



Case information

Case ID	300017922		
File Reference	HGH/B/HC/68		
Name of Site	51-57 Grant Street, Inverness		
Local Authority	Highland Council		
National Grid Reference	NH 66085 46041		
Designation No. (if any)	LB35246		
Designation Type	Listed Building	Current Category of Listing	B
Case Type	Amendment		
Received/Start Date	27/04/2016		
Decision Date	30/08/2016		

1. Decision

In our current state of knowledge, 51-57 Grant Street continues to meet the criteria for listing. The statutory listing address and the listed building record has been amended. The category of listing has changed from B to C.

Previous Statutory Address	51-57 Grant Street (Odd Numbers Only)
Amended Statutory Address	51-57 Grant Street (Odd Nos Only) including gatepiers, Inverness

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category B on 15/06/1981.

2.2 Development Proposals

51 Grant Street was the subject of a recent appeal against a planning enforcement notice (Ref: LBE-270-2000) for unauthorised works. The appeal was dismissed on the 31 May 2016 and the refusal to grant listed building consent for a timber fascia and signage to the ground floor shopfront was upheld.

3. Assessment

3.1 Assessment information

51-57 Grant Street was visited on 04/05/2016, the exterior and interior of these buildings were seen.

3.2 Assessment against designation criteria

The buildings were found to continue to meet the criteria for listing.

An assessment against the listing criteria was carried out. See **Annex A**.

The designation criteria are published in the Historic Environment Scotland policy statement June 2016, Annex 2, pp. 51-53.

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/>

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ANNEX A – Assessment Against the Listing Criteria*

51-57 Grant Street (Odd Nos Only) including gatepiers, Inverness

1. Description

51-57 Grant Street is a circa 1821-1850, 2-storey and attic classical tenement and shops with a bowed corner bay on an acute-angled junction corner site. It is constructed in red sandstone laid in courses. The northeast elevation has three windows and four doors to the ground floor and four windows to the first floor. The bowed corner bay has a piended roof. The building has raised ashlar margins, a banded string course and a banded eaves course. There are three small piended dormers set into the pitch of the roof which is of grey slate. The 3-bay elevation to Upper Kessock Street has the lower section of a wallhead chimney stack at the first bay and to the right, a pair of square-plan, capped sandstone gatepiers accessing a courtyard to the rear.

The interior, seen in 2016, has been reconfigured. The main staircase at 57 Grant Street has a scrolled timber handrail.

2. Assessment Against the Listing Criteria (HES Policy Statement, 2016) Annex 2, pp. 51-52

Criteria for determining whether a building is of ‘special architectural or historic interest’ for listing under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 [www.legislation.gov.uk/ukpga/1997/9/contents]

To be listed, a building need not meet all the listing criteria. The criteria provide a framework within which judgement is exercised in reaching individual decisions.

2.1 Age and Rarity

Grant Street, Inverness was largely developed from 1808 onwards when a wooden bridge was built across the Ness between Waterloo Place and Grant Street in 1808.

51-57 Grant Street occupies a V-plan, corner site on the south side of road. The building is shown on the 1st Edition Ordnance Survey map of 1874, and the footprint of building with a yard to the rear remains largely unchanged since this date. The building is not shown on John Wood’s town plan of Inverness of 1821, indicating that it was likely to have been built between 1821 and 1850. The proportions and stonework detailing of the building indicate the earlier end of that period.

55-57 Grant Street was occupied by John Ross, cabinet maker in 1873 (The Inverness Directory, 1873-74) and as a licensed grocer for much of the later 19th century. The business changed hands in 1910 (The Scotsman, 03 December 1910) and remained in use as a grocers and associated dwelling house until at least 1928

(Inverness Burgh Directory, 1928). The building continues to operate on a commercial basis with shops at the ground floor.

Buildings erected before 1840 which are of notable quality and survive predominantly in their original form have a strong case for listing. Flats over ground floor shops dating from the early 19th century can be found in burghs across Scotland and those that survive without significant change to their exterior are increasingly rare. 51-57 Grant Street is an early 19th century classically detailed property and is distinctive in the streetscape because of its bowed corner bay. The exterior of the building largely maintains its early 19th century form and simple classical detailing.

2.2 Architectural or Historic Interest

Interior

The property has been largely reconfigured internally with no internal fixtures or fittings of particular note evident at the site visit carried out in 2016. The staircase at 57 Grant Street has a scrolled timber handrail and is typical for a property of this date.

Plan form

The use of a bowed end to the building on a V-plan corner site is a distinctive feature of this building and is used to address the irregular layout of the site. The enclosed courtyard area to the rear with capped sandstone gatepiers at the entrance evidences the commercial use of the building during the 19th century.

The internal plan form in terms of room layout has been partially re-worked and there is no particular internal interest in listing terms.

Technological excellence or innovation, material or design quality

The simple classical proportions of 51 to 57 Grant Street, with its bowed corner bay, raised margins, banded string course and banded eaves course detailing mark the building out as an example of early 19th classical burgh architecture in this area of Inverness, away from the town centre.

Setting

51-57 Grant Street is among the earliest surviving buildings in the street, with its classical proportions and detailing indicative of an earlier 19th century date. It is distinctive in the streetscape because it is prominently sited on an acute-angle corner site and has a bowed corner bay with a piended roof. It groups well with later 19th century buildings in the vicinity.

Regional variations

None known at present.

2.3 Close Historical Associations

There are no known associations with a person or event of national importance at present (2016).

3. Working with the Principles of Listing (HES Policy Statement, 2016) Annex 2, pp. 53

In choosing buildings within the above broad headings particular attention is paid to:

- a. special value within building types*
- b. contribution to an architecturally or historically interesting group*
- c. the impact of a grouping of buildings*
- d. authenticity*

When working with the principles of listing 51-57 Grant Street has particular interest under c and d.

c. The classical form and detail in the context of the Grant Street streetscape mark this building out as good example of its building type.

d. The exterior of the building largely retains its early 19th century form and design, with distinctive bowed corner and raised margins in the classical style.

4. Summary of Assessment Against the Listing Criteria**

51-57 Grant Street is a good surviving example of an early 19th century classically detailed residential and commercial property. It is distinctive in the streetscape because of the acute-angle corner site and it groups well with other 19th century buildings in its immediate vicinity. The exterior of the building largely maintains its early 19th century form and simple classical details, with a distinctive bowed bay, raised sandstone margins, banded string course and banded eaves course, pedimented corner roof and twin doors.

In our current state of knowledge it continues to meet the criteria for listing.

5. Category of Listing

Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according to their relative importance following the assessment against the criteria for listing.

Category definitions are found at: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>

Category C is for buildings of local importance; lesser examples of any period, style or building type, as originally constructed or moderately altered; and simple, traditional buildings that group well with other listed buildings. The interest of 51-57 Grant Street in listing terms is as an early 19th century classically detailed building, which has been altered, particularly to the interior. The building is considered to be of a local rather than regional significance and it is proposed the category be changed from B to C.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID: 228798 and 228799

Maps

Ordnance Survey (surveyed 1867-8) IV.13.24. Inverness Town Plan. 10.56 feet to the mile. London: Ordnance Survey

Ordnance Survey (surveyed 1870, published 1874) Inverness Mainland Sheet IV.13. 25 inches to the mile. 1st edition. London: Ordnance Survey.

Printed Sources

Inverness Burgh Directory (1928) Inverness: printed by Robert Carruthers and Sons, p.73.

The Inverness Directory (1873-74) Inverness: printed by Robert Carruthers and Sons, p.134

The Scotsman (03 December 1910) p.4.

* This assessment is based on our current state of knowledge and has been prepared for the purpose of consultation or to provide a view on the special interest of a building. This assessment is a consultation document and will form the basis of any new or updated listed building record should the structure be listed. The content of this assessment may change to take into account further information received as a result of the consultation process.

** A building may be found to meet the listing criteria but in some circumstances may not be added to the list. See 'When might Historic Environment Scotland list a building' at <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>