



Conservation Appraisal of **DAILUAINNE**

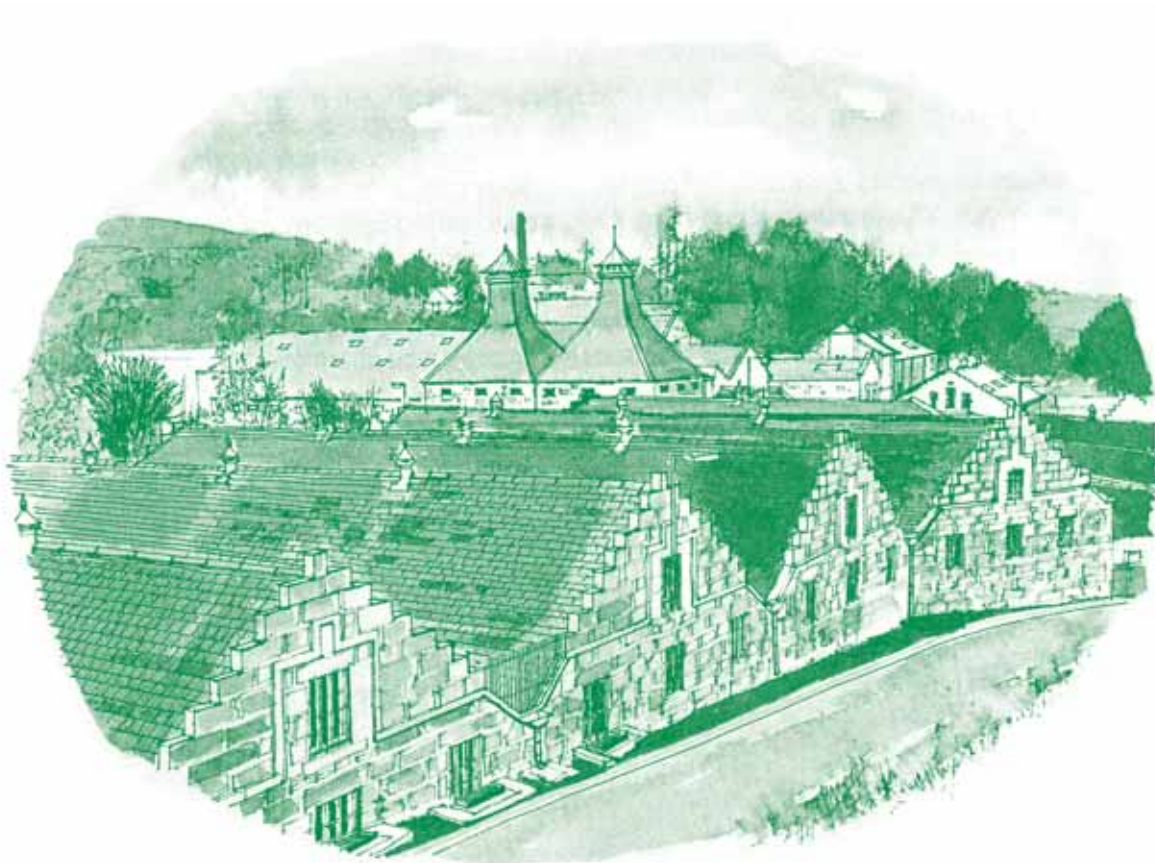
Spring 2009

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Perspective view from the east of the distillery, showing the pair of central pagoda roofs, prior to major reconstruction in 1959 - drawn by J. Ross, 1982

1.0 Introduction

The purpose of this report is 'to provide a character appraisal of the Dailuaine settlement and recommend whether it merits designation as a Conservation Area by the local planning authority'.

2.0 Background

The Moray Local Plan 2008 Action Plan proposed that Conservation Area status be investigated in two new locations; i.e. Duffus, and Burghead. During the later stages of preparation of the Local Plan, the question of Conservation Area status for Dailuaine became a matter of debate between the local community and the Council.

The request for Conservation Area status was, in part, instigated by the community's objections to the Draft and Finalised Local Plan proposal for new housing. The proposal led to a full investigation at the Local Plan Inquiry where a Scottish Government Reporter listened to the objectors' case. The reporter observed that "...*there is unanimous concern [within the community] about the [housing] allocation for Dailuaine*". The Reporter, however, concluded that "...*the Council has [since] responded positively to the main planning concerns expressed by the local*

objectors, by the creation of two areas of amenity land and a Tree Preservation Order".

In a letter written in Aug 08 on the behalf of local residents commended Moray Council for "...*securing the amenity land designation*", but reiterated the community's "...*request for the Council to consider making the settlement a historic Conservation Area*" and attesting that "...*there exists an abundance of data etc to illustrate our case*".

Meanwhile, the Moray Council consulted with Historic Scotland and its Area Inspector wrote an informative, but neutral, response in Aug 08. Within his letter, he provided some useful historical background to the settlement and observed the lack of Listed Buildings.

The Dailuaine residents' request for Conservation Area status was again expressed in writing in Oct 08.

In order to obtain an independent assessment, the Moray Council (through the Planning Authority's Development Services Division) commissioned NB Planning¹ to conduct a character appraisal and set out recommendations for consideration by Council Officers and/or Committee Members.

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3.0 The Planning Context

3.1 Legislation

Unlike listed buildings, Conservation Areas are designated by local authorities and not the Scottish Government agency Historic Scotland. **The Planning Act (Scotland) 1997** states that local authorities have a statutory duty to identify and designate Conservation Areas. The Act defines Conservation Areas as those with "...special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Special architectural character may refer to groups of individual buildings, forms of urban development, architectural set pieces, spaces between buildings, or the best examples of town planning. Special historic interest will likely refer to connections with historic events, themes, or people of historic and cultural significance. Conservation Area status does not preclude development and local authorities should consider the impact of development even outwith a Conservation Area, if it is affected. There are over currently 600 conservation areas in Scotland.

3.2 National Guidance

Scottish planning policy now comes in the form of Scottish Planning Policy Statements (SPPS) that are gradually replacing **National Planning Policy Guidelines (NPPGs)**. NPPG 18 'The Planning System' states, "...*maintaining and enhancing the quality of the historic environment and preserving the country's heritage are important functions of the planning system*". NPPG5 'Archaeology and Planning' states "...the role of the planning system in identifying, protecting and recording archaeological remains". NPPG 14 'Natural Heritage' supports "...*conservation of the historic landscape as an important cultural as well as natural resource*". NPPG 18 'Planning and the Historic Environment' clearly states that "...*planning has a role to play in reconciling the need to protect our heritage with the need to accommodate and promote suitable*



opportunities for change... hence the need to understand the dynamics of the historic environment... Conservation should not be backward looking". It also goes on to say "...the designation of conservation areas should not simply be used as a way of increasing the level of control exercised over development". The guideline states, however, "Structure Plans and Local Plans provide the basis of an integrated approach to the protection, conservation and enhancement of the historic environment".

Scottish Government planning advice comes in the form of **Planning Advice Notes (PANs)**. PAN 71 Conservation Area Management states the "...*designation of a Conservation Area as a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places. Buildings of character, listed buildings, scheduled monuments, trees, historic street patterns, open spaces, and designed gardens and landscapes are important components of these areas. However, designation alone will not secure the protection and enhancement of such areas*". The advice note emphasises that conservation areas should not be focused upon regulation and control, but embrace change management and active enhancement of such areas by taking positive, yet realistic, action for

improvement. It also encourages local authorities to monitor and regularly review their Conservation Areas with community involvement. The advice note, moreover, recommends that planning authorities carry out specialist Conservation Area appraisals and utilise them, not only for development control purposes, but also for making cases for human and financial resources.

Historic Scotland published its own **Circular - 'Memorandum of Guidance on Listed Buildings and Conservation Areas'** - in 1998, which is chiefly targeted at local authorities. Chapter 4 refers to Conservation Areas specifically and item 4.1 to the issue of 'designation'. Accepting that there is no standard specification for Conservation Areas, the Circular points out that "*Conservation Areas are broadly significant architectural or historic places due to their listed buildings, ancient monuments, building groups or open spaces, street pattern, town planning, landscape gardening, or distinctive character*". Reasons for designating an area should include its importance, distinctiveness or uniqueness, its value in the wider context, its present condition and the scope for improvement. Conservation Areas can be large or small and there is considerable variation in practice between local authorities. The Scottish government urge local authorities to keep their local situation under review and encourages cases for new or revised Conservation Areas.



3.3 Regional and Local Policy and Guidance

The Structure Plan

The Moray Structure Plan April 07 outlines the strategic policy for the whole Moray area. It categorises its settlements into four tiers, with Dailuaine cited as a 4th tier 'Rural Community' (p10). It is noted that the Structure Plan makes it a "*...clear intention to avoid over development and cramming in any urban area*" (p16). The Plan's built environment policies state that Moray has 17 Conservation Areas (within 14 settlements); 79 scheduled monuments; 2681 archaeological sites; and 1665 listed buildings. The Plan acknowledges the "*...undoubted educational, tourism, recreational and cultural value of the area's heritage*"(p.27). The Plan's environment and resources policy (2f) confirms the intentions of "*...conserving and enhancing the area's built heritage resources and their settings*".

The Local Plan

The community of Dailuaine is specifically presented in the Moray Local Plan in the form of a 'settlement map'. This shows a plan of the existing buildings and main features within the 'settlement boundary', as defined by the authority (see Settlement Map 26).

The Local Plan introduces its settlement maps (Section 6.1) by stating that, in general, "*...all proposals will require to satisfy essential development requirements as well as other constraints including [amongst other things] archaeological sites, listed buildings, flooding and contaminated land*". This includes taking into account economic development, residential provision and the protection of the built and natural environment. It is stated (Policy Imp 1) that "*...new development will require to be sensitively sited, design and service appropriate to the amenity of the surrounding area. New development must be integrated into the*

surrounding landscape and the scale, density and character must be appropriate". The justification for such a policy stance is that "...the quality of development in terms of exciting, design and servicing is a priority consideration". New housing on sites in designated rural communities will be acceptable if "...adequate servicing and infrastructure is available, can be made available, if its scale and design fits the character of the community and, if it does not adversely impact on any environmental amenity site". These general policies conform to SPP1 'The Planning System' and SPP3 'Development of Housing in the Countryside'.

The Local Plan's specific section on the Built Environment declares its conformity with the national planning policy guidelines (e.g. NPPG 5 on Archaeology and NPPG 18 on Planning and the Historic Environment). The plan's Built Environment (BE) policies state that "...development proposals will be refused where they will adversely affect scheduled ancient monuments or have a detrimental effect on the character, integrity or setting of the listed buildings. Any alterations and

extensions to listed buildings new developments within the curtilage, must be of the highest quality, and respect the original structure in terms of setting, scale, materials and design". Demolition of a Listed Building, or building within a Conservation Area, will be refused permission and will only be considered as a last resort. Within Conservation Areas (policy BE3) any new development proposals must be submitted as full detailed planning applications (as opposed to end outline) and should "...preserve or enhance the established traditional character and appearance of the area". Boundary walls and fences will not be promoted over the height of 1 m unless the character of the area suggests otherwise. Within Conservation Areas, 'Article 4 directions' may be applied for to remove 'permitted development rights', such as replacing traditional windows and doors and painting external walls.

Moray currently has Conservation Areas in (i) the 'Royal Burghs' of Forres, Elgin and Cullen; (ii) the 'planned towns' of Archiestown, Fochabers, and Keith; (iii) the former port communities at The Yardie, Buckie; Findhorn; Findochty; Garmouth; Kingston; and Portknockie (iv) the 'estate hamlets' at Berryhillock and Whitemire.

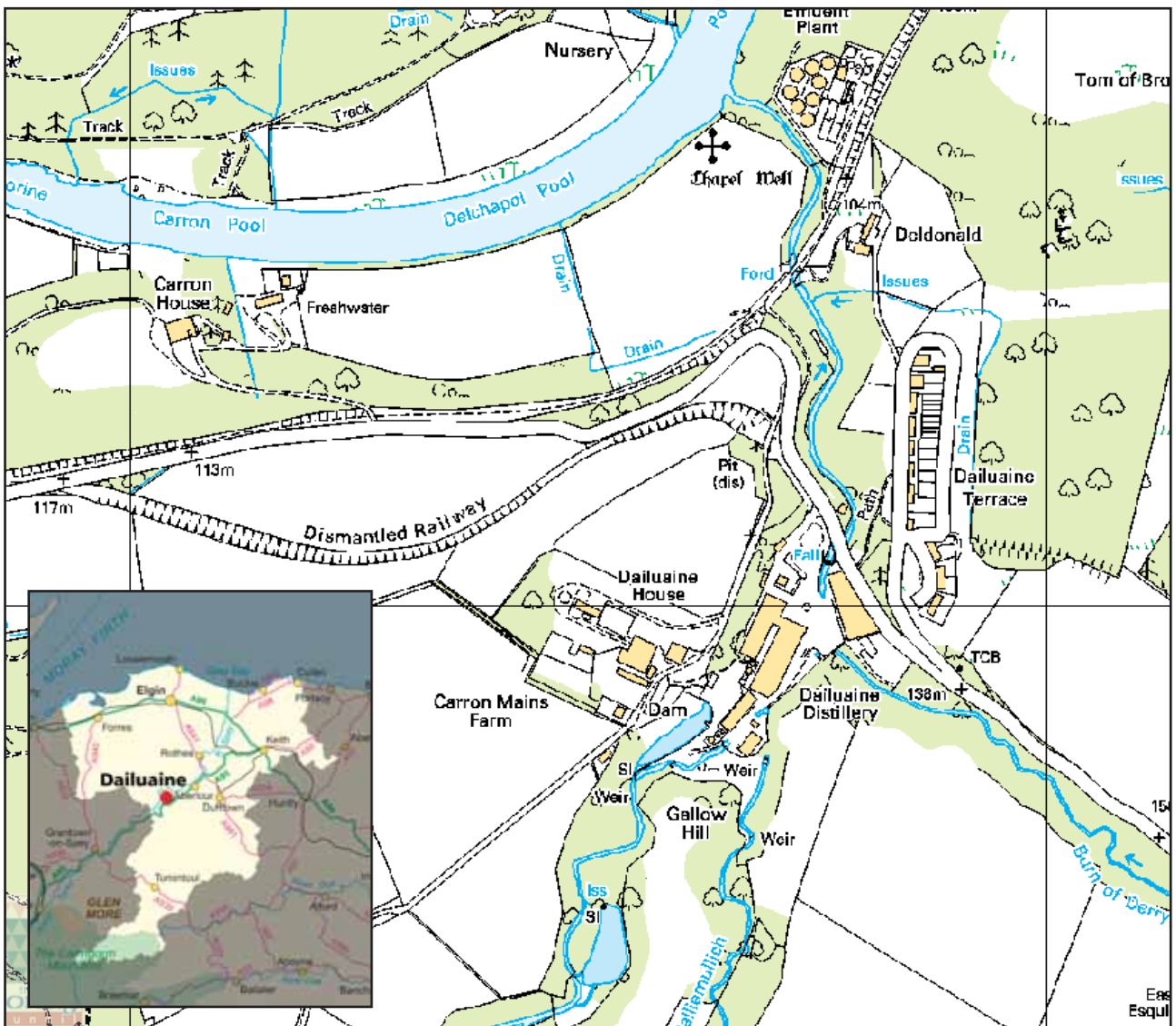
4.0 Location and Setting

Dailuaine is a small rural community located in central Moray within Aberlour Parish.

Grid ref NJ 24SW14 and postcode AB38 7RE

It is a mile off the main Aberlour to Granttown road in Speyside, Scotland and "...in the perfect location for a distillery in many ways. It has good quality water from the Bailliemullich Burn, access to the local supply of barley and close to the Railway Line for transportation" (Scotland.com). The distillery sits next to Burn of Carron 500 m from the River Spey and 2 miles southwest of the Charlestown of Aberlour.

The North East Region Landscape Character Assessment makes no specific reference to the settlement, although it is shown within an area categorised as 'river valley' (MRN -- landscape character assessment diagram) and *Dail Uaine* is thought to be Gaelic for 'Green Valley'. The river referred to is The Spey – one of Scotland's most significant waters - and Dailuaine can be found on the eastern side of its banks at its southerly beginnings to the north east of the Cairngorm mountain range. The streams that pass through Dailuaine are fed by springs from Ben Rinnes and, in 1887, the settlement was described as a "...little world of industry surrounded by all that is beautiful and lovely in nature."

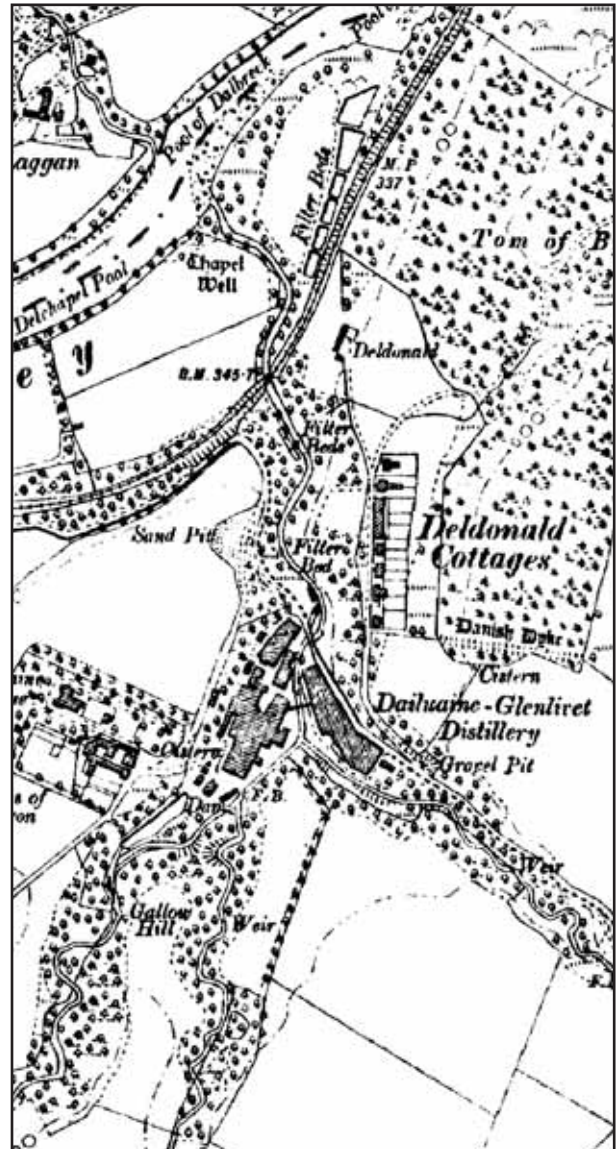


Present day map of Dailuaine settlement

5.0 Historical Development



1870's OS Map showing a small distillery just east of the Main Farm



1905 OS Map showing distillery, new warehouses, and a row of worker cottages'

Dailuaine Distillery was established in 1851 by a local farmer named William Mackenzie who leased out farms Carron Mains and Rinnachat from the Elchies Estate. After his death in 1865, his wife ran it for a while and later his son Thomas took charge. Thomas formed Mackenzie & Company with James Fleming of Aberlour in 1879. The distillery was rebuilt and renamed as Dailuaine-Glenlivet Distilleries Ltd in 1884.

The next few years were a period of rapid growth and it became one of the largest distilleries in the

Scottish Highlands of the time. In 1889, Dailuaine was the first distillery to be fitted with a pagoda roof (by Charles Doig) and many distilleries followed suit. In 1898, Dailuaine-Talisker Distilleries Ltd was formed when it was merged with Talisker Distillery Ltd along with Imperial Distillery².

Unfortunately there was a major fire in 1917 that destroyed the pagoda roof and led to the distillery's closure until it was rebuilt in 1920. Dailuaine-Talisker became a subsidiary of the DCL in 1925, although the distillery was run by Scottish Malt Distillers (SMD)

from 1930. The Speyside Railway Line established a station at Dailuaine, linking it to Carron Station³.

This distillery was electrified in 1950; prior to that, it was powered by steam engine and two water wheels that worked in tandem.

Major modernization occurred in 1960 when the distillery was expanded from four stills to six. The kiln roofs were removed and Dailuaine was one of the few distilleries to replace its floor maltings with Saladin Boxes⁴ to mechanically turn the barley and a Dark Grains plant was built to process pot ale and draff into high protein cattle feed. In 1965 the stills converted to internal steam coil heating and, in 1967, the Strathspey Railway Line was closed.

By 1983, the distillery no longer carried out its own malting⁵ (but the Saladin box remains in place). At

this time, the distillery owned 28 houses for occupation by employees, as well as Carron Mains, with its 40 ha farm.

In 1998, the merger of United Distillers and IDV shook the industry and resulted in Dailuaine becoming part of the Diageo empire.

The whisky actively produced today at Dailuaine, on its 30 acre, site is a major components of the Johnnie Walker blends. Only 2% of the product is marketed as single malt and, the rest is used in the blends. When its production capacity is considered, Dailuaine Distillery is one of the largest distilleries in Diageo's portfolio with more than 3m litres produced per annum. Its 16-year old single malt is not deemed as one of Diageo's 13 'Classic Malts', although its 22-year old does have 'Rare Malt' status.

6.0 Character Analysis

6.1 General form

The form of the settlement is relatively disjointed and can be interpreted as comprising four different areas: (i) the distillery; (ii) the landowner's house and farm; (iii) the workers' cottages; (iv) the effluent treatment plant.

These four areas are accessible by means of an interesting network of minor tarred roads, which branch off at various directions up, down, and across the valley.

6.2 Spaces and views

With the exception of the two farms, which have large tracts of arable land around them, the settlement is generally set within a woodland area.

The distillery itself is located over of the burn on a north-south axis, in line with the burn as it meanders its way to the River Spey at 'Dellchapel pool'. The distillery is, therefore, at a low level in the landscape and vehicles descend down to it through woodland before reaching the bonded warehouses, the cast-iron bridge and then the distillery's entrance with its open view to its irregular quadrangle.

The home of distillery founder William McKenzie - Dailuaine House - and his former Carron Mains farm, are both perched on a hilltop looking east down and into the distillery through some woodland on the hill's embankment. These properties are not readily visible from within the settlement, although the

2 Records of the minutes and agenda books from this date are held by the National Archive and available from the Diageo Archive held at Glenochil House, Menstrie, FK11 7ES Tel 01259 766886 Contact Christine.J.McCafferty@diageo.com).

3 Today one can see the steam 'puggie' that served the distillery that has been restored and is exhibited at Aberfeldy Distillery.

4 Named after its inventor Charles Saladin.

5 I.e. preferring to buy in from the larger maltings.

house can be partially seen when looking up from the main road to the north west, as it heads towards the settlement of Carron. They are accessed by a single-track, tarred road that climbs the hill leading off from a tight northerly bend in the main road. The workers' cottages, at Dailuaine Terrace, are located on the northeast side of the burn valley and thus look down into the distillery entrance. They also have a fine panoramic view over the top of the trees of Carron House towards Laggan house and more distant parts of west Speyside.

The effluent treatment plant, as well as the Deldonald farm, is sited on the ground to the far north of the settlement, near to the edge of the River Spey. Riparian woodland screens the farm from the main road and little of the effluent plant is visible.

6.3 Built character

The main buildings in the distillery form a rough quadrangle that faces northeast towards the public road. First impressions of the distillery begin with the bonded warehouses that bound the public road from Aberlour and they provide a dramatic, yet elegant, series of stone gables that step down the hill in the rhythmic fashion. The architectural quality of the distillery is maintained by a beautifully constructed bridge and weir, followed by the simple, yet dignified, train shed and the appropriately positioned, freestanding Victorian 'Main Office' building. The frontage of the larger scale distilling plant buildings close off the view to the south, but they stretch out in a more ungainly fashion to the rear along the burn. The rear of the distillery is highly industrial and functional in character.

Dailuaine House is a decent, but undistinguished, one-and-a-half storey property built of stone in customary design of the Victorian period⁶. It sits on a commanding position with a pleasant garden arrangement that includes a large lawn, mature trees, and stone gate piers. The nearby farm continues to be operational and has been modernised, although much



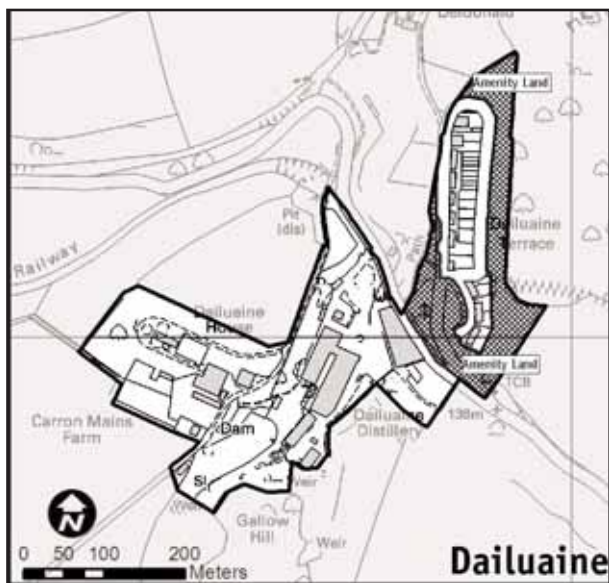
View from the main road looking over the burn to the distillery quadrangle framed by the stone warehouses and the estate office

of the original Mains Farm steading block still exists. To the south of the steading are two modern bungalows.

The workers cottages, comprising 24 dwellings, are built with a unity of form and arrangement to provide an attractive contribution to the settlement. A linear terrace of 18 stone-built, single or one-and-a-half storey houses, has been added to on its south east side by 3 pairs of single storey, rendered, semi-detached houses, successfully arranged in a crescent shape with a cul-de-sac road arrangement. The terrace of the earlier properties creates a distinct street frontage, even though several architectural styles are utilised. The terrace begins at its south



The three pairs of modern cottages at the south side of Dailuaine Terrace.



Extract from the 2008 MDP showing the settlement boundary and the protected amenity land around the Terrace buildings



View north along Dailuaine Terrace showing the line of one-and-a-half storey, traditional stone houses with modern replacement windows and attic box dormers

side with a storey-and-a-half property, followed by a uniform line of 3 pairs semi-detached single storey units. There is then a line of 8 one-and-a-half storey properties with varying designs of porches and dormers. The street ends with three similarly designed one-and-a-half storey stone-built properties, but these are increasingly stepped back out of alignment with the other linear properties to accommodate a bend in the road. All of the properties possess small front gardens, many of which have appropriate timber picket fencing, and each has a more substantial enclosed back garden.

The effluent treatment plant covers quite a large area of ground and has a number of functional buildings and technical plant equipment, some of which are now redundant. The adjacent Deldonald farm is a traditional, small-scale 19th-century farm complete with farmhouse, steading and other outbuildings.

The only other built features worthy of mention are: the impressive weir and stone retaining walls alongside the burn near the bonded warehouses; the fine stone archway that formally permitted trains to pass beneath the Carron Mains farm track (now a footpath); the various stone walls around the

distillery and farms; the large dam to the south side of the distillery leading off of the burn; and the pedestrian footpath that provides an interesting and pleasant woodland walk between the workers' cottages and the distillery.

6.4 Key buildings

Historic Scotland has provided opinion on some of the key historic buildings at Dailuaine:

"The separate series of bonds make an impressive crow-stepped group at the roadside, by the burn, and there is a Scots baronial turreted office and locomotive shed near the entrance... On the slope looking back over the distillery is a linear terrace of employee housing. Oldest of these are 8 semi-detached houses, each with a uniform box dormer added by SMD as attics were low. To the north is a later terrace with porches and to the south a 20th-century crescent... the row shares characteristics with the houses in other relatively isolated distilleries".

⁶ Thomas McKenzie, son of the founder William Mackenzie, died a widower with no family at the house in 1915.

The Royal Commission for Ancient and Historic Monuments of Scotland (RCAHMS) holds records on various buildings in the settlement following a photographic survey in 1998 'to enhance the National Monuments Record holdings'⁷, viz.

- Dailuaine Distillery
- Stillhouse – "...with majestic copper pot stills... the still house contained 8 wash backs each with a capacity of 5000 gallons. There was also 3 old pot stills; the wash still had a capacity of 15,000 gallons, the two spirit stills each 700 gallons".
- Maltings – "...with the extraordinary large latticed wooden trusses"
- Duty-free warehouses – "...a handsome range of crow-stepped-gabled 2-storey bonded stores built of solid granite...picturesque but empty...The Number 1 maltings was two storeys high, 180 feet long and 40 feet wide. The top floor being used for barley, and was capable of holding 2000 quarters, the lower storey was used for malting. The 'old malting', which was still standing at the time of Barnard's visit [1969] was built in an L plan and was 160 feet long and 18 feet broad. It was situated behind the new granaries which were in the course of construction... the Warehouses were capable of holding 6000 casks".
- Kilns, Mash House and Tun Room
- Former Loco Shed – "...a neat engine shed for the distillery pug that is preserved on the Strathspey Railway"
- Dailuaine Terrace (a.k.a. Dailuaine Distillery Cottages) NJ 24 SW 13
- Cast Iron Bridge (carrying unclassified public road over Burn of Balliemullich) NJ 24 SW 15 – "... fairly short single-span bridge, formed of parallel-section cast iron girders with top and bottom webs. There are neat cast iron railings of interlaced arch pattern".

- Dailuaine House NJ 24 SW 18
- Carron Mains Farm (previously part of Carron House policies) NJ 24 SW 18

Some of these buildings collectively provide an important contribution to the streetscape of the settlement. For example, the bonded warehouses, boundary walls and Iron Bridge make strong, positive first impressions when arriving from the main road, whilst the Loco Shed, Distillery Office and Warehouses offer a distinctively Victorian character to the entrance of the distillery. Dailuaine Terrace contains unassuming individual houses but they become an attractive and pleasantly arranged group that, despite being off the main thoroughfare, still contributes very positively to the settlement's character.

None of the properties in Dailuaine is listed on the 'Buildings at Risk' Register.

6.5 Heritage assets

The RCAHMS records on Dailuaine refer to a 'Danish Dyke' (NJ 241 410). Archaeological notes state that they are signs of the remains of a substantial bank about 3 m wide by 1 m high in the woodland to the rear of Dailuaine Terrace cul de sac. This is thought to be an earth rampart traditionally the site of the Danish camp before the Battle of Mortlach, but "...traces of the remainder of its south side as far as the Burn of Carron to vague to warrant survey". Nevertheless, the earthworks are of a significant length and will undoubtedly hold valuable archaeological information⁸. As an item on the Regional Archaeologist's Scheduled Monument Record, this site's archaeological material is protected against any potentially damaging development.

⁷ The records include air photographs : AAS/97/06/G11/14-15

6.6 Extent of alterations

In general terms, the settlement has not been subjected to any significant 20th-century modernisation and its Victorian structure is largely intact. However the settlement has generally experienced necessary changes throughout its history and, as a result, there have been some physical alterations.

The distillery has had forced alterations mainly due to different fires (see earlier section) and it continues to make improvements in response to legislation and/or market demand, such as the building of modern warehouses and the installation of plant machinery. When the railway line closed in 1967⁹, the Loco Shed was mothballed and has since been used to house a fire engine.

Similarly so, Carron Mains Farm has been altered to include several modern buildings, and the original stone steading has lost most of its setting. The workers cottages terrace was altered with the extension of the cul-de-sac (which possibly cut through the ancient earthworks – see above). Few of the traditional cottages retain any of their original timber doors and windows, and several of them now have somewhat crude, flat-roof dormers in place. Many of the cottage gardens also now have a mixture of modern boundary fence solutions.

6.7 Condition

In keeping with most distillery sites throughout Moray, the settlement is generally kept in good order. The buildings, including those that no longer serve a current use, are well looked after and the area is generally clean and tidy. The only notable example of deterioration is the steading at Carron Mains farm.

6.8 Pressures and capacity for change

Development pressure on the settlement is low, with little sign of development having taken place during the last century. Recent pressure arose with the proposal to develop housing at the rear of the existing terrace block (refer to Section 2). The capacity for the settlement to change is limited - mainly due to the control of land owned by the distillery and the farms, as well as the general topography. Any major change that is likely to occur would be due to fluctuations in the whisky industry (which is good at present). For example, a downturn could result in empty buildings, whereas expansion could lead to new buildings and/or alterations. The housing units will likely be susceptible to continual improvement, alteration and extension in response to individual need. Likewise, the operational farms may require alteration or, in the event of an agricultural downturn or change of ownership, conversion. Much of the settlement is sited within protected amenity woodland, which reduces the scope for new development.



View from Dailuaine Terrace woodland walk over the iron bridge to the distillery entrance and the former loco shed at the foot of the hill

⁸ It was surprising that none of the Dailuaine Terrace questioned during a site visit knew of this ancient feature.

⁹ Now part of the successful Speyside Way.

7.0 Summary of issues

The settlement of Dailuaine has been put forward for consideration as a Conservation Area by its local community. In considering this, it is noted that there are positive and negative factors to weigh up:

Positive:

- the settlement, especially the buildings and environs around the distillery area, is in good condition
- since its time of rebuilding (i.e. after major fire damage – see Section 5) the settlement has, save for minor changes, remained relatively unaltered and its overall structure and form is intact
- the whisky industry, and its industrial villages, of national significance to Scotland

Negative :

- Dailuaine does not feature strongly in Moray tourism plans (i.e. not part of the Moray and Grampian ‘Malt Whisky Trail’¹⁰) and the product is not considered as a ‘high-class malt’.
- The settlement is not easy to get to. “Anyone who does not know Dailuaine Distillery will never find it”. (www.scotland.com)
- Dailuaine does not have a visitors’ centre and access to the distillery is not encouraged.
- The settlement has a lack of Listed Buildings (despite some interesting individual cases) and only a small number of Scheduled Monuments (most of which are unknown to local people).
- The settlement lacks the ‘antiquity’ of many others in Moray.
- There are other distillery villages in Moray with arguably stronger architectural identity.
- Much of the original 19th century distillery has been rebuilt with the loss of original fabric (including a unique iconic pagoda feature).
- Original features such as traditional windows, doors, and boundaries fences, which may have merited conservation, have already been removed from many of the houses.
- The settlement has little pressure for development
- None of the properties is listed on the ‘Buildings at Risk’ Register.
- There is little need for significant enhancement of the area and/or its buildings.

¹⁰Those promoted in the area are MacAllan, Glenfarclas, Glen Grant, Glenlivet, Strathisla, Glenfiddoch, and the Speyside Cooperage. The annual ‘Spirit of Speyside Whisky Festival’ provides a rare chance to visit and explore Dailuaine Distillery.

8.0 Conclusion and recommendations

Having examined and considered the case for Conservation Area Status, analysis reveals that the points 'against' outweigh those 'in favour' of designation. Whilst Conservation Area status could be beneficial in terms of preservation and enhancement (i.e. which is indeed the whole purpose of such legislative status), the case for Dailuaine is far from compelling. Indeed, there are other distillery villages in the Moray area, particularly those with high-profile on the 'Whisky Trail', that are arguably more likely to merit Conservation Area status based on their architecture and history.

The adopted development plan appears to offer sufficient legislation and guidance to safeguard the settlement and yet still allow it to grow in response to change. Moreover, the settlement is protected, not only by its limited number of private landowners, but also by its topography, general form, natural features, infrastructure layout, and remote location.

The overall conclusion is that Dailuaine does not merit designation as a Conservation Area.

That said, the Moray Council and the local community (and also the Scottish government reporter) agree that the settlement is attractive and makes a strong and positive contribution to the Moray environment. Although its case for Conservation Area designation is insufficient, Dailuaine's case for the careful application and strong defence of the Local Plan policies is a robust one.

Recommendations

- 1. That Dailuaine is not designated a conservation area.**
- 2. Request Historic Scotland to review the settlement's redundant buildings for Listed Building status, e.g. the Loco Shed, the Distillery's bonded warehouses and Carron Mains Farm Steading Block.**
- 3. That this Character Appraisal be adopted as Supplementary Planning Guidance and, therefore, adds weight to the protection of the settlement and its environs from any development that might adversely affect its character.**

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SPPS/NPPG1 – The Planning System	PAN 67 -- Structure Planning
NPPG3 -- Land for Housing	PAN40 -- Development Control
NPPG5 -- Archaeology and Planning	PAN42 -- Archaeology
NPPG8 -- Town Centres	PAN49 -- Local Planning
NPPG14 -- Natural Heritage	PAN52 - Planning in Small Towns
NPPG17 -- Transport and Planning	PAN71 -- Conservation Area Management

Town and Country Planning (Scotland) Act 1997

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

Town and Country Planning (General Permitted Development) (Scotland) Act 1992

Scottish Government Circular 17/1987 – ‘New provisions and revised guidance to Listed Buildings and Conservation Areas’

Historic Scotland Circular 1/1998 – ‘Memorandum of guidance on Listed Buildings and Conservation Areas’ (revised 1998)

B.S.7913 – ‘Guide to the principles of the conservation of historic buildings’

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