

Scalloway Conservation Area

Character Appraisal



Front cover (L – R): Main Street, Scalloway, 1930s, *Shetland Museum and Archives*; The Islands of Shetland, H. Moll, 1745, *National Library of Scotland*; New Street, Scalloway, *Austin Taylor Photography*



Prepared for Shetland Islands Council by the Scottish Civic Trust.

Scalloway Conservation Area Appraisal Contents

1 Introduction, Purpose and Justification

- 1.1 Date and reason for designation
- 1.2 What does conservation area status mean?
- 1.3 Purpose of appraisal
- 1.4 Planning policy context

2 Location and landscape

- 2.1 Regional context & relationship to surroundings
- 2.2 Geology
- 2.3 Topography
- 2.4 Planned landscapes

3 Historical Development

- 3.1 Settlement development

4 Character and Appearance

4.1 Spatial Analysis

- Activities/Uses
- Street pattern
- Plot pattern
- Circulation & permeability
- Open spaces, trees and landscape
- Views, landmarks & focal points

4.2 Buildings and Townscape

- Building types
- Scheduled monuments
- Key listed and unlisted buildings
- Materials & local details
- Public realm
- Condition

4.3 Character Areas

5 Key Features / Assessment of Significance

6 Negative Factors

7 Sensitivity Analysis

8 Opportunities for Preservation & Enhancement

9 Monitoring and Review

Appendix 1 – Listed Buildings in the conservation area

Appendix 2 – Further Guidance

1 Introduction, Purpose and Justification

1.1 Date and reason for designation

The Shetland Islands area has 3 conservation areas; 2 in Lerwick and 1 in Scalloway. The Scalloway Conservation Area was designated in 1982 in recognition of its harbour setting and its buildings worthy of preservation.

1.2 What does conservation area status mean?

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Local authorities have a statutory duty to identify and designate such areas.

The main regulatory instrument afforded by conservation status is the control of demolition of unlisted buildings and structures through the mechanism of “conservation area consent” (CAC). This was introduced in 1974 in recognition of the importance that even relatively minor buildings can play to the overall character or appearance of a conservation area (in general terms, the demolition of a structure unless it is a listed building is deemed for the purposes of the Planning Acts not to involve the development of land).

Conservation area status also brings the following works under planning control:

- Removal of, or work to, trees;
- Development involving small house extensions, roof alterations, stone cleaning or painting of the exterior.

Conservation area designation enables planning authorities to implement stronger development management control via Article 4 Directions, which would otherwise not be possible. These can play a particularly important role in protecting unifying features (e.g. doors, windows and shop-fronts) and in arresting the incremental erosion of character and appearance by small-scale alterations that in themselves may not be significant but collectively and over time might have a negative impact.

It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

1.3 Purpose of appraisal

Planning Authorities have a duty to prepare proposals for the preservation and enhancement of conservation areas, although there is no imposed timeframe for doing so. The Act of 1997 also indicates that planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of the designated area.

A more considered and careful approach is therefore needed in considering development proposals in a conservation area.

In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to Scottish Government guidance as set out in *Planning Advice Note 71: Conservation Area Management* (December 2004). Additional government guidance regarding the management of historic buildings and conservation areas is set out within *Scottish Planning Policy* (February 2010), in *Scottish Historic Environment Policy* (July 2009), and in a series of Historic Scotland guidance notes *Managing Change in the Historic Environment*.

This document therefore seeks to:

- 1 define the special interest of the conservation area and identify the issues that threaten the special qualities of the conservation area;
- 2 provide guidelines to prevent harm and achieve enhancement;
- 3 provide Shetland Islands Council as planning authority with a valuable tool with which to inform its planning practice and policies for the area.

“Preserve or Enhance”

It should be noted that the phrase “preserve or enhance” found in the relevant statute has been the subject of debate over the years, and is one of the few areas of historic environment legislation that has been subjected to legal tests. A landmark case, now known as the Steinberg principle (from *Steinberg & another v. Secretary of State for Environment*, 1988) together with further refinements of other cases (notably *South Lakeland District Council v SofS for the Environment*, 1992) defined the statutory objective of preserving and enhancing as one that achieved by positive contribution to preserve or by development which leaves the character or appearance unharmed. This is now largely considered to be the principle of “do no harm”. This assessment should be done against the whole of the conservation area, unless it can be shown that there are distinct areas of character contained within the whole of the conservation area.

1.4 Planning policy context

This appraisal provides useful advice to assist in the submission of, and subsequent assessment of, applications for development within the conservation area. It should be read in conjunction with the wider development plan policy framework produced by Shetland Islands Council.

The Development Plan for Shetland Islands comprises:

The Shetland Structure Plan, 2000 establishes a development strategy for land use planning in the region until 2015 and adds a regional dimension to national guidance. In doing so it provides a spatial framework for other strategies in the region including Local Plans.

Chapter 3: Built and Natural Environment

Policy SP BE1 – Built Heritage

The Shetland Local Plan, adopted in 2004, translates the wider aims of the Structure Plan into the detailed framework needed by communities, developers, public agencies and the Council itself if land use decisions are to be soundly based. It helps to co-ordinate future development and promotes improvement and enhancement of every part of Shetland. In addition the Local Plan also sets out the criteria by which all planning applications are considered. The following sections are particularly relevant:

Chapter 3: Natural & Built Environment

Policy LP NE10 - Development and the Environment

Policy LP NE15 - Protection of Trees

Policy LP BE4 - Preservation and Re-use of Disused Buildings

Policy LP BE5 - Protection and Enhancement of Buildings

Policy LP BE6 - Listed Buildings

Policy LP BE7 - Conservation Grants

Policy LP BE8 - Development in Conservation Areas

Policy LP BE9 - Demolition in the Conservation Areas

Policy LP BE10 - Shopfronts in Conservation Areas

Policy LP BE11 - Advertisements and Signs

Policy LP BE13 - Design

Appendix C – Shopfront Design Guide

Appendix F – Siting & Design Guidance and Principles

2 Location and landscape

2.1 Regional context & relationship to surroundings

Scalloway is the largest settlement on the North Atlantic coast of Shetland's Mainland and is an important fishing harbour. The village is shielded from Atlantic gales by the rugged isles of Trondra and Burra to the south. The village lies 5 miles west of Lerwick and to the north lie Tingwall's fertile valley and the headlands of Whiteness and Weisdale.

The population of Scalloway was approximately 800 at the 2001 census. Scalloway, and Shetland in general, have strong cultural ties with Scandinavian countries, particularly Norway.

Inter-island flights operate from Tingwall airport approximately 5km north of Scalloway. Ferries to Shetland dock at the main ferry terminal at Lerwick where there are connections to Scalloway by bus. An occasional ferry service from Scalloway to Foula operates from Blacksness Pier.

The Scalloway Conservation Area encompasses the historic core of the village based around Main Street and New Street, which follow the curve of the waterfront. The conservation area extends from Castle Street in the east to Ladysmith Road at the western end. The main route into the conservation area is the A970 from Lerwick in the east and the B9074 from the north; converging into Mill Brae and New Street on the approach to Scalloway.

2.2 Geology

Shetland's geology is similar to that found in the north-west Highlands of Scotland's mainland. On Shetland there is mainly hard and acidic rock, which gives soil poor in nutrients and prone to waterlogging. Under such conditions plant remains cannot decay, and accumulate to form deep deposits of peat. This is exacerbated by leaching in the cool, damp climate and the loss of the scrubby woodland that once covered much of Shetland. The waterlogged, nutrient-deficient land supports 'blanket bog' vegetation and naturally fertile soils occur only where banks of limestone lie close to the surface of where shell sand provides the calcium necessary to 'sweeten' the soil. Shetland's blanket bogs are distinctive within Scotland.

Scalloway is located at the southern end of the Tingwall valley which is rich in limestone and provides fertile soil. On both sides of this band of limestone sit Dalradian rocks and to the west is a bank of granite.

2.3 Topography

Situated in a natural harbour, Scalloway's landform is dictated by the coast. The sweeping east to west bay is where the town radiates from and is its central feature. A deep inlet ('voe') stretches back from the eastern point of the bay. There are gentle hills to the east and west of the town that allow good views of the bay and the conservation area.

2.4 Planned landscapes

Historic Scotland has responsibility for the compilation and maintenance of the Inventory of Gardens and Designed Landscapes, which records those sites of regional and national importance. There are no Inventory entries in the Scalloway Conservation Area.

3 **Historical Development**

Shetlanders have been making a living from the land for 5000 years. The remains that the successive residents left behind are amongst the most complete in the country telling us much about the ancient history of Scotland. The many Iron-Age brochs that are still evident in the coastal landscape show that defences were as important at one time on Shetland as they were in the rest of Scotland. Clickimin on the edge of Lerwick; a Scheduled Monument managed by Historic Scotland, provides an example of these uniquely Scottish structures. The Pictish traditions of the rest of Scotland are found on Shetland in the physical remains of settlements and field systems, carved stones and silver objects.

In Norse times (around 1000 AD), the island was a stepping stone to between Norway and its more southerly outposts - Dublin, Orkney, the Hebrides, Iceland, Isle of Man. Mentioned in the Norse saga 'Orkneyinga Saga', written by an Icelandic historian in the late 12th century, Shetland appears to have been a stable farming community. The influence of the Norse settlers on Shetland is still felt to this day; with place-names and cultural traditions as evidence of this. For example, the Norse word 'voe', meaning sea inlet, is used frequently in place-names across Shetland and the Norse fire festival of Up-Helly-Aa, although only introduced when Norse history was rediscovered by the Victorians, is celebrated across Shetland. The Scalloway Fire Festival, held in mid – January begins the season.

Shetland was originally part of the Norse Earldom of Orkney but reverted to direct rule from Norway after 1194. By the 14th century the Norwegians had lost the southerly islands of Man and the Hebrides and Norway had been taken over by Danish rulers. The marriage treaty of Margaret, Princess of Denmark to James III of Scotland involved a dowry of 10,000 florins. Part-payment of this dowry involved pawning of the Shetland Islands to Scotland on condition that when Denmark paid the debt, she would revert back to Danish rule. Attempts by the Danes to take Shetland back in the following centuries were unsuccessful. Scottish landowners moved into the islands and the law, language, economy and religion of Scotland prevailed in Shetland. The bishopric of Orkney and Shetland was transferred to the see of St Andrew's in 1472.

Fishing and fish processing is still the biggest industry on Shetland and has been for many centuries. Finnie¹ describes the typical Shetlander as, 'a fisherman with a croft'. The trade grew through Bergen in Norway which was a trading port of the Hanseatic League; a confederacy of trading cities across northern Europe during the late Medieval and Early Modern period. In return for cod and ling, the islanders would receive cash, grain, cloth, beer and other goods.

A passage of text on Moll's 1745 Map of the Shetland Isles states that the export of herring to the Dutch provided employment for all the people and that fishing and the export of other Shetland products provided 'a considerable sum of money yearly'.

¹ 'Shetland: An Illustrated Architectural Guide', Mike Finnie, 1990, p.4



The Islands of Shetland, H. Moll, 1745, National Library of Scotland

Herring became the dominant catch of the fishing trade during the late nineteenth century replacing the earlier cod. Shetland's docks grew and the processing of fish was the mainstay of the islands until the 1970's when oil was discovered and brought ashore. This resulted in a prosperous boom for the islands as building works, transport links and mariners were in demand for supply and maintenance of the new technology needed for the oil terminal at Sullom Voe. The terminal has forged a sensitive approach and managed to avoid large-scale pollution whilst pumping millions into the local economy and allowing the population to grow on the islands.

Scalloway

Scalloway is the second town of Shetland and sometimes described as its largest village. The name possibly comes from the Norse word *Skalavagr*; Bay of the Skali (hall)². Scalloway was the ancient capital of Shetland until the 18th century when the law courts moved to Lerwick and that town's dominance in commerce and transport began. It was the landing place for delegates attending Shetland's annual parliament or 'Ting', originally held on the Lawting Holm in Tingwall Loch, two miles north of the village. From 1602 the 'Ting' was held in Scalloway, which was still only a village³. In 1665 Edward Montagu noted that "the principal town is Scola Vo (Scalloway), of about 100 poor houses and one pretty stone house of the King's where the Governor resides". The Norse administration was centred upon Orkney so it is natural that in order to get to Tingwall these rulers landed at Scalloway being the closest

² Finnie, p.40

³ 'The Buildings of Scotland: Highlands and Islands', J Gifford, 1992, p.506

sheltered bay, thereby allowing the importance of the town to grow during the Middle Ages.⁴



Scalloway Castle, 1906
Shetland Museum and Archives

The valley of Tingwall was inhabited by many Norse settlers who were attracted to the fertile land. Scalloway became the capital due to its proximity to Tingwall and Orkney. Scalloway lies at the southern end of the Tingwall valley and features an imposing castle now in ruins, built in 1600. It was built by Earl Patrick Stewart who changed the law in Shetland from Norse to Scots and moved the parliament from Tingwall to Scalloway.

This resulted in harsh penalties for minor offences and the confiscation of property led to him and his clergy and courtiers amassing wealth and estates that in turn provoked unrest from the citizens⁵. He was eventually arrested and imprisoned in 1609 for his aggressive behaviour towards his fellow landowners; his son Robert attempted an insurrection and they were both executed in Edinburgh in 1615. After Earl Patrick Stewart's execution the castle was used as a garrison for Cromwell's troops before being abandoned altogether. Beneath the grand banqueting hall are large kitchens and a dungeon where 17th century 'witches', condemned to die on nearby Gallows Hill, awaited their fate. The Gallow Hill, above Houll and overlooking the village, was Shetland's place of execution during the 17th century. Barbara Tulloch and her daughter Ellen - the last witches to be burned in Shetland - were executed there, perhaps around 1680.⁶

Around 1700 the law courts removed to Lerwick and Scalloway began to decline although some lairds still built houses there, for example Mitchell at Westshore. Today there are few remains within the walled garden of the mansion at Westshore. By the end of 18th century Scalloway only had 31 inhabited houses.⁷



Main Street, Scalloway, 1930s.
Shetland Museum and Archives

Blacksness Pier, to the south of the castle, was built in 1832 for the fish-curers and entrepreneurs, Hay & Ogilvy, and this led to the growth of the village. The development of Scalloway followed the development of the harbour during the 19th century and the village saw a revival in its fortunes as merchants replaced the lairds. In 1894 the

⁴ 'Lerwick – the birth and growth of an island town', James W. Irvine, 1985, p.2

⁵ Finnie, p.40

⁶ Finnie, p.40

⁷ Gifford, p.506

importance of its docks increased as the system of selling fish was replaced by auction rather than contract.⁸ After 1894 Scalloway became busier with the pier extended in 1896 to accommodate the steamer from Leith. The harbour was extended again in 1959 and 1981.

The Shetland Bus

During the Second World War the port at Scalloway acted as a base for the operation to aid the Norwegian Underground against the occupying Nazis. 'The Shetland Bus' went to Norway with supplies and returned with refugees.⁹ Norway was invaded by Germany in April 1940 resulting in many attempting to flee to the west; Shetland was the first friendly landfalls the refugees met. Authorities from Norway and Britain realised that this crossing could facilitate support for the Norwegian resistance and enable refugees to be brought to Britain. Fishing vessels were selected for the operation and manned by crewmen who became rightly celebrated after the war. The most famous of these was Leif Andreas 'Shetlands' Larsen, the skipper of one of the fishing boats who was decorated by both the Norwegian and British government for his part in the operation. A memorial on the waterfront in Scalloway commemorates those who took part in the Shetland Bus crossings.



Shetland Bus Memorial, Scalloway waterfront

Originally operating from Lunna, the crossings were based in Scalloway from August 1942 and made almost 100 crossings. The boats took agents, radio operators and military supplies across to Norway and crossed with returning agents, refugees and recruits for the Free Norwegian Forces back to Scalloway. At Christmas time they even brought Christmas trees for the tree-less Shetlanders.¹⁰ Unfortunately, the harsh sailing conditions and hostile German forces resulted in the loss of 10 boats and 44 crewmen by 1943. It seemed that the operation would have to be stood down unless more suitable vessels could be used to make the crossings safer. The solution was a donation by the US Navy of three submarine chasers which were crewed by Norwegians and these vessels went on to make a further 115 return trips without loss.¹¹

Norway House was used as barracks and as the base of the Shetland Bus activities. The Prince Olaf Slipway was built by the Norwegians for the repair of their vessels and was visited by the Crown Prince himself in 1942.

Between 1940 and 1945 300 Norwegians were involved in the Shetland Bus operation with 100 usually involved at one time. The psychological effect of the activities was two-fold; it boosted the spirit and resolve of the resistance forces in occupied Norway and it persuaded

⁸ Gifford, p.506

⁹ Finnie, p.40

¹⁰ Interpretative Panel, Scalloway

¹¹ Interpretative Panel, Scalloway

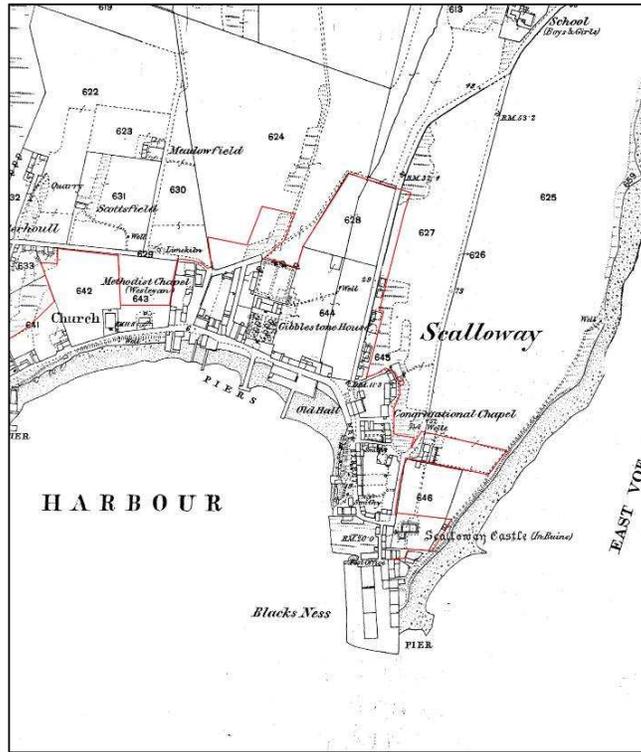
Hitler's forces that there was the possibility of an Allied invasion of Norway. There were many German forces garrisoned on the coast of Norway in anticipation of this invasion. The wireless operators brought over on the Shetland Bus managed to disrupt shipping significantly on the coast and hamper German efforts. The resistance fighters who eventually captured surrendering Germans were armed by the Shetland Bus. The importance of the operation far outweighed its scale.¹²

Operation Commander for the British Navy, David Howarth, remained in Scalloway after the war and wrote an account of the activities of the 'Shetland Bus'. A film was released in 1954 called 'Shetland Gang' with Leif 'Shetlands' Larsen playing himself.

Recent development

While Scalloway did not benefit from the rapid growth of the oil industry in the 1970s, which fuelled expansion in other areas of Shetland; the village has seen major public investment in recent years. The Scalloway Waterfront Trust was formed in 1992 to coordinate the regeneration of the waterfront area and significant environmental improvements have taken place in Scalloway's historic waterfront. The waterfront in Scalloway was subject to flooding in the past by the sea. 'Da Waterfront' project replaced a significant area of derelict ground in the centre of the village with a new Youth Centre, some civic space, car parking, a public walkway and sea defences.

¹² Interpretative Panel, Scalloway



OS Map, Scalloway, 1880



OS Map, Scalloway, 1901

4 Character and Appearance

4.1 Spatial Analysis

4.1.1 Activities/Uses

Scalloway is well-known as the location of the North Atlantic Fisheries College which offers numerous courses and supports several research programmes in fisheries sciences, aquaculture, marine engineering and coastal management etc. The College is outside the conservation area to the west.



Scalloway Museum, Main Street

Scalloway's other attractions include Scalloway Castle, an indoor swimming pool, the public hall (used as a concert venue), a youth centre, the Scalloway Museum, a visiting artists' studio, a hotel and guest houses, a cafe, the college's fish restaurant, pubs, shops and playing fields.

Along Main Street, the ground floor of buildings is generally commercial and retail. Upper floors appear to be in

residential use although no survey has been conducted of this as part of this appraisal. The streets and lanes to the north of Main Street are predominantly residential. To the south east of the conservation area is Blacksness Pier owned by Shetland Islands Council and managed by the Harbour Board. It is the centre of business and industry in Scalloway. Scalloway remains the main port on the west coast of Shetland. Many of the jobs within the village are based around the fishing industry.

4.1.2 Street pattern



Main Street, Scalloway

The street pattern in Scalloway is a response to the coastal location and the hilly topography, with Main Street following the curve of the harbour. Further streets run to the north of Main Street, and appear to have begun as narrow, informal lanes between the plots of the buildings fronting Main Street. Houll Road runs approximately parallel to Main Street with the smaller lanes and 'closes' connecting the two.

Scalloway Conservation Area stretches around the harbour, encompassing the historic core of the village. Main Street forms the focus of the conservation area, curving along the waterfront. Most of the development is to the north of Main Street, providing an open aspect in some places from Main Street over the harbour. The rest of the conservation area is formed by the narrower roads and lanes to the north of the main thoroughfare with Houl Road marking the approximate northern boundary.

The eastern end of Main Street is essentially the 18th century commercial centre of Scalloway, demonstrated by the late 18th and early 19th century terraced shops with accommodation above. Further east at New Street the ground rises

steeply to the east and narrow pedestrian lanes climb the incline to connect New Street to Castle Road and provide access to the dwellings sited on the steeper ground. These lanes are visible on the OS map of 1880.



Steep lanes connect New Street to Castle Road

4.1.3 *Plot pattern*

The plots within the conservation area vary in size depending on the relative status of the property concerned. Historic maps suggest that in the mid 19th century buildings lined Main Street with large plots behind them [see OS Map 1880]. These plots have since been subdivided and built on, with narrow lanes running between them. Around New Street and Castle Road plots seem to have been laid out in a more irregular pattern.

Buildings are generally set on, or close to, the roadside and most have some garden ground. Larger plots are associated with the larger properties, such as Giblestone House or are found towards the edges of the conservation area, for example along New Road.

Modern infill has mostly been on the existing pattern either as a result of demolition or plot subdivision.

4.1.4 *Circulation & permeability*

Main Street is the main vehicular route through the conservation area although in places it is narrow and two-way traffic is difficult. The lanes and closes to the north are even more of a challenge for traffic. Pavements have been provided in some places and ease pedestrian and vehicular conflict to a certain extent. The intricate network of lanes and gaps between buildings creates a high level of permeability and makes pedestrian journeys varied and interesting.

In the eastern part of the conservation area where there is a steep incline, narrow lanes climb up the hill between New Street and Castle Street.

4.1.5 *Open spaces, trees and landscape*

Fraser Park is located north of Main Street behind Anderson's Buildings sandwiched between New Road and Berry road in the heart of Scalloway. It was presented to the people of Scalloway from the Fraser family on 6th August 1942 for 'recreation and the promotion of health and happiness', and has featured as an open space from the earliest maps of Scalloway available. It appears to have had a well in its centre, which is marked on the OS 1872 town plan of Scalloway. The park is used today for football matches and features a children's play area.

Other areas of public open space are found along the waterfront such as the area around the Shetland Bus Memorial.

Shetland's lack of trees is well known. However, Scalloway has a surprisingly leafy character. The gardens of the properties on Kirkpark, Westshore and Giblestone House all contain mature trees that enliven the street scene. The conservation area also encompasses a small area of trees on Smiddy Closs and a wooded area to the north of Fraser Park. Trees within the conservation area are protected.



Area of trees on Smiddy Closs



Fraser Park

4.1.6 *Views, landmarks & focal points*

Views within the conservation area vary. The harbour setting provides views over the harbour towards Trondra. The harbour also allows views from Main Street towards the picturesque grouping of buildings at New Street. The high points to the east and west of the village provide good views over the conservation area. Views within the lanes area are limited due to the enclosed character here and the denser pattern of development. In general the level changes within the conservation area allow for glimpses between buildings to areas of higher or lower ground.

Views of special note are:

Views from the waterfront towards New Street;

Glimpses between buildings and over changes in level in the lanes;

Views out of the conservation area north up Ladysmith Road;

Views of Scalloway Castle from within the conservation area;

The view from the north of the conservation area at New Road towards the harbour.

Landmark buildings in the conservation area tend to be the larger non-domestic buildings – notably Scalloway Castle, Scalloway Haa, Norway House and the public hall. The buildings along New Street also form a picturesque group that is highly visible from other areas of the conservation area. Scalloway Castle is a significant landmark and is visible from many points within the conservation area.



View of New Street from the waterfront



Scalloway Haa is a landmark building

4.2 Buildings and Townscape

4.2.1 Building types

The most prevalent building type in the conservation area is the house, either detached, semi-detached or terraced, and ranging from 1 to 3 storeys. The domestic buildings in the conservation area are commonly stone-built with 1½ storeys and wallhead dormers breaking through the eaves line. The terrace of houses at New Street appear as if they may be constructed from mass concrete. It is important that materials and techniques used to construct a building are fully understood before any works are carried out on it to prevent unnecessary or damaging repairs.

Main Street is the focus for most of the retail and commercial activity with shops, a bank, and cafes. Some of these buildings are housed in earlier structures, such as the Kiln Bar that is said to contain the remains of a 19th century kipping kiln and retains its 'kiln-roof'.

Shops in the conservation area are often housed in 19th century 1½ or 2 storey terraced rows such as Anderson's Buildings and the Scalloway Meat Company. *[See Building Analysis Map]*

4.2.2 Scheduled monuments



Scalloway Castle

A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Scalloway Castle is designated as a Scheduled Monument. The area scheduled encompasses the castle itself and an area around it, which takes in the curtilage of the castle and an area north of the castle to the east of the former Woollen Mill building.

Once a monument is scheduled, the prior written consent of Scottish Ministers is required for most works, including repairs. This is known as scheduled monument consent (SMC). The presumption of scheduling is that any future works will be the minimum necessary consistent with the preservation of the monument.

4.2.3 Key listed and unlisted buildings

The conservation area contains 21 Listed Building entries. Each list entry may consist of more than one building. Listed buildings are identified on the *Townscape Appraisal Map*.

The listing system in Scotland operates under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The Act places a duty on Scottish Ministers to compile or approve lists of buildings of special architectural or historic interest. Once included on the lists the building – both exterior and interior – has statutory protection under the provisions of the 1997 Act. Listing is intended to safeguard the character of Scotland's built heritage and to guard against unnecessary loss or damage. A listing applies to any building within the curtilage of the subject of listing which was erected on or before 1 July 1948. This could include many ancillary structures such as boundary walls, garages or estate buildings.

Any work that affects the character of a listed building or structure will require listed building consent (LBC). Any work carried out to a listed building without consent and that affects its character as a building of special architectural or historic interest, is an offence punishable by a fine or imprisonment.

Significant listed buildings include:

Scalloway Castle is category A listed in addition to being a Scheduled Ancient Monument. Built in the early 17th century as an L-plan tower house; it is now a roofless ruin comprising 4 storeys of random rubble walls with Eday sandstone dressings. The Tower was built for Patrick Stewart, earl of Orkney and was probably designed by his master of works, Andrew Crawford. The worn Latin inscription above the entrance door was recorded in the 18th

century as reading "Patrick Stewart, Earl of Orkney and Shetland. James V King of Scots. That house whose foundation is on a rock shall stand but if on sand shall fall...".

The Old Haa of Scalloway was built around 1750 and consists of three storeys of five bays. Haas are the houses of gentry or merchants built from the 17th century onwards. They were built by the Scottish immigrants who were following the tradition of laird's tall houses and reached their peak in c.1735 when large numbers were built. Unusually tall for Shetland, they would have been costly to build due to the use of timber in the construction of windows and roof. The form continued into the 1800s when Georgian styling was incorporated. The Old Haa has featured on the Scottish Civic Trust's Buildings at Risk register since 1990 but some progress has been made to convert the building to flats. The Scalloway Waterfront Trust facilitated the restoration works to the exterior of the building and a private developer has taken ownership of the building and it is hoped that the interior works will be carried out as soon as possible.



Scalloway Haa



Anderson's Buildings

Buildings on Main Street were built in the early 19th century as a two storey terraced shop with flats above. The terrace is listed at Category B as a group and individually listed at either Category B or C(s). The buildings have been significantly extended at the rear to allow conversion to residential use.

Scalloway Village Hall was built in 1902 in a freestyle design influenced by Art Nouveau and the English Arts and Crafts style. The hall is category C(s) listed and is a popular venue for meetings and concerts. The walls are harl-pointed rubble with yellow sandstone dressings. The principal elevation to the south features a pedimented gable over a large Venetian window at first floor and a 2-storey circular crenellated entrance tower to the east.

Gibblestone House on Main Street was built in the late 18th century as a merchant's haa. The house is one of a series of merchant's haas that were built by immigrant Scots lairds. Like many others Gibblestone was built with a formal relationship to the sea, with the main elevation facing a now demolished pier on the waterfront. The house is symmetrical with 2 storeys and an attic over 3 bays with harled walls and window and corner detailing. A central doorway is flanked by bay windows on the ground floor. The single storey houses set symmetrically in the garden were built when Richard Gibson converted the house to flats in 1989.

Norway House was built in the early 20th century as a sail loft during the Herring Boom and is a rare survivor of that period. It was then used during World War II to house Norwegian sailors during the operation of the 'Shetland Bus'. Now C(s) listed; the lower storey is harled, while the upper storey is a timber frame clad with red corrugated iron. The building is currently under utilised with a gym on the first floor and storage space on ground level.



Norway House



Scalloway Village Hall

The conservation area also contains a large number of *unlisted* buildings that make a positive contribution to the character or appearance of the conservation area. These are identified as 'positive buildings' on the *Townscape Appraisal Map*.

Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the street or landscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.



New Street



William Johnson's plaque, New Street

Many of the properties within the conservation area are 1½ -2 storey, terraced or detached stone houses. Good examples are found at the terrace of cottages on New Street, which form a picturesque and almost identical group in the middle of the terrace. Each house in this terrace is 1½ storeys over 3 bays with a central doorway. Most are rendered and painted

a variety of colours. The terrace has a slated roof with pitched wallhead dormers. Windows are generally timber sashes although there are some replacements.

There is a curious plaque situated on the southern end of the cottages on New Street, which was erected there by William Johnson, described by Finnie as a 'mason, inventor and philosopher'¹³. The plaque explains his theories on tides and the moon. The plaque is made of sandstone with an inset piece of marble and is an interesting addition to the street.



Scalloway Hotel, Main Street



Scalloway Hotel c.1900

Scalloway Hotel is a prominent building on Main Street. It was built in 1886 by John Aitken for Donald McInnes and has 3 storeys over 4 bays with cream coloured painted stone or rendered walling, contrasting quoins and margins, a slate roof and a crowstepped gable to the west. Apart from the extension to the west, the building is little altered externally.



Kirkpark Road



Former church at Braehead Lane

The former church on the corner of Braehead Lane is dated 1838. The building is 1½ storeys with a rectangular plan with an entrance porch on the south elevation. It features slaster (harl) pointed stonework and a pitched slate roof and has been converted to residential use.

¹³ 'Shetland: An Illustrated Architectural Guide', Mike Finnie, 1990, page 42.

The properties on Kirkpark Road form a distinctive and attractive group. The buildings are generally 1½ storey stone cottages with decorative garden railings and mature trees to the front. Seaton Lodge at the top of the cul-de-sac is the most prominent house on the street and features dormer windows on the pitched slate roof and a central entrance porch to the front.

4.2.4 *Materials & local details*

In Scalloway the most important materials are sandstone, harl, slate and corrugated sheet metal. Traditionally, roofs are pitched with skews and wallhead dormers. The roof pitches are generally steep with prominent chimneys.

For walls a buff or yellow sandstone is most popular, otherwise a traditional harl is often used, sometimes with detailing around windows and doors. Slaister or harl pointing is also common. Some of the more modern buildings use a dry-dash render. Corrugated sheet metal is used as cladding on some buildings, reflecting the functional character of many of the buildings associated with the harbour. Applied colours within the conservation area range from muted pastels or white to brighter colours such as those found on New Street.

Apart from the roofs and walls, the historic buildings in the conservation area are enlivened by the use of timber windows and doors, the design of which varies according to the status of the building. Windows are generally timber sash and case, painted white, with a variety of glazing patterns. Bay windows are found on the larger houses in the conservation area but wallhead dormers are common. Doors are generally timber and either boarded or panelled, often with glass panes in the upper panels.



Timber sash and case windows

Simple, boarded timber door

Gate piers and railings at Kirkpark Rd.

The buildings in the conservation area are generally set directly on the roadside. Where boundaries exist they are usually marked by dry-stone or harled walls from ½m - 2m high and often with railings or hedges. Railings are usually simple and elegant and painted a dark colour. Iron gates, often incorporating the house name or number are also common. Higher boundary walls are found to the higher status properties. Stone gate piers are also found on the more prestigious houses.

4.2.5 Public realm

There have been public realm improvements in Scalloway in recent years, which have created areas of hard landscaping on the waterfront and along Main Street with benches, interpretation panels and a memorial to the Shetland Bus. Environmental improvement works have been undertaken along New Street, including traffic calming and improved parking, re-instatement of semi-derelict gardens between the road and the sea, coast protection works, and the restoration of a ruined former fishing booth as an artist's studio. This project received a commendation in the Civic Trust Awards. Also found within the conservation area are items of public art and street furniture that reflect the character and history of the village, such as the propeller next to the Scalloway Museum building. Many of these were part of the Art on the Waterfront project undertaken circa 1998 as part of the regeneration activities in Scalloway.



Public art at the corner of Main Street



Landscaping along the waterfront

The simple public realm around the harbour reflects the functional character of this area. Several stone and/or concrete slipways are found to the south of Main Street, allowing boats to be pulled up to the shore. A timber pier extends into the harbour from the listed Prince Olav Slipway. In places metal handrails and concrete steps lead down to the water's edge. Rubble stone walls often mark the boundary with the water.

Several plaques marking significant sites or events can be found in the conservation area. Good examples include the Shetland Bus plaque on the Prince Olav Slipway building and the plaque outside Fraser Park.

In other areas the public realm appears neglected however. A bench on the waterfront has fallen apart, large amounts of rubbish have washed up on the sea edge, and a wall on Kirkpark Road has collapsed.

Road surfaces are tarmac, although there are some areas of stone kerbs and granite setts at the edge of the road and marking junctions, which enrich the character of the area. Pavements are generally unobtrusive concrete flags, with some areas of stone flags.

Boundary walls are a key feature of the conservation area and range from around ½ a metre to 2 metres and are dry-stone or harled with stone copes. Some properties have low

boundary walls with railings or hedges and gate piers. Shetland was largely spared from the removal of iron railings during World War II and there are some fine examples in Scalloway. Modern decorative railings can be found on New Street. On Main Street, boundary walls tend to be higher around 1½ metres. The high boundary wall to Westshore is a significant feature of the conservation area.

4.2.6 *Condition*

One of the greatest threats to any heritage site is the loss of primary fabric through decay and damage, reducing the authenticity of the site. The vast majority of the buildings within the conservation area are well-maintained. However, some inappropriate and poor quality repairs were noted within the conservation area. It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques.

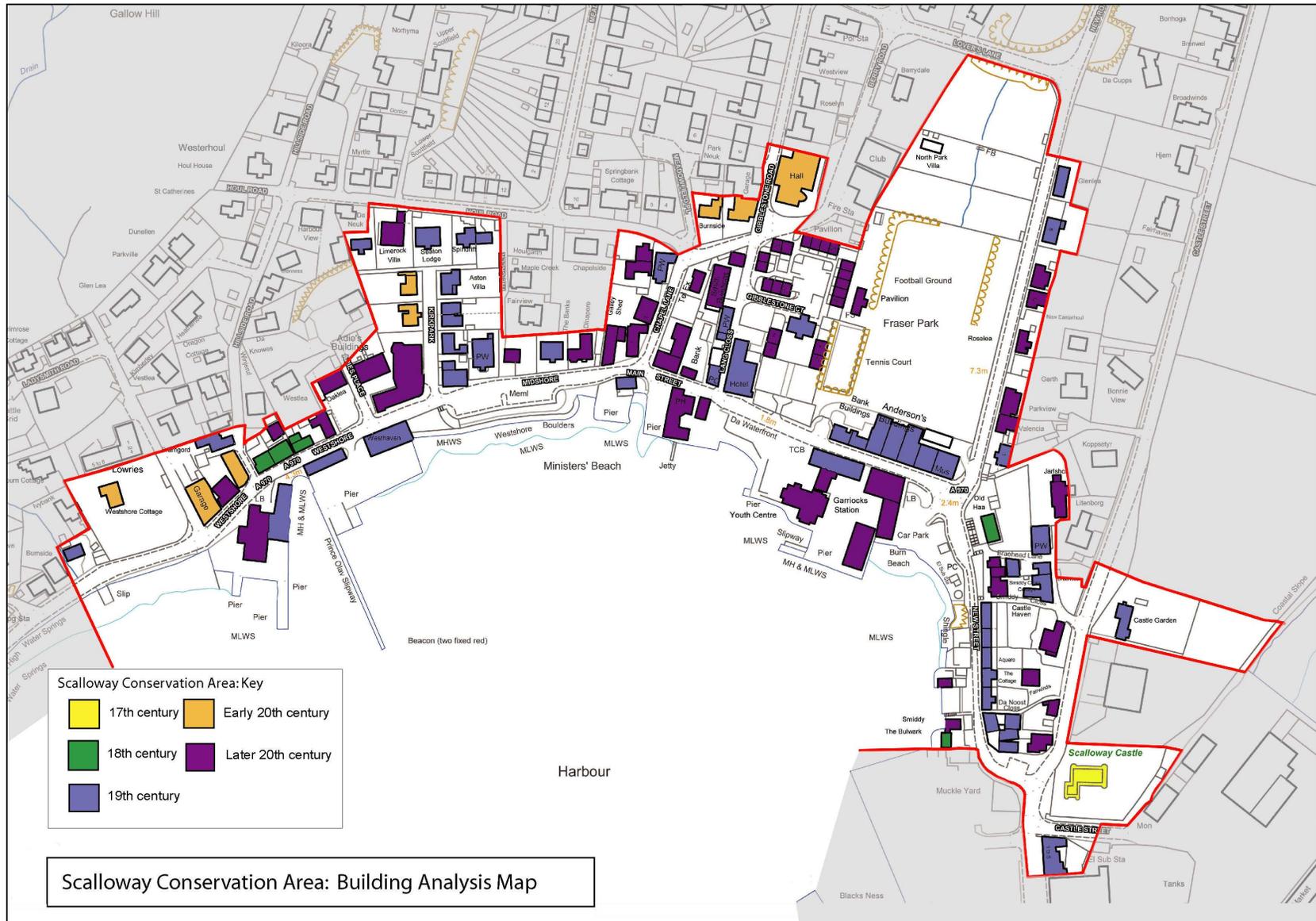
Several empty or underused buildings have been identified which are vulnerable to the slow decay resulting from a lack of maintenance and use. These include Norway House, the former Youth Centre, Scalloway Haa, and the Scalloway Museum building on Main Street, which is shortly to move into the former Scalloway Woollen Mill. The re-use of existing buildings should be a priority in Scalloway.

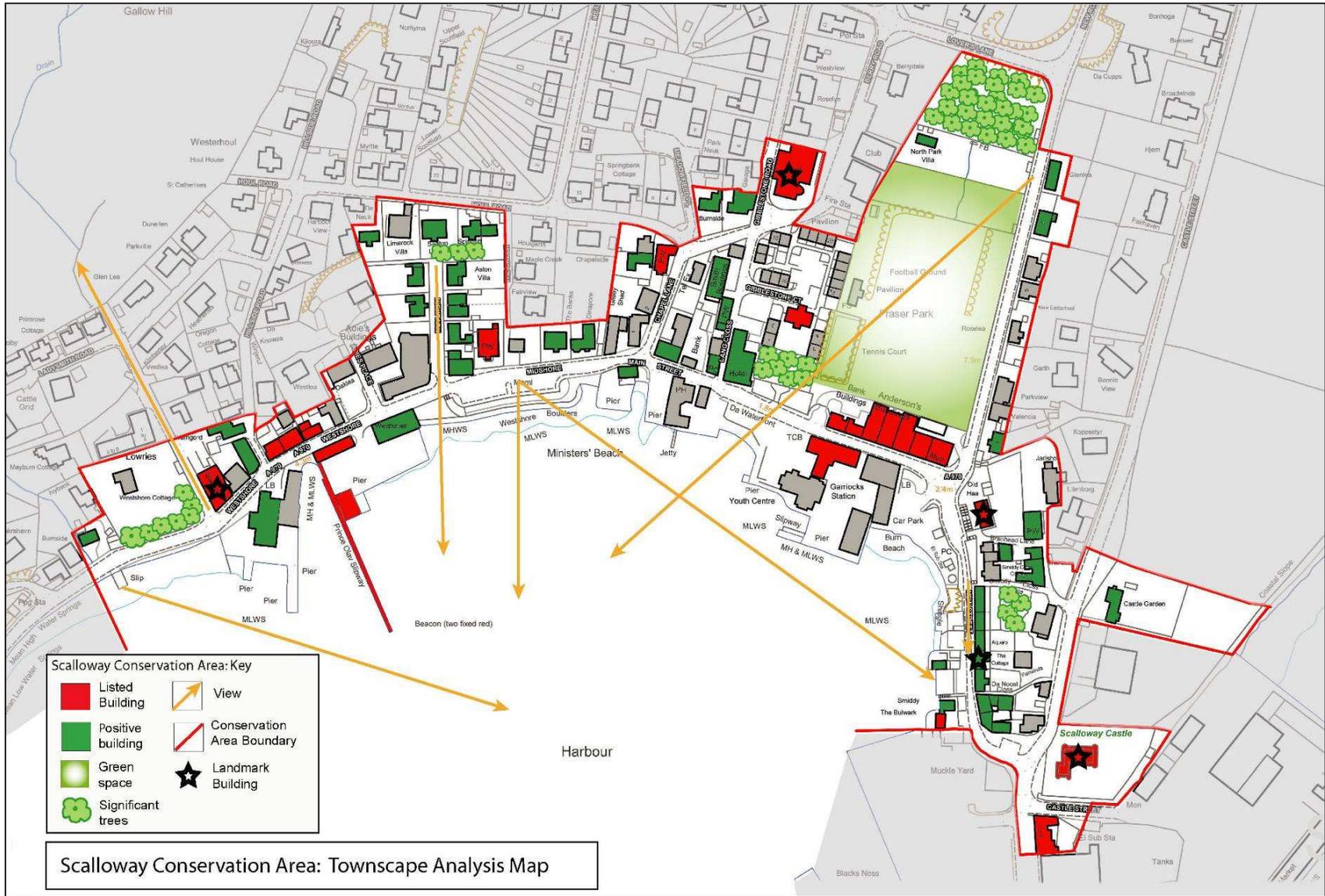
4.3 **Character Areas**

Although there are variations in character within the conservation area, the area as a whole is brought together by a similarity of massing and scale, plot sizes and materials. No individual character areas were identified.



Contemporary railings on New Street





5 Key Features / Assessment of Significance

Having carried out an assessment of the buildings and areas it is now possible to identify the key features that define the special architectural and historic character of the area.

- Variety of building types, styles and materials
- Some evidence of mass concrete building types, requiring different techniques and approaches to repair and maintenance;
- Buff- grey sandstone, slate, harl, corrugated metal sheeting, timber cladding;
- Variety of bright applied colours;
- Picturesque waterfront group at New Street;
- Pitched roofs with wallhead dormers are common;
- Public realm improvements on Main Street and New Street have enhanced the waterfront setting;
- Links to Shetland Bus & interpretation at the memorial and the museum.



Picturesque group at New Street



Wallhead dormers are common

6 Negative Factors

A number of negative factors have been identified and are listed below. These form the basis for the *Sensitivity Analysis* and the *Opportunities for Enhancement*.

- Several underused or vacant buildings, at risk from neglect and slow decay;
- Lack of vitality and evidence of diminishing viability of some commercial/retail businesses;
- Use of non-traditional materials and replacement of original features.

7 Sensitivity Analysis

7.1 *Loss of original architectural details and building materials*



Expandable foam has been used to fill in gaps around a uPVC window

Although the majority of the buildings in the conservation area are in good physical condition the area as a whole is at risk from small changes, which can cumulatively dilute the special character of the area. Some of the buildings in the conservation area have been adversely affected by the replacement of original timber windows or doors with inappropriate materials such as uPVC or unsympathetic designs or methods of opening; the replacement of natural roof slates or boundary treatments; or the painting of walls in inappropriate colours or where stone work was previously unpainted. In many cases, these changes in detailing and the loss of original features have spoiled the external appearance of a building and the local streetscape.

7.2 *Quality of public realm*

Scalloway has seen a considerable amount of investment in recent years for improvements to the waterfront area. This project has created an attractive and characterful public walkway with landscaping and interpretation. However, in some parts of the conservation area, the public realm has been neglected [see 4.2.5]. This has a negative impact on the conservation area and undermines the excellent environmental improvement work which has been undertaken elsewhere.

7.3 *Quality of new development, alterations and extensions*



Some more recent developments and extensions do not enhance the character of the conservation area.

There is little modern infill due to the limited number of gap sites, the constraints of Scalloway's topography and the protection against demolition that conservation area designation gives. However where more recent developments have occurred they are not always sympathetic to the local details that have provided the group value of the conservation area, in terms of their materials, proportions or general character. An example of this would be the former Scalloway Woollen Mill. Built on a site formerly

within the conservation area, this building has now been excluded from the conservation area as it is not considered to contribute to the character of Scalloway.

7.4 *Loss of town centre vitality*

Scalloway benefits from tourist attractions such as Scalloway Castle and Scalloway Museum, which draw significant numbers of tourists. However, current tourist facilities are limited and the vacant buildings in the village centre can create a feeling of lifelessness and lack of vitality. The Scalloway Museum is due to relocate to the former Woollen Mill which would take it outside the village centre and may reduce associated passing trade to shops and services in the village.

7.5 *Buildings at Risk*

Scalloway Haa is currently on the Buildings at Risk Register for Scotland. Additionally there are several vacant buildings within Scalloway Conservation Area that are at risk from neglect and slow decay. Norway House in particular is considered vulnerable due to its current underuse.

8 Opportunities for Preservation & Enhancement

8.1 *Article 4 Directions*

The Town and Country Planning (Permitted Development)(Scotland) Order 1992 (known as the GPDO) sets out certain types of development that do not require planning permission, known as permitted development rights. In line with guidance, it has been common practice among planning authorities to extend control within Conservation Areas by way of an Article 4 Direction. Essentially, this requires planning permission to be sought for certain specified types of development where this would not normally be required.

The existing Article 4 Direction in Scalloway Conservation Area was served in 1986. The types of work that are controlled include: alterations to a dwelling, such as new windows and doors, porches, boundaries and painting. These additional controls appear to be working reasonably well but there are examples of poor quality detailing and inappropriate replacement windows.

The existing Article 4 Direction should be relaunched and consideration given to providing further detailed guidance on the existing character of the area, how this might be affected by cumulative change and possible appropriate design solutions. A photographic survey of the conservation area was undertaken in 2002. This work should be continued at regular intervals and as resources allow to enable enforcement, and to assess the rate of cumulative change in the conservation area.

8.2 *The control of unlisted buildings*



There is a presumption in favour of retention of 'positive' buildings

As part of the appraisal process unlisted but "positive" buildings have been identified. Generally, these are individual or groups of buildings that retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area.

As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a building which is deemed to make a positive

contribution to the character of the conservation area will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building.

It must be demonstrated by inclusion of evidence to the Planning Authority that the building

- has been actively marketed at a reasonable price and for a suitable period depending on its location, condition and possible viable use without finding a purchaser;
- Is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report;
- Or the demolition of the building is essential for delivering significant benefits to economic growth or the wider community.

In line with Local Plan Policy BE8 – Development in Conservation Areas, the Council will consider applications for change to ‘positive’ buildings extremely carefully and will refuse any that adversely affect their character, architectural or historic interest.

8.3 *Buildings at Risk*

Several buildings within Scalloway Conservation Area have been identified as being without a viable use or vacant. There is a concern that if left unused these buildings will be at risk from decay due to neglect.

The Scottish Civic Trust maintains a list of buildings that are at risk from deterioration due to neglect or vandalism. This is updated as necessary and the Council has powers to protect all listed buildings and also, in certain instances, unlisted buildings in a conservation area, where they make a positive contribution to the area’s special character.

Where the condition of an historic building deteriorates to a point where it is considered vulnerable and detrimental to the character of the area then Shetland Islands Council in conjunction with the Scottish Ministers will consider appropriate action to enable its return to a reasonable state of repair. The Council will encourage the reuse of existing vacant buildings over new build construction where possible. Local Plan Policy BE4 supports this. The Council will also encourage local businesses and services to remain within the village centre in order to retain a sense of vitality and ensure the viability of local services.

8.4 *Building maintenance & repair*

It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques. Such repairs can be costly due to the additional expense of materials and employing skilled craftsmen. The Council may provide grants to owners to ensure that eligible works are undertaken to a high standard. The Heritage Service can provide advice on traditional repairs. Shetland Islands Council encourages owners of historic buildings to use traditional materials and repair techniques through advice, publications and ensuring that the availability of relevant grant funding is well publicised.

Stonework that is unpainted should remain so. Traditional limewash and lime mortars are ideal for stone buildings as they allow the wall below to “breathe”, rather than sealing-in any

moisture and provide a flexible finish that expands and contracts with changes in temperature and humidity

8.5 *Public realm enhancement*



Litter washed up on the waterfront detracts from the historic environment.

Works by the Roads Authority, or by any of the statutory undertakers, can have a profound effect on a conservation area. The Council will endeavour to ensure that all such works are coordinated as far as possible to minimise damage to pavement surfaces and boundaries and are carried out to reflect the sensitive historic environment.

The Council will continue to support projects such as Fishing for Litter to reduce the amount of litter washing up on the waterfront.

8.6 *Quality of new developments, building alterations and extensions*

There are examples of sensitive modern developments in Scalloway; however some new developments have been out of keeping with the character of the conservation area. The former Scalloway Woollen Mill building has now been excluded from the conservation area because it is felt to be out of character with the rest of the area.

In assessing planning applications within the Scalloway Conservation Area and in line with Local Plan Policy BE8 – Development in Conservation Areas, the Council shall pay particular attention to the following:

- New development should follow existing plot ratios, with properties in spacious plots;
- New development should be in accord with the prevailing form of historic development, including the scale and massing of buildings;
- New development should not impinge on the setting of existing buildings;
- New development should use materials that are appropriate to the conservation area and of high quality (the use of UPVC, aluminium, concrete tiles or other non traditional materials are not considered appropriate);
- New development should protect important trees, hedges and other established boundaries;
- New boundary treatments should use traditional materials and be of appropriate design to suit the locality or in the case of hedgerows, use ones of a locally indigenous species.
- The Council will require applications for new development in the Conservation Area to be accompanied by a Design Statement explaining and illustrating the principles and concept behind the design and layout of the proposed development and demonstrating how the proposal relates both to the site and its wider context. Applicants can use this Character Appraisal to assist them in this.

8.7 *Tree management*



Trees in private gardens make a significant contribution to the conservation area.

Trees and hedges make an important contribution to the landscape and enhance the setting of historic buildings. The designation of a conservation area is a reflection of the character of the overall area. In Shetland where trees are scarce they can have an even more significant impact and for this reason, owners must notify the Council of their intention to carry out tree works six weeks in advance. The Council will encourage owners to retain and manage trees and hedges and to replace in native species as and when necessary.

9 **Monitoring and Review**

Shetland Islands Council will review this document every 5 years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Plan and government policy generally. Such a review will include the following:

- A survey of the conservation area including a photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in Section 8 of this document have been acted upon, and how successful they have been;
- The identification of any new issues that need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that the local community under the guidance of a heritage consultant or the council could carry out this review. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

Appendix 1 - Listed Buildings

Address	Category of listing
Norway House, Main Street	C(s)
Olaf View, Main Street	C(s)
An-Teallach, Main Street	C(s)
St Clair Court, Main Street	C(s)
Prince Olav Slipway, Westshore Harbour	C(s)
Scalloway Church, including boundary walls and gatepiers, Main Street	B
Scalloway Methodist Church, including walls, railings and gatepiers, Chapel Lane	C(s)
Scalloway Hall & library, including railings & gatepiers, Berry Road	C(s)
Gibblestone House, including boundary walls and gatepiers, Main Street	C(s)
Scalloway Meat Company, Main Street	C(s)
Bank Building, Main Street	C(s)
Westmost of group, including Anderson's Buildings (known as the Meeting Room), Main Street	C(s)
Anderson's Buildings: Westmost, Main Street	C(s)
Anderson's Buildings: Inner West, Main Street	B
Anderson's Buildings: Inner Eastmost (Mowat + co), Main Street	C(s)
Scalloway Museum, Main Street	C(s)
Anderson's Buildings: Eastmost (Post Office), Main Street	C(s)
Old Haa of Scalloway, including boundary walls and steps, New Street	A
The Bulwark, New Street	C(s)
Scalloway Castle, including boundary walls, Castle Street	A
Fisherman's Arms, Castle Street	C(s)

Appendix 2 - Further guidance

The following documents provide further detailed guidance on national and local planning policies and design guidance. All are available online.

The Shetland Local Plan, Shetland Islands Council, 2004 – (particularly Chapter 3)

The Shetland Structure Plan, Shetland Islands Council, 2000 – (particularly Chapter 3)

Advice Note 2: Listed Buildings and Conservation Areas, Shetland Islands Council

Advice Note 8: Advertisements, Shetland Islands Council

Scottish Historic Environment Policy (SHEP), Historic Scotland, July 2009

Scottish Planning Policy (SPP), The Scottish Government, February 2010

Managing Change in the Historic Environment guidance notes series, Historic Scotland

INFORM (Information for Historic Building Owners) guides, Historic Scotland