to high standards and restoration of historic detail.

It is suggested that the Keith CARS will target five properties during each year of the five-year scheme period, i.e. 25 properties. The take up of the recent shop front improvement scheme in Keith confirmed the interest in the area for such projects. A public meeting held during the production of this report suggested that there is considerable interest in such a scheme and that grant funding would stimulate further investment in the historic built environment. As all the funds available under the scheme would be limited, grant applications will be dealt with on a “first come first served” basis and the amounts of assistance offered will depend entirely on the merits of each application.

A number of issues have been identified during the appraisal that are considered to merit particular attention. These are set out at 5.3 and have been used as the basis for identifying priorities for a small grants scheme. In order of priority these are:

1. Traditional shopfronts
2. Rainwater goods
3. Windows
4. General building repairs

#### 1. Repair and reinstatement of traditional shopfronts

It is intended, where appropriate, that priority will be given to commercial properties, thus ensuring that there is maximum economic gain from the CARS scheme. Shopfronts have an important place in Keith’s development as a market town in the 19<sup>th</sup> century and add interest and variety to the townscape. Traditional shopfronts can help define the identity and character of an area and can be attractive to shoppers, enhancing trade. Good examples of traditional shopfronts survive in Keith and the retention and repair of existing historic shopfronts, and the reinstatement of traditional detailing where it has been lost will help Keith Mid Street to regain its identity and character.

Shop design was heavily influenced by the size of glass available. Older shopfronts simply have enlarged windows with stone surrounds. Later shopfronts from the Victorian period are more elaborate with classical detailing such as columns and pilasters, often in cast iron. From the mid 19<sup>th</sup> century the availability of cast-iron



offered the opportunity to design shopfronts that were taller, lighter, and more decorative.

Surviving traditional shopfronts should be retained and repaired. Where the original shopfront has been lost, the design of any replacement should have regard to the age and form of the building, its architectural character, appearance and setting. Traditional fixtures and features should be retained where they exist, i.e. metal arms for awnings, original signage, tiling and mosaics, storm doors, original glazing, fanlights etc.

Signage and advertising should not be excessive in size or number. Signs should be traditional in appearance and materials, having regard to the proportions, character and appearance of the building to which they are fixed. Finishes should generally be matt, and signage handpainted. The design of signage, including the size and style of lettering, and colours should be carefully thought out to avoid over-dominance. The Council may wish to consider promoting a palette of colours which are considered appropriate and traditional for the conservation area. Box signs and box fascias, particularly internally illuminated, will not be permitted.

All new joinery work should normally be agreed by large scale drawn details, showing profiles and dimensions etc. Historic photographs may be consulted to inform the design of new shopfronts and signage.

## 2. Rainwater goods - repair & replacement

It is important that rainwater from roofs and upper surfaces of buildings is effectively collected and disposed of. Gutters and downpipes must be fully functioning and free from leaks. Basic repairs should include cleaning, painting and renewing jointing putty and gutter bolts. Traditional rainwater goods, often in cast iron, are important to the character of individual buildings and to the wider conservation area. Many are plain though some buildings have decorative profiled hoppers. Modern PVC replacement rainwater goods are inappropriate and detract from the character of the building. Repairs or replacements should normally be undertaken using cast-iron sections. Traditional cast iron rainwater goods and decorative cast iron details should be retained where they exist and repaired. Profiles should match existing where these are original. Plastic is not likely to be acceptable on principal elevations.

## 3. Window repair/replacement

Further losses of traditional or original windows will not be permitted. Modern replacement windows of inappropriate design or materials will not be permitted on principal street elevations or where they are visible from public areas.

Windows are fundamental to the character and appearance of buildings and hence the conservation area. Though only a few buildings retain their original windows there is evidence that the traditional Georgian proportioned six-over-six timber sashes were among the principal styles found in Keith. From the middle of the 19<sup>th</sup> century onwards larger panes of plate glass enabled windows to move towards larger panes with less divisions (astragals). Many of the surviving timber sashes in the conservation area have a single pane in each sash. Historic photographs may be consulted to inform any restoration or reinstatement of traditional windows.

All new joinery work should normally be agreed by large scale drawn details, showing profiles and dimensions etc. Alternatively samples of astragals and other mouldings can be prepared and submitted for approval. It is important that these details are agreed before the main work is undertaken.

#### 4. General building repairs

It has been noted that a lack of investment in the building fabric in Keith in recent years has led to defects in the existing traditional buildings in the conservation area. Aside from the specific issues mentioned above, grants may be available to address more general building works and repairs. This might include stone repair; repointing or re-rendering; repair of slate roofs; ridge, skew and chimneyhead repairs; repainting; and restoration of architectural detail.

The purpose of this appraisal and action plan should always be borne in mind when considering repair work. The main purpose is to enhance the appearance and historic character of Keith in order to stimulate an improvement in economic prosperity.

Applications for planning permission and grant funding will be assessed in terms of heritage merit, financial need, and quality/extent of work.

#### Target properties

During the course of the work, a number of buildings were identified, which while in sound condition overall, suffered from specific defects or unsympathetic alterations which detracted from the appearance of the conservation area as a whole. It is felt that these properties should be prioritised for financial assistance under the small grants scheme. In addition a small number of buildings have been identified which are felt to merit particular attention due to their prominence in the street scene, current condition or potential for enhancement of the conservation area. It is recommended that applications for the improvement of these buildings are given priority.

The target properties are:

Priority group:

- 59-63 Mid Street (Shopfront improvements)
- 183-187 Mid Street (Shopfront improvements)
- Commercial Hotel, Mid Street (Window replacement and signage repair and improvement)
- 165-167 Mid Street (Window replacement and shopfront improvements)

The other target properties are:

- 65 Mid Street (Window & door replacement)
- 105-109 Mid Street (Shopfront improvements)
- 153-155 Mid Street (Shopfront improvements)
- 189-193 Mid Street (Shopfront improvements)
- 91-93 Mid Street (Window replacement and signage improvement)
- 172-174 Mid Street (Window repair and signage improvement)

**Outline costs**

Estimated cost of <b>eligible works</b> per building:	<b>£10-15,000</b>
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#### *6.4.3 Public Realm improvements*

Although the public realm in the conservation area is mainly modern, public realm improvements are an essential part of the regeneration of the area and in many cases are essential in terms of conserving and restoring architectural and historic integrity. Although there is currently no funding available for public realm works, these recommendations are made as long-term targets for improvement of the general poor quality public realm in Keith.

The Public Realm Audit at 4.3 identified several negative issues relating to the public realm in Keith Mid Street Conservation Area. These include: poor quality road and pavement surfaces; a lack of consistency and quality in street furniture, the dominance of parking and vehicular traffic; isolation of Mid Street. These issues have informed the following recommendations, in order of priority:

- demolition of the toilet block in Reidhaven Square
- improvements to Reidhaven Square
- resurface Mid Street with appropriate conservation materials
- traffic management
- improvements to the public realm at key locations.

#### 1. Demolition of toilet block in Reidhaven Square

A first phase of improvements to the public realm at Reidhaven Square has already been carried out, and it is recommended that the execution of further improvement works is a priority for The Moray Council. The first priority is considered to be the demolition of the existing toilet block and its replacement with a smaller 'superloo'. This would open up views of the square and the A-listed St Thomas' Church on Chapel Street. This would enhance views within the conservation area, particularly from the busy A96 helping to attract passing visitors to the town.

#### 2. Improvements to Reidhaven Square

These works would include resurfacing, including a shared surface into Mid Street, lighting, cycle racks, seating and other street furniture. This will encourage the use of Reidhaven Square, create a more attractive space for visitors and enhance the gateway and visibility of Mid Street. These measures will also allow Reidhaven Square to be used as the site of markets, building on Keith's identity and heritage as a market town.

#### 3. Re-surface Mid Street with appropriate conservation materials.

The existing surface materials on Mid Street are 20<sup>th</sup> century and poor quality. It is considered that the upgrade of these surfaces could make a considerable improvement to the public realm and the pedestrian experience of the street. It is suggested that a shared surface could be an appropriate solution. This is an approach which works successfully in similar situations around Scotland and would put the emphasis back on the pedestrian rather than motor traffic. Successful examples of these surfaces include Commercial Street in Lerwick, and Kirkwall, Orkney. A high quality traditional finish will improve the perception of Mid Street and the settings of the listed and historic buildings.

#### 4. Traffic management

Currently Mid Street is dominated by parked cars, although traffic is relatively light and one-way. It is suggested that if on-street parking was reduced the pedestrian experience would be much improved, encouraging shoppers and economic regeneration. The *Keith Urban Design Framework* (2006) notes that supply of parking exceeds demand. The cross lanes already absorb a lot of parking quite discreetly and provide east-west links between Mid Street and the busy A96.

#### 5. Improvements to the public realm at key locations

This study recognises the narrow character of Mid Street and the limited opportunities presented there for street furniture. It is recommended that public realm improvements are focussed on the gateways to Mid Street from Church Road and Reidhaven Square and on the setting of the key historic buildings – the Institute, Post Office, North Church and Greigs Building. Interventions at the entrances to

Mid Street would assist in highlighting the shopping street, which is currently considered to be rather isolated. By improving the settings of key landmark buildings, public realm improvements can draw attention to the quality of the historic built environment, promoting Keith as an attractive place to work, live and visit.

#### **Outline costs**

Demolition of toilet block:	<b>£211,750</b>
Reidhaven Square improvements:	<b>£308,550</b>
Mid Street: shared surface:	<b>£804,650</b>
Mid Street: improvements at key locations:	<b>£254,100</b>
<b>Total:</b>	<b><u>£1,579,050</u></b>

For a breakdown of costs see Appendix 3.

**Note:** It should be noted that the works set out in this document have been identified based on limited external surveys of the existing historic fabric. The extent of works and the outline costs shown are provisional in nature and will vary somewhat once detailed Condition Surveys, Developers' Proposals etc. become available.

## **7 Monitoring and Review**

This document should be reviewed every 5 years from the date of its formal adoption by The Moray Council. It will need to be assessed in the light of the emerging Local Plan and government policy generally. A review should include the following:

- a survey of the conservation area including a photographic survey to aid possible enforcement action
- an assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been
- the identification of any new issues which need to be addressed, requiring further actions or enhancements
- the production of a short report detailing the findings of the survey and any necessary action
- publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues.

### **7.1 Performance Indicators**

Should the CARS project secure funding, it is recommended that performance indicators should be established whereby the success of the conservation work can be monitored. These indicators could include:

- number of 'priority projects' completed within the 5 –year period
- a decrease in the number of Buildings at Risk in the conservation area
- number of 'small grants' issued and the projects completed
- the number of people a year attending skills training courses. The number of those people a year going onto positive destinations (employment/further education)
- the number of people who take part in awareness raising workshops.

The Moray Council should also review the document in light of other audits and surveys in the region, particularly those focussing on economic activity in Keith. This will allow the council to ascertain if the conservation work has had an effect on Keith's economy including:

- a decrease in the commercial vacancy rates
- a decrease in residential vacancy rates
- an increase in footfall in the area.



## 8 Further Reading

### National Policy and Guidance

Scottish Planning Policy, 2010

Scottish Historic Environment Policy (SHEP), 2009

Planning Advice Note 71: Conservation Area Management, 2004

### Local Policy and Guidance

Moray Structure Plan, 2007

Moray Local Plan, 2008

Moray 2020, HIE Moray and The Moray Council, 2005

The Moray Council supplementary planning guidance

- Trees and development
- Development requirements
- Urban design guide

Moray Council design guidance

### Technical Advice

Historic Scotland INFORM Guides (available free online)

Including:

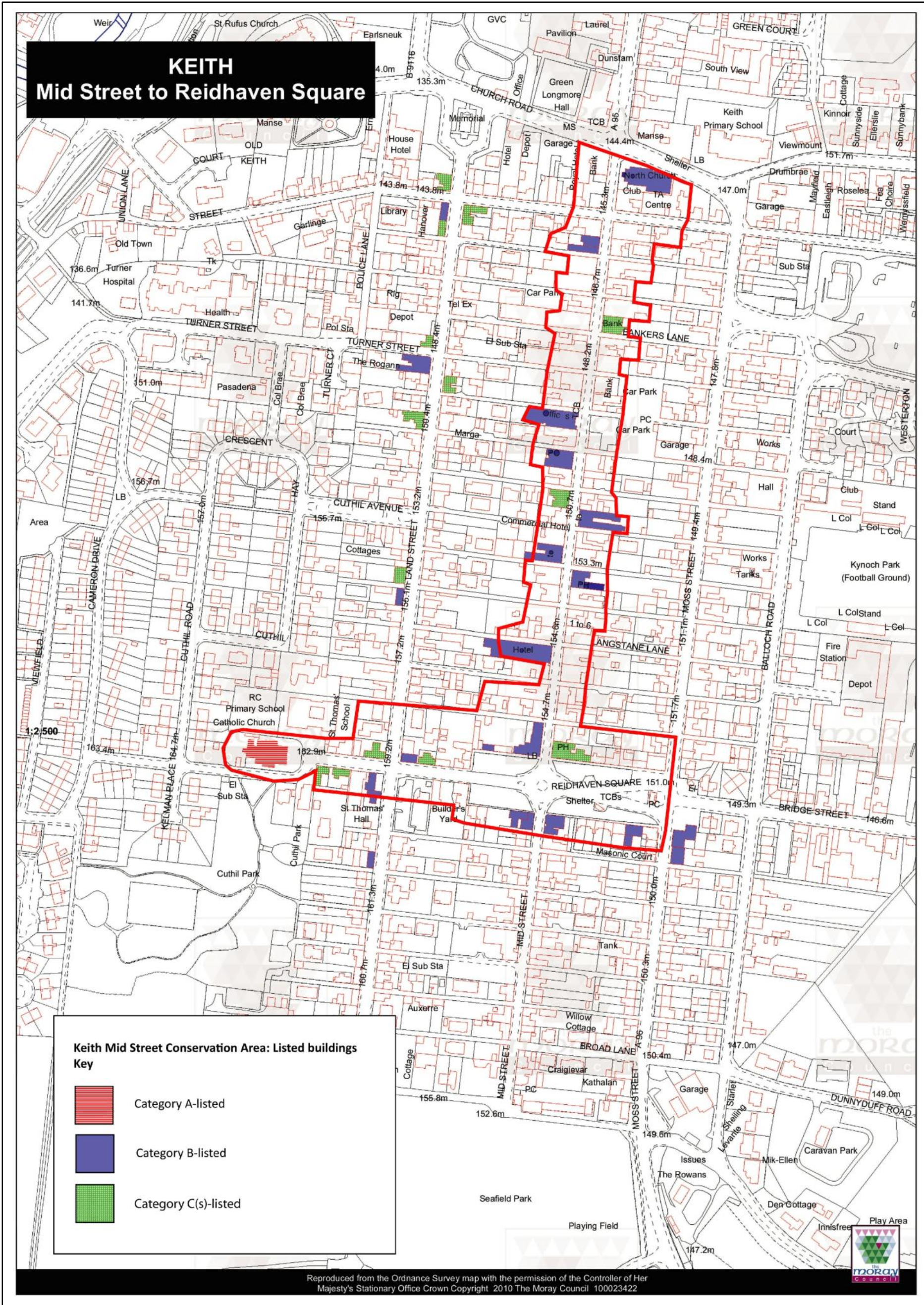
- Traditional shopfronts
- Repointing rubble stonework
- Maintaining sash and case windows
- Maintenance of cast iron rainwater goods
- The use of lime and cement in traditional buildings
- Masonry decay
- Repairing Scottish slate roofs

Maintaining your home: A short guide for homeowners, Historic Scotland, 2007

A Frame of Mind: a guide to window repair and replacement, Scottish Civic Trust, 2009

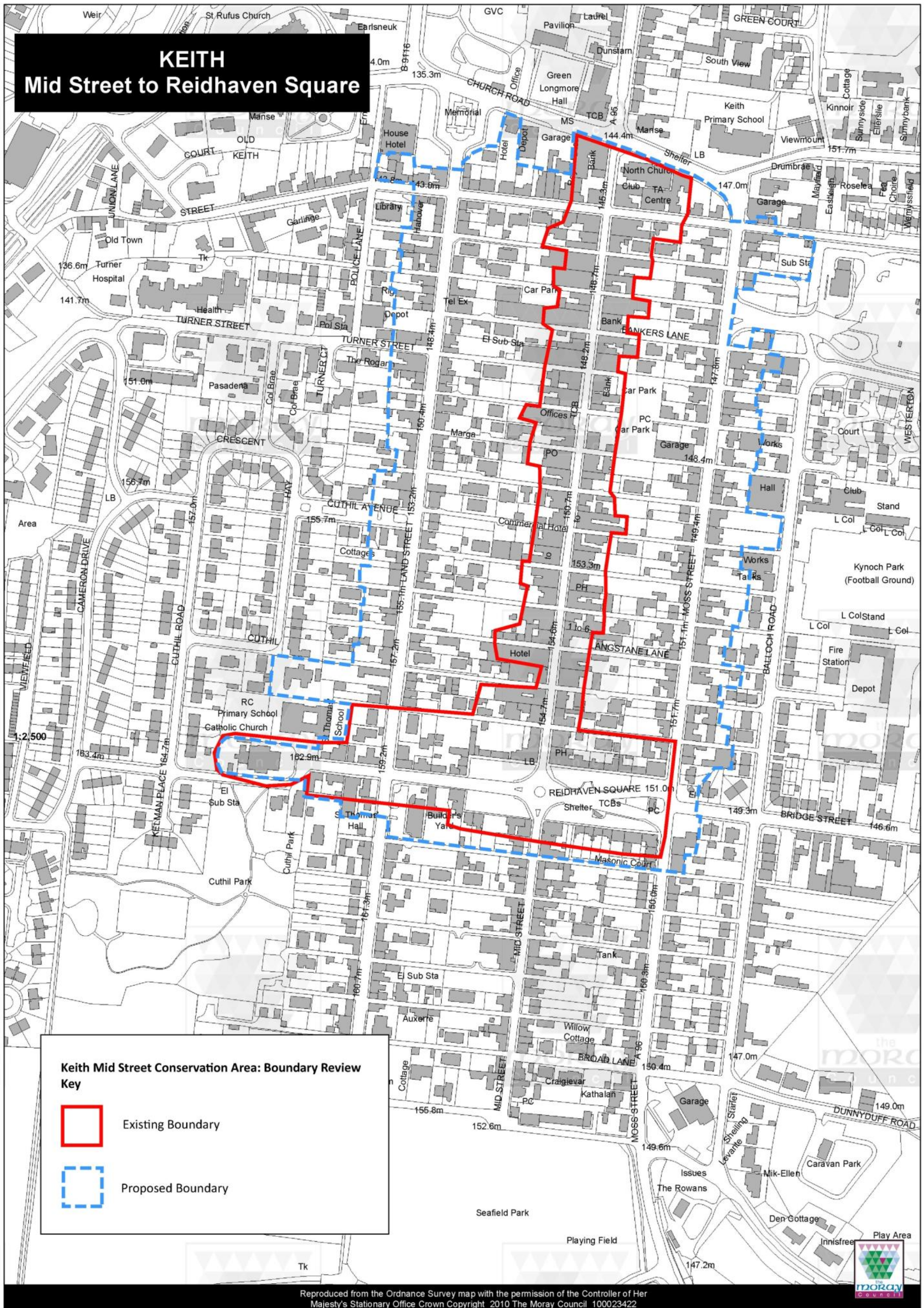


Appendix 1: Listed Buildings





## Appendix 2: Proposed Conservation Area Boundary







**KEITH MID STREET CONSERVATION AREA**

**COST APPRAISAL**

**OF**

**PROPOSED GRANT & NON-GRANT ELIGIBLE WORKS**

**TO**

**SELECTED PRIORITY BUILDINGS**

**AND**

**PROPOSED PUBLIC REALM IMPROVEMENTS**

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25<sup>th</sup> OCTOBER 2010

I.1970

**PRIORITY 1: NOS. 17-21 REIDHAVEN SQUARE & NOS. 55-66 MID STREET, KEITH****GRANT ELIGIBLE PROPOSALS****DESCRIPTION OF WORKS**(Downtakings)

Demolition of existing modern extensions to rear	£	10,000.00
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Removal of:-

a) Existing ridge tiles;		
b) Do. mortar haunching at skews;		
c) Do. chimney pots;		
d) Do. windows and external doors;		
e) Do. paint finish to window and external door surrounds;		
f) Do. render finish to Nos. 17 & 18 Reidhaven Square;		
g) Do. satellite dish and wiring	£	9,000.00

(Restoration Works)

Damproofing to No.17 Reidhaven Square	£	2,500.00
Repairs to existing slating	£	10,000.00
Mortar haunching and re-pointing of skews	£	1,900.00
Repairs to existing chimneys including fixing new lead flashings and re-bedding chimney pots	£	17,000.00
New fireclay ridge tiling	£	2,750.00
Repairs to existing cast iron eaves gutters and rainwater pipes including re-decoration	£	6,750.00
Render finish to Nos. 17 & 18 Reidhaven Square	£	11,500.00
Picking and re-pointing of all external stone walls	£	48,000.00
Repairs to existing stone work	£	10,000.00
New timber sash and case windows including external paint finish	£	45,000.00
New timber boarded external doors including do.	£	15,000.00
Paint finish to window and external door surrounds	£	2,000.00
Repairs to and re-decoration of Outbuildings at No.17 Reidhaven Square	£	1,000.00
Repairs to and re-decoration of existing Signage	£	750.00

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	£	193,150.00
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Contingencies (10.0%)	£	19,315.00
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	£	212,465.00
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Professional Fees (15.0%)	£	31,870.00
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<b>TOTAL COST OF GRANT ELIGIBLE PROPOSALS</b>	£	<b>244,335.00</b>
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**NON-GRANT ELIGIBLE PROPOSALS****(Downtakings)**

Internal "strip-out"	£	35,000.00
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**(New Works)**

3 No. Retail Units redevelopment to Ground Floor on Mid Street along with Conversion of remainder of Buildings into 7 No. Residential Units including hard landscaping to rear	£	275,000.00
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	£	310,000.00
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Contingencies (10.0%)	£	31,000.00
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	£	341,000.00
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Professional Fees (15.0%)	£	51,150.00
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<b>TOTAL COST OF NON-GRANT ELIGIBLE PROPOSALS</b>	£	<b>392,150.00</b>
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Note: Above figures exclude V.A.T. and are based on 2010 Building Costs.



**PRIORITY 2: NOS. 135 – 137 MID STREET, KEITH****GRANT ELIGIBLE PROPOSALS****DESCRIPTION OF WORKS****(Downtakings)**

Removal of:-

a) Existing ridge tiles and mortar haunching at skews;		
b) Do. UPVC windows and external doors;		
c) Do. "boarded-up" frontage;		
d) Do. gas meter box;		
e) Do. external soil stack;		
f) Do. vegetation from external stonework	£	2,500.00

**(Restoration Works)**

Repairs to existing slating	£	3,250.00
Mortar haunching and re-pointing of skews	£	750.00
Repairs to existing stone chimneys including fixing new lead flashings and sealing off flues	£	3,750.00
New fireclay ridge tiling	£	750.00
New cast iron eaves gutters and rainwater pipes including paint finish	£	2,250.00
Picking and re-pointing of external stone front and gable walls	£	15,000.00
Repairs to existing stone work	£	3,000.00
Render finish to rear elevation and access stair enclosure	£	4,750.00
New timber sash and case windows including external paint finish	£	10,000.00
New timber boarded doors including do.	£	3,500.00
New glazed timber shopfront including do.	£	20,000.00
Relocation of gas mains and external soil stack	£	2,500.00
	£	72,000.00
Contingencies (10.0%)	£	7,200.00
	£	79,200.00
Professional Fees (15.0%)	£	11,880.00
<b>TOTAL COST OF GRANT ELIGIBLE PROPOSALS</b>	£	<b>91,080.00</b>

**NON-GRANT ELIGIBLE PROPOSALS****(Downtakings)**

Internal "strip-out" on Ground Floor only	£	3,000.00
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**(New Works)**

Single Retail Unit redevelopment on Ground Floor including hard landscaping to rear	£	30,000.00
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	£	33,000.00
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Contingencies (10.0%)	£	3,300.00
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	£	36,300.00
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Professional Fees (15.0%)	£	5,445.00
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<b>TOTAL COST OF NON-GRANT ELIGIBLE PROPOSALS</b>	£	<b>41,745.00</b>
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Note: Above figures exclude V.A.T. and are based on 2010 Building Costs.

**PRIORITY 3: NOS. 19-21 CHAPEL STREET, KEITH****GRANT ELIGIBLE PROPOSALS****DESCRIPTION OF WORKS**

(Downtakings)

Demolition of existing modern extensions to rear	£	10,000.00
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Removal of:-

a) Existing slates and felt roof tiles;		
b) Do. roof ridge tiles;		
c) Do. mortar haunching at skews;		
d) Do. chimney pots;		
e) Do. eaves gutters and rainwater pipes;		
f) Do. "boarded-up" windows and external doors;		
g) Do. gas meter box	£	2,750.00

(Restoration Works)

Repairs to existing roof structure and sarking	£	3,000.00
Slater Work including underslating felt	£	11,250.00
Mortar haunching and re-pointing of skews	£	1,500.00
Repairs to existing stone chimneys including fixing new lead flashings and re-bedding chimney pots	£	5,500.00
New fireclay ridge tiling	£	1,200.00
New cast iron eaves gutters and rainwater pipes including paint finish	£	3,250.00
Picking and re-pointing of external stone walls	£	30,000.00
Repairs to existing stone work including new stone window cills	£	7,000.00
New timber sash and case windows including external paint finish	£	9,000.00
New timber panelled and boarded external doors including do.	£	3,500.00

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	£	87,950.00
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Contingencies (10.0%)	£	8,795.00
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	£	96,745.00
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Professional Fees (15.0%)	£	14,510.00
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<b>TOTAL COST OF GRANT ELIGIBLE PROPOSALS</b>	£	<b>111,255.00</b>
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**NON-GRANT ELIGIBLE PROPOSALS****(Downtakings)**

Internal "strip-out"	£	10,000.00
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**(New Works)**

Conversion of existing building into 3 No. 2-Bedroom Units including new extension and hard landscaping to rear	£	150,000.00
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Contingencies (10.0%)	£	16,000.00
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Professional Fees (15.0%)	£	26,400.00
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<b>TOTAL COST OF NON-GRANT ELIGIBLE PROPOSALS</b>	£	<b>202,400.00</b> =====
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Note: Above figures exclude V.A.T. and are based on 2010 Building Costs.

**PRIORITY 4: NOS. 130-132 MID STREET, KEITH****GRANT ELIGIBLE PROPOSALS****DESCRIPTION OF WORKS****(Restoration Works)**

Repairs to existing slating	£	3,000.00
Do. to existing lead gutters and flashings	£	7,500.00
Do. to existing stone work including vegetation removal	£	10,000.00
Do. to existing cast iron rainwater goods	£	2,500.00
Do. to existing sash and case windows	£	10,000.00
Do. to existing external panelled doors	£	500.00
Do. to existing Signage	£	500.00
Do. to existing external light fitting	£	250.00
Damp proof treatment to stone work above external doors	£	2,500.00
Replacement of CCTV Unit	£	500.00
External re-decoration	£	5,000.00
		<hr/>
	£	42,250.00
Contingencies (10.0%)	£	4,225.00
		<hr/>
	£	46,475.00
Professional Fees (15.0%)	£	6,970.00
		<hr/>
<b>TOTAL COST OF GRANT ELIGIBLE PROPOSALS</b>	£	53,445.00
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**NON-GRANT ELIGIBLE PROPOSALS**

Not Applicable.

Note: Above figures exclude V.A.T. and are based on 2010 Building Costs.

**PRIORITY 5: NOS. 96-98 MID STREET, KEITH****GRANT ELIGIBLE PROPOSALS****DESCRIPTION OF WORKS****(Downtakings)**

Removal of existing rainwater pipes	£	150.00
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**(Restoration Works)**

New cast iron rainwater pipes including paint finish	£	700.00
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Repairs to existing stone work on Mid Street elevation	£	15,000.00
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Picking and re-pointing of existing stone work on do.	£	12,500.00
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Repairs to existing windows on do.	£	9,000.00
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Re-decoration of existing windows on do.	£	1,500.00
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	£	38,850.00
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Contingencies (10.0%)	£	3,885.00
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	£	42,735.00
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Professional Fees (15.0%)	£	6,410.00
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<b>TOTAL COST OF GRANT ELIGIBLE PROPOSALS</b>	£	<b>49,145.00</b>
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**NON-GRANT ELIGIBLE PROPOSALS**

Not Applicable.

Note: Above figures exclude V.A.T. and are based on 2010 Building Costs.



**PUBLIC REALM IMPROVEMENT WORKS****LOCATION & DESCRIPTION OF WORKS**Reidhaven Square – West End

New pedestrian areas; trees and grilles; lighting; resurfacing; alterations to drains and relining	£	75,000.00
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Reidhaven Square – East End

Demolition of existing Public Toilets; making good of ground surface and installation of new automated Superloo	£	175,000.00
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Reidhaven Street – Central Roadway

New raised roadway to give full shared access with wall to wall level surface into Mid Street; resurfacing of roundabout to provide safe pedestrian area; traffic calming rumble strips; alterations to drains and relining	£	150,000.00
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Reidhaven Square – Street Furniture

New signage stands for Mid Street; new seating; new cycle racks; new bollards and/or planters	£	30,000.00
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Mid Street – Resurfacing etc.

New raised roadway with stone flags to give wall to wall level surface over entire length of Mid Street; alterations to drains	£	610,000.00
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Mid Street – Improvements

Upgraded entrance points; new seating; new bollards and/or planters; trees and grilles; wash lighting to key building elevations	£	265,000.00
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Contingencies (10.0%)	£	130,500.00
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	£	1,305,000.00
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Professional Fees (10.0%)	£	143,550.00
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<b>TOTAL COST OF PUBLIC REALM IMPROVEMENT WORKS</b>	£	<b>1,579,050.00</b> =====
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## Notes:

- a) The figures in relation to the works to Reidhaven Square were provided by The Moray Council.
- b) All figures exclude V.A.T. and are based on 2010 Building Costs.