



Case information

Reference/Case ID	201601812		
Scheduled Monument	Dallas Dhu, distillery		
Index no	M90340	Grid Ref	NJ035566 303500.0000 856600.0000
Date of Application	05 July 2016	Application Received	05 July 2016
Summary of proposed works	Treatment of dry rot through the removal of plaster, the like-for-like replacement of defective timber, chemical treatment of timber and masonry, and the reinstatement of all finishes		

1. Summary recommendation

This report recommends that approval for the treatment of dry rot through the removal of plaster, the like-for-like replacement of defective timber, chemical treatment of timber and masonry, and the reinstatement of all finishes be granted **without conditions**.

2. Background

The historic environment asset and its cultural significance

The monument comprises the distillery of Dallas Dhu and its associated warehouses and store rooms. Dallas Dhu was one of a number of whisky distilleries developed with the support of Alexander Edward of Sanquhar. It was built in 1898 for Wright & Greig Ltd, blenders, by C C Doig, a local architect. The site for the distillery was well chosen, with water and good barley-growing land close by. It also had its own siding off the adjacent Forres to Grantown railway. After the First World War the owners went into liquidation and the distillery was sold to J P O'Brien Ltd, who sold it on to Benmore Distilleries. In 1929 Distillers Company acquired Dallas Dhu and promptly closed it for the duration of the Depression. Reopening in 1936, it finally closed in 1983. The monument was taken into state care immediately upon closure in 1983, and is now operated as a visitor attraction by Historic Environment Scotland.

The distillery survives with all of the buildings associated with the community which ran it. There are houses of the manager and the workers, an excise house, a malt

barn, kiln, mash house, tun room, still house and the great warehouses to store the maturing whisky. Most of these elements are included within the scheduled area.

The cultural significance of the monument is vested in its completeness as a largely unaltered historic distillery complex that has effectively been mothballed since 1983. It provides a record of the replacement of equipment that illustrates the progress made in the distilling industry in the first half of the 20th century, and by being taken into state care immediately upon closure it allows for the retention of portable tools and objects that add context to the building's fixed equipment and processes.

The applicant

The Conservation Group of Historic Environment Scotland maintain and operate Dallas Dhu Distillery as a paid-for visitor attraction on behalf of the state. The applicant undertakes regular routine maintenance to the monument; this work extends beyond that considered as regular routine maintenance.

Pre-application discussions

There have been no pre-application discussions with the applicant regarding these works, although the works are akin to previous dry rot repair works that have been undertaken on site.

3. Proposals

Consented works - Treatment of dry rot through the removal of plaster, the like-for-like replacement of defective timber, chemical treatment of timber and masonry, and the reinstatement of all finishes.

The proposals comprise:

- Removal of lime plaster to allow access to areas of affected timber and masonry.
- Replacement of defective timber components including lintols and joist ends with pre-treated timber on a like-for-like basis, to include locally rebuilding of the masonry.
- Reinstatement of lime plaster and limewash where required.
- Localised repairs on a like-for-like basis to external gutter joints, flashings, and pointing.

4. Representations received

No representations were received.

5. Report

a) Policy considerations

The application should be viewed with the following legislative and policy considerations in mind:

Ancient Monuments and Archaeological Areas Act 1979

Part 1 Section 2 - Control of works affecting an ancient monument.

Historic Environment Scotland Policy Statement June 2016 (the policy statement)

3.14. A monument is included in the schedule to secure the long-term legal protection of the monument in the national interest, in situ and as far as possible in the state it has come down to us. Scheduled monuments have an intrinsic value as monuments, not related to any concept of active use. It is the value of the monument to the nation's heritage, in terms set out in the section on Scheduling in Chapter 2 of this policy statement, which is the primary consideration in determining applications for scheduled monument consent.

3.16. Works on scheduled monuments should therefore normally be the minimum level of intervention that is consistent with conserving what is culturally significant in a monument. (Annex 1 sets out guidance as to how cultural significance and national importance should be determined).

3.17. As each monument will require treatment specific to its individual nature, characteristics, significance and needs, any proposed change to it must be fully and explicitly justified.

3.18. Scheduled monument consent applications must be considered in terms of the cultural significance of the monument and the impact that the proposals would have upon this cultural significance. The more important particular features of the monument are to its cultural significance, the greater will be the case against interventions which modify these features.

3.19. Extensive intervention will only be allowed where it is clearly necessary to secure the longer-term preservation of the monument, or where it will clearly generate public benefits of national importance which outweigh the impact on the national cultural significance of the monument. Such public benefits could come from, for example, interventions which make public access to scheduled monuments easier, or assist public understanding, or will produce economic benefits once the works are completed.

3.20. Where change is proposed, it should be carefully considered, based on good authority, sensitively designed, properly planned and executed, and where appropriate in the context of an individual monument, reversible.

3.22. Where consent for the range of works set out in paragraph 3.4 is granted, conditions are normally applied to ensure the works are undertaken in an appropriate manner. Common requirements are:

- a. the use of appropriate assessment methodologies to determine the full impact of any proposed management, use, or development;
- c. that where change is necessary, strategies should be adopted to mitigate its impact and limit intervention;
- f. that an appropriate level of record is made before, during and after any work and deposited in local and national archives, and, where appropriate, published;
- h. that any archaeological excavation or other intrusive investigation should be based upon a detailed research strategy, with adequate resources, using appropriately skilled and experienced archaeologists with a satisfactory record of the completion and publication of projects (see Note 3.10); and,
- i. that the design, planning and execution of works on scheduled monuments are undertaken by people with appropriate professional and craft qualifications, skills and experience.

b) Assessment

The works involve the treatment of dry rot through the removal of plaster, the like-for-like replacement of defective timber, chemical treatment of timber and masonry, and the reinstatement of all finishes.

The proposals comprise:

- Removal of lime plaster to allow access to areas of affected timber and masonry.
- Replacement of defective timber components including lintols and joist ends with pre-treated timber on a like-for-like basis, to include locally rebuilding of the masonry.
- Reinstatement of lime plaster and limewash where required.
- Localised repairs on a like-for-like basis to external gutter joints, flashings, and pointing.

Overview of works

In order to ensure that the current dry rot outbreak does not spread further within the building, remedial works are now required in order to remove the defective elements and then reinstate with like-for-like replacements and make good.

The cultural significance of the monument lies in its completeness as a historic distillery complex, and this work will result in the loss of historic fabric and surface

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treatments. However, not undertaking this work would result in the dry rot spreading to other historic fabric, with the net result that more would be lost. The use of like-for-like replacements for timber components and surface treatments means that the long terms aesthetic impact of the works will be negligible.

Methodology

A contractor's survey report is provided as part of the application, and this sets out an approach to works. HES staff will be undertaking the removal of historic plaster and the replacement of timber safe lintols, along with providing a safe means of access to each work area, and at the end of works will be making good surface finishes. Contractors will be undertaking the works to the joist ends and the application of chemical treatment to the masonry and timber. I consider the methodology as set out in the survey report to be sufficiently detailed to ensure that works to historic fabric will be kept to the minimum necessary.

Summary

The works will ensure that the dry rot outbreak does not spread further within the monument, thus allowing for the continued preservation of as much historic fabric as possible. Whilst historic fabric will be lost, this is unavoidable given the nature of dry rot, and this impact on the cultural significance of the monument can be offset by the use of like-for-like replacement of timber components and surface finishes. I consider therefore that the works can be justified under paragraph 3.16 of the policy statement.

c) Other material considerations, including impact of the works on Protected Species and Places

No impact on Protected Species and Places.

d) Conclusion

As works directly related for the ongoing conservation of a monument, the application should be viewed as works as set out in both Part 1 Section 2 of the AMAA Act 1979 and paragraph 3.4 of the policy statement.

I consider that the works can take place in such a way that they do not have a significant impact on the cultural significance of the monument. As such, the work is justified under paragraph 3.16 of the policy statement. The methodology as set out in the contractor's survey report is such that I consider the works can be undertaken in an appropriate manner, and therefore the works meet with paragraph 3.20 of the policy statement.

6. Recommended decision

The works proposed are considered acceptable in meeting the terms of national policy for scheduled monuments, and also accounting for other material considerations.

I recommend consent is **granted without conditions**.

7. Conditions

None.

8. Approval

Officer	Oliver Lewis	Date	25/08/2016
Approved by	George Findlater	Date	26/08/2016

Annex A – list of supporting documents

- Location plan – 465/340/240
- Contractor's survey report
- Illustrative photos