



ACADEMY STREET

- INVERNESS -

Townscape Heritage Project

HERITAGE GRANT SCHEME

HOW YOUR APPLICATION WILL BE ASSESSED

Mission statement for the Academy Street Townscape Heritage (TH) Heritage Grant scheme

The Townscape Heritage Project aims to encourage regeneration within Academy Street to improve the quality of life for those who live, work or visit there

APPLICATION ASSESSMENT

Please note that due to the nature of applications the scoring system can not be an exact science. This document is intended to give some insight into how an application fulfils the Academy Street Townscape Heritage (TH) Project requirements in relation to its current mission statement.

KEY FACTORS

The following **key factors** will be considered in the evaluation of an application. Applications will be considered in batches and scored against each key factor.

Within the Academy Street TH area a number of High and Medium priority projects have already been identified – further information on these is available on the website. All evaluation and subsequent grant awards are at the discretion of the TH Partnership Group.

1. **ELIGIBILITY** – the building must be of traditional design and construction and fall within the Designated Area.
2. **PROJECT IMPACT** – summary of the impact the works will have on the building and its environment.
3. **BUILDING CONSERVATION VALUE** – the architectural and or historical merit of the building.
4. **NEED FOR REPAIR** – the condition of the building fabric and its need for repair.
5. **ELIGIBLE WORKS** – the proposed works must be as stated within our Building Repair Guidance Notes
6. **INAPPROPRIATE FEATURES TO REMAIN** – deductions shall be made for negative features
7. **REGENERATION** – does the project meet the description of “regeneration” as set out in the Scottish Government’s Economic Strategy*?

*Regeneration in terms of the Scottish Government’s Economic Strategy is defined as:

“The holistic process of reversing the economic, physical and social decline of places where market forces alone won’t suffice”

1. ELIGIBILITY - LOCATION

Properties on **Academy Street** shall be assessed against the list of Priority Projects for the **Townscape Heritage (TH) scheme**. Buildings in ecclesiastical use i.e. churches in the area are not eligible for this grant scheme but may be eligible for other publicly funded grant schemes - please contact us for further information. Post WWII buildings will not be considered eligible unless they are listed or are exceptional unaltered examples or where their improvement will have a positive impact on the street.

2. PROJECT IMPACT

Priority will be given to applications which are judged to have the greatest impact on their environment. The following factors may be considered when assessing area impact -

- AMENITY - will the repair works improve the appearance of the building and positively contribute to the improvement of an area – is the state of the existing building having an adverse effect on its neighbours/environment?
- SITE - is the building in a prominent position? Will the work be seen from a major route or secondary road?
- VACANCY - will the works assist with bringing an otherwise redundant property back to use?
- PREVENTION - will the works prevent further specific damage and/or loss to the property or element of it? Is this feature rare in the conservation area?
- ENCOURAGEMENT - are works likely to encourage other owner to carry out similar work in the area?

3. BUILDING CONSERVATION VALUE

Priority will be given to the following buildings:

HIGH PRIORITY

Listed buildings, in priority: Category A, Category B, Category C

MEDIUM PRIORITY

Unlisted, traditional buildings, which remain unaltered and a good example of their particular type and / or add value to their environment.

LOW PRIORITY

Listed and unlisted buildings which have had incremental change to an extent where the original fabric and / or appearance of the building is deemed to be severely compromised.

NEED FOR REPAIR

All properties must demonstrate a need for repair.

Priority will be given to the following applications:

HIGH PRIORITY

Buildings at Risk

Buildings displaying multiple, and / or severe repair issues.

Buildings that are presently unoccupied and where repair work will assist with the occupancy of the property.

MEDIUM PRIORITY

Buildings displaying some degree of the above factors

LOW PRIORITY

Buildings where need for repair is not essential.

Buildings where need for repair cannot be quantified.

Buildings which are presently unoccupied with no identified new use.

4. ELIGIBLE WORKS – TYPE OF WORKS

In addition to works eligibility, priority will be given to projects that add value:

COMPREHENSIVE PROJECTS which tackle multiple repair issues and there is evidence of high conservation gain

SMALL-SCALE PROJECTS where there is evidence of conservation gain

MULTIPLE APPLICATIONS from a terrace, semi detached property or neighbouring property

Priority will be given to the following type of works

HIGH PRIORITY – REPAIR

- Repairs to the original building fabric, for example: windows, stonework, guttering, chimneys, and roofs
(NOTE: not replacement roofs)

MEDIUM PRIORITY – REINSTATEMENT

- Re-slating of a roof in its original material. Roof slate should be re-used and combined with matching salvaged material as required
- Repairs which involve necessary replacement of materials such as lead flat roofs
- Reinstatement of important elements of the original fabric

LOW PRIORITY – REPLACEMENT

- Replacement, for example: roofs with alternative approved slate
- Other reinstatement works of non-critical, decorative elements including boundary walls, railings

NOT ELIGIBLE

- Vacant outbuildings, works to non original extensions.

5. INAPPROPRIATE FEATURES TO REMAIN (ALL THAT APPLY)

Deductions shall be made from any final score for all of the features below that are to remain

- Potentially damaging or destructive feature e.g. structural damage
- Non-traditional or incompatible external finish e.g. cement render/ pointing
- Non-traditional/ non conservation standard windows or doors
- Non-traditional/ inappropriate roof finish
- Non-traditional signage
- Non-traditional rainwater goods
- Visible unsympathetic alterations/ extensions
- Non-traditional fixtures and fittings (in visible locations) e.g. lights/ satellite dishes

6. REGENERATION & ECONOMIC GAIN

All projects must meet the description of “regeneration” as set out in the Scottish Government’s Economic Strategy.

Applications shall be assessed as follows:

HIGH PRIORITY

Vacant Property brought back into commercial use

Vacant Property brought back into residential use

MEDIUM PRIORITY

Property in existing residential/ commercial/ retail use

LOW PRIORITY

Property finished as vacant shell

Please note that any award of grant is made at the discretion of TH Partnership Board

