

Highland Historic Environment Strategy

Supplementary Planning Guidance

Dreachd Ro-innleachd
Àrainneachd Eachdraidheil
Na Gàidhealtachd

Stiùireadh Dealbhaidh Leasachail is Eadar-amail

CONTENTS

CLÀR-INNSE

1. INTRODUCTION
 - The purpose of the Strategy
 - Why the historic environment is important
 - The need for a strategy
2. STRATEGIC VISION
3. STRATEGIC PRIORITIES
4. UNDERSTANDING HERITAGE VALUE & SPECIAL CHARACTER
5. CONSERVATION
 - Economics
 - Sustainable Development
6. LISTED BUILDINGS
7. BUILDINGS AT RISK
8. CONSERVATION AREAS
 - Conservation Area Character Appraisals
9. SCHEDULED MONUMENTS
10. DESIGNED LANDSCAPES
11. HISTORIC BATTLEFIELDS
12. ARCHAEOLOGICAL SITES
13. TRADITIONAL CRAFT SKILLS
14. TRADITIONAL MATERIALS
15. NATURAL LANDSCAPE FEATURES
16. MANAGING CHANGE
 - Development Management
 - Design Quality
17. INTERVENTION
18. LEGISLATION, POLICY & GUIDANCE
19. CONTACTS/LINKS

1. INTRODUCTION

RO-RÀDH

Although much of Highland is rural in nature, the varied and distinctive character of our towns and villages are key components of this identity. Our cultural heritage, in particular the region's Gaelic tradition, and historical influences on the pattern of development are also important elements. The Council's strategic sustainability policies aim to ensure that future developments are of a design and quality to enhance the built environment, bringing both social and economic benefits. There is, however, also a need for policies to safeguard our existing heritage as a vital part of Highland's future. In addition to contributing to maintaining the region's identity, and thereby increasing its attraction to tourists, there are also the more direct economic benefits of creating and reviving local skills and sources of supply.

The built heritage is made up of a number of components including archaeological sites, submerged landscapes, listed buildings, historic gardens and designed landscapes and conservation areas. The Council will seek to preserve and promote its built heritage as a valuable tourist, recreational and educational resource wherever possible.

The purpose of the Strategy

Adhbhar na Ro-innleachd

This Strategy has been prepared as Supplementary Guidance to the Highland-wide Local Development Plan, specifically Policy 57 Natural, Built and Cultural Heritage which states that the main principles of this guidance will ensure that:

- Future developments take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits;
- It sets a proactive, consistent approach to the protection of the historic environment.

The purpose of this strategy is to define Highland Council's approach to the protection of the historic environment through the planning process. This document will, through the implementation of the strategic aims, ensure that there is a proactive and consistent approach to the protection of the historic environment. The Historic Environment Strategy is a material consideration when proposals for development are being considered.

The Strategy will support development management officers and the elected members of the Council's Planning committees in their determination of applications for development in historically and archaeologically sensitive areas.

As such, the content of the Historic Environment Strategy should be taken into consideration by developers, owners, agents and applicants when proposals for development which will impact on the historic environment are being considered.

It is recommended that potential applicants take advice from the planning service prior to the submission of applications which affect any element of the historic environment.

Why the historic environment is important

Carson a tha an àrainneachd eachdraidheil cudromach

Highland has a rich heritage which makes a valuable contribution to the distinctive character of the area, the sense of place, cultural identity and quality of life.

The historic environment is an irreplaceable and valuable regional and national asset which makes a significant contribution to economic development, tourism, regeneration, recreation, leisure, sustainability and community and cultural development.

Across Scotland the historic environment is recognised as a key driver for tourism, making a significant contribution to the national economy and directly creating 41,000 full time jobs.



The need for a strategy Am feum airson ro-innleachd

There are presently over 3,000 listed buildings, 1,236 scheduled monuments and 30 designated conservation areas in Highland.

The Highland Historic Environment Record lists a further 52,000 historic buildings, structures and archaeological sites including prehistoric burial, settlement and ritual remains; designed gardens and landscapes; cemeteries; battlefield sites; military, post-war and industrial sites and sites with historical or cultural associations.

This record is constantly being added to and evolving as new sites come to the attention of the Council.

Collectively these sites form a physical representation of the social and cultural history of the Scottish Highlands and are a vital component contributing to the sense of place and cultural identity of Highland.

The conservation and management of these heritage assets forms an essential part of the wider development management function of the Council. Highland Council is committed to taking a dedicated approach to its responsibilities for the protection of the historic environment.

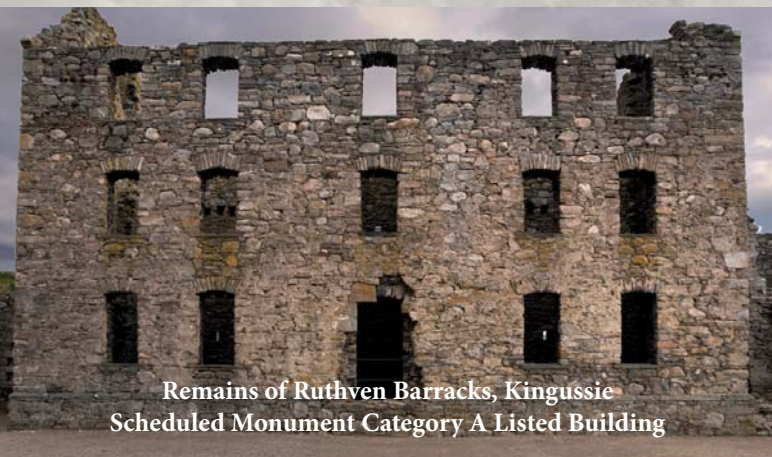
The Council employs a Conservation Officer, two Archaeologists and a Historic Environment Record Officer and in partnership with Historic Scotland, employs two grant scheme officers. Highland Council maintains an on-line Historic Environment Record (HER), a database containing information about all known historic environment sites in Highland. The Council also makes financial contributions to a number of historic environment projects. These measures are representative of the Council's commitment to the protection of the historic environment.

The sensitive management of change in the historic environment relies on informed judgement being exercised when decisions are made about its protection. Such judgement should be based on a thorough understanding of the

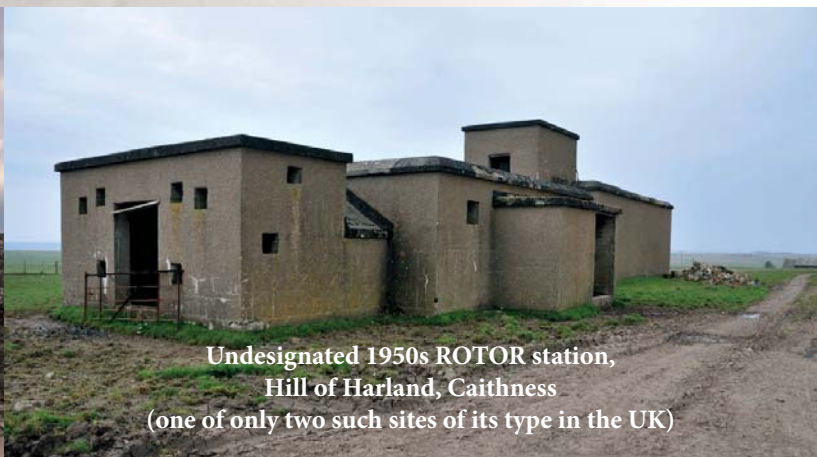
principles of heritage protection which must be informed by knowledge and experience and must also include relevant legislation and policy.

The Highland Historic Environment Strategy establishes comprehensive principles for the protection of the regions heritage assets and provides a statement of the Council's strategic aims for the protection and management of the historic environment.

The focus of the Strategy is on the physical heritage assets. The Strategy will assist in the effective management of Highland's historic environment based on awareness of the relevant regional issues and a thorough understanding of conservation philosophy and principles.



Remains of Ruthven Barracks, Kingussie
Scheduled Monument Category A Listed Building



Undesignated 1950s ROTOR station,
Hill of Harland, Caithness
(one of only two such sites of its type in the UK)

2. STRATEGIC VISION LÈIRSINN RO-INNLEACHDAIL

The primary vision of the Strategy is to ensure that the future management of change to the historic environment within Highland is based on an understanding of its economic, social and cultural value and that all future decisions are based on informed consideration of the heritage assets to ensure that they are protected, conserved and preserved for existing and future generations.

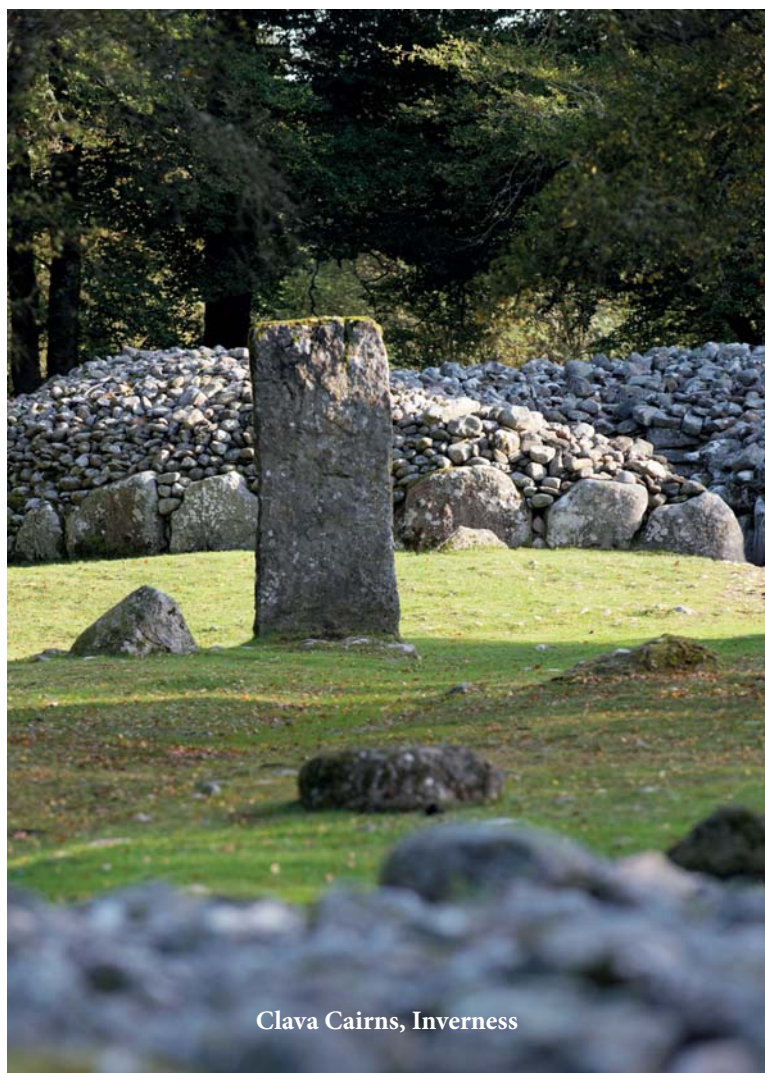
Effective conservation based on best practice guidance and principles is essential to the long term future of the heritage assets in Highland. The Historic Environment Strategy provides an opportunity for the Council to focus policy to protect the historic environment, establish strategic aims for its conservation, enhancement and preservation and to recognise that good planning and effective heritage conservation are inter-dependant disciplines.



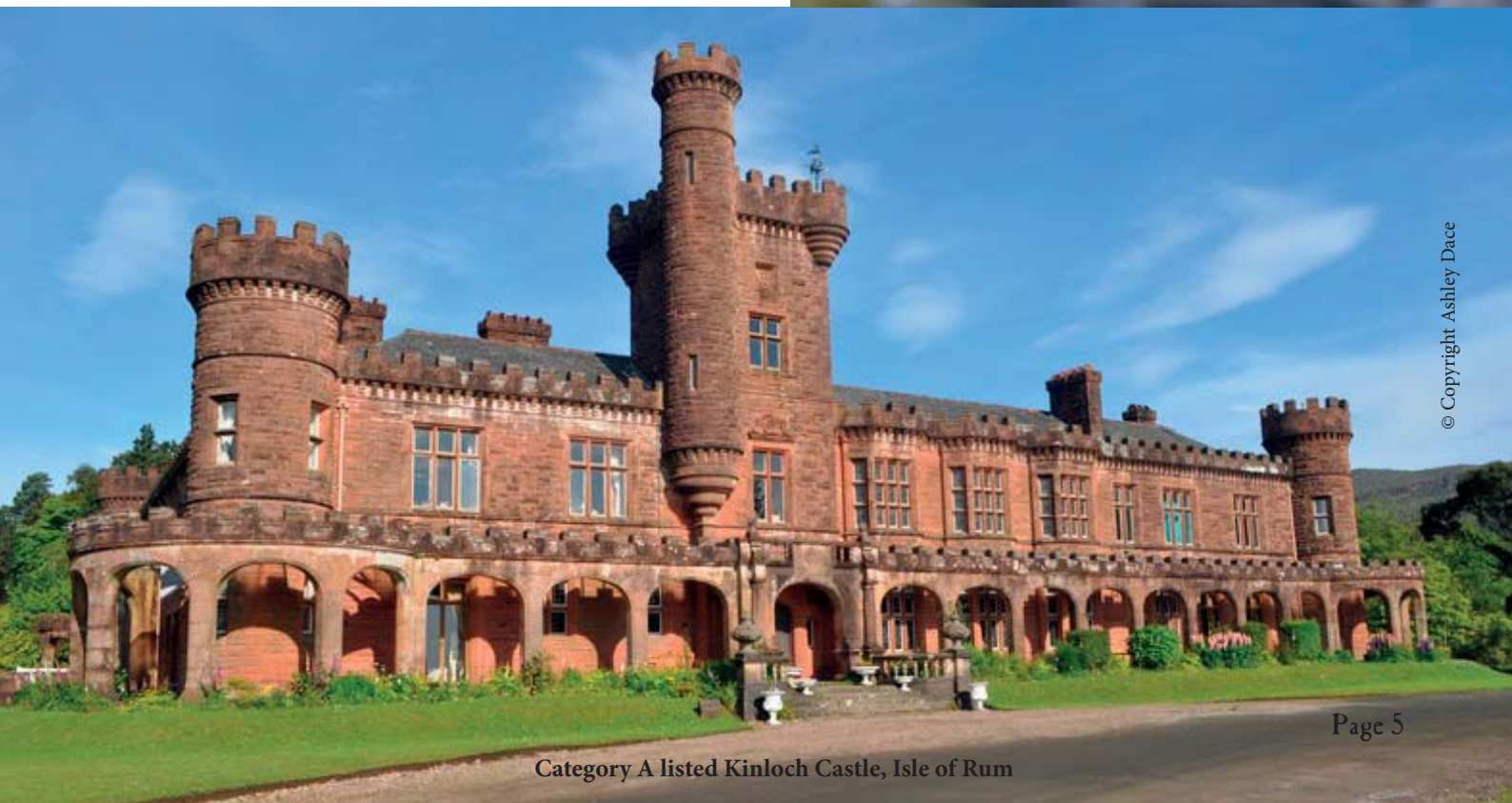
Category B heather thatch cottage, Culloden Battlefield

3. STRATEGIC PRIORITIES PRÌOMHACHASAN RO-INNLEACHDAIL

- ❖ To protect, conserve, preserve, interpret and promote the historic environment, particularly those aspects that are characteristic of Highland and lend distinctiveness to the character of the local landscapes and townscapes.
- ❖ To raise awareness of the historic environment and its full potential as a social, cultural and economic resource.
- ❖ To raise the profile of the historic environment of Highland both within the Council and the wider community.
- ❖ To encourage active participation by elected members, officers, owners, developers and the public in the protection, conservation and preservation of the historic environment within Highland.
- ❖ To seek and secure funding from national sources to support conservation and regeneration within the historic environment supplementing the investment already made by public and private sector owners and developers.



Clava Cairns, Inverness



4. UNDERSTANDING HERITAGE VALUE & SPECIAL CHARACTER A' TUIGSINN LUACH DUALCHAIS IS CARACTAR SÒNRAICHTE

Highland's historic environment consists of a vast range of assets dating from early prehistory through to the present day. The substantial physical size of the geographical area and the complex mix of urban, sub-urban, rural and wildness areas in the landscape mean that heritage assets within Highland are diverse and wide-ranging in age, rarity, character, style, scale, significance etc.

For the purpose of administration the geographical area of Highland is divided into two operational areas and each of these areas is further divided into more locally distinct areas.

Whilst there are characteristics within the historic environment which may be recognised as typically "Scottish" or typically "Highland" it is essential that the finite local character of an area's buildings, archaeology and historic landscapes are understood and acknowledged.

Grand castles, religious and civic buildings, important houses, well-preserved ancient settlement, ritual and burial remains and iconic monuments are often well documented and clearly recognised as being of significant value nationally and regionally.

The city of Inverness and many of the larger towns have distinct identities derived from their street patterns, built forms, materials, building detail and land uses. For many towns this intrinsic character and organic historic quality survives largely intact and creates distinctive, high quality townscapes with which local communities and visitors can identify.

However, much of the character and sense of place within Highland is derived from the vernacular buildings which have developed in small groups to form villages, small settlements or in many cases secluded, stand alone buildings in isolated rural locations. In many cases these may survive only as ruins; a poignant and tangible link to the recent past.



Mr James Sinclair's House, Ulbster, Caithness

The diverse range of surviving historic building types and archaeological remains from previous periods is a physical representation of the social history of the Highlands and tells the “story” of the region through time.

There is a complex relationship between the historic built form and the landscape in which it is placed. The majority of historic buildings have a sense of harmony with the surrounding landscape as they are derived from it through the use of natural materials. Again even across the Highland Council area there may be differing local materials between one vernacular building and another, a distinction reflected in the archaeological record. It is vital to the historic environment that these distinctions are preserved and respected.

Strategic Aim 1:

To ensure that future management strategies, proposals and decisions affecting the historic environment are based on a thorough understanding of the special features of the heritage assets and associated archaeology, history and architecture of the Scottish Highlands.

Equally building details and style will vary from place to place according to the building’s original purpose, its physical location, surrounding land use, the abilities and expertise of the builder etc. There may be distinctive variations in small-scale building details such as window types, chimneys, roofing materials and rainwater goods which are specific to a local area. It is these idiosyncrasies in the historic environment which create the distinctive sense of place in each area, town or settlement and which sets one asset, or group of assets or landscape apart from another.

Collectively, individual building types, architectural styles, archaeological monuments and variety of detail create the overall character which is recognised locally, nationally and internationally as being distinctive to the towns, villages and landscapes of Highland.

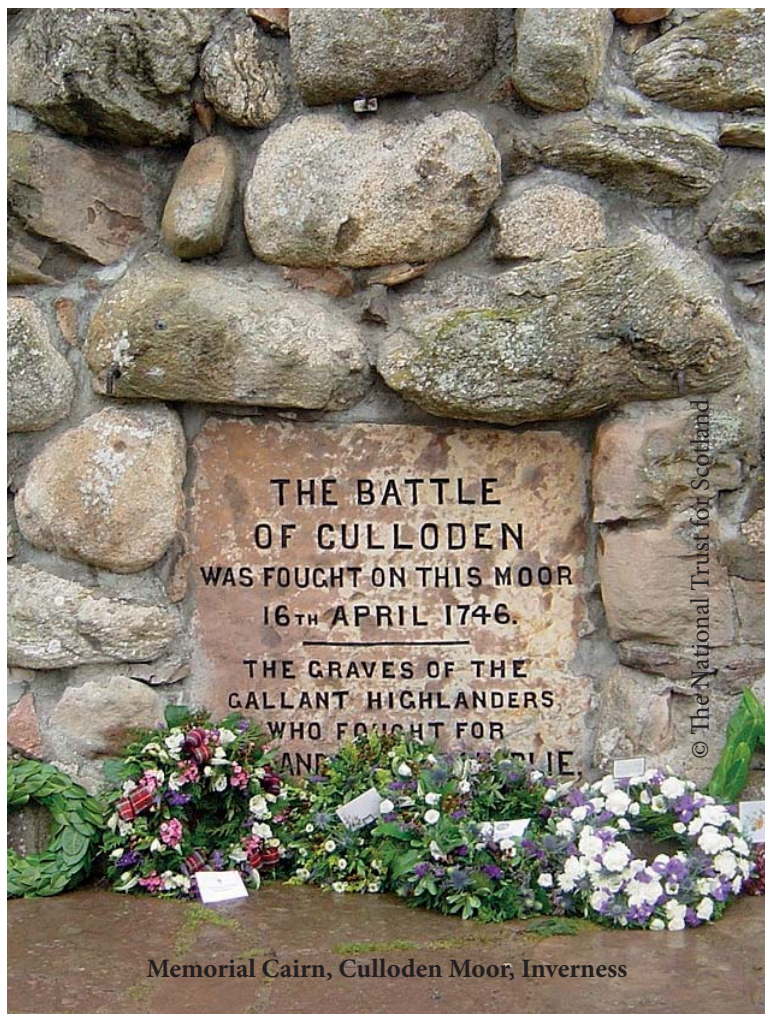
5. CONSERVATION GLÈIDHTEACHAS

Conservation in the historic environment should be thought of as the careful management of change. Such careful management is essential if the physical legacy of Highland history is to survive for future generations.

The historic environment presents a range of opportunities to achieve benefits for local communities and their economy. However, careful management and protection of heritage assets is necessary if the maximum economic and social potential is to be achieved.

Archaeological monuments and historic buildings have strong cultural meaning and value for people for a variety of reasons. This may be architectural quality and character, historic or landmark value or a physical link to the past and cultural identity.

The distinctive character and intrinsic value of the historic environment is precariously balanced and can easily be eroded or lost through a lack of appreciation and understanding.



Memorial Cairn, Culloden Moor, Inverness

Economics Eaconamas

A high quality historic environment is reflective of a healthy economy and creates a sense of place where people want to live, work and play thus encouraging inward investment. This, in turn, will support social infrastructure and create communities with a strong identity and a sense of belonging.

The benefits of sensitive management and effective conservation within the historic environment are far beyond the simple physical repair, preservation and retention of heritage assets. The stability and continuity represented by the historic environment has a key role to play in promoting sustainable economic growth and encouraging economic regeneration.

Strategic Aim 2:

To ensure that the historic environment is enhanced, protected and promoted and is recognised as the foundation for encouraging high quality and appropriate development to meet the future social and economic needs of the local communities with the Highlands.

Strategic Aim 3:

To ensure that the historic environment is recognised as a key driver for economic growth and regeneration.

Sustainable Development Leasachadh Seasmhach

The Brundtland Commission defines sustainable development as that which 'meets the needs of the present without compromising the ability of future generations to meet their own needs'. By its very nature conservation of historic buildings is sustainable in development terms.

The energy and materials invested in the nations established, existing building stock, the opportunities for adaptation and re-use and the sense of cultural identity and continuity associated with historic buildings all represent ways in which the conservation and sensitive management of the historic environment can contribute to sustainable development.

The retention, repair and re-use of existing traditional buildings with appropriate local materials and local labour reduces carbon emissions, the need for and cost of transport and consequently reduces the potential harmful impact of development on the environment. New build projects by comparison are a major user of nonrenewable energy and resources.

Equally existing buildings have an embodied energy from the labour invested in them at their time of building. When existing buildings are demolished this embodied energy is lost.

The use of traditional materials and construction methods in the conservation of existing buildings, although labour and skill intensive, is generally economical in terms of renewable energy and resources.

Many historic buildings and historically sensitive sites may be able to include measures to improve their energy efficiency. The historically important status of a site does not automatically preclude the incorporation of energy efficiency measures and micro-regeneration. As with all proposals which affect the historic environment, proposed energy efficiency measures should be carefully considered against

the extent of intervention necessary, the need to preserve and protect the historic environment and the desirability of improving thermal performance and long term sustainability.

Strategic Aim 4:

Through the protection and management of the historic built environment, waste resulting from unnecessary demolition, the resultant loss of embodied energy, the need for landfill and the sourcing of transport and new materials is avoided wherever possible.

Strategic Aim 5:

Existing building stock will be repaired, retained and re-used wherever possible to reduce the requirement for non-renewable energy and materials by avoiding unnecessary new/replacement developments.

6. LISTED BUILDINGS TOGLAICHEAN CLÀRAICHTE

Listed buildings are defined as buildings of special architectural or historic interest.

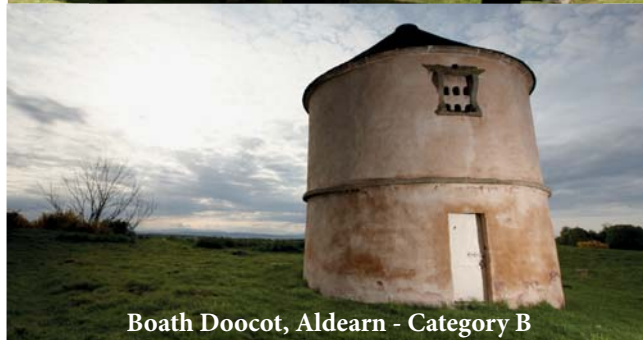
The “list” of such buildings is compiled and maintained by Historic Scotland and the buildings held on the list are afforded legal protection under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the Act).

The Act places a statutory duty upon local planning authorities to have special regard to the desirability of preserving listed buildings and their setting when considering planning applications and applications for listed building consent.

For the purpose of listing the term building is used to include many types of structure, such as walls, bridges, street furniture, mile posts etc. Many list entries include more than one individual structure; as such the actual number of buildings and structures which are afforded protection through the listing system in Highland far exceeds the number of list entries.



St Clement's Church, Dingwall - Category A



Boath Doocot, Aldearn - Category B



“The White House”, Castle Street, Dornoch - Category C

Strategic Aim 6:

That listed buildings within Highland are protected from harmful developments, including extension and alteration, which may affect their special architectural and historic interest or their setting and that there is a presumption against the demolition of listed buildings.

7. BUILDINGS AT RISK

TOGLAICHEAN ANN AN CUNNART

Regular repair and maintenance is essential for the long term preservation of historic buildings. Programmed care and maintenance is likely to avoid the need for costly works as a result of neglect. The deterioration of vacant historic buildings is detrimental to the character and appearance of areas, represents a wasted resource and can often encourage vandalism.

It is a building owners' responsibility to repair and maintain their buildings. Neglect can occur for a number of reasons but if not addressed can result in further deterioration and in some cases total loss of heritage assets.

The Buildings at Risk register has been in operation in Scotland since 1990 in response to a concern at the number of listed buildings and buildings in conservation areas that were vacant and had fallen into a state of disrepair. The register is maintained by the RCAHMS on behalf of Historic Scotland and provides information on properties of architectural or historic merit throughout the country which are considered to be at risk.

Within the Highland Council area there are currently 141 entries on the buildings at risk register.

Strategic Aim 7:

To identify those historic buildings within the Highland Council area which are at risk from neglect and disuse and continue to record and monitor known buildings at risk through annual updates to the national buildings at risk register.

Strategic Aim 8:

To develop a Highland Buildings at Risk Strategy to take forward a consistent approach to implementing appropriate action to encourage the restoration and re-use of identified buildings at risk.



Category C(s) listed Balintraid Pier, Ross & Cromarty

8. CONSERVATION AREAS

RAOINTEAN GLÈIDHTEACHAIS

A conservation area is an area of special historic or architectural interest the character and appearance of which it is desirable to preserve or enhance.

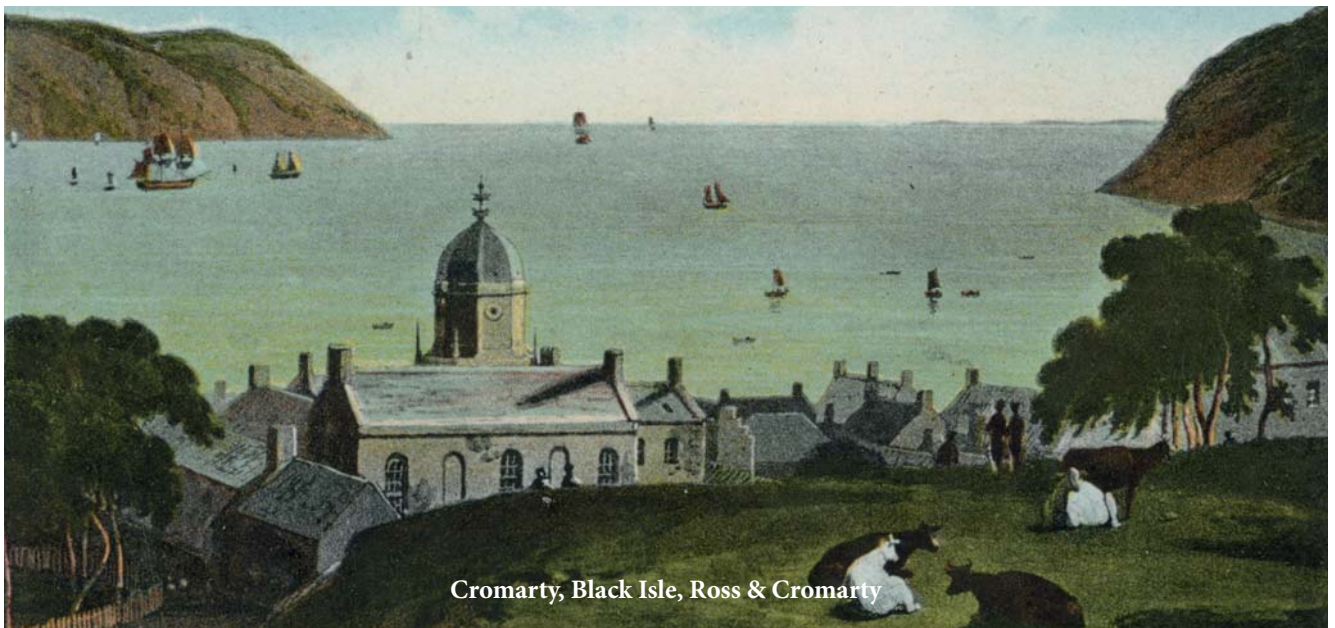
It is the statutory duty of Highland Council as a local planning authority to determine which parts of their area are areas of special historical or architectural interest and designate such areas as conservation areas.

Each designated conservation area has its own unique character which it is desirable to both preserve and enhance. Careful and controlled management of conservation areas is essential to ensure that the special character is protected and the historic value and quality of the areas is not

lost or eroded by inappropriate alteration to existing heritage assets or the introduction of poor quality, aesthetically damaging new developments.

Ongoing and continued monitoring and review of conservation areas is essential and will allow for the formulation of enhancement schemes and may, from time to time, result in amendment to boundaries.

Regular monitoring of the historic environment must continue and the designation of new conservation areas in the future will ensure that effective management and protection of the regions heritage assets is an ongoing and continual process which is proactively addressed.



Strategic Aim 9:

To ensure that all areas of special historic or architectural interest within Highland are assessed and where appropriate designated as conservation areas.

Strategic Aim 10:

To encourage a greater level of public participation in the conservation area designation and review process.

Strategic Aim 11:

To seek funding for and implement enhancement schemes to protect, reinstate and reinforce the character of designated conservation areas within Highland.

Conservation Area Character Appraisals Measaidhean Caractar Raointean Glèidhteachais

The Council has a statutory responsibility to formulate and publish proposals, from time to time, for the preservation and enhancement of those parts of Highland which are designated conservation areas.

Assessing the character and special architectural or historic interest of designated conservation areas ensures that the local planning authority has a sound basis on which to make future decisions in the process of effectively managing change within these areas.

The preparation of detailed character appraisals and specifically targeted proposals for enhancement and preservation will support the development management and planning service in their day-to-day delivery of service within designated areas.

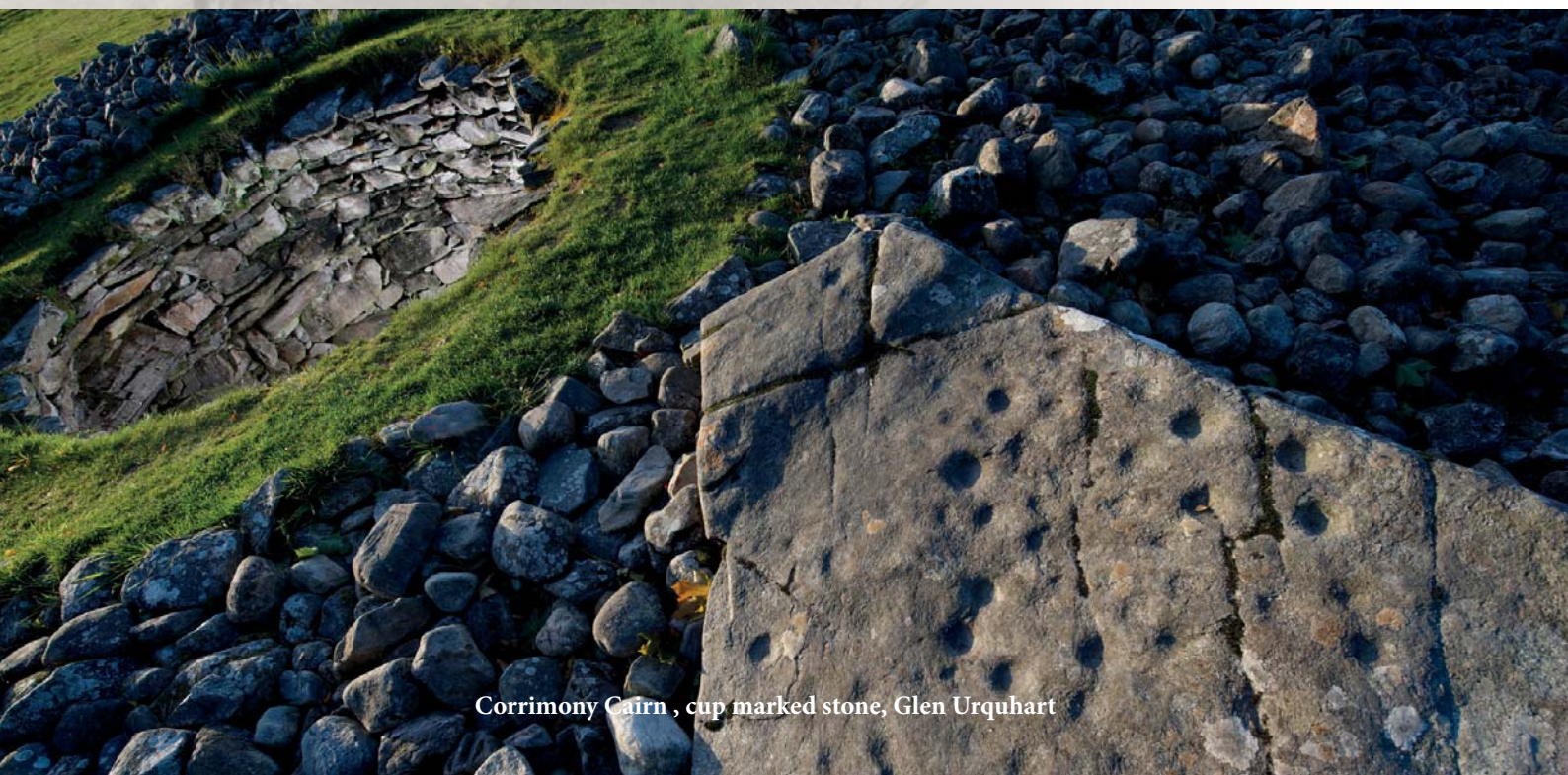
Strategic Aim 12:

To progress towards ensuring that all of the designated conservation areas within Highland have in place a detailed character appraisal to inform future decisions regarding their management.

9. SCHEDULED MONUMENTS LÀRAICH CHLÀRAICHTE

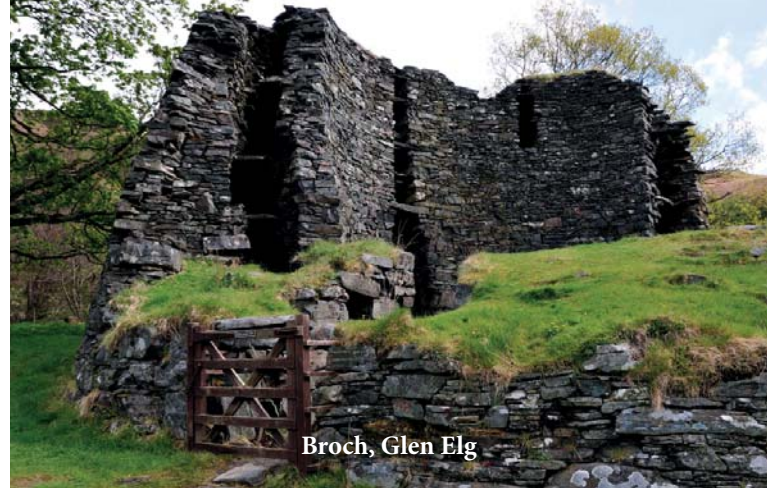
Scheduled Monuments (SMs) are deemed to be of national importance and have been given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. In Highland there are in excess of 1200 SMs which include castles, barracks, crofts and townships, as well as monuments of prehistoric settlement, burial and ritual activity and landscapes.

The schedule is compiled and maintained by Historic Scotland and sites are identified for inclusion based on guidance set out by Scottish Ministers. This takes account of a wide range of factors, including artistic, archaeological, architectural, historic, traditional, aesthetic, scientific and social criteria. Note that all buildings in active use will be listed rather than scheduled.



Corrimony Cairn, cup marked stone, Glen Urquhart

Most types of work which will affect a Scheduled Monument or its setting cannot be undertaken without the written permission of the Scottish Ministers. It is particularly important that scheduled sites are preserved in situ and within an appropriate setting – this includes the broader landscape context as well as the relationship between the monument and any related archaeological sites. Scheduling applies to the monument and to the land on which it lies.

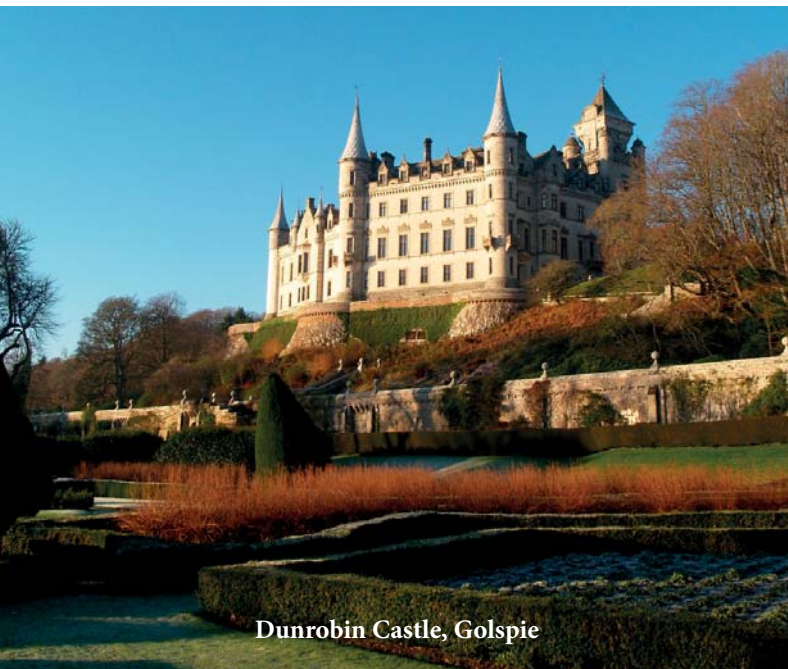


Broch, Glen Elg

Strategic Aim 13:

That scheduled monuments - and their setting - within Highland are protected from harmful developments which may affect their national importance.

10. DESIGNED LANDSCAPES CRUTH-TÌREAN DEILBHTE



Dunrobin Castle, Golspie

Designed landscapes are defined as grounds that are consciously laid out for artistic effect. They are often the setting of important buildings and in addition to parkland, woodland, water and formal garden elements, can often have significant archaeological and scientific interest (SHEP 2009).

An Inventory of the most important gardens and designed landscapes is compiled and maintained on behalf of Scottish Ministers by Historic Scotland. The Inventory lists 51 entries of national importance in Highland. Inclusion of a site means that it receives recognition and a degree of protection through the planning system.

Strategic Aim 14:

That all designed landscapes within Highland are protected from harmful developments which may affect their integrity.



Leckmelm Garden, Wester Ross

11. HISTORIC BATTLEFIELDS

BLÀRAN-BATAIL

EACHDRAIDHEIL

Battlefields are recognised as an important element of the historic environment that contributes to our sense of national identity.

Battlefields have value for a variety of reasons; they may have contributed to historical developments both within Highland and beyond; the battlefield may contain physical remains, including burials; they may have the potential to yield important evidence not available through other sources. The landscape in which a battle took place is important to our understanding about the course of events.

An Inventory of nationally important battlefields has been prepared by Scottish Ministers to raise awareness of their significance and assist in their protection and management for the future.

For a battlefield to be included in the Inventory it must meet the criteria as laid out in SHEP (2009) including the ability to define its boundary on a map. In Highland there are currently seven battlefields included within the inventory with a further two currently under consideration.

Sites that do not meet the criteria set out in SHEP (2009) cannot be included in the inventory although they can still be recorded in Highland Historic Environment Record.

Battlefields are a material consideration in the planning system which enables Highland Council to offer them a degree of protection and to enable change to be managed. Culloden Battlefield is further protected through its conservation area designation.

Strategic Aim 15:

That nationally important battlefields are recognised in the development planning process and to ensure that impacts upon them are a material consideration in development management.



12. ARCHAEOLOGICAL SITES AND LANDSCAPES

LÀRAICH ÀRCEOLASACH



Glenbancher Township, near Newtonmore



Achavanich Stone Setting, Caithness

Over 95% of Highland's historic environment is not designated. This includes many thousands of archaeological sites, monuments and landscapes including prehistoric, industrial and military remains, unlisted historic buildings, marine sites and designed landscapes and battlefield sites not included in the Inventories. The contribution these sites make to Highland's landscapes, aesthetically, historically and culturally cannot be underestimated.

Archaeological sites and landscapes offer a tangible, physical link with the past and are a finite and non-renewable resource. The less tangible aspects of the historic environment are also acknowledged here; these are sites such as those with historic, artistic and literary associations. They contain unique information and have the potential to contribute to our knowledge of the past and should be protected and preserved wherever possible.

Highland Council has responsibility for development up to the Mean Low Water Mark; in the intertidal zone; for specific aquaculture development within 3 nautical miles of the coast; and for all fresh water bodies. Historic Environment features such as the wrecks of ships or aircraft, submerged archaeological features, deposits and landscapes can survive in these areas.

"These remains are part of Scotland's identity and are valuable for their own sake and as a resource for research, education, regeneration, leisure and tourism" SHEP 2009.

The Historic Environment Record, a database of all known monuments and historic buildings within Highland is maintained by the Council. As of March 2012 this includes over 55,500 sites (which includes those with statutory designations as listed above).

Scottish Government policy and planning advice recognises the importance of undesignated archaeological sites, landscapes and their setting and the Highland Council places emphasis on the preservation and promotion of undesignated sites, their setting and archaeological heritage areas through Policy 57 of the Highlandwide Local Development Plan.

In many cases, the historic environment can accommodate change and in these cases the emphasis is on the informed and sensitive management of change. To this end Highland Council Standards for Archaeological Work have been produced to ensure that those working within, or with professionals from, the historic environment sector do so within a consistent and understandable framework.

Strategic Aim 16:

To ensure that the importance of non-designated archaeological sites and landscapes and their settings are understood and wherever possible are protected from harmful developments.

Strategic Aim 17:

To ensure no asset or its setting is lost or altered without adequate consideration of its significance and of the means available to preserve, record and interpret it in line with national and local policy and Highland Council's Standards for Archaeological Work.

Strategic Aim 18:

To maintain a database of all known sites and landscapes in Highland for the purpose of future protection, preservation, interpretation, education and promotion, to identify and add new sites to the record and enhance information held for sites already known.

Strategic Aim 19:

To ensure that areas of special historic or archaeological interest within Highland are assessed and where appropriate designated as archaeological heritage areas.

13. TRADITIONAL CRAFT SKILLS **SGILEAN CIÙIRD TRAIDISEANTA**

The effective protection and conservation of predominantly the historic built environment depends on appropriate repair and maintenance of historic fabric through the use of traditional materials and methods of construction.

The achievability of appropriate repair and maintenance relies upon the survival of traditional craft skills, materials, and knowledge of historic and traditional methods of preparation and construction.

It is recognised that there is a shortfall of traditional craft skills nationally. This trend is reflected across Highland where there is a significant lack of skilled tradesmen/women to adequately complete appropriate works to historic buildings and structures.

The resultant impact of this lack of skill is the implementation of inappropriate repairs utilising non traditional materials and techniques. This inevitably results in loss of traditional local detail and can result in catastrophic long term damage to historic fabric and structural integrity.

Additional to the impact on the local historic environment, the loss of traditional craft skills and tradesmen is a loss of social and cultural heritage. Historically tradesmen would pass on their knowledge and skill to their apprentices, this would often include regional variations in methods, detailing and sometimes even terminology and dialect associated with the traditional trades.

There is also a lost opportunity for inward investment to the local economy and local employment. For example, it has recently been necessary for thatchers to be brought from the far south of England to Highland to complete works on a local roof. The necessary skills for thatching have historically been available in Highland and historically the financial investment in the building would have supported the local economy.



The recently restored Three Graces: Faith Hope & Charity, Ness Bank, Inverness

Strategic Aim 20:

To seek to promote the employment of local tradesmen and women with traditional craft skills to historic building owners through the development of an on-line accessible crafts register.

Strategic Aim 21:

To ensure that training in traditional craft skills for local tradesmen and women is included as an integral part of all future funding bids and conservation led regeneration schemes within Highland.

Strategic Aim 22:

To actively encourage the accurate and appropriate repair of historic fabric and detail within the historic environment.

14. TRADITIONAL MATERIALS

STUTHAN TRAIIDISEANTA

The historic environment derives much of its integral character and quality from the traditional materials used in the construction of structures.

Historically technologies were not sufficiently advanced to allow for the extensive mass production of building materials. Equally the transportation of large quantities of materials was not possible as the transport systems and infrastructure was not sufficiently advanced to allow for this. Local builders utilised local, easily available natural materials to create the local vernacular buildings. This in turn leads to the locally distinctive characteristics of small settlements which add to the quality, sense of place and cultural value of the historic environment.

Natural materials may vary greatly in their colour, texture, appearance and suitability to certain locations. It is essential in the protection of the historic environment that materials are aesthetically and compositely appropriate to the individual building and local context.

The extraction, production and preparation of local materials creates local employment and supports the local economy.

Equally the availability of traditional materials locally supports the development and maintenance of a traditional craft skills base locally to work with those materials.

Strategic Aim 23:

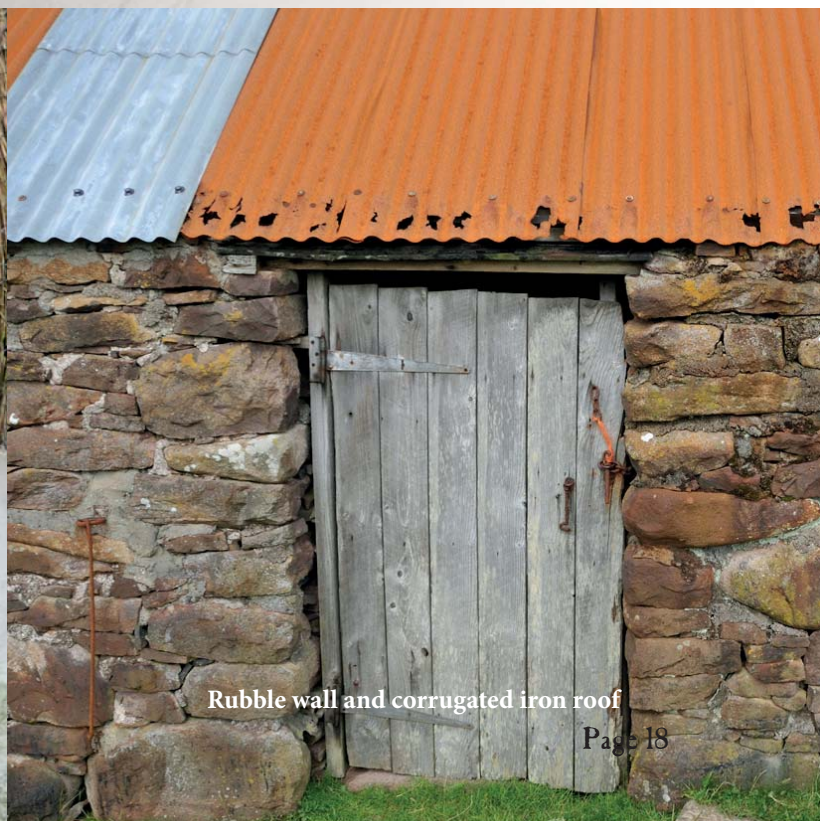
To actively promote and encourage the use of traditional local materials for the conservation and repair of traditional local buildings.

Strategic Aim 24:

Where local materials are no longer available to seek and promote the use of aesthetically and compositely appropriate alternatives.



Thatch and harled rubble wall



Rubble wall and corrugated iron roof

15. NATURAL LANDSCAPE FEATURES FEARTAN NÀDARRA A' CHRUTH-TIRE



Carbisdale Castle, Sutherland

Landscapes and natural features can make a valuable contribution to the historic environment and the way in which it is experienced. Conversely, the historic environment can contribute significantly to the appreciation of the natural environment by adding a human narrative and providing an appreciable context and perspective.

Although described here under 'natural features' it is noted that while geomorphological forces shape the terrain, most or all of the present appearance of Highland is human in origin, relating, amongst other things, to planting, grazing, burning and peat-cutting regimes. Natural features may include a variety of elements from geological formations, rivers, and lochs to planted woodlands, trees and hedgerows. Individual trees of note can include gateway or roadside trees, sentinel trees, superstition trees or status trees.

Collectively some or all of these elements may combine in any given location to provide the wider context for the historic environment.

Trees and planting schemes often make a valuable contribution to the setting of listed buildings and Scheduled Monuments and are key characteristics in conservation areas. The local planning authority must be given six weeks notice in writing for any works to trees within a designated conservation area.

Local planning authorities have powers to protect trees and woodlands in the interests of amenity by making tree preservation orders. Many established trees are protected by tree preservation orders. Where works are proposed it is advisable to check with the local area planning office whether consent is required before carrying out any such works. Where proposed developments may have an impact on trees Highland Council has separate supplementary planning guidance, Trees, Woodland and Development.

Strategic Aim 25:

To record, protect, promote and seek improvement for all natural features which make a valuable contribution to the historic environment.

16. MANAGING CHANGE

A' STIÙIREADH ATHARRACHADH

Highland Council considers the historic environment to be an asset and not a barrier to development.

The aim of protection of the historic environment is not to prevent change but simply to manage that change effectively and appropriately to ensure the best possible outcome for the heritage assets.

Very often the historic environment can offer the opportunity for new high quality, creative design. The historic environment can adapt to new uses and change to meet the challenges of today and is often the catalyst for regeneration.

It is essential to recognise that it is possible for heritage assets to meet the needs and expectations of today, where those needs and expectations are realistic, whilst retaining special architectural and historic interest. As such it is essential to put the effective and sensitive management of the historic environment at the centre of the planning process.

Strategic Aim 26:

To ensure that management of the historic environment is based on considered judgement of how best to protect and enhance its importance and value.

Strategic Aim 27:

To promote and advocate best practice in heritage protection in the Highlands through the planning process.

Development Management **Stiùireadh Leasachail**

Development management is the process by which the development of land and buildings is regulated. Effective development management incorporates providing advice to potential developers, building owners, applicants and the wider community, the processing of applications for development, the monitoring of developments and enforcement action where there have been breaches of control.

Highland Council is committed to achieving the best quality within the built environment and reaching the most appropriate decision for each individual case. This includes their statutory duty to take into account the impact of development proposals on the historic environment.

Strategic Aim 28:

To ensure that policies for the conservation, preservation and promotion of the historic environment are included in all future development plans and planning policy.

Strategic Aim 29:

To ensure that both local and national policy for the conservation and preservation of the historic environment is implemented through the development management process.

Design Quality Càileachd Dealbhaidh

The quality of the design of new development within Highland is a key aspect of the development management process. It is also an essential consideration in the protection of the historic environment.

New developments should be designed to positively complement the historic environment and to respect established plan form, layout and grain of established settlements, landscapes and vernacular styles. It is possible to design new developments to allow the retention of important heritage assets such as historic buildings and the layout of mediaeval town cores.

It is essential that new design is high quality and appropriate to the given site in terms of its scale, mass, proportions, materials and detailing. Highland Council positively encourages innovative new design with an emphasis on design quality and the quality of urban design in proposed development schemes.

New buildings can be designed and carefully constructed to allow the preservation *in situ* of heritage features identified on their proposed site. For example, incorporating fragments of older buildings within a new build. This also allows an opportunity for the interpretation and promotion of the historic environment within high quality new design.

The quality and distinctive character of historic townscape is a key factor in the quality of the urban environments presented by our city, towns and villages. Protection of this inherent quality is essential in ensuring that we continue to create and maintain urban environments which are attractive and safe places where people want to live, work and spend their leisure time.

Achieving design quality and maintaining quality townscapes will require the promotion and maintenance of a high quality public realm which is appropriate to the given setting and established heritage assets.

Strategic Aim 30:

To ensure that new development is sensitive to the historic environment and responds to and reflects the established qualities of the surroundings.

Strategic Aim 31:

To encourage high quality, innovative new developments which reinforce local distinctiveness in terms of the established urban environments, landscapes, materials, scale, massing, grain and quality.

Strategic Aim 32:

To protect the historic public realm ensuring that historic street patterns and materials are protected and maintained.

Strategic Aim 33:

To ensure that proposed new developments have due regard to the archaeological, historical and cultural significance of all aspects of the local environment.



17. INTERVENTION

EADAR-THÈACHD

Highland Council is committed to ensuring that the development management process within Highland is effective in sensitively managing change to the historic environment.

It is often unauthorised changes and developments within the historic environment which have a detrimental impact on its special character and interest. Collectively unauthorised development and alteration can and does significantly erode the intrinsic and inherent value of the historic environment. This results in not only the physical loss of heritage assets but also erosion of the associated social and cultural value.

Highland Council as a local planning authority is provided with powers under the Town and Country Planning Act (Scotland) 1997 and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which allow for enforcement action against breaches of planning control.

The Council has the power to issue listed building enforcement notices in relation to unauthorised works to listed buildings. Unauthorised works which affect the special architectural and historic interest of a listed building are a criminal offence which can be prosecuted in a court of law.

Regular care and maintenance of heritage assets is essential in their preservation and can avoid the need for high repair costs due to their neglect. There are statutory powers available to Highland Council to take action where listed buildings have deteriorated to the point that there is significant risk to the proper preservation of their special architectural and historic interest. The Council can serve a repairs notice where it appears to the Council that there are works which are necessary for the proper preservation of a listed building.

Where works are deemed to be urgently necessary for the preservation of a vacant listed building the Council may issue an Urgent Works notice requiring those works to be undertaken.

The Council is also provided with the power to serve a Building Preservation Notice where an unlisted building is considered to be of sufficient special architectural or historic interest and the building is threatened by demolition or inappropriate works which will detrimentally affect its character.

Highland Council will consider the use of its statutory powers to protect historic buildings wherever it is expedient to do so.

Strategic Aim 34:

To ensure that through the development management process appropriate measures of intervention are taken to protect the historic environment from harmful changes and inappropriate developments.

18. LEGISLATION, POLICY & GUIDANCE

REACHDAS, POILEASaidH & STIùREADH

INTERNATIONAL

The European Landscape Convention 2000

The Valetta Convention 1992

NATIONAL

Town and Country Planning (Scotland) Act 1997

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

Ancient Monuments and Archaeological Areas Act 1979

The Ancient Monument (Class Consents) (Scotland) Order 1996

Historic Environment (Amendment) (Scotland) Act 2011

The Marine (Scotland) Act 2010

Scottish Historic Environment Policy (SHEP), Historic Scotland, December 2011

Scottish Planning Policy
February 2010

Planning Advice Note 2-2011
Planning and Archaeology

Planning Advice Note 40
Development Control

Planning Advice Note 52
Planning in Small Towns

Planning Advice Note 54
Planning Enforcement

Planning Advice Note 71
Conservation Area Management

Planning Advice Note 72
Designing Safer Places

Planning Advice Note 78
Inclusive Design

A Guide to Conservation Areas in Scotland
Scottish Executive Development Department

Scheduled Monuments
A Guide for Owners, Occupiers and Managers,
Historic Scotland

Guide to the Protection of Scotland's Listed Buildings
What Listing Means to Owners and Occupiers

Managing Change in the Historic Environment Guidance Notes
Historic Scotland

LOCAL

Highland-wide Local Development Plan
The Highland Council, March 2012

The Highland Council Standards for Archaeological Work
March 2012

The Highland Council, Local Development Plans
(Currently under review but may provide area or site specific policies)

19. CONTACTS/LINKS

SEÒLAIDHEAN/CEANGALAN

- ❖ **Architectural Heritage Society of Scotland**
www.ahss.org.uk
- ❖ **Association of Local Government Archaeological Officers**
www.algao.org.uk
- ❖ **Built Environment Forum Scotland**
www.befs.org.uk
- ❖ **Civic Trust**
www.scottishcivictrust.org.uk
- ❖ **Highland Council Historic Environment Record**
her.highland.gov.uk
- ❖ **Highland Building Preservation Trust**
www.hbpt.org.uk
- ❖ **Historic Scotland**
www.historic-scotland.gov.uk
- ❖ **Institute for Archaeologists (IfA)**
www.archaeologists.net
- ❖ **Institute of Historic Building Conservation (IHBC)**
www.ihbc.org.uk
- ❖ **International Council on Monuments and Sites, ICOMOS-UK**
www.icomos-uk.org
- ❖ **Inverness City Heritage Trust**
www.heritage-inverness.org/
- ❖ **National Trust for Scotland**
www.nts.org.uk
- ❖ **Royal Commission on the Ancient and Historical Monuments of Scotland**
www.rcahms.gov.uk
- ❖ **Scottish Historic Buildings Trust**
www.shbt.org.uk
- ❖ **Scottish Redundant Churches Trust**
www.srct.org.uk
- ❖ **Society for the Protection of Ancient Buildings (SPAB)**
www.spab.org.uk
- ❖ **The Princes Regeneration Trust**
www.princes-regeneration.org/



FURTHER INFORMATION

For further information relating to this document
or to request this information in an alternative format e.g. **large print**, braille, computer disk,
audio tape, or suitable language, please contact:

The Highland Council, Planning & Development Service, HQ Glenurquhart Road, Inverness IV3 5NX
Telephone: 01463 702250
Email: planning@highland.gov.uk