

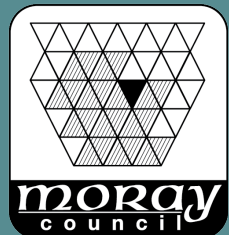


Forres Conservation Area Management and Maintenance Plan

May 2024

HISTORIC
ENVIRONMENT
SCOTLAND

ARAINNEACHD
EACHDRAIDHEIL
ALBA



Funded by
UK Government

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1.0

Introduction

1.0 Introduction

LDN Architects was appointed by the Moray Council to prepare this Conservation Area Management and Maintenance Plan for Forres.

A previous plan was published by Moray Council in 2013, carried out by a team led by Andrew Wright and this document makes reference to that report but does not repeat the background detail but it is a valuable piece of work.

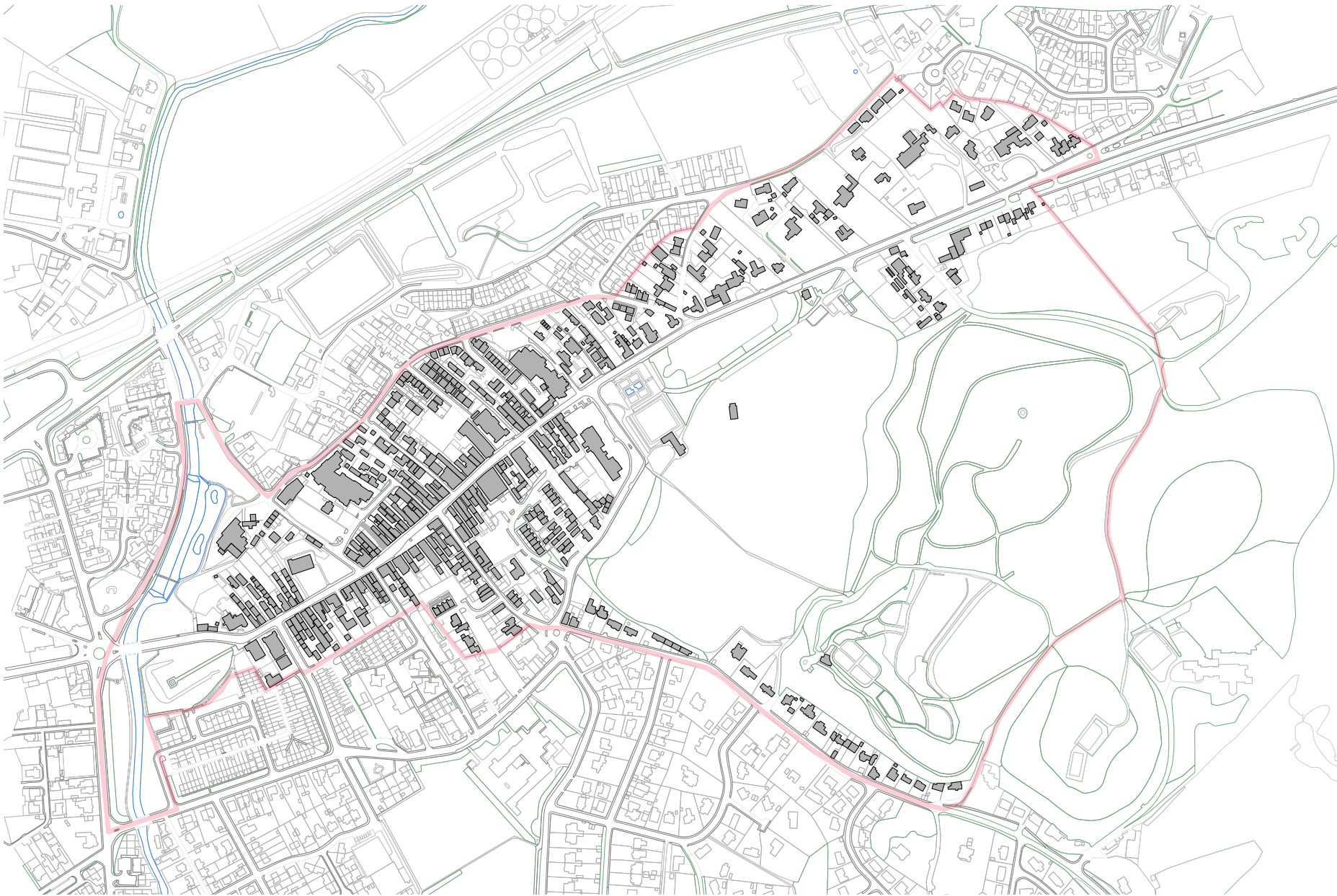
It is important to understand the criteria for designating a Conservation Area in order to develop this and use this guidance. Historic Environment Scotland’s selection guidance is as follows –

“Areas of ‘special architectural or historic interest’ will be selected based on a range of factors which may include:

- areas of significant architectural or historic interest in terms of specific listed buildings and/or scheduled monuments;
- areas of significant architectural or historic interest in terms of building groupings, which may or may not include listed buildings and/or scheduled monuments, and open spaces which they abut;
- areas with features of architectural or historic interest such as street pattern, planned towns and villages and historic gardens and designed landscapes; and other areas of distinctive architectural or historic character.”

“The characteristics and values that contribute to a conservation area’s special architectural or historic interest are:

- its special architectural or historic importance;
- its distinct character;
- its value as a good example of local or regional architectural style;
- its value within the wider context of the village or town; and
- its present condition, and the scope for significant improvement and enhancement.”



Date of Site Assessments:	January, February, March 2024
Date of Designation:	Assumed 1972 by Banffshire County Council due to Cullen’s designation at this time.

What is a Conservation Area?

It is important that periodical reviews are carried out to ensure that the special interest of the Conservation Area is preserved. The purpose of the Management Plan is to carry out a detailed assessment of the current townscape, which includes a building-by-building analysis, to identify areas of risk, areas of significance, opportunities, and priorities for enhancement. and to provide a framework and guidance for future management.

This assessment also includes a review of public realm and green space (including trees) as these elements each contribute to a sense of place. The content of the report is also there to provide guidance on appropriate materials, style and colour to assist, and encourage, residents to develop proposals that are sympathetic to the character of the Conservation Area.

The following report focuses on Conservation Area Management and maintenance for the town of Forres.

Conservation Areas have special architectural character or social historical interest created by the buildings and spaces – street layout, open space and the public realm – around these. The Planning Listed Buildings and Conservation Areas (Scotland) Act 1997 designated Conservation Areas for protection – the Scottish Government and Planning Authorities are required by law to preserve or enhance the character and appearance of these historical environments.

Why?

In order to maintain the special architectural character of Conservation Areas it is important that they are preserved to ensure that the elements that make them distinct are not lost through inappropriate change. Where appropriate, enhancements can be made to these areas to benefit not only the historical environment but also the residents.

What does this mean for the residents?

Whilst consents will be required from the Local Authority for certain elements (as listed out below), it does not mean that improvements and development cannot occur within these areas. Sympathetic improvements using the appropriate traditional materials are encouraged and they will bring benefit to the building owners. For example, historical buildings were constructed with traditional materials, and it is these materials that not only create the character, but they also ensure that the building fabric performs (when appropriately maintained). When modern materials are added such as uPVC elements, these not only change the character, but they also change the properties and performance of the building which can be to the detriment of the fabric. If you are proposing any of the following changes to your property then you should contact the Moray Council to confirm if you require planning permission, Conservation Area consent, or advertising consent depending on your proposal.

- Alterations – changes to the principal form, changes to fenestration (opening to include doors and windows), changes to materials such as roof, external finishes (including the painting of the building), replacement windows, doors and rainwater goods.
- Any extension to your property
- Any structures within the curtilage of a building.
- Walls, fences and other boundary treatments for domestic properties
- Demolition of unlisted buildings
- Removal of trees
- Works to shop fronts and advertisement displays

If your property is listed then to may also require listed building consent to ensure that any proposal including (alterations and extensions) do not have a detrimental effect on the character, integrity, or setting of the building. You should contact the Moray Council to establish if this is required or not.



2.0

Location, History and Development

2.1 History

There are suggestions that Forres can be dated back to the second century. Forres is home to one of the largest and most significant Pictish monuments in Scotland – Sueno’s Stone. On the top of Cluny Hill there is also evidence on an early fort.

During the rein of King David I, Forres was made a royal burgh with this status being renewed in 1496. Forres was a strategic town, alongside Inverness and Elgin in providing protection to the rich coast line of Moray. In 1390, the Wolf of Badenoch destroyed Forres with it being rebuilt in timber, similarly to the town of Elgin. In the sixteenth century, Forres was rebuilt in stone.

Historically the connection between Forres and Findhorn was much stronger, with the harbour in Findhorn facilitating the rich trading in shipping with Scandinavia and Southern Europe.



Forres 1930 (Copyright Canmore)



Carlton Hotel 1975 - 76 (Copyright Canmore)

1832



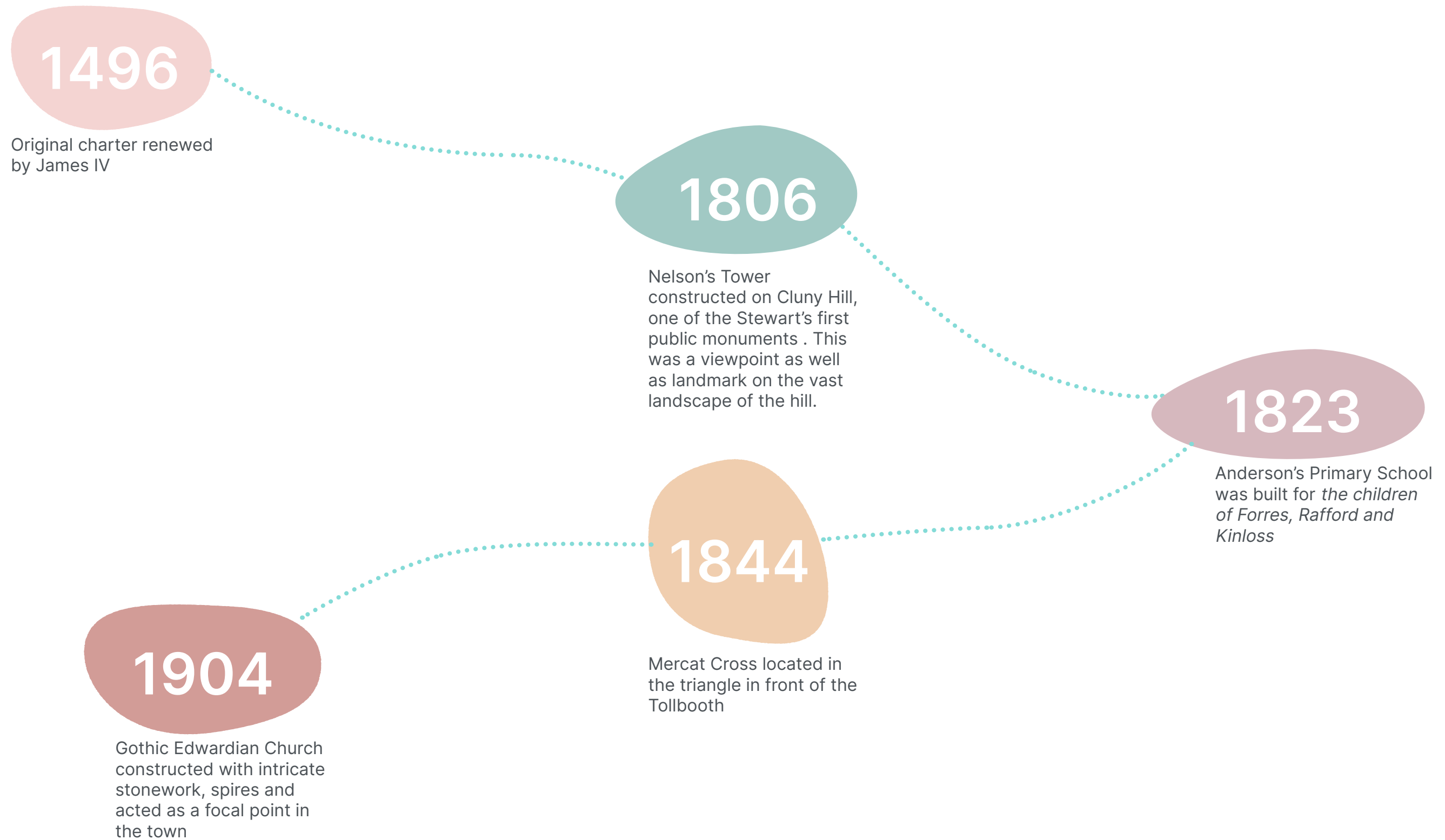
1868



1904



2.2 Timeline



3.0

Character and Appearance

Distinctive Features and Materials of
Forres Conservation Area

3.1 The Buildings

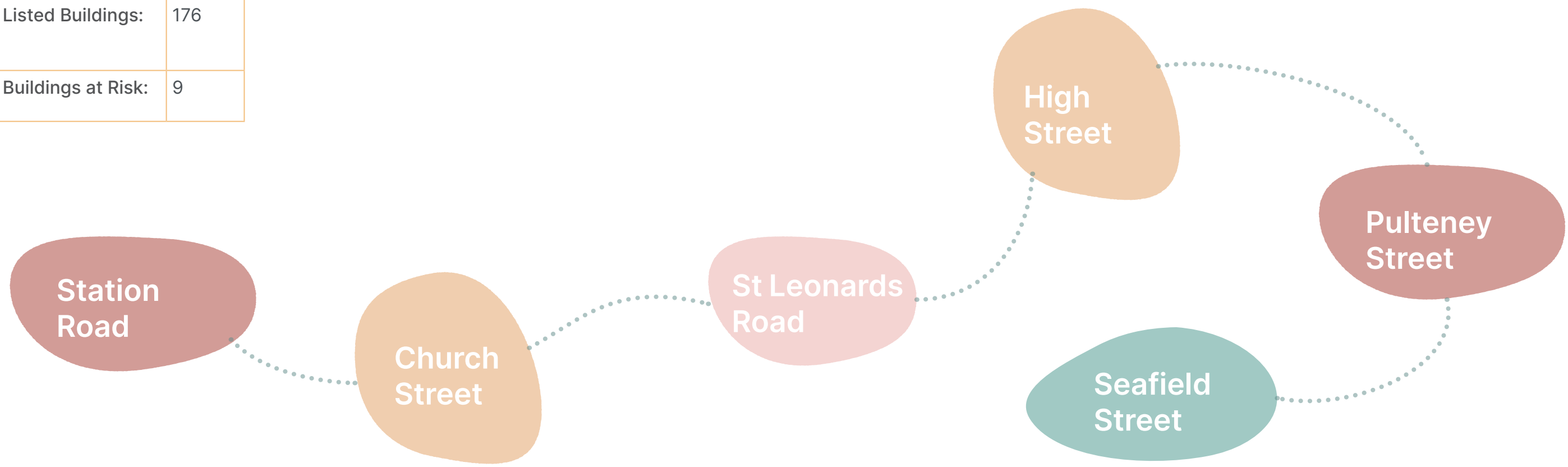
The following information identifies buildings that, at the time of publishing this report, are listed by Historic Environment Scotland or on the Buildings at Risk Register Scotland. It is however important to note that the character of a Conservation Areas is not about the listed buildings, it is the collection of buildings.

The adjacent map plots the listed buildings and those on the Buildings at Risk Register Scotland. The eclectic mix of building types within Forres is what creates the unique ‘sense of place’ – these have a direct relationship to the Town’s origin and the development of its industries which is what enriches the Conservation Area.

The character of the Conservation Area is created by the range of traditional materials and the architectural form. For example, the window material and fenestration is central to the character of the building. This detailing can also be used to date the building from the size of the opening to the type of timber sash and case window - six-over-six or two-over-two or one-over-one.

Forres Conservation Area:

Listed Buildings:	176
Buildings at Risk:	9





3.2 Influences

Location and Materials:

The location of the town is important in terms of resources such as materials, proximity to the sea and availability of imported and local materials.

Examples of this are the Welsh slates that can be seen on many buildings. These would have been brought in by boat, maybe used as ballast for boats returning from the south. More local slates were also available but being aware of how these different materials were used in construction is important. For instance, some Welsh slates are a bluer colour and all would have been cut to a regular course size. The more local Scottish ones would tend to have diminishing course so they are smaller further up the roof.

Stone is another important material and Forres is predominantly a town of fine masonry buildings. There are a number of quarries locally that would have been used. Some with better quality stone than others. This is an important material to understand and also to be aware that there may have been many phases of building and repair carried out on a building. Buildings that may be harled now, may originally have been built as exposed stone, or harled originally and now have exposed stone. This can be detected through looking closely at details such as masonry detailing around windows.

Good sources of timber, sandstone and limestone were also crucial.

These materials are all important and sourced from natural materials. These natural resources are valuable from a sustainability perspective and also very important in terms of climate change resilience. This will be further developed in the Design element of this report.



Location and Climate

Traditional buildings often have their details developed as a response to climate /orientation etc. It is important to determine if these details can still function with the changes to the climate in terms of aspects of our weather such as more frequent and heavier rainfall. Steep, slated roof pitches work really well in this context but can the capacity of gutters and downpipes, of our buildings or the below ground drainage infrastructure cope with this.

A good starting point in trying to understand your building or local surroundings is to take time and study them closely.

3.3 Setting

The Moray Coast has some of the most spectacular natural landscapes – steep coastal slopes, hidden coves and rugged cliff lines – with views over the Moray Firth. Forres has historically had a key relationship with Findhorn the most easterly settlement of the Moray Coastal trail.

The Conservation Area of Forres is encircled by pockets of green which presents a unique opportunity to use a historic environment to bring benefit to the climate through biodiversity. In addition these spaces can also be utilised to bring value to the local community and those living within the conservation area that may have limited outdoor space.





3.4 Activity and Movement

Forres is located to the south of the A96 a major road connecting Inverness to Aberdeen through the towns.

The main spine through Forres, the High Street, runs through the centre of the Conservation Area. From this, there are roads that run down to the Northwest or the southeast which brings permeability to the plan. There is opportunity to develop and enhance these routes with signage and lighting to encourage pedestrian flow – consideration should also be given to destinations. Within the centre of the Conservation Area the area with the Market Cross could be considered the main square – there are however three key public spaces that could be enhanced to create a heritage trail / connected gathering spaces –

1. Thomson Memorial
2. The 'plaza' in front of the Falconer Museum
3. The area to the northeast of Anderson's Primary School

This would then lead into Grant Park. There are three pedestrian crossing points along the length of the High Street. The connection to Grant Park, at Anderson's Primary School, is marked with dropped kerbs. There is a significant opportunity to bring improvement to the public realm which would enhance the conservation area. There is so much potential in Forres to encourage activity and movement which would enliven the heart of the Conservation Area.

There is a pedestrian route to Findhorn, however, similarly to the public realm, more definition could be brought to this to encourage activity and a connection to the Moray coast.





3.5 Street Pattern Topography

The High Street runs along the high point with the terrain falling away to the Northwest and the southeast. This brings stature and prominence to the centre of the Conservation Area with the key buildings dominating the skyline.

The form of the street pattern has developed from the spine of the High Street with the lanes running at right angles. This creates great contrast between the more formal public spaces adjacent to the important buildings of the Burgh contrasting with the narrow vertical routes through the lanes. This automatically provides a distinctive and special quality unique to Forres, when seen in conjunction with its specific topography and development.

The Mosset Burn (photograph 001) to the West of the High Street forms a natural interruption or barrier to the natural development of this pattern.

There is a significant opportunity to regenerate the existing Lanes, which add to the heritage value of the town centre, and could bring benefit to the local community in terms of activity and movement. The rich heritage of Forres should be celebrated.

Photographs 002 and 003 demonstrate below, how the lanes, that form connection (which are utilised) have had their importance diminished by the locating of bins with the passage.

The general condition of the Lanes is tired with the applied finishes deteriorated. Each lane has their own unique character not only through the destination but also the variance in finishes.



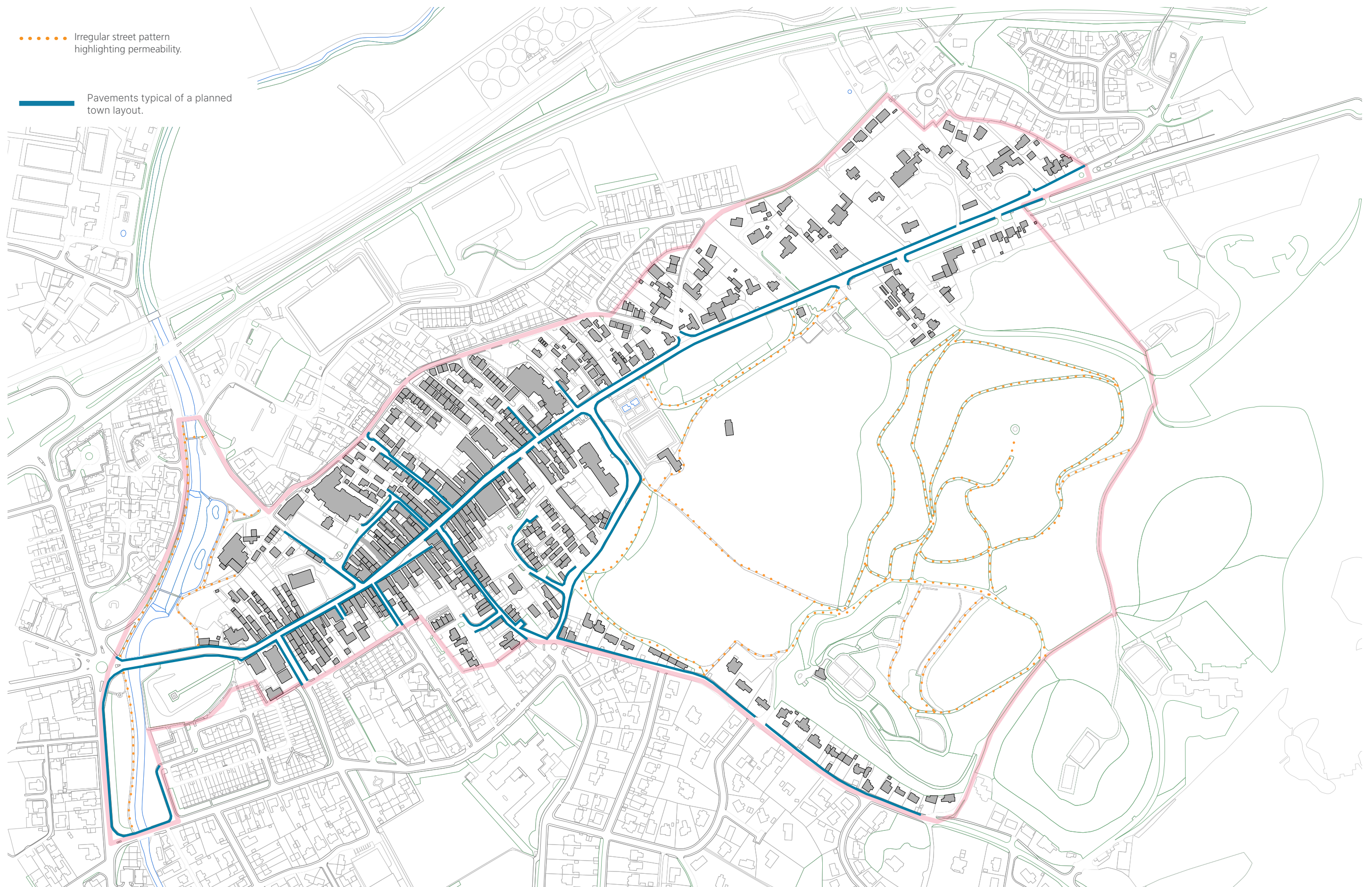
3.4 Street pattern - Photograph 001



3.4 Street pattern - Photograph 002



3.4 Street pattern - Photograph 003



4.0

Public Realm and Green Spaces

4.1 Public Realm

The public realm is an important contributor to the Conservation Area as the treatment of this dominates the space between the buildings. The photographs go from an overview to demonstrate the scale and locations of public space and then look at details. The following photographs demonstrate what currently exists.

- modern LED street lighting
- some heritage signage for pedestrians
- a variety of benches (picnic benches in Grant Park)
- Planters
- Combination of railings - wrought iron railings to the greenspace, addition of modern steel railings
- generally all surface treatment is modern – tarmacadam. With buildings opening out onto the footpath, some streets have lockblock at building entrances to define such

Within each of the areas there are opportunities to bring enhancement to the historic built environment and green spaces.

The Conseravtion Area contains a wonderful mix of public spaces, freely accessible to the local community but improvement could be brought to give more value and encourage use.

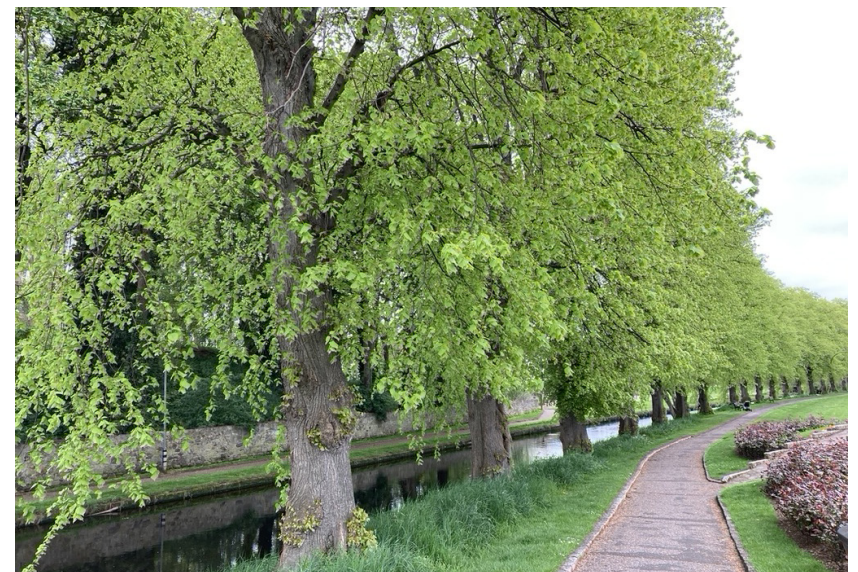
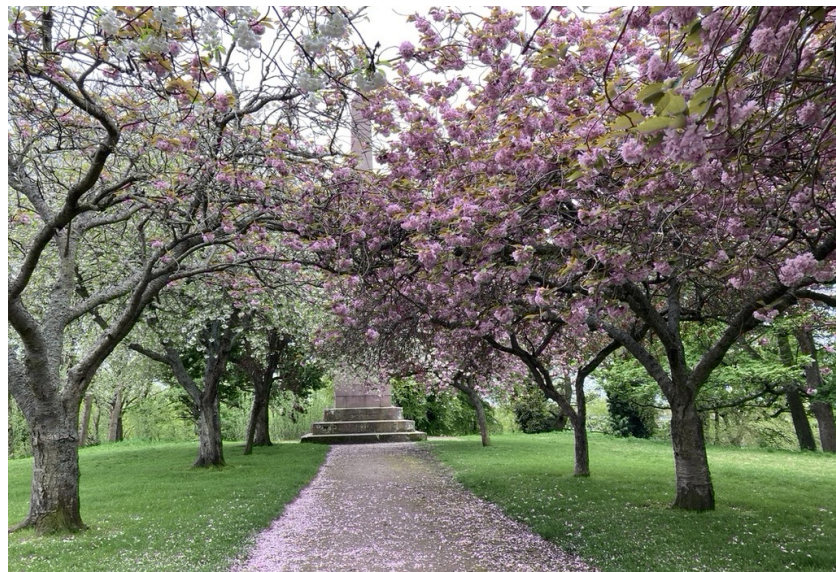
Certain elements within this such as bridges and hard landscaping are covered later on. One area that would be good to develop is the transition point between public and private space.

Another aspect that is apparent is the high use of bicycles. This is picked up under street furniture.

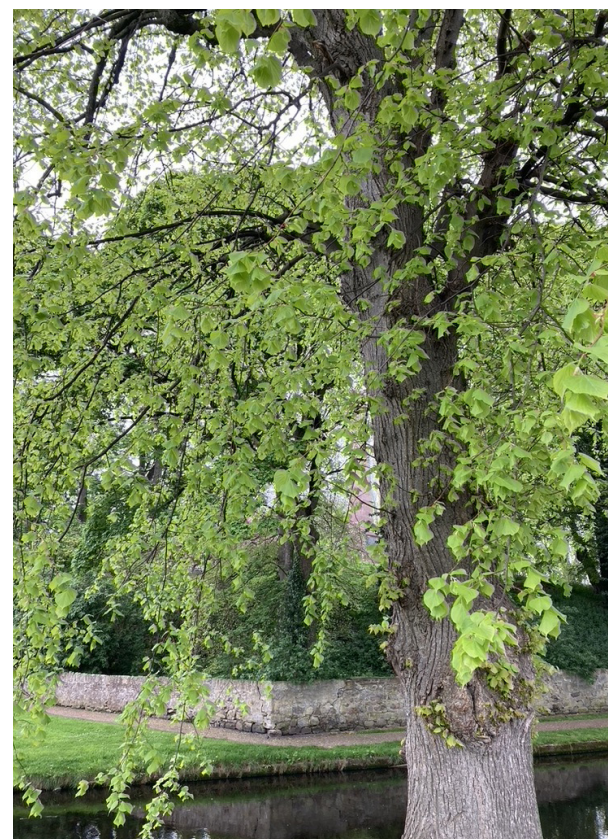
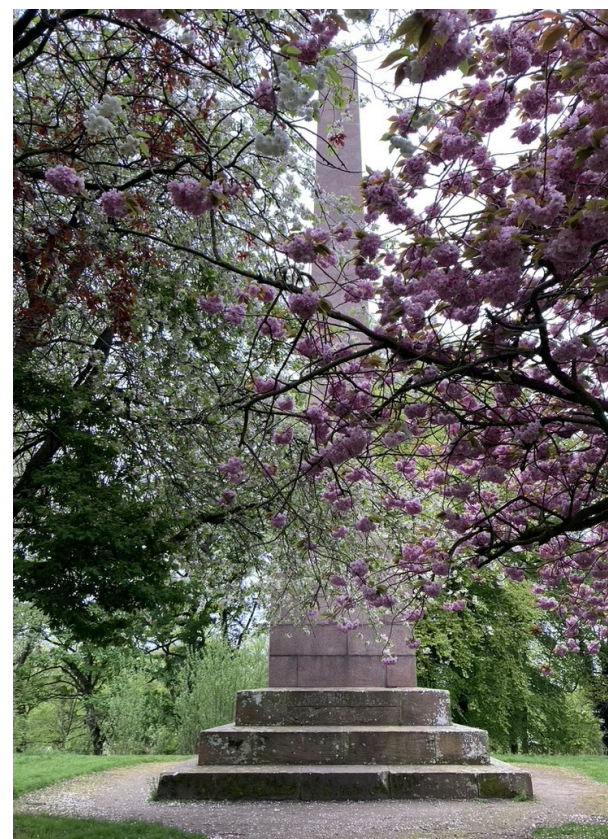


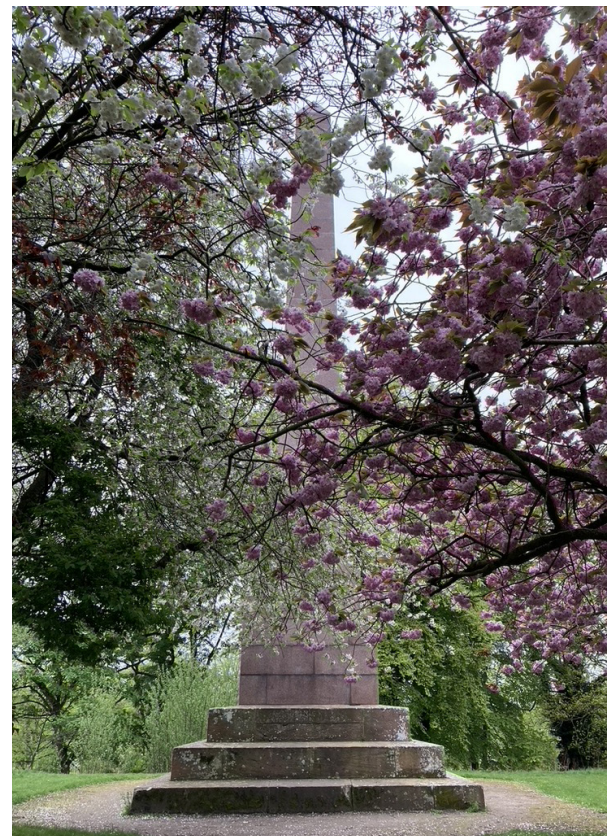
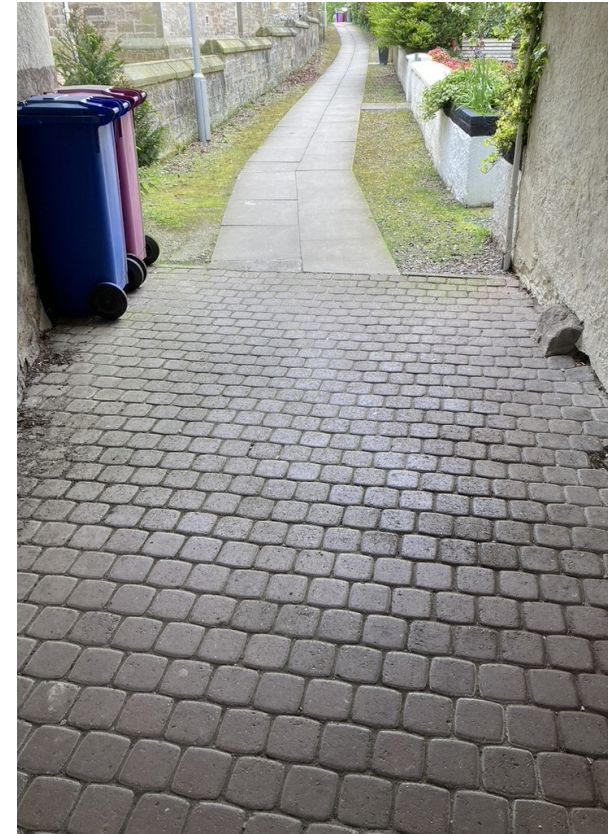












4.2 Spaces

The relationship between the built form and the surrounding spaces is important to the town plan because these not only define the movement through the Conservation Area but they also create spaces for the community.

The entrance to the conservation area from the east is framed by Burn of Mosset with green spaces to either side. These green spaces are bounded with rows of mature trees with defined areas of planting. To the south, the green space contains the war memorial. These spaces enhance the local area but could be considered as underutilised. There are opportunities to sympathetically develop, without compromising the natural environment, to bring further enhancement to the conservation area and create added benefit to the local community by considering how it could be used for -

- Gathering – multi-generational
- Events / Festivals
- Play
- Sit / reflection
- Connections including local walking trails – promotion of green living and health benefits - within the town and coastal links
- Encouraging activity and movement within Forres
- Educate – local heritage / circular trail
- Orientation point for the wider region

This could also be considered as an orientation point before you enter the Town – its location could be used to set out a heritage trail throughout the conservation area, highlighting Grant Park (protected under a Gardens and Designed Landscape designation) and the wider area (Findhorn and the Moray Coast).

Within Forres there are other open areas but they are hard landscaped or under utilised space or parking. There are opportunities to look at how these relate to a heritage trail and how benefit could be brought to these as orientation points. Whilst it is recognised parking is an important aspect of bringing visitors to town centres, these areas could be soften with active green travel highlighted (or provisions for such provided).

By considering how travel is delivered through the conservation area provides an opportunity for economic benefit to be driven through the heart. The historic environment of Forres is laid out in such a manner that the fundamental structure for this is in place, it just needs to be invigorated and creatively utilised to maximise benefit. .

For example a circular trail could be developed that would allow visitors to make the choice on where they wish to join it and what experience they want (it may not need to be from start to finish).



There are opportunities to sympathetically regenerate this area to bring the following benefits to the local community

- Health – Forres has key green spaces – how can these be further utilised to encourage activity and movement
- Multi-generational community – gather, connect
- Bring activity to the town to create a heritage trail encouraging activity and movement within Forres – this could then be linked to Grant Park (and wider trails)





4.3 Character Areas - Materials

Forres is a place of significant architectural and social historical interest which gives it a unique ‘sense of place’. The central area forming the built environment of Forres is the High Street with all other routes leading from this. St Leonards Road is also a key area as this provided the main route out to the South and is bounded by large listed Villas.

Form

The centre of the Conservation Area is rigorous in form, with a defined street pattern and distinct town blocks. This then opens up with a wider spread and more open space to the northeast and also to the southeast on the B9010 to Rafford. The arrival point from the west is important with the Bridge framing the entry to the conservation area.

There are a number of key buildings within the High Street; Forres Tollbooth, Falconer Museum, Forres Town Hall, Anderson’s Primary School, the Churches; St Laurence Church, St John’s Episcopal Church and St Leonard’s Church, to list some.

Roofing

There are three types of roof covering: slate, tiles and metal sheet. When the planned town was built the roofs would have been Scotch slate laid to diminishing courses, but this is now the minority with Welsh slate the dominant roofing material. The use of Spanish slate has also been recorded and this is not an appropriate material not only in terms of aesthetic but also longevity in Scotland’s climate. The skyline is broken with the Church Spires, the Clock Tower and domes.

Rainwater Goods

Whilst Rainwater goods play an important part in the performance of a building, they can also add to the architectural character. There are good examples of where these add to the character with decorative hoppers, rectangular downpipes, decorative earbands and moulded wallhead rhones. These have been painted in a coloured finish to define them as an architectural detail not just a practical requirement for the disposal of rainwater.

Generally, throughout the conservation area the form of the rainwater goods are half round gutters with round downpipes.

In regard to material whilst cast iron fittings remain and have a prominence there is a significant amount of replacement in uPVC in varying condition.



Stonework and pointing

The stonework is a mixture of dressed ashlar and coursed rubble with dressed stone margins. Dependant on the style and age of the building, there is a mixture of decorative mouldings and projections on some buildings which add to the character and richness of the conservation area.

There is a mixture of pointing types which is reflected to multiple phases of repairs over the years – lime pointing, cement pointing, struck cement pointing and a cement slurry. The facades of some of the buildings have been painted – it may be that there is a cement render below this. Some of the buildings, in the streets running off the High Street have been inappropriately coated with a wet dash or smooth cement render.

Doors

There are varying traditional panelled timber doors throughout the Conservation Area – the variation is dependant of the period and style of the building. The doors are another element that contributes to the overarching character of the building.

Modern timber doors or varying design and inappropriate uPVC doors have been installed in a number of locations. In these instances, consideration should be given to enhancing the style and detailing of the door that is appropriate to the period of the building.

Windows

The traditional window type is timber sash and case. The scale and fenestration of this varies throughout the conservation area dependant on when the building was constructed – smaller windows and panes are in the earlier buildings with the larger panes (2/2) in the later buildings. There are good examples of the Georgian six-over-six along the High Street. This variance is important in dating the buildings.

Some windows have been replaced with modern timber casements or uPVC which have had a detrimental impact of the character of these buildings. Some windows have also been replaced in uPVC sash and case. Whilst it is acknowledged, that uPVC can be considered desirable for thermal improvements, the units do have a limited guarantee. There are options for improvements to be made to traditional timber sash and case windows which are not necessarily cost prohibitive.

Colour

Historically colour was much more prevalent on buildings than what is present in the built environment today. Some colour has been brought to the High Street shopfronts, however, the use of white and grey on external joinery is the most prominent.

The use of heritage colours can enliven the architecture and should be encouraged – the unification of colour is a modern style.

External and Boundary

A number of the buildings with the conservation area have limited external space to the Principal Elevations. Where there are external areas to the frontage, these defined by blockwork walls with a variety of finishes (bare, wet dash, painted, smooth render), some traditional stone walls, picket fences, wrought iron railings and metal and timber gates.

A number of streets are dominated by residential refuse bins. Similarly, some of the lanes are dominated by the large trade waste bins.

Shopfronts

The principal commercial area in Forres is the High Street. To the north of the High Street, the town blocks are broken by lanes which run down the hill. Some buildings have been adapted – cornice level removed – to allow the formation of shopfronts which are of a modern in style and form. Predominantly there are two forms to the shopfronts; a central door with either glazed screens or windows to either side; and the altered shopfronts which do not necessarily take account of proportion and placement of the windows and doors

There is a mix of signage with sympathetic simple painted timber signs and then more modern printed signs.

The detailing, form and signage of shopfronts can have a significant impact on the character of the area and also bring economic benefit. The Enhancement of this should be encouraged. There is a variance across the upper levels whether these be vacant spaces or residential.

Management Plan

5.0

Negative Factors

5.1 Negative Factors

Whilst negative factors do exist throughout the conservation area, it is important that these do not become the key focus in the assessment of the significance of the area. For example, whilst inappropriate materials have an impact on the character, they also affect the performance of the building, however, with careful repair and conservation these changes can be reversed thereby restoring the character. Where the form (scale and any decorative stone dressing) and composition of the traditional building remains, there is significance and therefore reversible material change should not be seen as justification to withdraw protection.

In summary the key factors are:

1. Inappropriate alterations to buildings which includes –
 - the style of some extensions
 - changes to openings
 - changes to fenestration
 - inappropriate materiality
2. Underutilised space – including green areas
3. Public Realm – rationalisation and improvement could be brought to the following areas –
 - surfaces
 - signage
 - street furniture including bins
 - street lighting
 - parking

These factors should be considered as opportunities and used as performance indicators for monitoring future enhancements.

There is a cumulation of factors that affect the preservation and future of conservation areas and we have listed these out below -

- A lack of understanding
- A lack of knowledge and skills
- Lack of guidance – poor advice
- Funding challenges
- Ownership challenges - multiple ownerships of one building and complications with tenancies (repair and dilapidation leases)
- Requirement for improvements to be made – owners challenged by cost and the need for, as a principal example, thermal improvements
- Buildings at Risk
- General decay and poor maintenance – decline in economy
- Unsympathetic developments
- Redundant buildings and or upper floors (due to accessibility / escape being non-compliant)
- Vegetation growth
- Gulls
- Loss of Authenticity
- Management of Public Realm – utilities, signage (and illumination of such), lighting, fixtures and fittings, space and landscaping / trees
- Building Services
- Disconnection from historical environment
- Health & Safety Risks from falling materials

All of these factors are challenging the historical environment and putting the preservation of conservation areas at risk. They are, however, not insurmountable – one of the most important factors is the investment by the local community. With the right level of engagement there is an opportunity to guide and assist the local communities to reinvigorate a sense of pride in their townscape.

Owners / tenants can find the process of the repair and maintenance of traditional buildings daunting, however, with the right level of information (which is enhanced graphically and evidenced with clear over-marked photographs), careful engagement and expertise, the response can be positive and engaging. This is paramount to the success of the project.

By grouping these factors a targeted action plan can be formed.



6.0

Priority Buildings and Buildings at Risk

6.1 Priority Buildings

There are a number of buildings throughout the conservation area of Forres that could be categorised as priority buildings or buildings at risk. There are number of reasons for this as follows:

- poor condition of fabric
- vacancy
- value and significance to the conservation area
- placement within the conservation area - there is spread through the centre to ensure it addresses all areas of the community and encourages regeneration
- opportunity to bring benefit to the local community
- they can be utilisted to bring value to the local community if an appropriate and sustainable new use can be identified

The following page identifies eight buildings that fall within the points noted above. These eight buildings have not only been selected because they meet this criteria, but also their location which is key to ensure that there is a balanced impact on the Conservation Area [adjacent to key public realm] and to the northeast and southwest.

Priority buildings bring the opportunity to lead by example in terms of conservation of traditional fabric and reinforce the sense of place in the community - what makes Forres unique.

There are six priorities [refer to the adjacent table] that can be met through the proposed regeneration in regards to the built environment; public realm; green space and biodiversity; heritage and interpretation.



Priority Rating:	Description:
PRIORITY 1	Increase understanding of and engagement with Scotland's historic environment
PRIORITY 2	Enhance communities' use of the historic environment in place making
PRIORITY 3	Strengthen the resilience of Scotland's historic environment
PRIORITY 4	Use the historic environment as a catalyst for climate action
PRIORITY 5	Increase the quality and availability of historic environment skills
PRIORITY 6	Increase economic benefits from the historic environment in a sustainable and inclusive way



- 001 - 37 High Street
- 002 - 57 High Street
- 003 - 100 High Street
- 004 - 102 High Street
- 005 - 106 High Street
- 006 - 154 High Street
- 007 - 166 High Street
- 008 - Castle Inn, 29 Caroline Street



Item:	Address:		Priority Rating:	Fabric Rating:	Description:	High Level Budget Cost:				
						External Fabric	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
001.	37 High Street	Facetted stone corner building, 2.5 storey, stone parapet and mansard slated roof. Dormer windows. Decorative chimney.	PRIORITY 1 PRIORITY 5	Urgent	Significant stone deterioration, biological growth, limited vegetation. Cast iron rainwater goods. uPVC windows to upper floors. Timber to shopfront.	£ 60,583.68	£ 12,116.74	£ 14,540.08	£ 13,958.48	£ 101,198.98
002.	57 High Street B listed	Two storey ashlar building with parapet and slated pitch. Three number of chimney stacks. Sash and case windows to first level. Modern interventions at ground level.	PRIORITY 1 PRIORITY 2 PRIORITY 5 PRIORITY 6	Necessary	Render coating applied to masonry at high-level (inappropriate repair). Scotch slated pitch with zinc ridge (clips with fixings through). Vegetation growth at failed downpipes. Vegetation and biological growths at chimneys. Movement in chimney copes - pots removed).	£288,000.00	£57,600.00	£69,120.00	£66,355.20	£481,075.20
003.	100 High Street B listed	Three storey Scots baronial gablet with three bays. Sash and case windows (horns). Banded masonry at dressings.	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5	Necessary	Biological growths to masonry - some deterioration to stonework and pointing. Vegetation at high-level. Slipped slates. Traditional shopfront. Deteriorated console brackets and cornice (with dentals).	£79,848.00	£15,969.60	£19,163.52	£18,396.98	£133,378.10

Item:	Address:		Priority Rating:	Fabric Rating:	Description:	High Level Budget Cost:				
						External Fabric	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
004.	102 High Street A listed	Three storey five bay italianate building. Engaged columns at ground floor level. Blind balustrade running along first floor, engaged corinthian columns to windows with window pediments. Second floor window bands. Sash and case windows. Parapet blustrade and modillion course. Highly decorative.	PRIORITY 1 PRIORITY 2 PRIORITY 5	Necessary	Painted stonework is blistering / flaking. The stone below is deteriorating in places. The roof level and stone projections are dominated by bird prevention measures.	£302,054.40	£60,410.88	£72,493.06	£69,593.33	£504,551.67
005	106 High Street B listed	Three storey Scots baronial gablet with three bays. Sash and case windows. Projecting cills. Pend through to a close - significant visual connection.	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5	Urgent	Slipped Scotch slates. Significant movement to chimney. Significant movement down through the masonry facade - hungry joints. Gablet window infilled.	£77,713.92	£15,542.78	£18,651.34	£17,905.29	£129,813.33
006	154 High Street B listed	1668 traditional 1.5 storey building with crowsteps. Gable end to High street.	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5 PRIORITY 6	Urgent	Masonry overcoated and painted - paint coating flaking and blistering. Stone underneath (where visible) shows significant signs of deterioration. Some movement through the facade is evident.	£73,958.40	£14,791.68	£17,750.02	£17,040.02	£123,540.11

Item:	Address:		Priority Rating:	Fabric Rating:	Description:	High Level Budget Cost:				
						External Fabric	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
007	166 High Street	Decorative 2.5 storey building. Victorian timber dormers. Shopfront at ground floor. Decorative hopper and earbands. Sash and case windows.	PRIORITY 1 PRIORITY 2 PRIORITY 5 PRIORITY 6	Urgent	Painted shopfront. Deterioration to timber of dormers. Vegetation and biological growths. Movement at chimney. Gable overcoated and likely boss (cracking). Wallhead rhone and downpipe - deteriorated - and lead to decay of masonry. Deterioration of sash and case windows.	£172,742.40	£34,548.48	£41,458.18	£39,799.85	£288,548.90
									TOTAL:	£ 1,762,106.30
								50% intervention rate:		£ 881,053.15
Reserve Priority Building:										
008	Castle Inn	Mix build styles which is demonstrative of the development of the site. Early building lies at the heart. Two storey, traditional sash and case windows. Harled finish.	PRIORITY 1 PRIORITY 2 PRIORITY 5 PRIORITY 6	Urgent	Deteriorated condition and finishes. Traditional scotch slated roof with stone ridge which has been neglected. Flaking and blistering applied finish. Render failed with sections dislodged and fallen to the ground. uPVC rainwater goods but some cast. Careful thought could be given to removing later builds to relieve fabric.	£288,000.00	£57,600.00	£69,120.00	£66,355.20	£481,075.20

The figures included in the table are high-level costs only and would be subject to a detailed condition survey being carried out by a conservation accredited professional.

Clarifications / Assumptions:

- No asbestos report is currently available. No allowance has been included for asbestos survey/potential asbestos removal.
- No allowance has been made for any removal of contaminated materials.
- Value Added Tax is excluded
- Client finance, legal or marketing costs are excluded
- Statutory charges, if applicable, are excluded
- Project insurances are excluded
- Specialist survey costs are excluded

6.2 The Buildings at risk



Castle Inn, 29 Caroline Street



Castle Hill Church

There are 11 buildings on the Buildings at Risk Register for Scotland in Forres. The status for each of the building varies with some now under restoration.

- 103C High Street
- 75 High Street
- Roman Doric Doorpiece, 57 High Street
- Castle Inn, 29 Caroline Street
- Castlehill Church
- Edinkillie Watch House
- 27 North Street
- 6 North Street
- 149c (?) High Street
- The Tolbooth
- Auction Mart, Tytler Street



27 North Street



6 North Street



103c High Street

7.0

Materials Audit

Materials are a fundamental factor in what creates the character and distinction of the Conservation Area. These are generally locally sourced thereby reinforcing the typology of that local region.

			DESCRIPTION	SIGNIFICANCE	HISTORICAL SOURCE	ALTERNATIVE
		Sandstone	Stone is the key element that forms the character of the Conservation Area. It has been used across many different buildings in the conservation area from a rubble finish to highly decorative Italianate facades.	HIGH	Historically there were many quarries in and around the Moray region. The traditional material is a material with a long lifespan as is evident in Forres.	Stone from other areas if quarries are not available locally
		Slate	There is a variety of slating across the conservation area with Scotch and Welsh slates prevalent.	HIGH	Scotch slates are native to Scotland and are durable for the weather. The main source of slate quarries have now reduced due to natural resources.	Salvage Scotch slate Welsh slates can be used in some instances
		Sheet Metal	Lead is used on flat roofs and flashings across the conservation area as a waterproofing element. Profiled sheet metal has been used on the roof of some buildings.	HIGH	Lead ore has been mined across Scotland historically and therefore was a material which could be sourced locally.	Lead sheet installed as per LSTA guidance. Modern profiled sheet is widely available but should be sympathetic to the traditional materials.
		Clay chimney pots and ventilators	Chimney cans have an impact visually to the skyline of the Conservation area. The functional use of the chimney pots and ventilators are to ventilate the stack.	HIGH	Historically there were many quarries in and around the Moray region. The traditional material is a material with a long lifespan as is evident in Forres.	Salvage chimney cans
		Clay ridge stones	Traditional clay ridge stones were used due to the number of quarries locally. The remaining ridge stones require regular maintenance to be successful.	MEDIUM	Historically there were many quarries in and around the Moray region. The traditional material is a material is evident in Forres if maintained.	Stone from other areas if quarries are not available locally
		Wrought Iron	Iron and metalwork is very important in the Conservation Area. This can be found as gates, railings and columns as well as a bridge within the town.	HIGH	There is evidence of historic import in the Moray Firth of iron and steel in Scotland. This is a traditional material that is critical for the heritage of the town.	Galvanised steel painted in an appropriate paint system
		Timbers	Joinerwork is evident throughout the Conservation Area. The windows are predominantly timber frames as well as traditional timber doors. There are some area with timber panelling to dormer windows.	HIGH	Timber is a locally sourced material which can be used in a variety of uses.	Timber is available locally and should be from a sustainable source.

			DESCRIPTION	SIGNIFICANCE	HISTORICAL SOURCE	ALTERNATIVE
		Lime mortars	Lime mortars are a traditional material which is used on the traditional sandstone in the area. It is important that the suitable mortar is used to suit the building materials used.	HIGH	Traditional material used to allow for permeability in the stonework.	Appropriate lime mortar should be used for masonry pointing.
		Cement mortars	Cement mortars are used in some of the masonry buildings. This is visible across the conservation in the form of repairs or full pointing.	LOW	N/A - modern intervention	Appropriate lime mortar should be used for masonry pointing.
		Brick	Brick is evident on secondary elevations across the conservation area. This is potentially due to the cost of materials and ease of procurement.	MEDIUM	Industrial towns across Scotland show evidence of brickworks, with the local buildings it is evident that there was brick procurement locally.	Brick is available in Scotland.

8.0

Management and Maintenance Strategy

8.1 M&M Strategy

It is imperative that the management and maintenance plan is adopted and followed. When traditional fabric has the correct materials and an appropriate management and maintenance plan is followed, it will be performing as intended and will control costs.

A well maintained traditional building, with the correct materials, should only require regular and minimal maintenance as per the table set out in Section 11. It is when the fabric is in poor condition or inappropriate materials as used, it starts to have impact on the performance with an inflated cost in order to rectify this.

On completion of the scheme works, each project should have a management and maintenance plan prepared - to align with the table in Section 11 - but in reference to the work that was carried out. This should be followed in accordance with the timescales set out. The M&M plan should clearly reflect the works that have been carried out, the materials used [fully in accordance with the highest conservation standards], the specifications used and who has carried out the works.

It is really important that those who become involved in the scheme understand the importance of the M&M plan and its implementation. This is essential to ensure the longevity of the works and future of the heritage assets. This should be reinforced through workshops during the scheme.

Following completion of the scheme, monitoring should be carried out on a yearly basis, running up to at least five years post completion, to ensure that the M&M plan is being implemented. In instances where this is not the case, consideration should be given to enforcement as noted in Section 10.



9.0

Policies and Strategies

9.1 Conservation Strategy

Forres has a strong link to its origin and it is a reflection of the development of the local industry and its associated community creating a rich built environment. As stated in the Burra Charter

“The policy for managing a place must be based on an understanding of its cultural significance”

The central spine of Forres has been at the heart of the town plan since it was constructed, with the developments over the years spiraling out from this core. The centre is distinct to its development and creates a significant ‘sense of place’. There is an eclectic mix of building styles through the heart of the conservation area and these should be conserved to ensure that the sense of place is retained and enhanced with the reinstatement of traditional detailing.

In order to safeguard the historic environment, it is also important to identify where change can be made to meet current and future needs without being detrimental to the cultural significance.

The form and density throughout the Conservation Area of Forres varies. In the older area there are limits to where change can be sympathetically accommodated without bringing detriment to the historic environment. This, however, varies between building and its associated open space. Where change has already been introduced there are options to bring future enhancements; whether this be the sympathetic adaptation of extensions or the reinstatement of traditional detailing and this should be encouraged.

Maintaining our existing built heritage is infinitely sustainable and understanding how traditional fabric can be upgraded without having a detrimental effect on either the external fabric, and character, or the internal environment is critical. This is absolutely paramount for addressing climate change. Through the community consultation it was evident there is interest in this, however, there is no readily available access to good advice.

All proposals as part of the scheme must align with the following policies from the Moray Local Development Plan 2020:

DP1 Development Principals

DP7 Retail / Town Centres - “Proposals must be appropriate to the scale, character and role of the town centre.”

EP2 Biodiversity - “All development proposals must retain, protect and enhance features of biological interest and provide for their appropriate management. Developments must safeguard and connect into wildlife corridors, green/blue networks and prevent fragmentation of existing habitats.”

EP5 Open Space - consider active travel routes, planting and outdoor furniture

EP9 Conservation Areas - “All development within a conservation area must preserve and enhance the established traditional character or appearance of the area.”

E10 Listed Buildings - “Listed buildings are an important part of Moray’s heritage and contribute to its sense of place. The aim of this policy is to protect listed buildings from inappropriate development so that it is safeguarded for future generations.”

In addition the scheme should also respond to the following policies from National Planning Framework 4:

- 2 Climate mitigation and adaptation
- 3 Biodiversity
- 7 Historic Assets and places
- 9 Brownfield, vacant and derelict land and empty buildings
- 27 City, town, local and commercial centres



10.0

Planning Control Measures -enforcement

10.1 Planning Control Measures and Enforcement

The Conservation Area is very successful, but at times there may be specific locations where guidance is not followed and the overall effect on the area is compromised.

It is important to protect the standards that have been set and are being achieved by the majority to ensure the whole community is protected. By ensuring everyone is aware of the guidance and standards that have been set and that there is plenty of specific advice and support available, any difficulties should be avoided.

However if clear guidance is not followed, Enforcement should be taken where this is necessary. Enforcement should always be considered as a last resort, however, at times it is necessary to preserve the heritage assets for the future generations. As there will have been engagement with the building owners through the scheme, contact should be maintained following completion with support offered to ensure that they remain engaged and committed. This could be achieved through workshops [one yearly].

Moray Local Development Plan:

“For Listed Buildings there is always a presumption in favour of retention and repair over replacement. UPVC windows on a listed building are not acceptable.

For unlisted buildings within conservation areas, replacement windows must match the original windows in proportion and appearance and shall open in a traditional sash manner or be in the form of casement, whichever is appropriate. The installation of uPVC or metal framed windows may be deemed acceptable if it is of an appropriate traditional style and is not located on a principal elevation or on an elevation on a public view. However, the fundamental test will be if the replacement will have a detrimental effect on the character of the building and/or conservation area.

Advice on the type of windows and doors that are acceptable for listed buildings and buildings within conservation areas is set out in the Council’s Replacement Windows and Door Guidance.”

“All development within a conservation area must preserve and enhance the established traditional character or appearance of the area. New development as well as alterations or other redevelopment will be refused if it adversely affects the character and appearance of the conservation area in terms of scale, height, massing, colour, materials and siting. This will typically require the use of traditional materials and styles to be used. Contemporary designs and materials can be acceptable and have a positive effect on the conservation area if the material finishes and design respect the architectural authenticity of the building and character of the conservation area.”



11.0

Framework for Management and Maintenance Standards.

During the community engagement and consultation it was identified that there is lack of information available in regard to maintaining key building elements. The following table has therefore been prepared to respond to this by providing building owners / tenants with a list of building elements, areas to assess and the frequency for this. The same would apply for the priority buildings.

The intention is for this guidance to provide a checklist which will allow the community to take an engaged and proactive approach. The fundamental principles of maintaining a traditional building do not change.

	Item:	Location:	Description:	Assess condition:	Action:	Frequency of Inspection						
						Weekly	1m	3m	6m	12m	24m	36m
		Roof										
		Pitch	Slate	Are there slipped, cracked or turned slates	Repair to maintain integrity of the roof			◆				
				Is vegetation present	Remove any vegetation growths as soon as they become evident. This should also act as an indication that there could be a problem with the building element and further investigation will likely be required.			◆				
			Metal sheet - lead	Look for any lifting edges	These should be redressed if practicable to ensure it sits tightly against the adjacent fabric.				◆			
				Is there any discolouration - brown or white	This may be reaching the end of its servicable life. Consider further investigation				◆			
			Metal sheet - corrugated	Are all junctions sealed and secure	If not, these should be sealed to ensure there are no penetrations.				◆			
				Is there any change to the coating	Depending on the material, this may affect its integrity and should be addressed.				◆			

	Item:	Location:	Description:	Assess condition:	Action:	Frequency of Inspection						
						Weekly	1m	3m	6m	12m	24m	36m
		Ridge	Stone	Look for open joints in mortar bedding as stone may be loose.	If there are open joints, any loose material should be removed with these carefully repointed in lime to an appropriate specification.				◆			
				Is vegetation present	Remove any vegetation growths as soon as they become evident. This should also act as an indication that there could be a problem with the building element and further investigation will likely be required.			◆				
				Does there appear to be deterioration / cracking to the stone	If there is deterioration or cracking, consider contacting an appropriately experienced masonry contractor.				◆			
			Clay tile	Look for open joints as tile may be loose.	If there are open joints, any loose material should be removed with these carefully repointed in lime to an appropriate specification.				◆			
				Does there appear to be deterioration / cracking to the clay	If there is deterioration / cracking, then consideration should be given to a replacement unit.				◆			
			Lead	Look for loose clips and lifting edges.	These should be redressed if practicable to ensure it sits tightly against the adjacent fabric.				◆			
				Is there any discolouration - brown or white	This may be reaching the end of its servicable life. Consider further investigation							
			Zinc	Look for loose clips and lifting edges.	These should be redressed if practicable to ensure it sits tightly against the adjacent fabric.				◆			
				Is there any discolouration - brown	This may be reaching the end of its servicable life. Consider further investigation				◆			
		Skews	Stone/mortar	Look for open joints in mortar joints and bedding. Skew stones can become porous. Check inside the building as well in roof space.	If there are open joints, any loose material should be removed with these carefully repointed in lime to an appropriate specification.			◆				
				Is vegetation present	Remove any vegetation growths as soon as they become evident. This should also act as an indication that there could be a problem with the building element and further investigation will likely be required.			◆				

	Item:	Location:	Description:	Assess condition:	Action:	Frequency of Inspection						
						Weekly	1m	3m	6m	12m	24m	36m
		Rainwater goods										
		Gutter / downpipes	Cast iron	Is there green algae staining on adjacent stonework/harling ? – gutters/downpipes may be blocked	Gutters and downpipes should be carefully cleared of any blockages.			◆				
				Is there water seeping out the joints in the guttering ?	Gutter should be resealed, using an appropriate material, at the joints.			◆				
				Is the paint coating in good order	If there is flaking paint or rust staining the rainwater goods should be carefully prepared (removing all loose / flaking material) with the condition assessed. If there is no deterioration to the components, then an appropriate paint system should be applied.					◆		
				If downpipes have split, the pipe is potentially blocked.	If the pipe has split, a new section of downpipe will be required. This should be coated in an appropriate paint system.					◆		
				Check all brackets are secure and decorated.	If there is flaking paint or rust staining. If there is, the rainwater goods should be clearly prepared (removing all loose / flaking material) with the condition assessed. If there is no deterioration to the components, then an appropriate paint system should be applied.					◆		
		Roof flashings										
			Lead	Are there are lifting edges ?	These should be redressed if practicable to ensure it sits tightly against the adjacent fabric.			◆				
				Is there any discolouration - brown or white areas ?	This may be reaching the end of its servicable life. Consider further investigation			◆				
			Zinc	Look for loose clips and lifting edges.	These should be redressed if practicable to ensure it sits tightly against the adjacent fabric.			◆				
				Is there any discolouration - brown	This may be reaching the end of its servicable life. Consider further investigation			◆				

	Item:	Location:	Description:	Assess condition:	Action:	Frequency of Inspection						
						Weekly	1m	3m	6m	12m	24m	36m
		Chimneys:										
			Stone	Look for any cracks running through the solid elements.	If there is deterioration / cracking, then consideration should be given to a replacement unit.			◆				
				Are there open joints ? Have these widened in places ?	If there are open joints, any loose material should be removed with these carefully repointed in lime to an appropriate specification.			◆				
					If the joints have widened, there could be movement in the stack and therefore further investigation should be carried out.			◆				
				Are there chimney cans ? If so are these vented	It is important that if flues remain within the chimney stack, they are appropriately vented to allow any water ingress to dry out through natural ventilation. If the flues remain within the walls they can create a passage for water to travel. It would not be advisable to infill these flues as it can result in further problems.			◆				
		Masonry Walls:										
			Stone	Look for any open joints. Check what mortar has been used – it may be lime or cement or a mixture.	With traditional buildings, in order for the masonry to breath, it is important that the pointing has a similar porosity. This is why traditional lime has been used. If there are open joints, any loose material should be removed with these carefully repointed in lime to an appropriate specification.			◆				
				Check if any stone detailing has failed and is not protecting the stone below.	If it has failed, further investigation should be carried out.			◆				

	Item:	Location:	Description:	Assess condition:	Action:	Frequency of Inspection						
						Weekly	1m	3m	6m	12m	24m	36m
				If the building is beside a road, there may be salt damage at the base.	This will be evident with softer faces on the stone which when rubbed can dislodge.			◆				
				If there is damp at ground level, check the outside ground level as it may be high compared to internal floor levels. You may be able to install a land drain externally to help with this.	It is good practice to have a free draining margin around the building.			◆				
				Check below ground drainage is running free if there is damp at the base of masonry walls.				◆				
			Harling	Is there cracking running through the finish ? If there is water could be penetrate behind the coating	If these is cracking it is likely water has got behind the coating and this has failed. This may be isolated areas. Further investigations should be carried out.				◆			
				When tapped does it make a hollow ring ? If it does this likely means that there has been surface separation	As above.				◆			
			Applied paint finish.	Is there areas that are flaking or blistering ? If this is, it is likely that this is a modern non-breathable finish	By continuing to apply a modern non-breathable paint the same will reoccur. Consider removal of the coating if this is practicable. Further investigations should be carried out.				◆			
				Are there any biological growths ? If there is, it is likely that water has penetrated the coating and moisture is being retained	As above.				◆			

	Item:	Location:	Description:	Assess condition:	Action:	Frequency of Inspection						
						Weekly	1m	3m	6m	12m	24m	36m
		Windows:										
			Timber	Check for signs of timber decay [is it soft when pressed].	If the timber has deteriorated, consider repair in the first instance. Discuss with an experienced traditional joiner / carpenter or professional advisor such as an architect or building surveyor [conservation accredited].					◆		
				Is the paint coating in good order	If there is flaking paint, the timber should be carefully prepared (removing all loose / flaking material) with the condition assessed. If there is no deterioration to the components, then an appropriate paint system should be applied.					◆		
				Check putty is intact.	The putty should be replaced if it has failed.					◆		
		Doors:										
			Timber	Check for signs of timber decay [is it soft when pressed].	If the timber has deteriorated, consider repair in the first instance. Discuss with an experienced traditional joiner / carpenter or professional advisor such as an architect or building surveyor [conservation accredited].					◆		
				Is the paint coating in good order	If there is flaking paint, the timber should be carefully prepared (removing all loose / flaking material) with the condition assessed. If there is no deterioration to the components, then an appropriate paint system should be applied.					◆		
				Check the door is well sealed from drafts.						◆		
		Removal of Vegetation										
			To all areas of built fabric	Building Occupant / Owner	Remove any vegetation growths as soon as they become evident. This should also act as an indication that there is a problem with the building element to result in growth and further investigation will likely be required.		◆					

12.0

Design Guidance

12.1 Design Guidance

Design applies when creating new extensions of buildings but is also very important when figuring out how to repair a building. If you are unaware check if your building is listed (protected) and if it is in the Conservation Area, you need to follow the planning guidance.

The first action, when starting to design or design a replacement built element in the Conservation Area will be to assess the local context and ask the following questions:

1. What materials are already in use ?
2. Are they functioning well in the way they have been detailed? (for example if stone is bedded in the wrong direction - it can delaminate.)

Will the detail still work with heavier and more frequent rain fall that we are seeing ? (you may need to increase capacity or size of rainwater disposal).

Also start from the perspective of trying to conserve materials and re-use, rather than immediately replace. For example, a sash and case window may seem to be in poor condition, however, the original timber used in the window is likely to be of good quality and the window is basically a kit of parts and can be removed with the parts repaired and reconstructed, using the old glass.

This is not only good for your building but also good for the environment.

Traditional materials are not encouraged purely for the aesthetic characteristic of the Conservation Area, but it is for the performance and longevity of the building. Both of which have environmental and economic benefit. Consider what is appropriate to the building type – the building was designed and built based on this material.



Roofing - Slates

We will look at slate to begin with and then metal at the end of this section.

Scotch slate would have once been the prominent roofing material within the Conservation Area with it laid to diminishing courses. It is however now a minority – over the years it has been replaced in Welsh slate due to the closure of the Scottish Quarries. Reclaimed Scotch slate is available and should be considered where practicable. Where this is not an option, salvaged Welsh slate would be a suitable alternative. Spanish slate, which is not native to the area, and is distinctively different from Scotch and Welsh should not be used. This is not only because of the impact on the character of the Conservation Area, but also the performance and need to import the material over a considerable distance, from a sustainability aspect.

The following photos explain various types of slate and how they might be used traditionally. There are a huge number of different types of slate which will vary from quarry to quarry.

The slates may sit with different materials used at the ridge or the edge or 'skew' of a roof. Ridges may be in lead, zinc, stone, tile. The hip of a roof may simply be detailed in cut slate.



This photograph shows Scots slate on the left with a stone ridge and Welsh slate on the right hand side. with a clay ridge. Both work well. The Welsh slates may have arrived in Forres being used as ballast on boats arriving back in the Moray Firth after travelling South.



This roof has a lead ridge and greyer slate.





Roofing - Lead and Metal

Lead is an important material in the Conservation Area and there are fine examples of its use on the Tolbooth and other key churches and public buildings. It has been subject to theft in recent years, so sometimes an alternative might be used to the rear or on less important elevations.

Profiled metal sheeting / corrugated iron also provides an interesting contrast and can be used effectively. Some examples are shown of its use locally. This is another material that can easily be replicated if it has past its useful life, but survey and careful specification is required when repairing or renewing. Insulation and condensation should be carefully assessed when detailing. Work should be carried out by skilled contractors and reference made to appropriate technical guidance such as Lead Sheet Training Academy.





Roofing - Chimneys

Chimneys provide a key element of the Conservation Area, both visually and from a functional perspective.

They are also difficult to access and can therefore become neglected. It is important that there is a regular regime of inspection and maintenance. They also provide a handy location for gulls and other bird nests, which should be monitored. Managing bird nests is complicated and advice should be sought from NatureScot.

Roof detailing around chimneys can often be complicated and may include lead or mortar fillets, skews and ridges. These should be regularly monitored as they can have an impact on the interior of your property and neighbouring properties.

Health and safety should also be seen as a key factor to identify any potentially loose masonry, prevent materials dislodging and falling to the ground (risk to public).

Chimney cans also have an impact visually to the skyline of the Conservation area. Chimney cans can be utilised to provide sympathetic ventilation routes.



Roofing - Rainwater Goods

Cast iron rainwater goods have a stronger visual presence on a building because of their solidity. Not only does this add to the architectural character but if they are well maintained they have a long lifespan. There is a misconception that uPVC rainwater goods do not require maintenance, however, the rubber seals at joints fail over time, they are susceptible to solar gain (resulting in eventual failure because the plastic becomes brittle) and there is higher risk in these being brought down due to snow and ice. They can also be easily damaged.

Apply a good paint specification – an appropriate primer, undercoat and top/ finish coats – if this is maintained, it protects the main components from decay and this is what brings the longevity. Ensure the sizes are appropriate for area of the roof



This detail shows a well maintained cast iron downpipe and hopper but with vegetation growing in the gutter above which will block the outlet to the down pipe and cause green algae staining to the stone work below.

When designing a similar detail, make sure the gutters run or fall to the outlet, protect the outlet from leaves etc. and clear the gutters at regular intervals annually. .



This cast iron hopper and down pipe pick up the water falling from the skew and the slating. Run off from skews can sometimes cause staining.



A simple well maintained detail. When fitting new fixtures, it is good to fix into stone joints rather than the face of the stone.



Similar detail shown in context against harling.



This detail shows a mixture of cast iron and uPVC with miss-matched sizing - drainage rather than rainwater, but not ideal.



This cast iron rainwater down pipe has not been painted or maintained for a long time. The holder-bat is rusted and will fail, but again cast iron can be purchased as a kit of parts and you can take it apart, brush it down, reseal and redecorate.

Stone

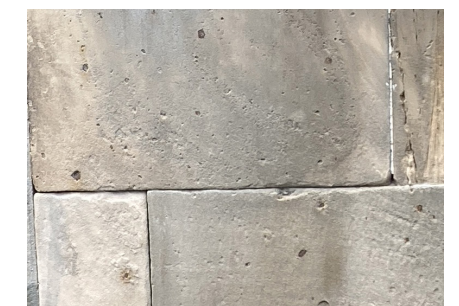
Stone is the key element that forms the character of the Conservation Area. It has been carefully used and the key buildings are fine examples of how to design and create important civic structures in this material.

The following examples, show how stone can be used in many different ways, but a careful understanding of the material and its physical properties needs to be identified in the design, care and maintenance.

This is a local material and due to the length of its working life and ability to be recycled, makes it a very important element.

We are fortunate in this region to have many skilled stonemasons and also a training school in Elgin. This is an area which is good for the buildings and local economy. The photos show how stone can be used in many different ways; from field rubble to fine dressed ashlar and carved elements. Weak points should also be acknowledged to identify decay mechanisms.

Mortar specification, tooling, stone selection and bedding are all key factors to consider. Also protection from staining due to inadequate protection or failing rainwater goods should also be monitored. There are often concerns about falling masonry from high level. This should be monitored regularly.





Harling / Painted Finishes

A traditional lime point or harling manages the moisture in your wall thereby improving the condition of the fabric and the internal environment.

Whilst a traditional lime finish on the buildings brings character to the Conservation Area, there is a key performance criterion. Historically, lessons have been learnt by the use of cementitious mortars as coatings on traditional building fabric. It has quite clearly been established that they do not preserve the fabric - they can in fact exacerbate decay and create damp buildings. The technical compatibilities of the materials used on traditional buildings are critical in relation to the performance of the fabric.

The key characteristic of a traditional wall is its porosity which will always retain a level of moisture content (referred to as a water film) and it is this content that allows the essential capillary action to occur. The important drying process within the wall is not a vapour process, it is a liquid process should this be from the inside or outside face of the fabric.

The use of lime as an ingredient in traditional construction is important because it delivers a finer porosity and greater surface area than materials with a coarse and close to impermeable makeup - the former, in effect, becoming a poultice which draws moisture out of the wall using capillary action. This can either be the joints (lime pointing) or more effectively a lime harl as this has a much larger surface area.





Brickwork

Brickwork is not used commonly in the Conservation Area but can be used sympathetically if the correct brick and locations are identified. To the rear of properties and used on a smaller scale projects.

The examples show exposed brick and painted brickwork being used.



Windows

The original fenestration of Sash and Case windows form part of the character of a traditional building. If left to deteriorate these can become difficult to manage. Sash and Case windows can however be repaired and upgraded – draught stripping and double glazing (consideration should be given to depth of the frames and astragals).

If the units are beyond repair, replica sash and case windows can be made and fitted. If these are then appropriately maintained, they can have a significant lifespan. There is a common misconception that either of these options can be cost prohibitive and appropriate support and guidance should be made available to dispel this notion.

Not only does this benefit the character of the Conservation Area but it is also sustainable and makes best use of resources.

Examples of window shutters being used internally is important to the energy performance and should be encouraged. This is an efficient way to retain heat during the winter and assist with overheating during the summer.

There are a considerable number of uPVC windows in the Conservation Area. Supplementary Planning Guidance can provide a clearer direction when repairs or replacement are being considered. It is imperative that this is monitored and action taken.





Doors

It is important to note that it is not 'one' element of a building that defines the character, it is a combination of all the elements. Traditional timber doors define the entrances to the buildings. The doors relate to the periods of architectural development of the Conservation Areas - they are significant to their time. Again, it is this mix of development that enriches the overall character.

There are many examples of fine, well maintained front doors within the Conservation Area and immediately adjacent. The influence of the well maintained areas of the area will have a positive influence on the surrounding properties as well and this should be encouraged, to enhance the setting of the Conservation Area.

Choice of ironmongery is also very important and is demonstrated in some of the following photographs.

From a maintenance perspective:

Apply a good paint specification – an appropriate primer, undercoat and top/ finish coats – if this is maintained, it protects the main components from decay and this is what brings the longevity





Timber

Timber detailing is not heavily used in the Conservation area, but it is a traditional material that can be very effective . It has been used here to screen M&E equipment.

Detailing is important to protect end grain etc and also when assessing if timber is to be treated, painted or left to weather to a natural finish.





Shop and Business Fronts

Within Forres there is an eclectic mix of shop fronts and business frontages each with their own characteristics which brings a natural vibrancy to the streets.

The variation and different uses brings a natural level of activity and movement.

The main aim is to develop the unique character of the conservation area, which is very important in relation to the local economy.

There are some areas where inappropriate alterations have been carried out. There is also some inappropriate signage. It is important to set guidance so all parties within the local community understand what is good practice [this was identified during the community consultation].

Throughout Forres there are a number of significant traditional shopfronts - it is imperative that these are retained. There are also traditional shopfronts that have had some minor adaptations - these could be conserved and returned to how they were originally intended.

With more independent businesses emerging, they are looking to create their own identity and this could be capitalised on for the benefit of the historic environment and also the economical gains.











Signage and Advertising

As can be seen from the images of the business and shop fronts, signage and advertising are a vital aspect of the Conservation Area. They provide character and vibrancy. They send an immediate message in terms of the local economy and mix of retail and business use.

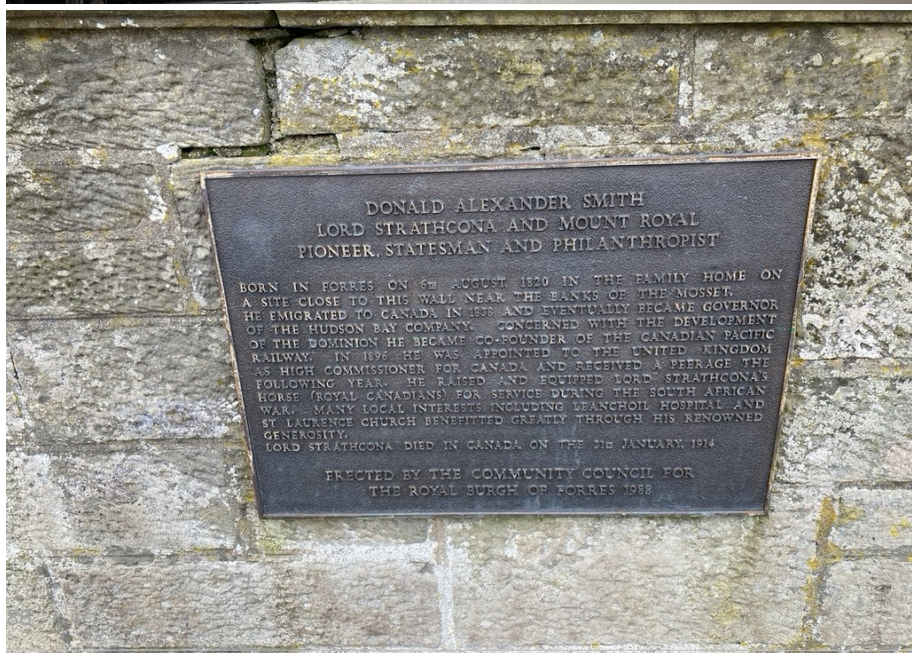
There is a wonderful mix of traditional signage using many different types of materials. Judgement has to be made when placing more modern materials adjacent to other properties and the signage needs to be assessed in terms of its context to ensure national branding does not sit at odds with the desired character of the Conservation Area. It is important to clearly provide defined design guidance not to restrict the variance and identity of the signage but to ensure its size, form and illumination compliants the townscape.

Consideration should also be given to the management of the large boards that advertise sale / to let - these can dominate the streetscape.

When properties become vacant all signage should be removed with the shopfront left clean.









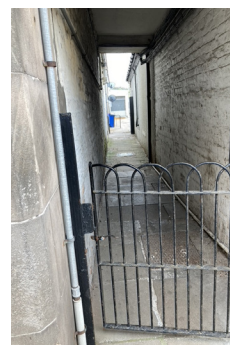
Lanes / Closes

The closes and lanes form a very important part of the townscape. They are used as public, semi public and private spaces and have a very special quality which is distinct to Forres.

The use of strong wall colours, such as adjacent to the Tolbooth, provides a great background and richness which could be developed elsewhere. A range of tones and colours could be identified within the design guidance.

Refuse bins are intrusive, they are significant in numbers, and their placement in the lanes detracts from the character.

Careful consideration should be given to lighting schemes for the lanes to make them welcoming during hours of darkness. The ground finishes vary in the lanes which is demonstrative of the development of the area.



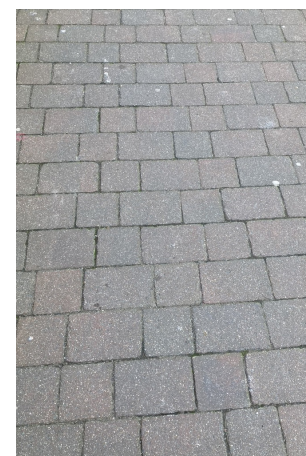
Hard Landscaping

The hard landscaping in the Forres Conservation Area is mostly formed of modern materials - concrete lockblock, paving and kerbs.

This is likely driven by economics, ease of availability and maintenance. Stone has heavily shaped the character of Forres and if funds could be secured, it would be a positive addition to the public areas in a few of the key external spaces. Local stone has been exported and used on a national and international level and it would be good to celebrate it locally.

Hard landscaping is a key area for development, along with the closes and lanes. Identifying and agreeing a small range of materials that could be used in semi public and public locations would enhance the character.

Whilst it is limited, there are historic elements of previous finishes which could be used as a starting point.





Iron / Metalwork

Iron and metalwork is very important in the Conservation Area. It enables the unique character of the community to shine through.

There are brilliant examples in doorways and at the closes / lanes. This aspect of design should be celebrated and promoted. It is another local skill that should flourish.

There is obviously a tradition here and it is clear that the local community have identified locations and ways of celebrating this.





Utilities / Services

Utilities and services can have a major impact on both visually and in terms of maintenance and management.

Noise and smell can cause environmental problems, so careful consideration and design is critical.

Air source heat pumps are an important part of the response to climate change. The siting of these types of units can provide challenges, particularly where there are multiple occupancies in a building. This also applies to air conditioning units.

Overhead telecoms or power lines are also a challenge and if they can be co-ordinated and buried, these will bring reliance against future storm damage and also have a positive visual impact.





Street Furniture

The design and placing of street furniture is very important, particularly in the immediate surroundings of the key buildings in the Conservation Area.

Framework and supports for floral displays is clearly a key element to Forres and this should continue to be encouraged and supported.

Street lighting is mixed - there is contrasts between the traditional lamp-post fittings and the modern street lighting. Consideration should be given to ensuring that key areas of public realm has heritage lighting to bring more character and definition to these areas.

There is some heritage signage within the Conservation Area but this is dated. Consideration should be given to developing in a new scheme for signage which takes into consideration the arrival points in the town in addition to the opportunity for the creation of a heritage trail.

Cycling is popular in the town and additional organised, and appropriate, cycle parking would be useful. It is important that active green travel is encouraged in terms of the climate and health and wellbeing. .

Maintenance is also key to the public street furniture, with painting being key and keeping notice boards up to date and cared for or having static displays in them. In addition the placement of seating should be given careful consideration especially in green spaces.





Colour

Colour is so important for the built environment, however, it can be underestimated or under considered when looking at traditional buildings. Taking time and care to select the right colour, and shade, for external joinery as an example, can greatly enhance the appearance of a building (and draw attention away from other aspects).

Colour can also affect people's connection to the built environment – colour can stimulate people's senses and lift the spirit of a place. It is key to have an understanding of colour and how this can work in harmonious ways with the built environment. There is a misconception that the building fenestrations, rainwater goods and boundary treatments, as examples, can only or have only been black or white, however, this is a contemporary approach. Similarly, the application of stains to external timbers is contemporaneous. Historically, the application of colour was carefully considered to ensure it would enhance the architecture.

It is paramount that the application of carefully considered colour should therefore be encouraged within the Conservation Area.





13.0

Development Opportunities

13.1 Enhancement and Development

There are opportunities throughout the Conservation Area for enhancement and development to bring benefit not only to the character but also the local community. This will however require investment. Consideration should be given to funding opportunities and how these could be utilised to assist interested parties.

Opportunities:

1. Develop a circular heritage trail which interacts with Grant Park (Gardens and Designed Landscape designation)– by bringing people to the area and keeping them as long practicable could bring significant economic benefit
2. Open / Green space – in addition to Grant Park, there are some key green spaces in Forres which could provide more opportunity
 - a. Consider the trails and connections through Forres – key viewpoints
 - b. Utilise the coastal space – enhance the connections through the coastal trails
 - c. Consider trails through Grant Park
3. Museum Square – this is a key space in the centre of the conservation area but it is underutilised
4. Consult with the local community and business to determine where they believe improvement could be brought and what they see as important within Forres
5. Enhancements on a building by building basis – restoration and conservation to include enhancement and reinstatement of traditional materials and detailing (roofing material, cast iron rainwater goods, application of lime to the stonework, timber doors and sash and case windows)
6. Sustainable Conservation – implementing the enhancements above will not only make the local environment more sustainable, but it will improve the internal environment of the building
7. Public Realm Improvements
 - a. Heritage LED lamps
 - b. Consideration of surface treatment
 - c. Improvements to trails - appropriate signage
 - d. Shop front improvements – there is significant opportunity to bring improvement to the Conservation Area through a phase of appropriate improvements
8. Education and Learning
 - a. Understanding the repair and maintenance of traditional buildings
 - b. Traditional skills and future opportunities for the younger generations - career development
9. Investment in the rich local heritage



13.2 Summary of Community Engagement and Consultation

A community consultation was held in Forres on 23 April 2024. The event was titled 'In Conversation with LDN' and the intention was to invite members of the community to attend and raise questions that they had in relation to care and maintenance of their traditional buildings and their Conservation Area. This was also used as an opportunity to understand what the community liked about living / working in a conservation area.

- Shortage of skilled traditional contractors – lime plastering and roofing were mentioned by more than one attendee
- There was a general consensus [from business owners that attended] shopfront grants were not necessarily beneficial because this work should be carried out through the business [capital expenditure]
- Generally people were daunted by the prospect of planning – guidance was poor and not readily accessible to people. If guidance was given by Planners, it was felt that this was not consistent
- One attendee applied for a recent window grant scheme that had been offered by the Local Authority – for sash and case windows. Their first application was rejected. They applied for a second round and were successful. They noted that the grant was not well advertised and assistance was not provided. The attendee also felt that there were no contractors in the area that could repair the windows – this is a general misconception
- Challenges – roofs and rainwater goods were acknowledged as a challenging area for repair and maintenance generally by the attendees

- Improving energy efficiency was a key point of interest – it was acknowledged that government schemes were not informative and were not necessarily in the best interests of the historic fabric [spray insulation was mentioned]
- A number of attendees were educating themselves in regards to good practice – looking for advice online. One attendee had been on a course with the Lime Centre
- All attendees felt that accessible and engaging guideline for the conservation area would be highly beneficial
- Lack of information / good advice available. One attendee commented that whilst an architect was a further expenditure it was worthwhile
- Comment was made in regards to some owners having a lack of regard for building maintenance and or improvement. Similar comment was made regarding signage. Some owners are proud – others do not seem to care.
- All attendees noted that they were not sure what to expect at the session but they enjoyed it and found it helpful. There was some scepticism as to whether their comments would be fully considered

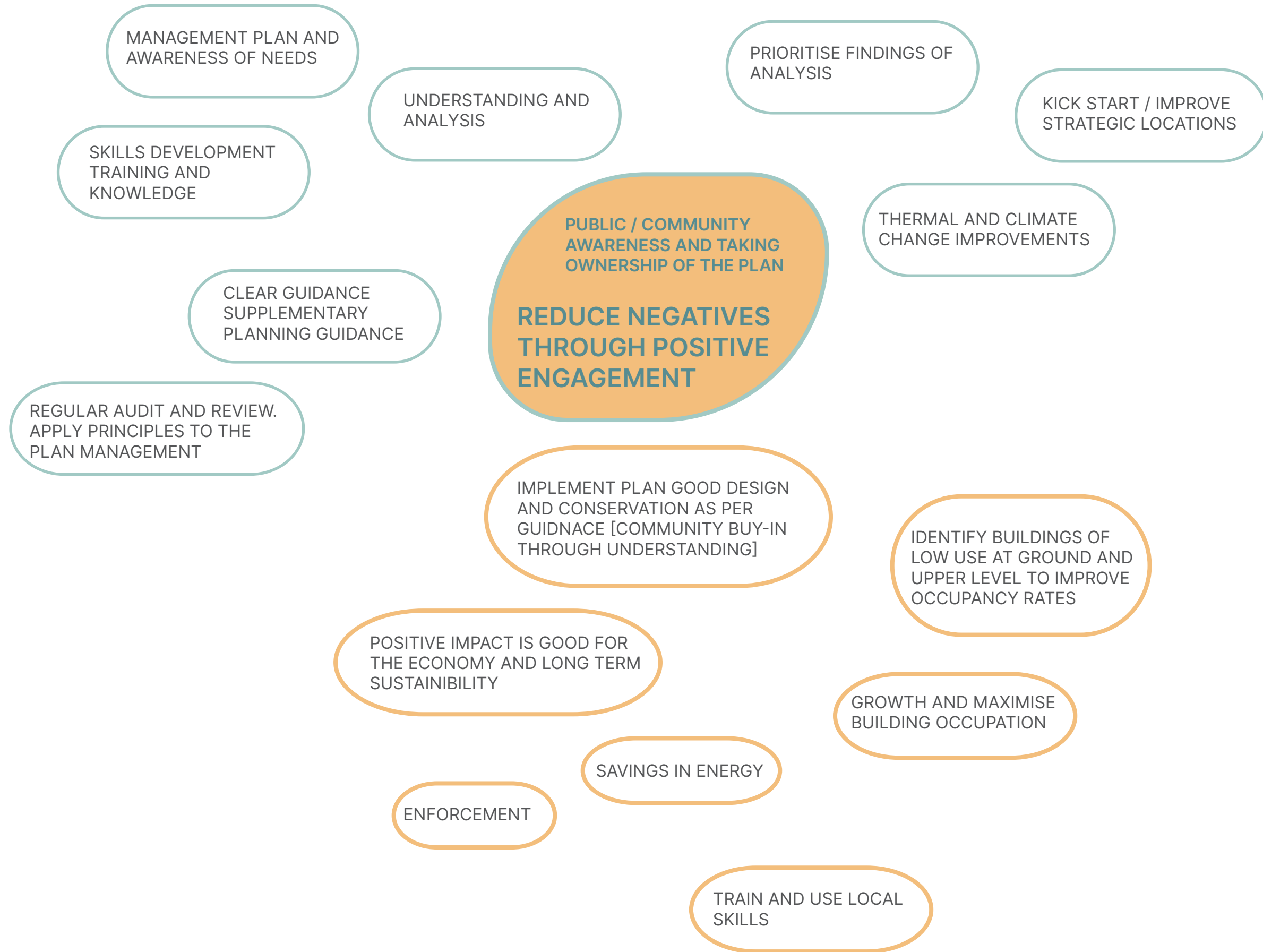
The level of engagement during the event was good with attendees genuinely interested in getting a better understanding of traditional materials and how best to maintain and repair their buildings.

The feedback from the event was unanimously positive and if similar events are offered it is likely there will be a high level of interest and uptake.



13.3 Community Action Plan

Community awareness and understanding:		Economy and Funding:	Legal aspects:	Environmental aspects:
Lack of understanding, knowledge and skills		Funding challenges	Ownership challenges	Gulls
Lack of trust in contractors		Requirements for improvement to be made- owners challenged by costs - thermal improvements	Tenancy	Climate Change
Lack of guidance and poor advice		General decay and poor maintenance decline in economy (small pieces of improvement and wider impact)	Vacant Landlords	Vegetation growth
Unsympathetic development - no enforcement		Redundant buildings and or upper floors (due to accessibility / escape being non compliant)	Buildings at risk	Neglected green spaces
Loss of authenticity			Health & Safety Risks from falling materials	Number of refuse bins
Building Services		Management of Public Realm – utilities, signage (and illumination of such), lighting, fixtures and fittings, space and landscaping / trees		
Disconnection from historical environment				
Understanding and analysis, guidance, planning legislation, enforcement				
ACTION	001	002	003	004
	DEVELOP DESIGN GUIDANCE PROVIDE EDUCATION OPPORTUNITIES WITH ACCREDITED PROFESSIONALS [INDEPENDENT] TO BRING FORTH UNDERSTANDING.	TARGET AVAILABLE FUNDS TO AREAS OF MOST NEED IN TERMS OF FABRIC, ECONOMY AND LOCAL SKILLS. DRIVE AND ENCOURAGE OPPORTUNITY IN RELATION TO VACANT BUILDINGS	DETERMINE OWNERSHIP EDUCATE THE COMMUNITY / BUILDING OWNERS / TENANTS ON THE RISKS OF FALLING MATERIALS [COMBINE WITH 001]. CONSIDER A SERIES OF EVENTS.	DEFINE SCHEMES THAT ADDRESS THESE FUNDEMENTAL PROBLEMS - IDENTIFY WHAT OWNERS / TENANTS / THE COMMUNITY CAN DO TO ASSIST - THEY ARE PROUD OF THEIR AREA.



14.0

Implementation in Practice and Review Strategy

14.1 Implementation and review

It is important that periodical reviews are carried out to ensure that the *special interest* of the Conservation Area is preserved and there are not significant losses within a set time frame.

Within the conservation area there are negative impacts and it is important that these are addressed proactively. Design guidance should be adopted to provide the statutory authority and the community with clearly defined guidelines to follow. Where these guidelines are not met, it provides an opportunity to identify these areas for regeneration and engage with the building owners. It is likely that some level of enforcement will be required.

Consideration should be given to further engagement with the local community who have invested in the area. This could be in the form of independent workshops with traditionally skilled professionals giving the local community an opportunity to ask questions [as per the community consultation]. Improvements and enhancements to the Conservation Area could bring direct benefit to the residents whether this be –

- An improved environment to live and work
- A decrease in vacant, and in some cases, dilapidated residential properties
- A decrease in vacant, and in some cases, dilapidated commercial properties
- Increased footfall bringing economic benefit to the local area

The outcomes of the community action plan in section 13.3 should be developed and delivered to provide training and learning that will allow the long term future and sustainability of conservation areas to be managed.

The straightforward, yet fundamental, framework, as prepared under section 11.0, should be presented to the local community. This framework is considered critical in terms of managing the long term condition and development of the conservation area. There is a usability to the framework which covers the key principles of the repair and maintenance of traditional buildings. This responds to the points raised in the community consultation.

The framework should be introduced to the local community through another workshop which will allow them to ask questions - this could be extracted from the report and incorporated into a checklist. This is critical in terms of ensuring community buy-in.



15.0

Action Plan

15.1 Public Realm

The table below sets out development opportunities to improve the public realm and bring benefit and support the local community within the conservation area.

Item:	Element	Priority Rating:		Description:	High Level Budget Cost:				
					Scope	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
001	Museum Plaza Public Realm	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5		LUMP SUM FOR CAPITAL PROJECT (MATCH FUNDING) Development and improvement to public realm including streetscape finishes, furniture and signage.	£45,000.00	£9,000.00	£10,800.00	not applicable	£64,800.00
002	Tolbooth Public Realm	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5		Development and improvement to public realm including streetscape finishes, furniture and signage. Consider community gathering, meeting and events (note those already held).	£134,750.00	£26,950.00	£32,340.00	£31,046.40	£225,086.40
003	Closes / Lanes	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5		Refurbishment and improvement to finishes and signage.	£74,250.00	£14,850.00	£17,820.00	£17,107.20	£124,027.20
								TOTAL:	<u>£ 413,913.60</u>

The figures included in the table [page 107] are high-level costs only and would be subject to a detailed design being carried out by a suitably qualified professional.

Clarifications / Assumptions:

- Value Added Tax is excluded
- Client finance, legal or marketing costs are excluded
- Statutory charges, if applicable, are excluded
- Project insurances are excluded
- Specialist survey costs are excluded



Public Realm Opportunities

15.2 Building Health Check

There are opportunities within the scheme to bring further improvements through the traditional repair of other buildings within the conservation area. Building Health Checks should be carried out by an appropriately qualified professional to determine the condition of external fabric.

The building health checks should include:

- All high level masonry; chimneystacks and skews
- Roof; slate; tile; metal sheet; flashings; roof junctions
- Principal Elevation; stone; harl; render; pointing
- External joinery; windows and doors
- Rainwater goods; condition and general system [is this to an appropriate design and can it resond to climate change]
- Immediate environs as this can have an impact on the performance of the traditional fabric
- If practicable, a review of the internals to look for indicators of defects

It is important that the building health check scheme is aligned to providing benefit and a positive impact on the conservation area. Ten buildings should be considered as the baseline for delivery to ensure it can be achieved to the appropriate standard.

Item:	Address:		Priority Rating:	Fabric Rating:	Desciption:	High Level Budget Cost:				
						External Fabric	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
001	Health Check Properties	VARIES	PRIORITY 1 PRIORITY 2 PRIORITY 5 PRIORITY 6	Urgent	Allowance for ten traditional buildings to be appropriately repaired / reinstatement of traditional detailing.	£750,000.00	£150,000.00	£180,000.00	£172,800.00	£1,252,800.00
									TOTAL:	£1,252,800.00
								50% intervention rate:		£ 626,400.00

The figures included in the table are high-level costs only and would be subject to a detailed condition survey being carried out by a conservation accredited professional.

Clarifications / Assumptions:

- No asbestos report is currently available. No allowance has been included for asbestos survey/potential asbestos removal.
 - No allowance has been made for any removal of contaminated materials.
 - Value Added Tax is excluded
 - Client finance, legal or marketing costs are excluded
- Statutory charges, if applicable, are excluded
 - Project insurances are excluded
 - Specialist survey costs are excluded

15.3 Priority Buildings

There are a number of buildings throughout the conservation area of Forres that could be categorised as priority buildings or buildings at risk. There are number of reasons for this as follows:

- poor condition of fabric
- vacancy
- value and significance to the conservation area
- placement within the conservation area - there is spread through the centre to ensure it addresses all areas of the community and encourages regeneration
- opportunity to bring benefit to the local community
- they can be utilisted to bring value to the local community if an appropriate and sustainable new use can be identified

The following page identifies eight buildings that fall within the points noted above. These eight buildings have not only been selected because they meet this criteria, but also their location which is key to ensure that there is a balanced impact on the Conservation Area [adjacent to key public realm] and to the northeast and southwest.

Priority buildings bring the opportunity to lead by example in terms of conservation of traditional fabric and reinforce the sense of place in the community - what makes Forres unique.

There are six priorities [refer to the adjacent table] that can be met through the proposed regeneration in regards to the built environment; public realm; green space and biodiversity; heritage and interpretation.



Priority Rating:	Description:
PRIORITY 1	Increase understanding of and engagement with Scotland's historic environment
PRIORITY 2	Enhance communities' use of the historic environment in place making
PRIORITY 3	Strengthen the resilience of Scotland's historic environment
PRIORITY 4	Use the historic environment as a catalyst for climate action
PRIORITY 5	Increase the quality and availability of historic environment skills
PRIORITY 6	Increase economic benefits from the historic environment in a sustainable and inclusive way



- 001 - 37 High Street
- 002 - 57 High Street
- 003 - 100 High Street
- 004 - 102 High Street
- 005 - 106 High Street
- 006 - 154 High Street
- 007 - 166 High Street
- 008 - Castle Inn, 29 Caroline Street



Item:	Address:		Priority Rating:	Fabric Rating:	Description:	High Level Budget Cost:				
						External Fabric	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
001.	37 High Street	Facetted stone corner building, 2.5 storey, stone parapet and mansard slated roof. Dormer windows. Decorative chimney.	PRIORITY 1 PRIORITY 5	Urgent	Significant stone deterioration, biological growth, limited vegetation. Cast iron rainwater goods. uPVC windows to upper floors. Timber to shopfront.	£ 60,583.68	£ 12,116.74	£ 14,540.08	£ 13,958.48	£ 101,198.98
002.	57 High Street B listed	Two storey ashlar building with parapet and slated pitch. Three number of chimney stacks. Sash and case windows to first level. Modern interventions at ground level.	PRIORITY 1 PRIORITY 2 PRIORITY 5 PRIORITY 6	Necessary	Render coating applied to masonry at high-level (inappropriate repair). Scotch slated pitch with zinc ridge (clips with fixings through). Vegetation growth at failed downpipes. Vegetation and biological growths at chimneys. Movement in chimney copes - pots removed).	£288,000.00	£57,600.00	£69,120.00	£66,355.20	£481,075.20
003.	100 High Street B listed	Three storey Scots baronial gablet with three bays. Sash and case windows (horns). Banded masonry at dressings.	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5	Necessary	Biological growths to masonry - some deterioration to stonework and pointing. Vegetation at high-level. Slipped slates. Traditional shopfront. Deteriorated console brackets and cornice (with dentals).	£79,848.00	£15,969.60	£19,163.52	£18,396.98	£133,378.10

Item:	Address:		Priority Rating:	Fabric Rating:	Description:	High Level Budget Cost:				
						External Fabric	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
004.	102 High Street A listed	Three storey five bay italianate building. Engaged columns at ground floor level. Blind balustrade running along first floor, engaged corinthian columns to windows with window pediments. Second floor window bands. Sash and case windows. Parapet blustrade and modillion course. Highly decorative.	PRIORITY 1 PRIORITY 2 PRIORITY 5	Necessary	Painted stonework is blistering / flaking. The stone below is deteriorating in places. The roof level and stone projections are dominated by bird prevention measures.	£302,054.40	£60,410.88	£72,493.06	£69,593.33	£504,551.67
005	106 High Street B listed	Three storey Scots baronial gablet with three bays. Sash and case windows. Projecting cills. Pend through to a close - significant visual connection.	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5	Urgent	Slipped Scotch slates. Significant movement to chimney. Significant movement down through the masonry facade - hungry joints. Gablet window infilled.	£77,713.92	£15,542.78	£18,651.34	£17,905.29	£129,813.33
006	154 High Street B listed	1668 traditional 1.5 storey building with crowsteps. Gable end to High street.	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 5 PRIORITY 6	Urgent	Masonry overcoated and painted - paint coating flaking and blistering. Stone underneath (where visible) shows significant signs of deterioration. Some movement through the facade is evident.	£73,958.40	£14,791.68	£17,750.02	£17,040.02	£123,540.11

Item:	Address:		Priority Rating:	Fabric Rating:	Description:	High Level Budget Cost:				
						External Fabric	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
007	166 High Street	Decorative 2.5 storey building. Victorian timber dormers. Shopfront at ground floor. Decorative hopper and earbands. Sash and case windows.	PRIORITY 1 PRIORITY 2 PRIORITY 5 PRIORITY 6	Urgent	Painted shopfront. Deterioration to timber of dormers. Vegetation and biological growths. Movement at chimney. Gable overcoated and likely boss (cracking). Wallhead rhone and downpipe - deteriorated - and lead to decay of masonry. Deterioration of sash and case windows.	£172,742.40	£34,548.48	£41,458.18	£39,799.85	£288,548.90
									TOTAL:	£ 1,762,106.30
								50% intervention rate:		£ 881,053.15
Reserve Priority Building:										
008	Castle Inn	Mix build styles which is demonstrative of the development of the site. Early building lies at the heart. Two storey, traditional sash and case windows. Harled finish.	PRIORITY 1 PRIORITY 2 PRIORITY 5 PRIORITY 6	Urgent	Deteriorated condition and finishes. Traditional scotch slated roof with stone ridge which has been neglected. Flaking and blistering applied finish. Render failed with sections dislodged and fallen to the ground. uPVC rainwater goods but some cast. Careful thought could be given to removing later builds to relieve fabric.	£288,000.00	£57,600.00	£69,120.00	£66,355.20	£481,075.20

The figures included in the table are high-level costs only and would be subject to a detailed condition survey being carried out by a conservation accredited professional.

Clarifications / Assumptions:

- No asbestos report is currently available. No allowance has been included for asbestos survey/potential asbestos removal.
- No allowance has been made for any removal of contaminated materials.
- Value Added Tax is excluded
- Client finance, legal or marketing costs are excluded
- Statutory charges, if applicable, are excluded
- Project insurances are excluded
- Specialist survey costs are excluded

15.4 Historic Shopfronts

Within Forres there are some important historic shopfronts that add to the character of the Conservation Area. There is an opportunity to record the shopfronts - understand the condition of such - and bring enhancement through the repair and reinstatement of key features.

In order to do this, it is important that a full audit of all the shopfronts is carried out and a full survey of the condition is prepared. This information will inform a repair strategy.

Item:	Address:		Priority Rating:	Fabric Rating:	Description:	High Level Budget Cost:				
						External Fabric	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
001	Historic shopfront	VARIES	PRIORITY 1 PRIORITY 2 PRIORITY 5 PRIORITY 6	Urgent	Allowance for seven historic shopfronts, including signage, to be appropriately repaired / reinstatement of traditional detailing.	£210,000.00	£42,000.00	£50,400.00	£48,384.00	£350,784.00
002	Shopfront Appraisal and Guidance				Record the condition of each shopfront and wstyle throughout the Conservation Area and produce design guidance.	£20,000.00	- -	- -	- -	£20,000.00
									TOTAL:	£ 370,784.00

The figures included in the table are high-level costs only and would be subject to a detailed condition survey being carried out by a conservation accredited professional.

Clarifications / Assumptions:

- No asbestos report is currently available. No allowance has been included for asbestos survey/potential asbestos removal.
 - No allowance has been made for any removal of contaminated materials.
 - Value Added Tax is excluded
 - Client finance, legal or marketing costs are excluded
- Statutory charges, if applicable, are excluded
 - Project insurances are excluded
 - Specialist survey costs are excluded

15.5 Green Spaces - biodiversity

There is significant opportunity to bring benefit to key green spaces in Forres to respond to differing community needs and opportunities. These spaces have the potential to create areas which encourage biodiversity. The table below sets out development opportunities to bring benefit and support the local community within the conservation area.

Item:	Element	Priority Rating:		Description:	High Level Budget Cost:				
					Scope	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
001	Mosset Green	PRIORITY 1 PRIORITY 2 PRIORITY 4 PRIORITY 5		Refurbishment of existing bridge, development of street furniture and paths.	£37,500.00	£7,500.00	£9,000.00	£8,640.00	£62,640.00
002	The Needle	PRIORITY 1 PRIORITY 2 PRIORITY 4		Development of street furniture and paths. Refurbishment of railings and gates.	£38,500.00	£7,700.00	£9,240.00	£8,870.40	£64,310.40
								SUB-TOTAL:	£ 126,950.40
								Deduction from Green Budget:	- £40,000.00
								TOTAL:	£ 86,950.40

The figures included in the table are high-level costs only and would be subject to a detailed design being carried out by a suitably qualified professional.

Clarifications / Assumptions:

- Value Added Tax is excluded
- Client finance, legal or marketing costs are excluded
- Statutory charges, if applicable, are excluded
- Project insurances are excluded
- Specialist survey costs are excluded



Green Space Opportunities

15.6 Interpretation

There is significant value in Forres, however, there is a distinct lack of connection between key areas. There is an opportunity to develop a circular heritage trail with clear and appropriate wayfinding.

Furthermore, the arrival points in Forres do not provide an orientation point nor demonstrate the stories, history or provide a narrative on what the town has to offer.

Item:	Element	Priority Rating:		Description:	High Level Budget Cost:				
					Scope	Preliminaries@ 20%	Contingency @ 20%	Professional fees @ 16%	TOTAL:
001	Heritage Trail	PRIORITY 1 PRIORITY 2 PRIORITY 3 PRIORITY 4 PRIORITY 5 PRIORITY 6		Signage and interpretation (consider inlays to ground finishes that are engaging yet sympathetic to the Conservation Area).	£50,000.00	£10,000.00	£12,000.00	£11,520.00	£83,520.00
								TOTAL INTERPRETATION	<u>£83,520.00</u>

The figures included in the table are high-level costs only and would be subject to a detailed design being carried out by a suitably qualified professional.

Clarifications / Assumptions:

- Value Added Tax is excluded
- Client finance, legal or marketing costs are excluded
- Statutory charges, if applicable, are excluded
- Project insurances are excluded
- Specialist survey costs are excluded



15.7 Summary of Project Costs

Item:	Element	High-level Budget Costs	
			TOTAL:
001	Public Realm		<u>£ 413,913.60</u>
002	Building Health Check	<u>£ 1,252,800.00</u>	@ 50% intervention <u>£ 626,400.00</u>
003	Priority Buildings	<u>£ 1,762,106.30</u>	@ 50% intervention <u>£ 881,053.15</u>
004	Historic Shopfronts		<u>£ 370,784.00</u>
005	Greenspace	<u>£ 126,950.40</u>	(-) £40,000.00 <u>£ 86,950.40</u>
006	Interpretation		<u>£83,520.00</u>
		TOTAL:	<u>£ 2,462,621.15</u>

The figures included in the table are high-level costs only and would be subject to a detailed design / surveys being carried out by a suitably qualified professional.

Clarifications / Assumptions:

- Value Added Tax is excluded
- Client finance, legal or marketing costs are excluded
- Statutory charges, if applicable, are excluded
- Project insurances are excluded
- Specialist survey costs are excluded

16.0

References

16.0 Reference and Guidance

HES Guidance. Heritage and Place Programme Guidance.
https://www.historicenvironment.scot/media/9583/hpp-guidance_main-guidance_published-website-v2023.pdf

HES Short Guides for traditional building maintenance
These are very useful guides to individual subjects such as stone, renewables etc.
https://www.engineshed.scot/publications/?curPage=1&publication_type=41

HES Inform Guides for traditional building maintenance
<https://www.engineshed.scot/publications/?q=inform+guides#>

Scottish Planning Advice Note PAN 71 Conservation Area Management 2004.
<https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2004/12/conservation-management-planning-advice/documents/pan-71-part-1-pdf/pan-71-part-1-pdf/govscot:document/pan+71+part+1.pdf>

HES Guidance on Conservation Areas, Managing Change series and Guidance on Conservation Areas.
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=e4800852-69da-46fd-bd49-aa3a0108bb80>

Moray Local Development Plan replacement window guidance.
<http://www.moray.gov.uk/downloads/file134782.pdf>



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