

Agenda Item	6.6
Report No	PLN/032/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 23rd April 2025

Report Title: 24/04988/FUL: Church of Scotland

Church Of Scotland

24 High Street

Rosemarkie

Fortrose

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Reinstatement of stone cross, installation of double-glazed windows and timber door including internal alterations

Ward: 09 – Black Isle

Development category: Local

Reason referred to Committee: Third-Party Representations

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks full planning permission for both internal and external alterations to the Church of Scotland building at 24 High Street, Rosemarkie. External alterations comprise the replacement of the existing metal cross with a stone cross on the roof of the church and the installation of double-glazing windows and timber door. The roof of the building is to be repaired where necessary, with the like-for-like replacement of guttering and detailing.

Internal alterations include the removal of existing ground floor pews and doors, to form a flexible ground-floor space suitable for various uses. The existing pulpit is to be retained. Kitchen and storage areas are to be formed.

First floor alterations comprise of the installation of a flight of stairs, the raising of the floor level and installation of glazed partitioning walls.

- 1.2 Pre-Application Consultation:

None.

- 1.3 Supporting Information:

Design Statement

- 1.4 Variations:

Existing Vestry to be changed to storage area.

Underfloor heating in sanctuary to replace air source heat pump which has been removed from application

2. SITE DESCRIPTION

- 2.1 The works are proposed to alter the B-Listed Church of Scotland, an ecclesiastical building in use as such, located with a cemetery on a large plot of land within the settlement development area and conservation area of Rosemarkie. The church is accessed via Church Place Road, directly adjacent to the High Street. Surrounding development comprises primarily of residential buildings, with some retail premises and a museum to the west and north respectively.

- 2.2 The building is listed within the Historic Environment Record, under listing LB31853; Rosemarkie High Street Rosemarkie Parish Church. Listing description:

John Falconer and John Wilson, masons, James McLean, carpenter, 1818-22. Thinly detailed Gothic rectangular church with tower at west gable. Tower, south and west elevations of rough ashlar; north and east elevations of sneck-harled rubble; polished ashlar dressings; slated roof. Body of church 4 bays with 4 tall windows at south and 2 similar windows at north, the windows having timber mullions and tracery; all windows have hoodmoulds. At centre of south front, crenellated vestry (now porch). Moulded eaves cornice; square-plan skewputts with ornate stiff leaf finials. Tower of 3 stages delineated by string courses; Gothic openings with hoodmoulds, those at second stage with label stops carved with heads (of bonneted women at south and capped men at west); corbelled, crenellated parapet with crocketed pinnacles at angles. Interior recast and re-orientated towards east, John Robertson, 1894. Gothick horse-shoe gallery borne on clustered columns; original

pulpit with sounding board in form of crown; furnishings of pine. Two memorial tablets by James Dalziel, Edinburgh, to members of the Fowler family of Raddery and Grange, early 19th century.

3. PLANNING HISTORY

- 3.1 24/04990/LBC: Reinstatement of stone cross, installation of double-glazed windows and timber door including internal alterations Pending Consideration in tandem with this application

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Ross-Shire Journal

Date Advertised: 20.12.2024

Representation deadline: 10.01.2025

Timeous representations: 6 (6 households)

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

Concerns regarding:

- a) The need for additional multi-use space in the area
- b) Impact to usage of other venues in surrounding area
- c) Limited parking space
- d) Lack of detail of external alterations proposed

Summary of concerns raised in comment from SPAB (The Society for the Protection of Ancient Buildings) 08.01.2025:

- Is the removal of the large lancet window on the North Elevation necessary?
- Lack of detail regarding the proposed replacement door and windows.
- No information provided regarding current state of roof features to be restored/replaced.
- Lack of detail provided regarding internal works

- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

- 5.1 *Historic Environment Team – Conservation 19.12.2024:*

In general, we are supportive of most of the proposals, which are seeking to upgrade the fabric and functionality of the listed building, with no significant or adverse impacts upon its historic character.

Externally, we are concerned by the enclosure to the heat-pump exceeding the height of the window-cill; why is this necessary? The re-opening and re-instatement of the windows and door to the east elevation is welcomed; details will be required of the new windows (via condition if not available now).

Internally, the complete removal of all the pews and woodwork to the ground-floor layout is not acceptable, if none of these are to be re-utilised within the building. This needs photo-recording (via condition) and a discussion as to where/how some of the woodwork can be re-purposed; this is historic fabric which cannot just be scrapped. We also require details of the pulpit/stairs alterations.

Further details will be required if the ground floor-structure is to be altered/replaced. The works to the rear-rooms (at G and first-floor levels) are in secondary spaces and are not problematic.

5.2 *Historic Environment Team – Conservation 31.03.2025:*

The application for Listed Building Consent is for Rosemarkie Church which is still an active place of worship for the Church of Scotland. Under the provisions of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, s.54 outlines the requirements of ecclesiastical exemption for listed buildings that fall under this provision. As such the proposed works for Rosemarkie Church (a category B listed building) fall under s.54.

However, in the interests of heritage significance and transparency, the interior of the church has a high heritage value, and the proposed interior works will have significant or adverse impacts upon its historic character.

Comments were provided by the Highland Historic Environment Team which identified a number of concerns with the proposed changes specifically the recording of the removal of the ground floor pews and subsequent works.

Notwithstanding the comments noted above, the requests from Archaeology which are not covered under s.54 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 will still be relevant. Specifically, any exterior works will still be required to adhere to Archaeological scrutiny as the proposal seeks to install a VRV unit that may need a foundation slab to support the unit. For clarity, the conditions are identified below.

5.3 *Historic Environment Team – Archaeology 16.12.2024:*

The current church stands on a site where earlier churches are known to have been located. Early churches here may date back to the original monastic settlement which is evidenced by the numerous Pictish carved stones (and fragments) found from the church yard and the immediate area. Proposed works such as the timber enclosure to house the heat pump and more significantly any below floor-level works inside the church (such as installing underfloor heating or insulating the floors or laying a new concrete floor - as noted in the Design Statement) may impact on historic remains. These could include traces of earlier church walls, fragments of carved stones amongst rubble or early and unrecorded burials that either lay under an earlier church or within the early burial ground. A condition is proposed.

The ARC01 condition requires that the development area is the subject of monitoring and evaluation in order to establish the archaeological content and potential. Dependent on the results of this work, further study may be required in advance of,

and during, construction works to record any identified remains. The evaluation will be backed up by desk-based research to produce a report setting out the results and any required mitigation strategy. The applicant will need to engage the services of a professional archaeological contractor.

5.4 *Historic Environment Scotland 18.12.2024:*

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 7 - Historic Assets and Places
Policy 14 - Design Quality and Place

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design
29 - Design Quality and Place-making
34 - Settlement Development Areas
57 - Natural, Built and Cultural Heritage

6.3 **Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)**

The application site is within the Settlement Development Area of Rosemarkie.

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)
Highland Historic Environment Strategy (Jan 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) impact upon the historic fabric and character of the listed building
 - c) access and parking
 - d) impact to amenity
 - e) any other material considerations

Development plan/other planning policy

- 8.4 The proposal requires to be assessed against the National Planning Framework 4 (NPF4), the Highland-wide Local Development Plan (HwLDP) 2012 and the Inner Moray Firth Local Development Plan 2 (IMFLDP2).
- 8.5 Third-party comments have raised concerns regarding internal changes to the church building, however these are not included within the assessment of this application. As the church building is to remain in use as a place of worship, the internal alterations proposed are permitted under section 54 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, through Ecclesiastical Exemption. Whilst concerns regarding the alteration of the interior of the building are understood, these works do not require prior consent from the Planning Authority and as such are not assessed against conservation policy. The following assessment is based on those works which do not meet the ecclesiastical exemption criteria. The impact of the proposed development to the historic character of the building is assessed in greater detail through 24/04990/LBC, which is also on the committee agenda.
- 8.6 Following concerns raised by the Historic Environment Team – Conservation, the installation of an air source heat pump was removed from the proposal, and as such the impact that this may have had on the building is not required to be assessed.
- 8.7 Policy 7 of NPF4 – Historic assets and places - aims to protect and enhance historic environment assets and places, and to enable a positive change as a catalyst for the regeneration of places. Policy 7(c) of the National Planning Framework 4 states that development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. The proposed development includes alterations to the B-listed building, both internally and externally. Externally, the most significant works comprise of the formation of a door opening and replacement of windows on the rear elevation and the infilling of a door opening on the west elevation to reinstate the original window cill height. These proposals are not considered to have a detrimental impact on the character of the building, being specified to match the existing

openings of the building. Other works to exterior elements of the building seek to refurbish, repair and replace-as-existing where necessary. The proposals are considered to meet the requirements of Policy 7(c), and as such can be supported.

- 8.8 NPF4's policy 7(d) states that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; and context and siting, quality of design and suitable materials. External changes to the building are predominantly to the rear of the building, and as such are not visible from surrounding areas. The extent of the development is not considered to have a significant impact of the Conservation area, and as such is in compliance with this policy.
- 8.9 Policy 12 of NPF4 – Zero Waste – looks to encourage, promote and facilitate development that is consistent with the waste hierarchy. Policy 12(b) states that development will be supported where they reuse existing buildings and minimise demolition. The proposed development seeks to expand the usage of the church building, adapting the building to be suitable for a wider range of activities. The use of an existing building for these activities is supported, reducing the impact which the creation of these opportunities has on the surrounding area. The proposal is therefore compliant with this policy.
- 8.10 The Inner Moray Firth Local Development Plan 2 lists Placemaking Priorities for the Fortrose and Rosemarkie Settlement Development Areas. Within these, the importance of safeguarding the setting, heritage features, and distinct identities of the settlement is stated.

Impact upon the historic fabric and character of the listed building

- 8.11 Policy 14 of NPF4 – Design, Quality and Place – intends to encourage well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Policy 14(a) states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Policy 28 of the HwLDP – Sustainable Design – ensures proposed developments are assessed on the extent to which they demonstrate sensitive siting and high-quality design in keeping with local character and historic and natural environment and in making use of appropriate materials.
- 8.12 The proposed development seeks to improve the functionality of the church, whilst having regard to the historic character which the building holds. External works include the installation of windows which retain the historical character of the building, and a pointed arch doorway, with timber boarded door, to mimic those original of the building. Repair works will be undertaken across the building, masonry walls to be repointed and guttering reinstated with like-for-like replacement where necessary, improving the visual quality of the building whilst preserving its historic elements. The proposal is in compliance with the above design policies.

Access and Parking

- 8.13 The proposal intends to increase the frequency of usage of the church building, by creating a more flexible ground floor space which will allow a more diverse variety of events to be held within the building.

It is not anticipated that the alterations proposed will create a significant change in capacity of the church and in the number of users of the church at any one time. The church building is active in ecclesiastical use and operates as existing without any allocated parking spaces for visitors. The continuation of the use of public parking is considered to be acceptable given the location of the church within the town centre.

Impact to amenity

- 8.14 The impact which the development will have on surrounding areas is of concern to the Planning Authority. Whilst external alterations have been proposed for the church, these are predominantly located to the rear and north elevation of the building. The north elevation of the building is the closest to the property boundary, where tall walling and hedging screen the building from the residential property to the north, preventing views.

To the east, the church building looks down towards the Moray Firth, sitting at a higher elevation than the residential properties below. Views between these properties on Marine Terrace and the church are therefore largely obscured by the landscape, as well as existing hedging. The stone cross, which is proposed to be installed, if found, will be visible from further afar given its location on the apex of the building's roof, and as such it is conditioned that details of this will be provided prior to installation to ensure this is in keeping with the nature of the building.

Alterations to the western, principal elevation, and the southern elevation comprise mostly of restoration/repair works and as such it is not considered that there will be any significant adverse impact to the visual quality as a result of the proposed development.

Non-material considerations

- 8.15
- a) Impact to historical character of church
 - b) Removal of ground-floor furniture and stained-glass doors
 - c) Impact of internal alterations on character of building

These elements of the proposal have not been assessed as part of this application, as they are permitted under section 54 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.16 N/A

9. CONCLUSION

- 9.1 This assessment focusses on the external alterations proposed for the building, as proposals for the interior of the building are permitted under section 54 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 9.2 The proposed development is considered to be in compliance with key determining conservation policies 7 and 12 of NPF4. The proposal has also demonstrated compliance with design policy, 14 of NPF4 and 28 of the HwLDP. The development seeks to preserve the historical character of the building, whilst expanding the diversity of uses of the church building.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No works in connection with the development hereby approved shall commence unless an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied or brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: In order to protect the archaeological and historic interest of the site.

3. Details of any replacement, reinstatement or alteration to the existing roof cross shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of development. Thereafter, work shall progress in accordance with these approved details.

Reason: In order to enable the planning authority to consider this matter in detail prior to the installation; in the interests of amenity and to ensure details are appropriate for the historic character of the building and conservation area.

4. No development or works shall commence until full details of all replacement windows and doors have been submitted to and approved in writing by the Planning Authority. Thereafter work shall progress in accordance with the approved details.

Reason: In order to ensure all windows and doors details are appropriate to the historic character of the building and conservation area.

5. No development, works or removal shall commence until a detailed photographic survey of the interior of the church has been submitted to and approved in writing by the Planning Authority.

Reason: In order to record the interior for historic interest.

6. For the avoidance of doubt, the air source heat pump detailed on drawing 'PROPOSED ELEVATIONS PLAN -SOUTH – 213' is not approved as part of this listed building consent hereby granted.

Reason: The air source heat pump has been removed from the proposal.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Historic Woodwork

Careful consideration should be given to where/how some of the internal woodwork can be re-purposed; this is historic fabric which should not just be scrapped.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. Planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise

sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature:

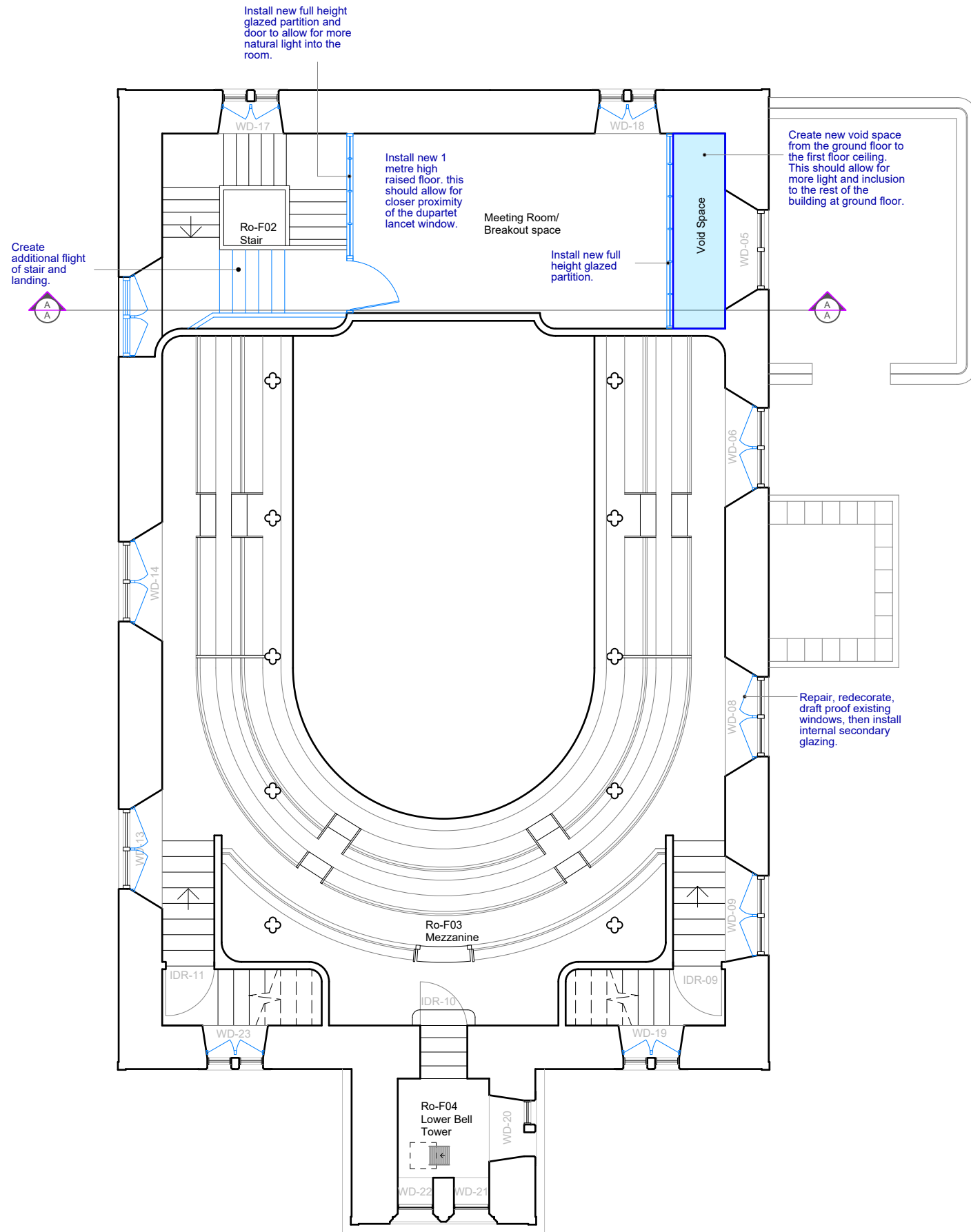
Designation: Area Planning Manager – North

Author: Ruairidh Strachan

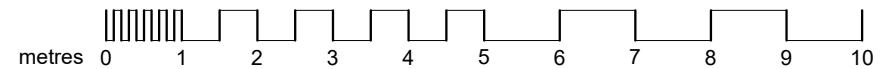
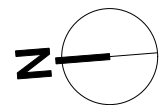
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 - LOCATION PLAN - 001
- Plan 2 - PROPOSED FLOOR PLAN – FIRST FLOOR - 112
- Plan 3 - PROPOSED FLOOR PLAN – SECOND FLOOR - 113
- Plan 4 - PROPOSED ELEVATIONS PLAN – NORTH - 211
- Plan 5 - PROPOSED ELEVATIONS PLAN - WEST - 212
- Plan 6 - PROPOSED ELEVATIONS PLAN -SOUTH - 213
- Plan 7 - PROPOSED ELEVATIONS PLAN – EAST – 210 REV A
- Plan 8 - PROPOSED SECTION PLAN – A.A. - 302
- Plan 9 - PROPOSED FLOOR PLAN – GROOUND FLOOR – 111 REV A
- Plan 10 – DESIGN STATEMENT



Proposed First Floor
Scale 1:100 @A3



No.	Revision	Date
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Project Stage

Stage 3

Project Title / Address

Rosemarkie Church
Rosemarkie
Fortrose IV10 8UF

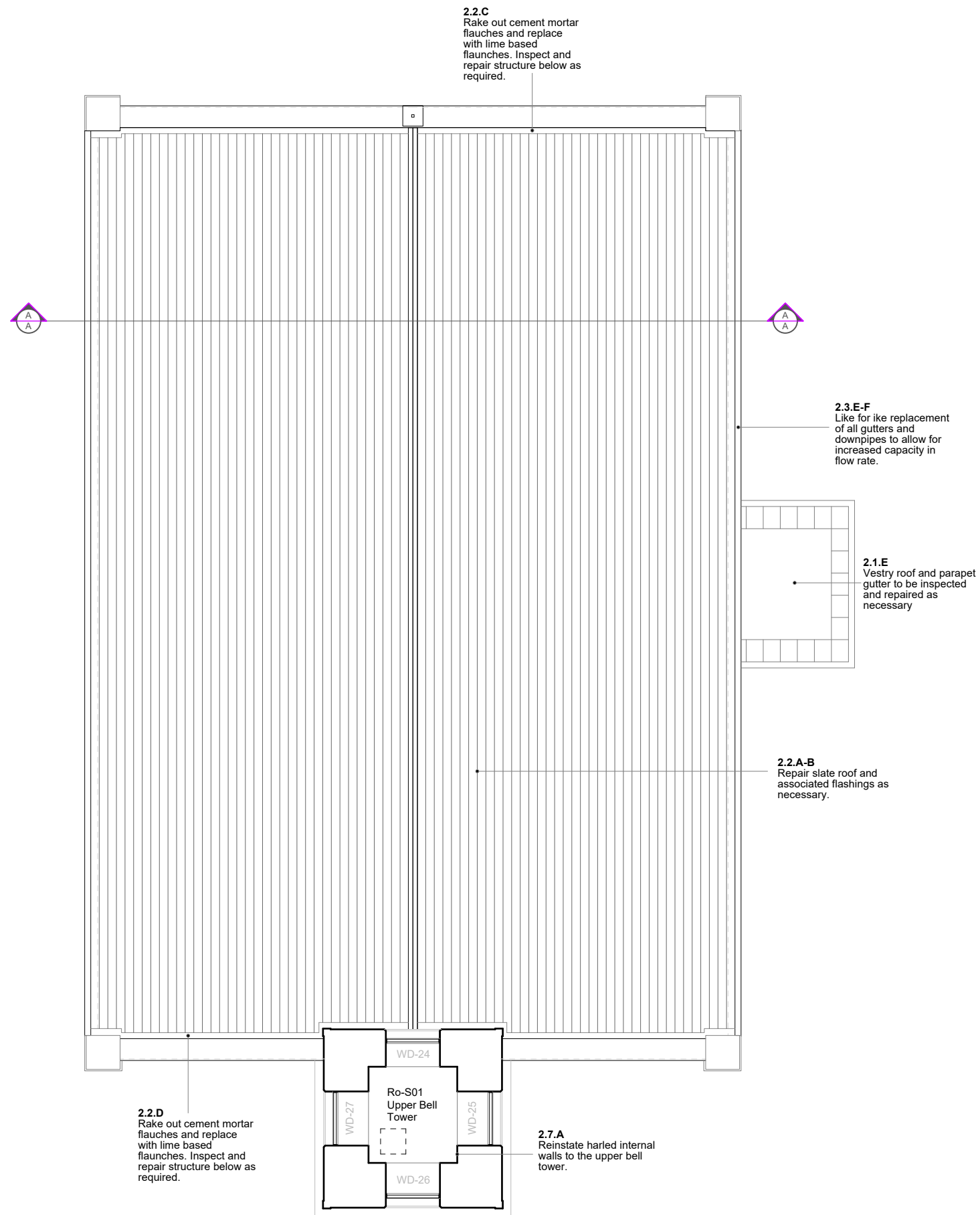
Drawing Title

Proposed First Floor

Lead By AB	Project No 1.7319
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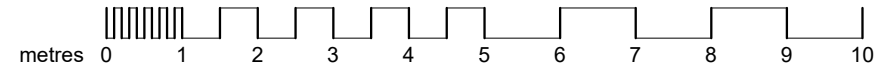
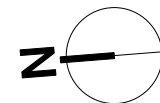
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Checked By AB	Drawing No. 112	Rev No.
Date 30/09/2024		



Proposed Second Floor

Scale 1:100 @A3



No.	Revision	Date
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Project Stage

Stage 3

Project Title / Address

Rosemarkie Church

Rosemarkie

Fortrose IV10 8UF

Drawing Title

Proposed Second Floor

Lead By AB	Project No. 1.7319
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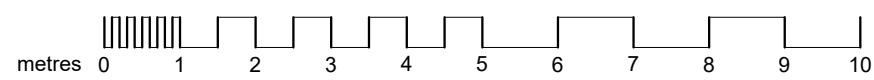
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Date 30/09/2024

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Proposed North Elevation
Scale 1:100 @A3



No.	Revision	Date
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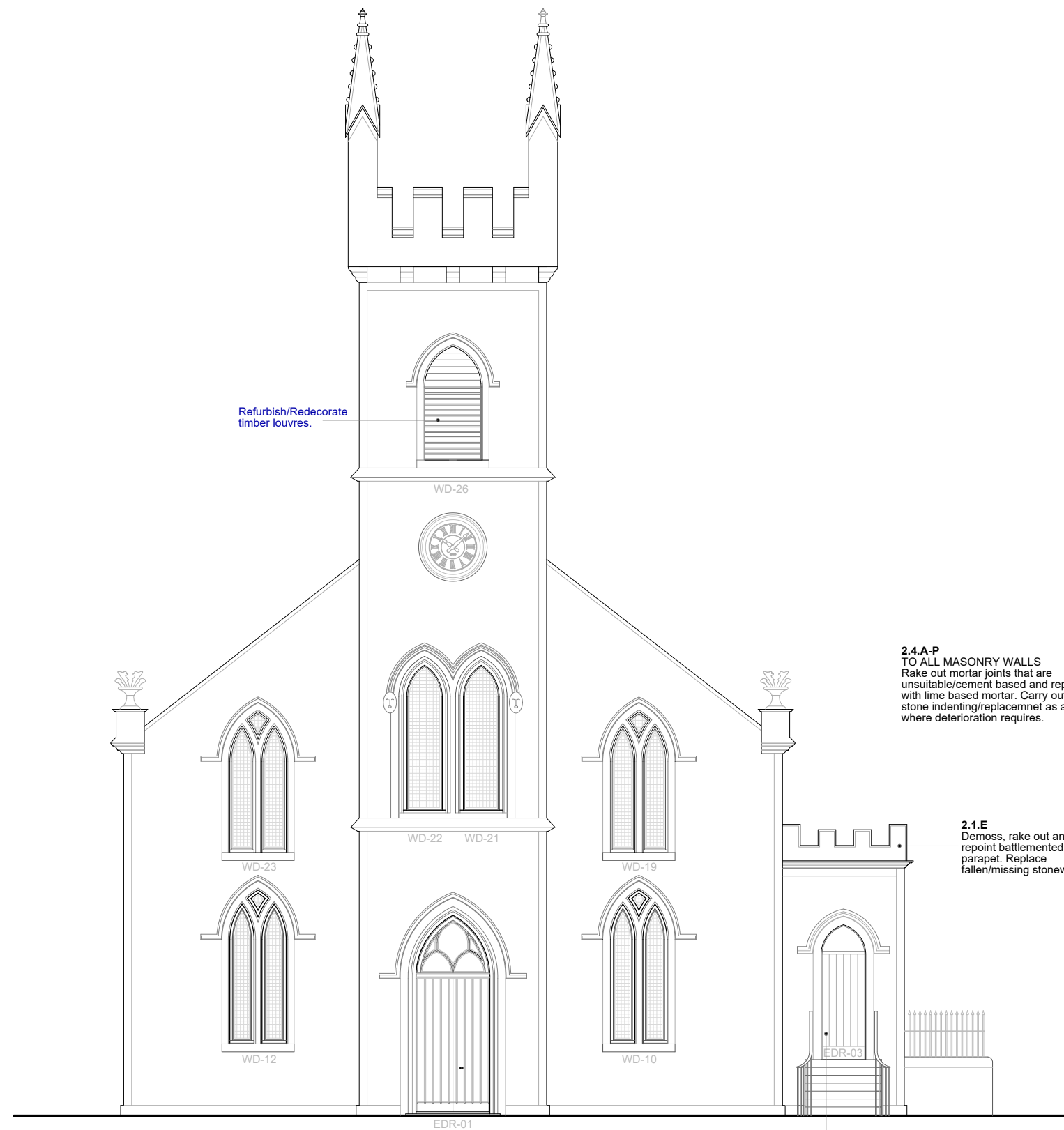
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Project Stage
Stage 3

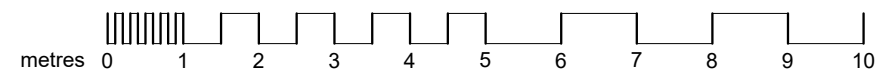
Project Title / Address
Rosemarkie Church
Rosemarkie
Fortrose IV10 8UF

Drawing Title
Proposed North Elevation

Lead By AB	Project No. 1.7319
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Checked By AB	Drawing No. 211
Date 30/09/2024	Rev No.



Existing West Elevation
Scale 1:100 @ A3



No.	Revision	Date
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Project Stage

Stage 3

Project Title / Address

Rosemarkie Church

Rosemarkie

Fortrose IV10 8UF

Drawing Title

**Proposed West
Elevation**

Lead By
AB

Project No.
1.7319

Drawn By
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Scale @ A3
1:100

Checked By
AB

Drawing No.
212

Rev No.

Date
30/09/2024

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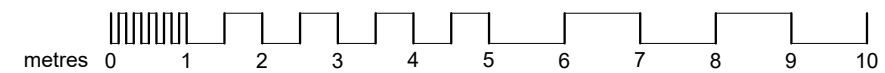
Refurbish/Redecorate clock faces.

2.13.B
Install new gully traps at the base of each downpipe.

2.5.A
All external doors and windows to be repaired as necessary than redecoated.

New heat pump in a charred timber enclosure. (dismountable for ease of access and maintenance)

Proposed South Elevation
Scale 1:100 @A3



No.	Revision	Date

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Project Stage

Stage 3

Project Title / Address

Rosemarkie Church
Rosemarkie
Fortrose IV10 8UF

Drawing Title

Proposed South Elevation

Lead By
AB

Project No.
1.7319

Drawn By
TB

Scale @ A3
1:100

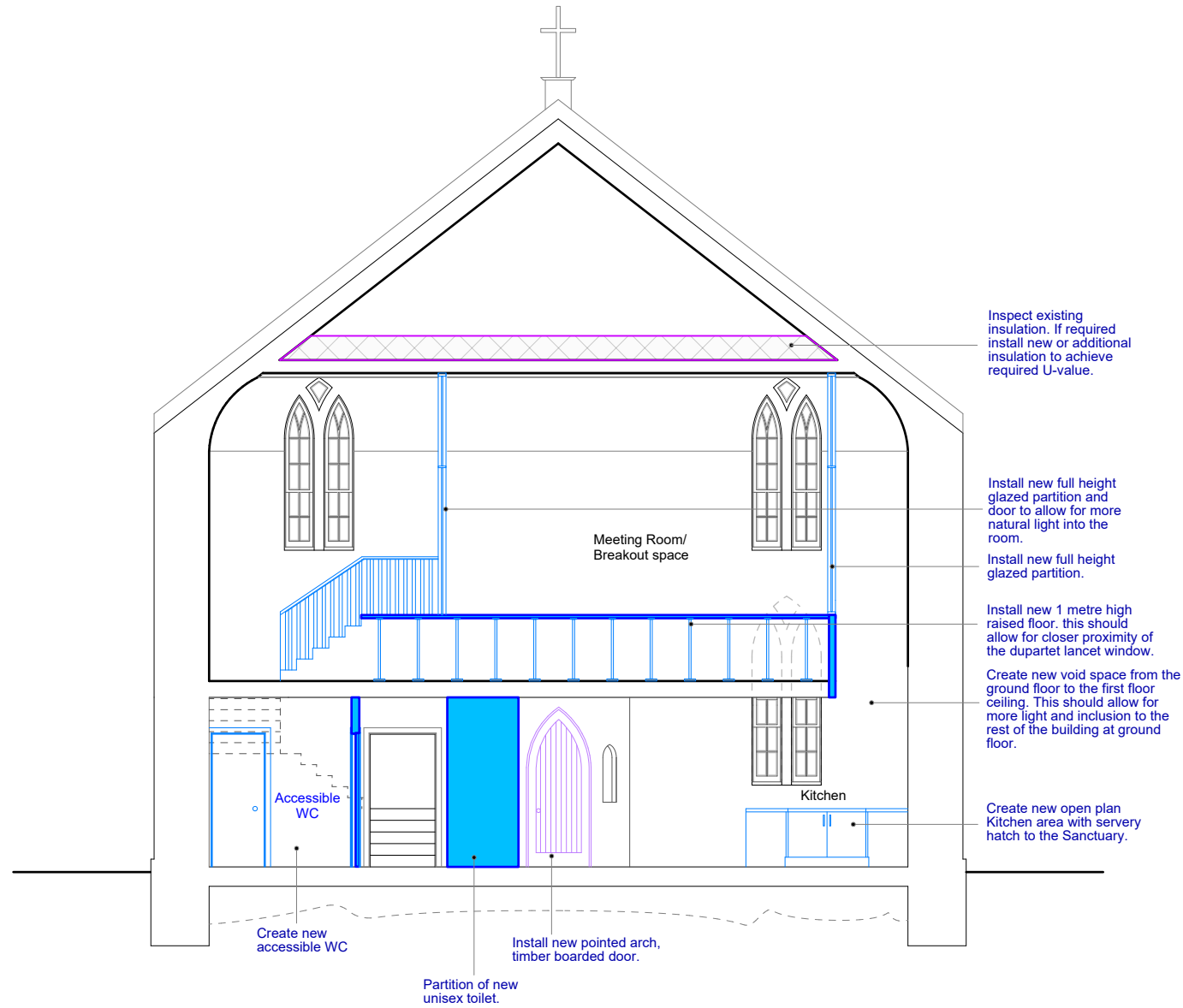
Checked By
AB

Drawing No.
213

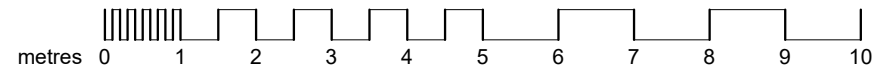
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Date
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Proposed Section A.A.
Scale 1:100 @A3



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Project Stage

Stage 3

Project Title / Address

Rosemarkie Church
Rosemarkie
Fortrose IV10 8UF

Drawing Title

Proposed Section A.A.

Lead By AB	Project No. 1.7319
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Drawn By TB	Scale @ A3 1:100
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Checked By AB	Drawing No. 302	Rev No.
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Date 30/09/2024

Design statement for:
Rosmarkie church alterations.



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1.0 Introduction

This design statement for alterations to the Rosemarkie Church has been prepared by HRI Architects. The primary objective of this project is to "futureproof" the building by creating a multipurpose venue while reducing its overall carbon footprint, all without compromising its historical character. This document outlines the design intent and approach to meet the requirements for planning and listed building consents.

1.1 Location and Setting

The B-listed Rosemarkie Church is located in the Rosemarkie Conservation Area at the heart of the historic town of Rosemarkie. Constructed in 1821, the church exhibits Georgian architectural influences and was crafted by masons Charles Falconer and John Watson, along with carpenter James McLean. The site's religious history is believed to date back to the 6th century, when St. Moluag of Lismore, a missionary of the Celtic Church, established a Christian settlement in the area. The church is accessed via a lane off the High Street and is oriented east-west within a stone-walled graveyard. A steep flight of stone steps connects the church grounds to Marine Terrace. Currently, the building is home to a Presbyterian congregation.

1.2 Historic alterations

The church's original internal layout faced south towards the vestry. Large lancet windows on the north and south sides, along with the placement of gable-end dupartet windows, suggest that the building was originally a single-volume space. In 1894, architect John Robertson oversaw significant alterations that reoriented the interior layout, adding a gallery, first floor, staircase, and partitioned "back of house" spaces—common modifications for the period.

Key historical changes include:

- **Vestry Access:** The vestry is currently blocked from the sanctuary, with the access door jammed and out of use.
- **East Entrance:** The door on the east elevation, leading to an inward-projecting porch, has been blocked. Secondary access was created on the north elevation by lowering the sill of a large lancet window to form a double-door entrance.
- **Blocked Windows:** The two ground-floor dupartet lancet windows on the east elevation were blocked to accommodate the addition of the first-floor build-up and stairwell. Most windows were replaced during the late Victorian era.

The most recent interventions, carried out in 2014, included:

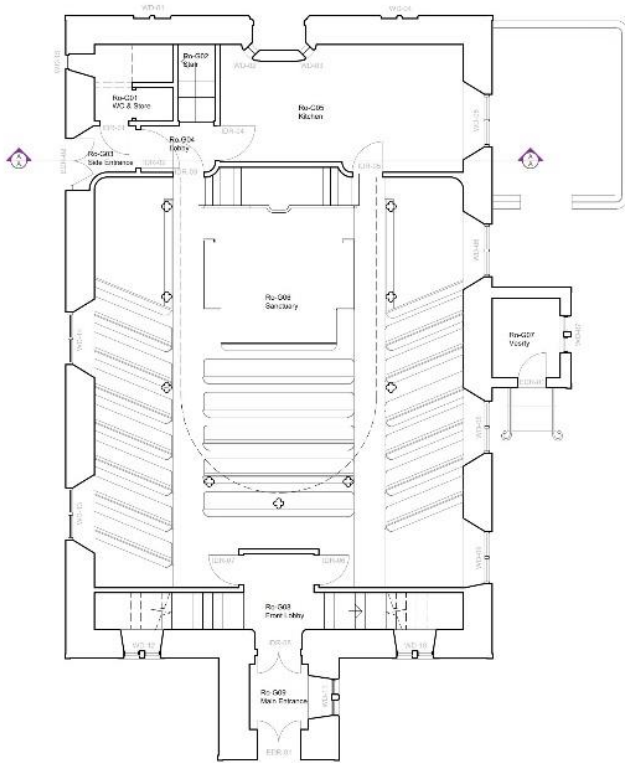
- Installation of steel flitch plates at rotten joist ends (*Chris Haggett, HGA Group Consulting Engineers, Inverness*).
- Electrical system checks and installation of a hearing loop (*David Ritchie Electrical Ltd, Avoch*).
- Ceiling insulation and timber cill replacements (*John MacArthur Contractor & Joiner, Rosemarkie*).

2.0 Existing plans

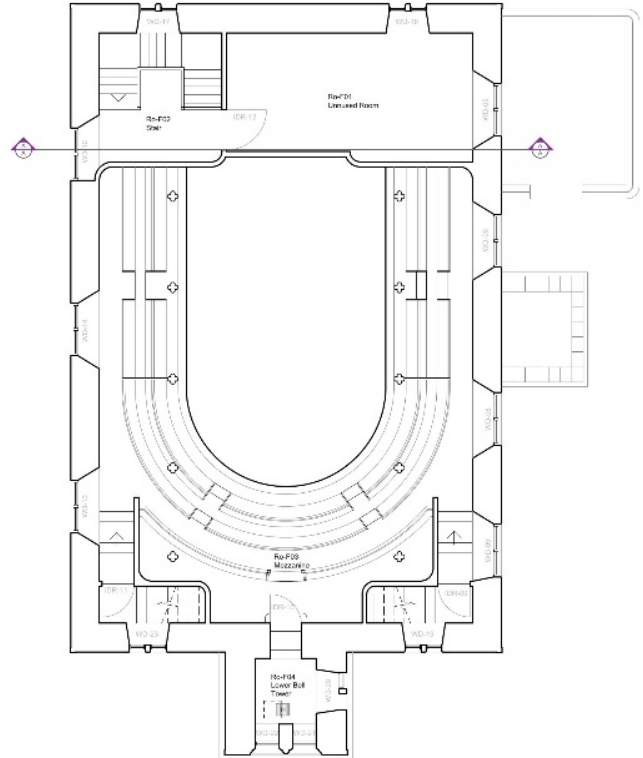
The church faces east, with the main entrance located on the ground floor of the bell tower at the centre of the west elevation. From the entrance, a vestibule leads into the sanctuary through stained-glass timber doors and a partition. Stone stairs on either side of the vestibule provide access to a horseshoe-plan timber gallery that faces the pulpit on the east side. Currently, the sanctuary contains three aisles of pews oriented toward the chancel. Behind the chancel, a

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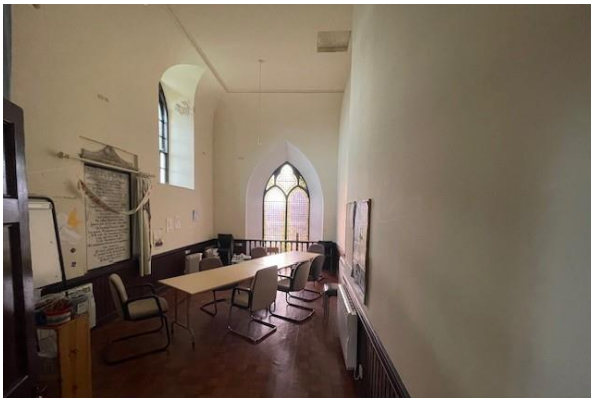
partition features two symmetrically positioned doors, leading to spaces housing a kitchen in the southeast corner of the building. The northwest corner accommodates a small WC, a storage area, and stairs to the first floor. The vestry is located at the centre of the south elevation and is accessible via an external staircase.



Existing ground floor



Existing first floor



Existing room on the first floor



Existing kitchen



Existing gallery to be retained



2.1 Existing Elevation East

The east elevation is constructed with snecked rubble masonry, featuring a projecting plinth course at the base and plain margins with squared rubble quoins at each corner. A central pointed arch aperture with decorative rybats and a hood moulding leads to a recessed porch with chamfered corners. Two low-level lancet lights are located in the corners, alongside a (*presumed*) blocked-up entrance door.

Symmetrically positioned on the ground floor are two paired (*dupartet*) lancet window apertures with margin-drafted rybats, chamfered arris, hood mouldings, and projecting sills. These windows appear blocked with vertically arranged stones. Above them, on the first floor, are two similarly detailed but slightly smaller paired lancet window apertures fitted with six-over-four pointed-arch sash-and-case single-glazed timber windows.

Toward the apex of the gable, above the pointed arch, is a recessed quatrefoil moulding in a projecting circular surround. The gable is crowned with a square base finial and cross, plain skew stones, and square-plan moulded skew putts with ornate stiff-leaf finials at each end.



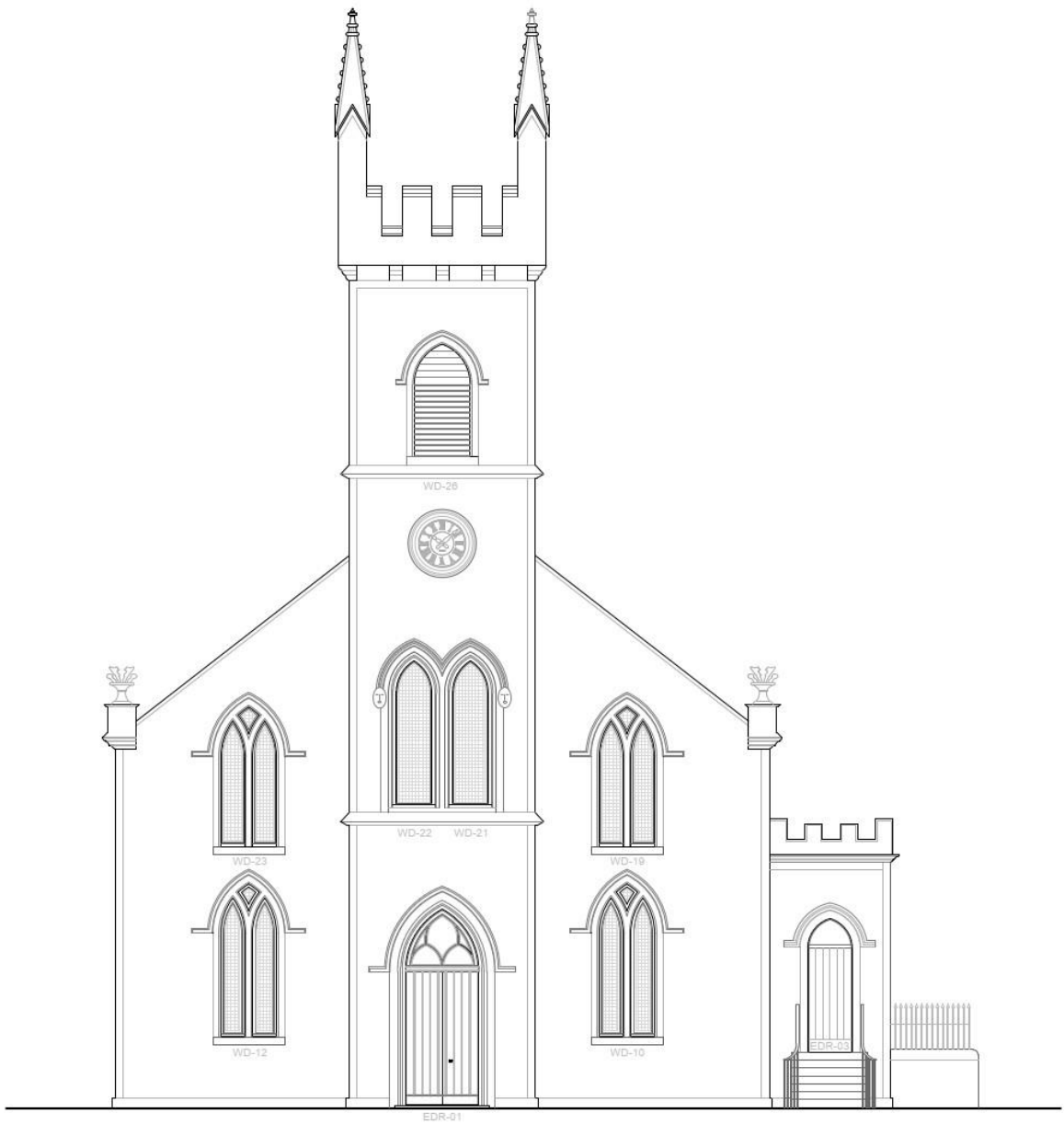
2.2 Existing Elevation North

The north elevation features snecked rubble masonry with a projecting plinth course and plain margins with quoins at the outer corners. It is topped with a pitched slate roof with lead ridge capping. Cement mortar flaunches cover the joints between the verges and skew stones. The gables are finished with square-plan moulded skew putts, each adorned with ornate stiff-leaf finials.

Rainwater is managed by cast-iron gutters mounted atop a stone tabling course, with downpipes positioned at either end of the elevation. This facade includes three large leaded lancet windows with timber tracery, margin-drafted rybats, and hood mouldings symmetrically arranged. The easternmost window has had its sill dropped to accommodate a timber-boarded double door as a secondary access point.

The bell tower, located to the west, features tooled ashlar masonry with a projecting plinth course and plain margins. The stages of the tower are separated by stone banding courses. The tower is capped with a flat roof concealed behind a battlemented parapet with tall pinnacles supported by corbel tabling.

The top stage houses the belfry, featuring pointed-arch timber louvers with margin-drafted rybats, chamfered aris, hood mouldings, and projecting sills (although the bell is absent). The second stage contains a clock face, while the bottom stage remains plain.



2.3 Existing Elevation West

The west elevation comprises a gable-ended main entrance with a projecting three-stage tower at its center. The wall is made of tooled ashlar masonry with a projecting plinth course, plain margins, and quoins at the corners. On both the ground and first floors, the elevation features symmetrically positioned paired lancet timber-framed leaded windows with margin-drafted rybats, chamfered arris, hood mouldings, and projecting sills.

The tower is topped with a flat roof concealed by a battlemented parapet with tall pinnacles supported by corbel tabling. Stone banding courses separate the tower stages. The belfry on the top stage is fitted with pointed-arch timber louvers, while the second stage features a clock face and a paired lancet timber-framed leaded window. The main entrance to the church is located on the ground floor of the tower. This consists of double timber doors within a pointed arch, surmounted by a transom window with timber tracery and framed by decorative rybats, chamfered arris, and a hood moulding.



2.3 Existing Elevation South

The south elevation is built from tooled ashlar masonry with a projecting plinth course, plain margins, and quoins at the corners. It is covered by a pitched slate roof with lead ridge capping, with joints between the verges and skew stones sealed by cement mortar flaunches. Gables feature square-plan moulded skew putts with ornate stiff-leaf finials. Rainwater is channelled by cast-iron gutters set on a stone tabling course and discharged through downpipes at each end of the elevation. The facade includes four large leaded lancet windows with timber tracery, margin-drafted rybats, hood mouldings, and projecting sills, symmetrically arranged along the wall.

The vestry is centered on this elevation, topped with a flat roof concealed by a stone battlemented parapet supported by corniced tabling. Access to the vestry is via a west-facing set of stone steps with wrought-iron railings, leading to a timber door featuring a boarded-up pointed arch, transom window, margin-drafted rybats, chamfered arris, and a hood moulding.

The tower to the west is crowned with a battlemented parapet and tall pinnacles over a corbel tabling course. Its stages are separated by stone banding. The top stage houses a belfry with pointed-arch timber louvers. Below this, the second stage features a clock face and a paired timber-framed leaded lancet window. The bottom stage contains a blocked paired lancet window aperture filled with vertically arranged stones.

3.0 Proposal Principals

This proposal follows the Church of Scotland's decision to retain Rosemarkie Church as the primary place of worship for the Black Isles. The intention is to serve the community by offering flexible spaces for worship, events, performances, classes, clubs, and participatory activities. These requirements necessitate modern facilities while preserving the church's historic character. The proposals adopt a fabric-first approach to ensure the building's longevity.

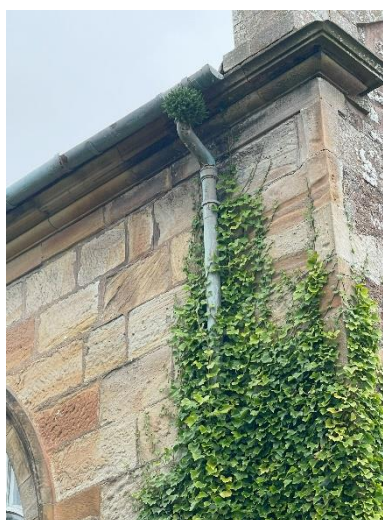
3.1 External proposals

The focus is to ensure the fabric's integrity before undertaking internal alterations. Based on site surveys and the quinquennial report, the following actions are proposed:

- **Roof Repairs:** Repair slipped or damaged slates and renew flashings and flaunches.
- **Gutter Renewal:** Replace aged and damaged gutters and downpipes with like-for-like cast-iron replacements, upgraded to manage increased levels of rainfall.
- **New Gully Traps:** Install gully traps to efficiently channel water away from the building's foundations and floor timbers, replacing the current system where downpipes discharge directly onto the ground.
- **Stone Repairs and Repointing:** Address areas of deteriorating stonework and unsuitable cementitious pointing to prevent water ingress and potential structural failure. Stone and mortar samples will be assessed in the next project stages.
- **Door and Window Refurbishment:** Conduct repairs, redecoration, and draught-proofing to all existing openings. Remove external secondary glazing to simplify future maintenance. The only windows that have not been changed as part of the late Victorian alterations are: WD-01, WD-11, WD-17, WD-18, WD-19, WD-21, WD-22, and WD-23



Deteriorating Stonework



Gutter and downpipe defects



Stonework defects and weathered clockface

3.2 Internal proposals

The internal layout and fittings, though not original, contribute to the building's historical character. The proposed changes aim to retain this character while enhancing functionality:

- **Multipurpose Sanctuary:** Removing the pews will create a flexible ground-floor space suitable for various uses. The gallery will remain untouched, with redecorated white walls to

emphasize openness. Lightweight, stackable, or collapsible furniture will be stored near the west elevation in timber clad built in storages.

- **Pulpit Stairs:** To address safety concerns, the pulpit stairs will be adjusted by reducing the top landing's width to prevent obstruction of the door aperture, preserving the pulpit's historic integrity.
- **Vestry:** Repurpose the vestry as a heat source plant room.
- **"Back of House" Area:** Reorganize this space to include a kitchen, WC facilities, storage, and improved access to the sanctuary and graveyards. Natural light will be increased by reinstating the ground-floor dupartet lancet windows and creating a lightwell using the large lancet window on the south elevation.
- **First-Floor Usable Space:** Install glazed partitions and a one-meter raised floor to improve natural light and create a more usable, pleasant space while respecting the historic layout.



Precedent halo lights



Precedent semi catering kitchen



Timber boarded storages in sanctuary

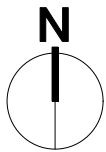
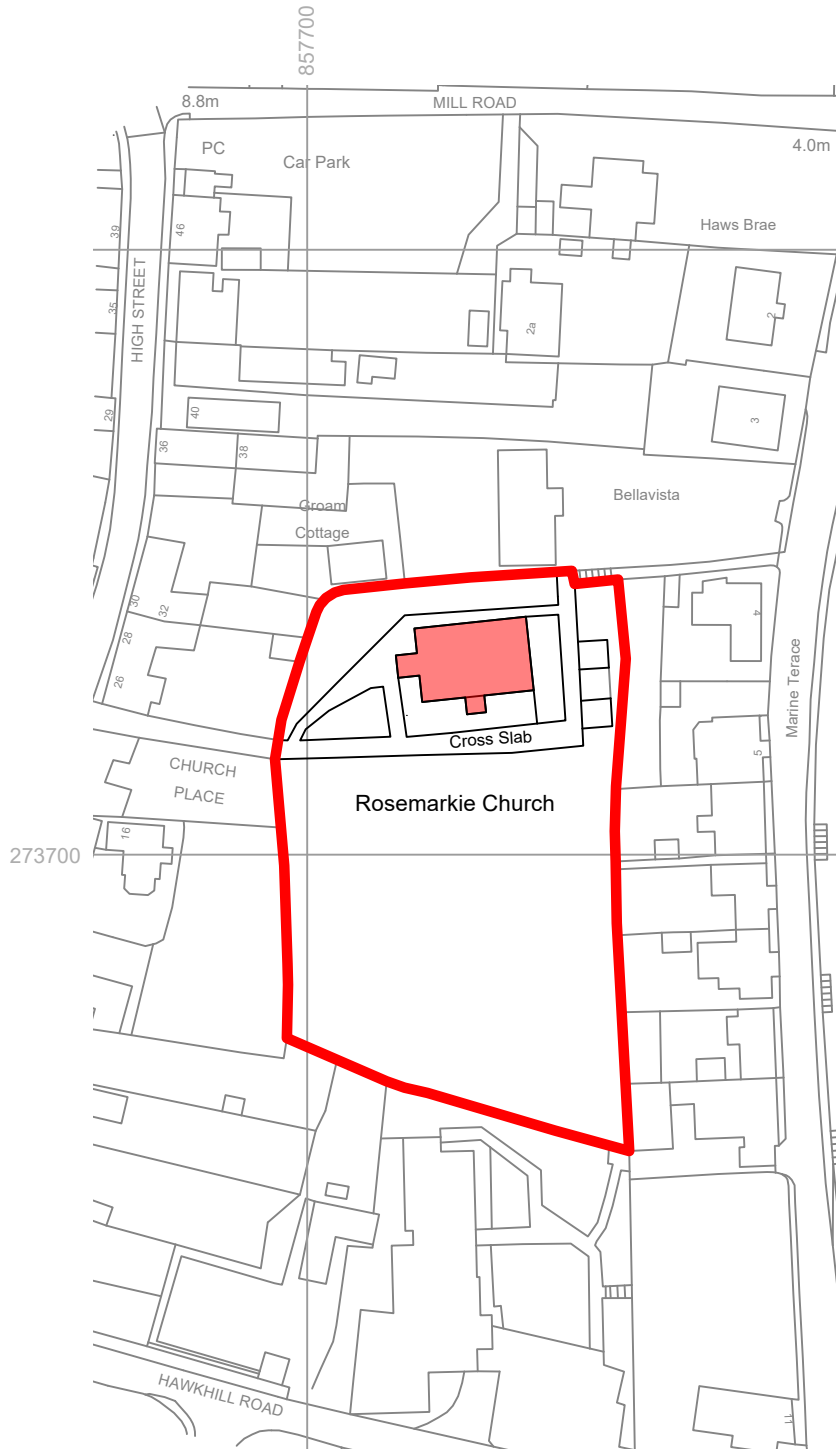
Click or scan QR
code to access first
floor visualisation



3.3 Retrofit related proposals

To reduce the church's carbon footprint, the following measures are proposed:

- **Roof Insulation:** Assess and, if necessary, upgrade the existing cold roof insulation to optimize performance.
- **Secondary Glazing:** Add internal secondary glazing to all existing windows to reduce heat loss.
- **Insulated Floors:** Incorporate insulation to minimize thermal losses. This might be a new concrete floor or alterations to the existing suspended timber floor. Exact floor details are subject to cost and viability.
- **Heating System and Lighting Upgrade:** Transition to a heat pump-based heating system and upgrade all lighting to energy-efficient LED fittings. (*halo lighting in the sanctuary*)



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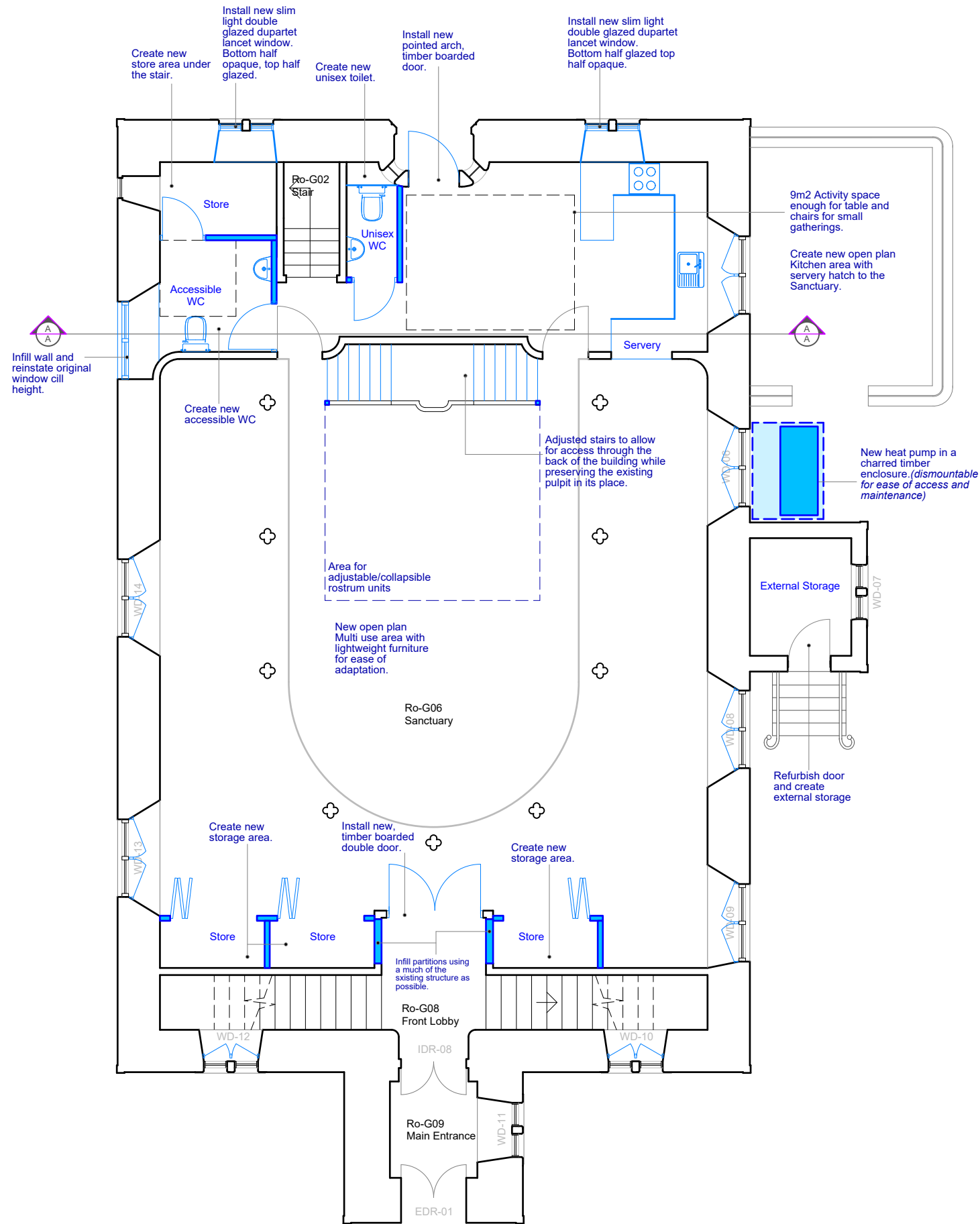
Drawing Title **Location Plan**

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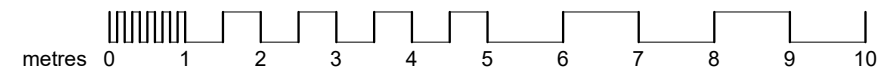
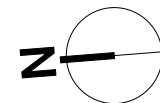
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Date
25/11/24

Project Lead By
AB
Drawn By
TB
Checked By
AB

Project No. **1.7319**
Drawing No. **001**
Rev No.



Proposed Ground Floor
Scale 1:100 @ A3



A	Amended Vestry and Heat Pump.	17.02.25
No.	Revision	Date

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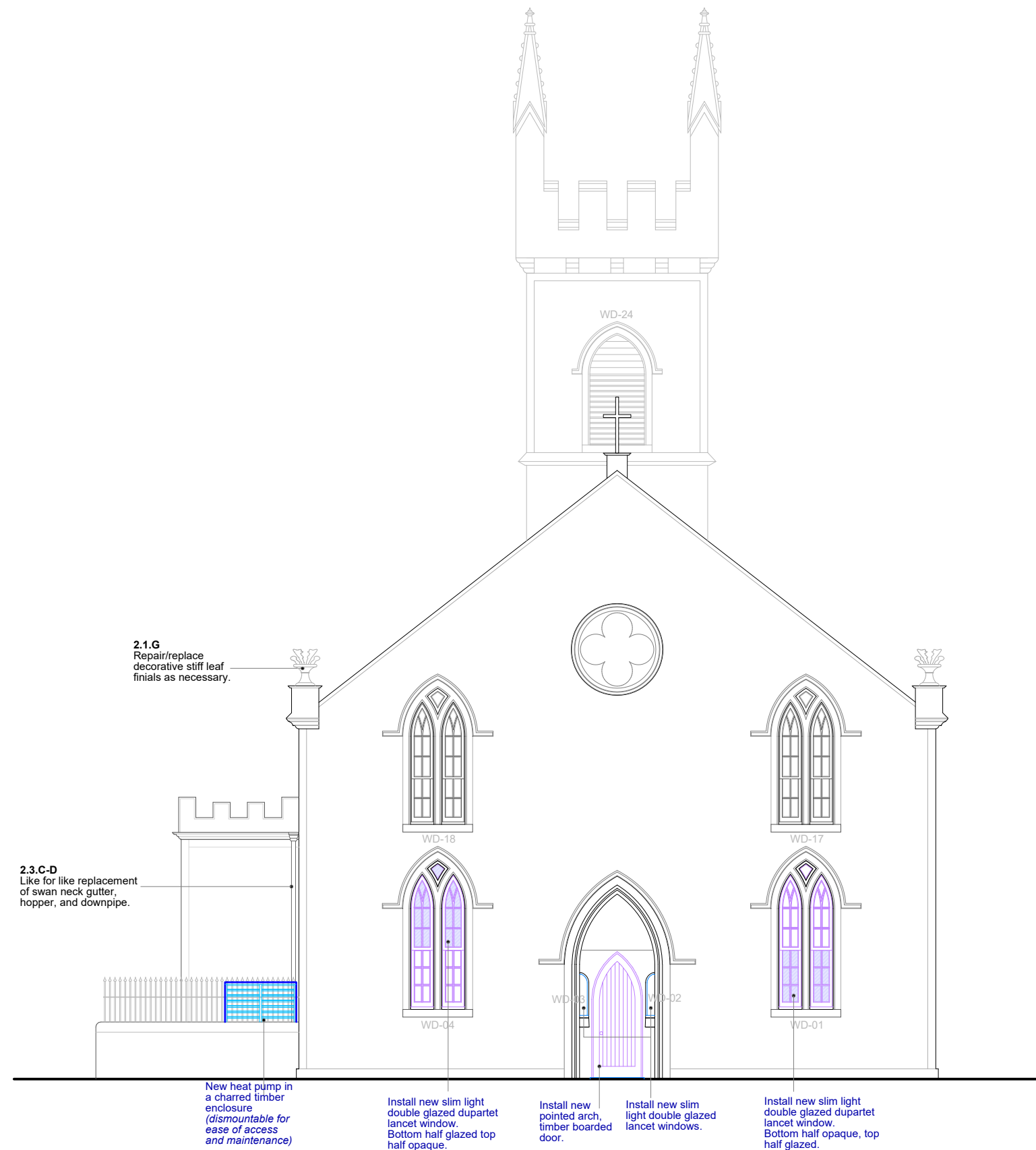
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Project Stage
Stage 3

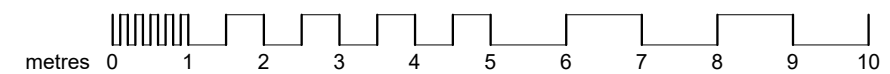
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Rosemarkie Church
Rosemarkie
Fortrose IV10 8UF

Drawing Title
Proposed Ground Floor

Lead By AB	Project No. 1.7319
Drawn By TB	Scale @ A3 1:100
Checked By AB	Drawing No. 111
Date 30/09/2024	Rev No. A



Proposed East Elevation
Scale 1:100 @ A3



A	Notes amended	17.02.25
No.	Revision	Date

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Project Stage

Stage 3

Project Title / Address

Rosemarkie Church

Rosemarkie

Fortrose IV10 8UF

Drawing Title

**Proposed East
Elevation**

Lead By AB	Project No. 1.7319
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Drawn By TB	Scale @ A3 1:100
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Checked By AB	Drawing No. 210	Rev No. A
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Date 20/11/24	
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