Second Public Consultation – 10th March 2015

This consultation follows up the opinions gathered at the first public consultation on 22nd January 2015.

The display covers:

- Academy Street TH Scheme – in Context with Highland Council strategies for enhancing the city centre.
- Progress with a Conservation Area Management Plan for the Old Town
- How a TH Scheme for Academy Street helps with the regeneration of the Old Town
- Explanation of what a TH Scheme does and how can it help property owners, businesses and residents
- The work that the proposed TH Scheme for Academy will cover
- How Training and Interpretation will be a major element.
- Feedback from the last consultation

In attendance:

Lorna MacLennan, Townscape Heritage Strategic Project Officer
Alan Marshall, Conservation Architect
Willie Miller, Urban Design/Place-making

Neil Sutherland, Brian Burns, Makar (incorporating Neil Sutherland Architects).
Miriam Frier, Activity Plan Co-ordinator (training and education)
Alison Tanner, Inverness City Heritage Trust
Strategic Context

City vision: A can-do place where individuals, communities and businesses are able to realise their full potential and fulfil ambitions that benefit them, their city and the wider region.

City Centre Development Brief, which aspires to:

- Improve the commercial vitality and viability of the City Centre
- Make the City Centre the most attractive and desirable place for businesses to locate
- Enhance the user experience for tourists and other visitors
- Make the most of our historic buildings
- Reconnect the City Centre with the river frontage
- Increase connectivity and active travel to, from and within the City Centre

Activity - City Centre Action Plan:

<table>
<thead>
<tr>
<th>Priorities</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvements to City Centre access and connections</td>
<td>Includes:</td>
</tr>
<tr>
<td></td>
<td>• A focus on active travel links and pedestrian friendly zones</td>
</tr>
<tr>
<td></td>
<td>• Integration of public transport</td>
</tr>
<tr>
<td></td>
<td>• Possible redevelopment of bus station</td>
</tr>
<tr>
<td>Development of Academy Street and its surroundings</td>
<td>Includes:</td>
</tr>
<tr>
<td></td>
<td>• Improving public / pedestrian space</td>
</tr>
<tr>
<td></td>
<td>• Improving and preserving buildings</td>
</tr>
<tr>
<td></td>
<td>• Creating and promoting use of retail and business space</td>
</tr>
<tr>
<td>Development of key sites to create visitor and cultural attractions</td>
<td>Includes:</td>
</tr>
<tr>
<td></td>
<td>• Developing existing sites as tourist attractions eg the Castle</td>
</tr>
<tr>
<td></td>
<td>• Possible relocation of key attractions such as the museum</td>
</tr>
<tr>
<td></td>
<td>• Look at possibility of new cultural/tourist attractions for the City Centre</td>
</tr>
</tbody>
</table>
Several strands to regeneration in the City Centre

**Inverness BID**

Inverness BID works in a number of ways to develop as strong and successful a business district as possible. It aims to deliver the best end result for its members by focusing on 6 key areas of business development:

- Marketing
- Business
- Advocacy
- Safety
- Communication
- Amenity

**Heritage focussed regeneration**

**INVERNESS CITY HERITAGE TRUST**

Regeneration stemming from:

- **Riverside Conservation Area**
- **Old Town/City Centre Character Area**

Inverness City Heritage Trust has been set up to take a strategic view of the repair and maintenance needs of the buildings forming the historic core of the city and to co-ordinate a programme of conservation work funded by grant assistance.
Old Town Conservation Area Management Plan (CAMP)

- **Why a Conservation Area Management Plan now?**
  The TH Scheme must be an integral part of a wider management plan for the conservation area.

- **What is a Conservation Area Management Plan?**
  Inverness Old Town is a character area within Inverness Riverside Conservation Area.

  The **Old Town Conservation Area Management Plan** aims to provide guidance to everyone involved in the management, ownership and use of the Old Town’s buildings and spaces.

  A conservation area is not about preventing change; however, development and change in a conservation area should preserve or enhance the historic and architectural character.

  The draft CAMP will be published for consultation on 23rd March 2015.

- **Why is a Conservation Area Management Plan needed in Inverness Old Town?**
  Inverness Old Town has historic, architectural, townscape and archaeological significance.

  This heritage is under threat from lack of investment in building repair, inappropriate development, poor shopfronts, vacant buildings, neglected spaces, over dominance of vehicles and general lack of awareness of heritage values.

  The CAMP aims to counter these threats by protecting and enhancing the heritage.
Old Town Conservation (CAMP) – draft recommendations

- **Historic Buildings and Spaces**
  1. Repair and maintain the historic buildings in Inverness Old Town.
  2. Run campaigns and information sessions about maintenance and repair.
  3. Organise group schemes to assist with maintenance in the city centre.
  4. Recommend that owners seek advice from experienced conservationists.
  5. Aim to keep historic buildings occupied and in use.
  6. Record historic buildings before alterations, extensions or other work.
  7. HC to use statutory powers if a building falls into serious disrepair.

- **Development**
  8. Prepare a Conservation Management Plan (CMP) for Station Square (including the listed buildings).
  9. Use the CMP for Station Square to inform proposals for change.
  11. Use the CMP to inform any proposals for Castle Street car park or re-development of the museum.
  12. Prepare development briefs for potential sites in the Old Town.
  13. Require the inclusion of a CMP in development briefs for buildings and structures of heritage significance.
  14. Require a CMP for major alterations to listed structures.
  15. Manage the archaeology of the Old Town in relation to development.

- **Shopfronts generally:**
  16. Set up an Old Town shopfront improvements and repair scheme, with grants if possible and annual awards.
  17. Set up a traditional signwriting programme.
  18. Tackle the worst of the existing shopfronts.

- **Victorian Market:**
  20. Use the CMP to inform any proposals for change.

- **Signage, advertising and miscellaneous fixtures:**
  21. Strongly encourage businesses to invest in high quality signage.
  22. Minimise visual clutter.

- **Public Realm and Civic Spaces**
  23. Improve the public realm and civic spaces.

- **Green Space and Trees**
  24. Commission a Landscape CMP for Castle Hill

- **Guidance, training and future learning**
  27. Ongoing training for HC officers in relation to conservation.
  28. Provide Councillors with regular update/information sessions on issues related to conservation areas.
  29. Promote availability and use of the Old Town CAMP.
  30. Promote community-wide knowledge and understanding of the Old Town conservation area, by liaising with heritage partners.
  31. Support liaison and collaboration between HC and ICHT.
ACADEMY STREET TH SCHEME – IN CONTEXT

Bringing the strands together in Academy Street

Townscape Heritage Scheme

Brings together substantial funding from:

- HLF (Heritage Lottery Fund)
- HS (Historic Scotland)
- Highland Council
- Other Partners

Townscape Heritage Scheme

Provides heritage led investment in:

- Historic fabric
- Shopfronts
- Public realm
- Training
- Education
- Promotion
What is a Townscape Heritage Scheme?

Principal Aims
A scheme established by the Heritage Lottery Fund and supported by Historic Scotland and Highland Council to give substantial grants to historic towns to invest in:

- **Conservation areas:**
  - preserve & enhance character & appearance
- **Repair & reinstatement:**
  - authentic details/traditional materials
- **Historic buildings:**
  - bring back into appropriate & sustainable use
- **Business & Training opportunities:**
  - Business support, heritage skills & community participation
- **Improve quality of life:**
  - for those who live, work or visit

Two-stage process

- **First-round**: Approved by HLF in 2014
  - HC submission based in part on the Academy Street report prepared by Neil Sutherland Architects for the Inverness City Heritage Trust

- **Second – round**: submission May 2015
  - More detailed work on:
    - Building projects
    - Public realm
    - Training and heritage awareness
  - This Consultation to ensure scope of project gains support of those involved in the future of Academy Street
ACADEMY STREET TH SCHEME:
Grant aid towards costs potentially in the order of 50%
- Significant grants from a £4.2m package of funding
- Property repairs that use traditional materials and methods
- Reinstatement of traditional detailing: timber sash & case windows, cast iron rainwater goods & Scottish slates
- Shopfront improvements following approved guidance
- Public realm improvements
- Business training, skills training and community engagement

Academy Street TH Scheme looking to start in autumn 2015

- £4.2 million of work to improve Academy Street
- Substantial work can be awarded to local businesses
- Significant investment into the local workforce
- Significant investment in training and heritage interpretation
- Results achieved through collaborative working
Why a Townscape Heritage Scheme in Academy Street?

Key part of Old Town

- Academy Street is one of the oldest streets in Inverness, which began its development along the line of the defensive ditch or fosse which surrounded the medieval burgh. A timber palisade erected beside the ditch is believed to have survived to around the mid-1550s.

- A range of commercial activities including tanneries grew up along the burgh’s northern boundary and their effluent was placed in the ditch which became known as the ‘Foul Pool’.

- The 1716 map by Lewis Petit shows the development of buildings along the northern side of the street, and the dense urban pattern where Kirk Street (now Church Street) and what became Academy Street come together.

- John Home’s map of 1774 sees the houses on the north side of the street show long gardens, even orchards. The name New Street was given to the street in 1765, when the burgh invested in improving and formally laying it out.

- With the opening of Royal Inverness Academy in 1792, the street became Academy Street, which is shown in John Wood’s map of 1821.
Why a Townscape Heritage Scheme in Academy Street?

Regeneration Issues

- **Declining vitality:**
  - Vehicle dominance
  - Lack of major attraction at north end of street (and lack of footfall)
  - Lack of public spaces along the street and adjacent to the street
  - Falcon Square – ill defined
  - Lack of green spaces along the street
  - Lack of “gateway” entrance to the city centre at north end of Academy Street
  - Poor state of building stock
Why a Townscape Heritage Scheme in Academy Street?

Regeneration Issues

- The "Academy Street Improvement Project" study carried out by Neil Sutherland Architects for the ICHT identifies widespread disrepair within the TH boundary. Common defects include:
  - Sagging roofs
  - Slipped or missing slates
  - Lead flashings at the end of their life expectancy
  - Stonework decay/Inappropriate stonework repairs
  - Defective rainwater goods resulting in damp staining and vegetation growth
  - Defective or missing chimneys
  - Windows in poor state of repair
A Townscape Heritage Scheme in Academy Street

**Vision**

The proposed CARS/TH project for Academy Street focuses very closely on the key city gateway and historic thoroughfare of Academy Street in the City Centre.

The project has a heritage focus on the street but recognises that integral to a successful regeneration of Academy Street, is the provision of complementary business support and employability activity – thereby addressing the challenges faced by business, property owners and people within the city centre.

**Aims**

- Invest in the built heritage:
- Putting vacant space back into use to create an economically viable and sustainable city centre.
- Re-instate lost detail, eg. traditional shopfronts
- Building repair, eg. decaying fabric;
- Public realm improvements, focussing on Station Square and ways to reduce vehicle dominance in Academy Street
- Work with retailers and BID project in the city centre to enhance economic sustainability.
- Provide enhanced city centre offer to increase footfall, use and spend.
- Promote knowledge and direct involvement in care of heritage assets through community involvement.
- Provide education in heritage awareness, heritage management and traditional construction.
- Co-operate to give Academy Street a sustainable, successful future.
Academy Street – 4 Key Regeneration Themes

**THEME 1: INVESTING IN THE BUILT HERITAGE**

**THEME 2: IDENTITY AND PLACE-MAKING**

**THEME 3: DELIVERING TRAINING AND INTERPRETATION**

**THEME 4: ENHANCING THE TOWN CENTRE OFFER**
THEME 1 - Investing In The Built Heritage

Priority Projects

Priority projects
• 96-104 Academy Street (AI Welders Building)
• 106-110 Academy Street (The Phoenix Public House)
• Station Square

Medium Priority Projects
• 8-10 Academy Street
• 18 Academy Street
• 28-34 Academy Street
• 112 Academy Street
• 19 Academy Street
• 25 Academy Street
• 91-97 Academy Street
• 99-101 Academy Street
• 103-107 Academy Street
• 1 Academy Street
• 3-9 Academy Street
• 38-40 Academy Street

Reserve projects
• 59-61 Academy Street
• 42-44 Academy Street
• 60-62 Academy Street
• 64-66 Academy Street
• Properties within the Victorian Market
THEME 1 - Investing In The Built Heritage

Priority Projects

- **96-104 Academy Street** – AI Welders, (formerly Rose Street Foundry)
- **106-110 Academy Street** - The Phoenix Public House

Grants to cover:
- Fabric repair
- Restoration of lost historic detail
- Bringing vacant space back into use

- **Station Square**

  Major opportunity – see public realm

See separate display
THEME 1 - Investing In The Built Heritage

Medium Priority Projects

Grants to cover:
- Fabric repair
- Restoration of lost historic detail
- Shopfront improvements

ACADEMY STREET, INVERNESS: PROPOSED TOWNSCAPE HERITAGE SCHEME

MAKAR Architects, Neil Sutherland/Brian Burns • Alan Marshall, Architect • Willie Miller Urban Design • Miriam Frier (Education/Training) • Ralph Ogg and Partners, QS • Fairhursts, Structural Engineers • Graham and Sibbald, Valuation Surveyors
THEME 1 - Investing In The Built Heritage

Shop Fronts - a separate scheme of grants

Grants to cover:

- Restoration of lost historic detail
- Fabric repair,
- Shopfront improvements – signage

Design guidance and help in understanding the heritage
THEME 2 - Identity and Place-making

context:

- substantial investment in Inverness City Centre but...
- Academy Street now far behind in terms of:
  - quality of place and character
  - positive trading environment
  - poor gateway to the city
  - traffic dominated street
  - negative environment for pedestrians
- placemaking input to this work over a larger area than the TH Project

See separate display
THEME 3 - Training and Interpretation

Training

- Working with key partners (ICH, Historic Scotland, CITB and Business Gateway) in the provision of training to compliment the investment in the built fabric of Academy Street.

- Training programmes are being developed around construction, retail and hospitality sectors.

- Building a base of local traditional construction skills is a key priority.
THEME 3 - Training and Interpretation

Heritage Engagement
Partnership development is underway with Highlife Highland to build on their extensive collections for Academy Street and the city centre. Key areas of activity include:

- An interactive heritage trail
- Heritage taster sessions
- Annual series of heritage lectures
- Schools engagement

Employability

- An innovative feature in the TH project.
- Working in partnership with the NHS, DWP and Highland Council to develop an Employability Hub for the City Centre.
- The key aim is on helping long term unemployed people develop routes back into work, focusing on those accommodated within the city centres HMOs.
THEME 4 - Enhancing the Town Centre Offer

Creation of a stronger more sustainable Academy Street Outcomes and benefits of TH scheme

Owners & Community

- Grants to repair & restore authentic details / materials: bring vacant buildings into use
- Advice & assistance on appropriate conservation methods
- Conservation Area maintenance guidance & maintenance workshops - increase owners/community involvement in maintaining this important part of the Conservation Area.

Businesses

- Creation of an improved environment and more attractive street which will enhance retail business performance and promote growth
- Grants, advice & assistance to repair & restore buildings and shopfronts
- Support to bring vacant historic buildings back into appropriate use
- Enhancement of business skills to support and complement the investment in the built fabric
- New products & services focusing on quality & specialty niches
THEME 4 - Enhancing the Town Centre Offer

Creation of a stronger more sustainable Academy Street
Outcomes and benefits of TH scheme

Local People & Visitors

➢ An improved public realm that will enhance the town centre’s civic amenity for residents and visitors alike
➢ Creation of a welcoming arrival/entrance point into Inverness city centre
➢ Creation of a more attractive and vibrant place for local people and visitors
➢ Enable visitors to understand, learn about, appreciate & enjoy local heritage
➢ Encourage visitors to experience the specialist independent shops
➢ Encourage visitors to experience the whole city centre
➢ Spend more time/money in Academy Street
➢ Benefit from improved ‘venues’ & targeted calendar of events & festivals.
Feedback from First Consultation (Jan 2015)

The consultation event took place in the Iron Works Venue on Academy Street on 22nd and 23rd January 2015

Over 150 public and stakeholders attended throughout the 2 day consultation event.

Table 1 - Completed feedback forms sector representation

<table>
<thead>
<tr>
<th>Sector</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Property Owner on Academy Street</td>
<td>7</td>
</tr>
<tr>
<td>Business operator on Academy Street</td>
<td>2</td>
</tr>
<tr>
<td>Resident on Academy Street</td>
<td>0</td>
</tr>
<tr>
<td>General Public</td>
<td>24</td>
</tr>
<tr>
<td>Public Agency</td>
<td>8</td>
</tr>
<tr>
<td>Delivering training, education or health services</td>
<td>2</td>
</tr>
<tr>
<td>Construction Industry</td>
<td>6</td>
</tr>
<tr>
<td>Other</td>
<td>9</td>
</tr>
<tr>
<td>Total</td>
<td>57</td>
</tr>
</tbody>
</table>

Table 2 – TH project elements and priorities

<table>
<thead>
<tr>
<th>Element</th>
<th>% of attendees placing importance as no.1</th>
<th>% of attendees placing importance as no.2</th>
<th>% of attendees placing importance as no.3</th>
<th>% of attendees placing importance as no.4</th>
<th>% of attendees placing importance as no.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refurbishment of historic Buildings</td>
<td>63%</td>
<td>17%</td>
<td>2%</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td>Reinstatement of build heritage features</td>
<td>51%</td>
<td>23%</td>
<td>3%</td>
<td>9%</td>
<td>14%</td>
</tr>
<tr>
<td>Improvement or development of civic spaces on Academy Street</td>
<td>48%</td>
<td>24%</td>
<td>20%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Reinstating original shop fronts</td>
<td>28%</td>
<td>24%</td>
<td>28%</td>
<td>13%</td>
<td>7%</td>
</tr>
<tr>
<td>Bring vacant floor space back into use</td>
<td>66%</td>
<td>15%</td>
<td>7%</td>
<td>5%</td>
<td>7%</td>
</tr>
<tr>
<td>More retail space</td>
<td>22%</td>
<td>18%</td>
<td>38%</td>
<td>9%</td>
<td>13%</td>
</tr>
<tr>
<td>More residential units</td>
<td>4%</td>
<td>28%</td>
<td>48%</td>
<td>12%</td>
<td>8%</td>
</tr>
<tr>
<td>More commercial space</td>
<td>17%</td>
<td>29%</td>
<td>26%</td>
<td>9%</td>
<td>19%</td>
</tr>
<tr>
<td>Improving heritage engagement- telling the story of Academy Street</td>
<td>18%</td>
<td>24%</td>
<td>33%</td>
<td>13%</td>
<td>12%</td>
</tr>
<tr>
<td>Employability</td>
<td>21%</td>
<td>30%</td>
<td>21%</td>
<td>19%</td>
<td>9%</td>
</tr>
<tr>
<td>Other (Please Specify)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Feedback from First Consultation (Jan 2015)

### Table 3 – Wider issues on Academy Street outwith the delivery mechanism of the TH project

<table>
<thead>
<tr>
<th>Please score each option on how important it is to you. (1 = very important through to 5 = not important)</th>
<th>% of attendees placing importance as no.1</th>
<th>% of attendees placing importance as no. 2</th>
<th>% of attendees placing importance as no.3</th>
<th>% of attendees placing importance as no.4</th>
<th>% of attendees placing importance as no.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Better provision for getting around by bike or on foot</td>
<td>50%</td>
<td>13%</td>
<td>13%</td>
<td>15%</td>
<td>9%</td>
</tr>
<tr>
<td>Improved traffic management</td>
<td>62%</td>
<td>13%</td>
<td>13%</td>
<td>2%</td>
<td>10%</td>
</tr>
<tr>
<td>Greening - such as provision of trees, vegetation, green space</td>
<td>38%</td>
<td>30%</td>
<td>15%</td>
<td>9%</td>
<td>8%</td>
</tr>
<tr>
<td>Better facilities for cycling (such as storage)</td>
<td>20%</td>
<td>25%</td>
<td>32%</td>
<td>16%</td>
<td>7%</td>
</tr>
<tr>
<td>Outdoor seating (including cafes)</td>
<td>40%</td>
<td>33%</td>
<td>19%</td>
<td>2%</td>
<td>6%</td>
</tr>
<tr>
<td>Other (Please specify)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 4 – Feedback form main comments

<table>
<thead>
<tr>
<th>Movement in Academy Street</th>
<th>Buildings</th>
<th>General Comments</th>
<th>Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excessive traffic/traffic management/traffic dominates</td>
<td>Interpretation of buildings needed</td>
<td>No reason to go there, no incentive</td>
<td>Lack of low footfall</td>
</tr>
<tr>
<td>Poor traffic flow</td>
<td>Buildings falling into disrepair/poor maintenance/deteriorating and underused</td>
<td>Station square</td>
<td>Specialist shops needed/cafes needed for café environment</td>
</tr>
<tr>
<td>Poor/uneven/narrow pavements</td>
<td>Vacant buildings</td>
<td>Lack of investment</td>
<td>Lack of businesses</td>
</tr>
<tr>
<td>Poor access/poor gateway to the city</td>
<td>Bring buildings up to standard/buildings need restored/Buildings have potential to be pleasing but not at present</td>
<td>Poor appearance/Street image poor and dirty. Academy street a disgrace</td>
<td>Inappropriate shop fronts/repair shop fronts</td>
</tr>
<tr>
<td>No incentive for pedestrians/pedestrian danger – not foot or cycle friendly/need cycle access</td>
<td>Heritage - increase visibility of Gaelic signage + leaflets</td>
<td>Poor lighting/safety</td>
<td>No incentive to establish business there</td>
</tr>
</tbody>
</table>

### Other (Please specify)

- Improved linkages to other areas in city needed
- Businesses are soulless, need better tenants/empty shops
- What about recycling, efficiency conservation of resources in the plan?