

SITE CONTEXT—OLD MARKET PLACE

3.5 Old Market Place Public Realm, Streetscape and Parking

Many of the challenges identified on Bridge Street are also evident in Old Market Place. The main function of Old Market Place is currently facilitating the movement of traffic and accommodating parked cars. There is a very busy, wide, road which cars and lorries travel along very fast and makes crossing the road challenging. This is increased by the street furniture and protective barriers which create a clear division between trafficked and pedestrian areas.

There is a large demand for parking at Old Market Place, as can be seen in the photo (below), which serves local business and other surrounding amenities. There is an opportunity at Old Market Place to create a pedestrian orientated environment by controlling the movement of traffic and introducing an integrated parking strategy.



Designated car parking at Old Market Place



B9142 cuts through the middle of Old Market Place

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3.6 Old Market Place Connectivity and Open Space

There are a variety of uses at Old Market Place including local businesses, residential, community centre, the Old Smiddy — a B listed derelict structure—soon to be returned to use as a silversmithing workshop, and an existing football park. Canal Park is now not as frequently used due to new and improved sports facilities elsewhere.

There is also a large amount of un-used open space behind the Old Smiddy, however, accessing this area is very difficult as a result of the lack of connectivity created by the walls that are located on the perimeter of Bridge Road.

There is an opportunity to increase connectivity and maximise the use of the existing open space at Old Market Place. The existing community centre is also in an excellent location for an additional attraction to Old Market Place.



Un-accessible open space to the south of the remains of the garden wall and former Smiddy.



Canal Park—Football Park



Existing walls and structures reduce connectivity

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3.11 Planning History

There are a number of planning applications which are relevant to the study area. There is an extant application for a supermarket on Canal Park, which is no longer being progressed by the operator. The refurbishment of the Smiddy is one of the Regeneration Projects being progressed through the CARS.



APP/2005/0184 'Full Planning Permission for Erection of Supermarket, Associated Car Park and Formation of New Vehicular Accesses', Canal Park & Adjoining Premises Bridge Road, Banff



APP/2015/3361 Refurbishment and Alterations of Former Smiddy to Form Silversmithing Centre, Former Smithy, Old Market Place, Banff

APP/2015/3353 Change of Use, Refurbishment and Alterations of Former Smiddy to Form Silversmithing Centre (Sui Generis), Former Smithy, Old Market Place, Banff



APP/2015/3080 Alterations and Extension to Pavilion, Erection of 2 No. Dugouts, Formation of Car Park, Erection of Fence, Gate, Boundary Wall, Installation of Electric Vehicle Charging Point and Siting of 4 No. Temporary Cabins at Canal Park, Pavilion Bridge, Road Banff



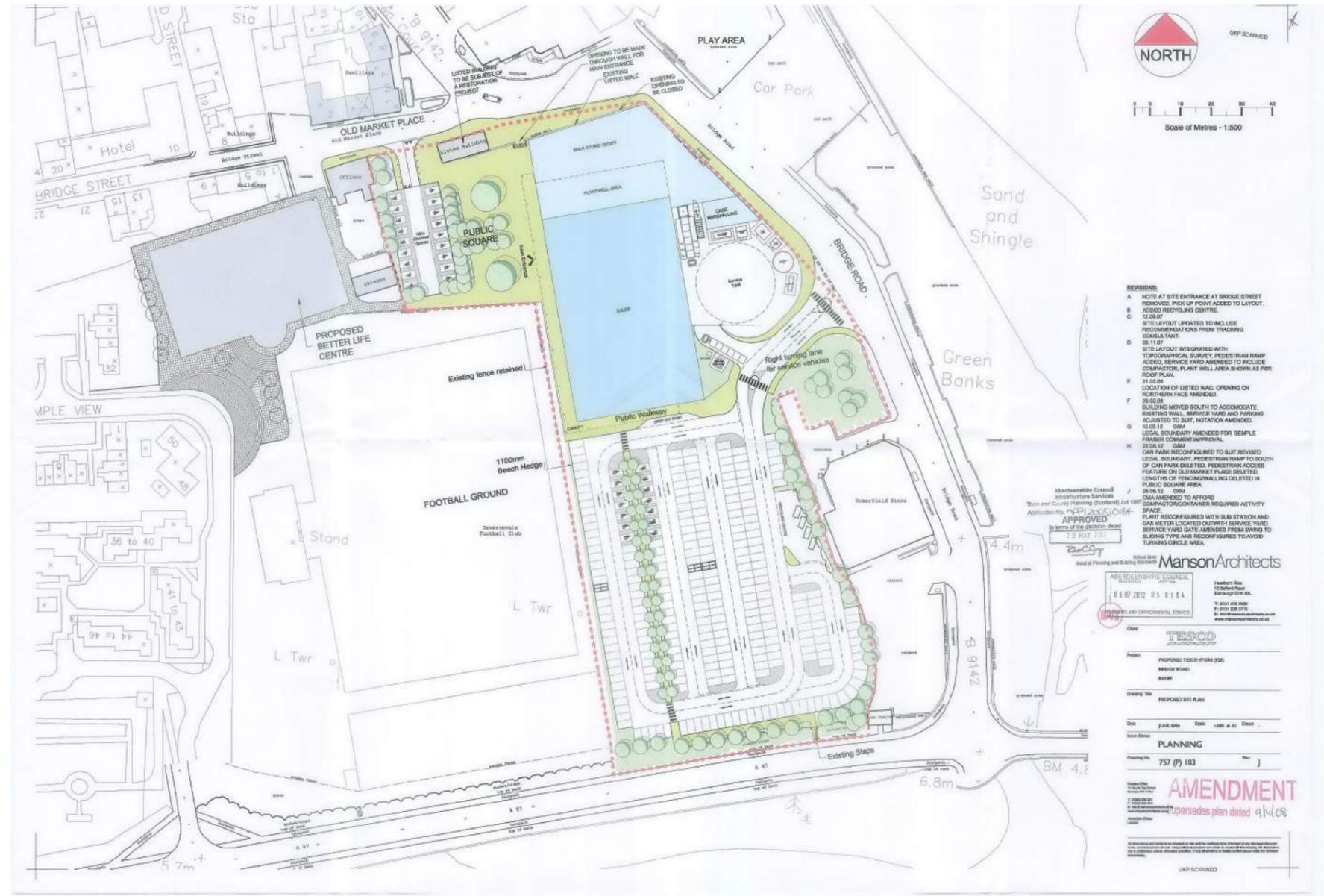
Location of recent planning applications

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APP/2005/0184 'Full Planning Permission for Erection of Supermarket,

This planning application was granted planning permission in May 2013, with a Direction that it shall expire within 5 years unless development has begun. To date, no development has commenced. The retail operator who secured this consent has confirmed that they will not be implementing this permission. There may also be landownership constraints to a further operator utilising the planning consent.

In relation to flood risk, the application was considered by the Authorities prior to SEPA's flood maps being updated. At the time, flooding was considered to be confined to within the car park area. This application was considered on the information available at the time. Since 2007, new information has come to light and therefore there is no precedence in relation to flood risk from this planning permission.



Proposed Site Plan for Super market application APP/2005/0184



Location Plan of Deveronside Sites

SITE CONTEXT—DEVERONSIDE

3.7 Deveronside

Deveronside is situated on the fringe of the medieval core of Banff, and is home to some of the earliest surviving buildings in the town.

The old industrial area around Deveronside (formerly Low Shore) and the area around High Shore contain a great variety of well preserved buildings from the 18th and 19th Centuries, as well as the medieval St Mary's Kirk and graveyard. A number of small scale industrial units remain on Deveronside, while the majority of properties in the area are now in residential use.

There are two sites within the Deveronside study area. The former business area which is located between Church Street and the coast and a derelict building at 6 Deveronside.

Flood Maps provided by SEPA suggest that there is no fluvial or coastal flooding in this location, however previous flood risk assessments, and anecdotal evidence, state that the flood water would reach a level which would inundate the area. Consultations with local stakeholders also suggested that the waves have breached the flood wall which has also created localised flooding within the Deveronside area.

3.8 No.6.Deveronside

6. Deveronside is a substantial and imposing two and a half storey sandstone building, with a level change to the north where it backs onto High Shore. The building is sited in a prominent location, overlooking the bay, but also with Banff Castle to the rear. The building is in a poor state of repair, and is on the 'Buildings at Risk Register' (Appendix E).

The Category C listed, late 19th century, 5-bay building comprised of dwellings and a shop. The use of dark whinstone with red sandstone dressings to the front elevation facing onto the bay have helped lead to the deterioration of the building along with the poor condition of the windows and doors. The building has been derelict for over fifteen years and the recent grant aided proposal for conversion into three flats has proved financially unviable at this time.



6 Deveronside

3.9 Former Granite Works

The industrial site had been in use for a granite works, until this recently re-relocated. There are other business/ industry uses to the south, and a car park to the north, with the site directly overlooking the sea wall and Banff Bay. To the west of the site, a former granary building was recently redeveloped as residential uses.

In 2013, there was a planning application submitted for the erection of 4 flats (APP/2013/3633). The application was withdrawn and it was highlighted by SEPA that indicative river and coastal flood maps do not fully account for the flooding arising from the impact of combined high river levels and high tidal levels and that the site is likely to be in a 1 in 200 years flooding area. Any development on this site would therefore be influenced by the guidance and recommendations set by Scottish Planning Polices and SEPA.



Former Granite Works

