



From mountain to sea

Huntly

Conservation Area Management Plan

January 2020

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1 Introduction

1.1 What is a conservation area?

Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for the designation of conservation areas. A conservation area is defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

All planning authorities are required by the Act to determine which parts of their area merit conservation area status. Aberdeenshire currently has over 40 conservation areas varying in character from central Stonehaven to the small coastal settlement of Pennan.

1.2 What is the purpose of a Conservation Area Management Plan?

Following the formal designation of Huntly as a conservation area in December 1973 and a formal review in January 2013 which led to an extension of the boundary, Huntly Conservation Area Management Plan has now been produced. This document is designed to act as a supportive document to the Huntly Conservation Area Appraisal produced as part of the designation and review process.

The Conservation Area Appraisal set out to identify what was considered to be significant about the townscape qualities of Huntly and also the problems identified within the settlement. The Conservation Area Management Plan builds on this document, identifying the need to preserve original architectural detailing and set down standards for repair and enhancement works. Measures are also set out for encouraging sensitive development within the conservation area and suggestions for the enhancement.

This document is intended to be of value in providing guidance to property owners on the ongoing care of their properties; to their agents on how historic buildings may be sensitively altered; to contractors in providing guidance on the expected standard of workmanship; to developers when considering to invest in projects and to Planning Officers in the assessment of development that falls within the boundary of the Huntly Conservation Area.

1.3 Why did Huntly become a conservation area?

Huntly, formally known as Milltown of Strathbogie, began as a few houses straggling along Old Road. It was not a significant settlement in the area until the late 12th Century AD when William the Lion granted Strathbogie to Duncan, Earl of Fife who, upon identifying its strategic importance, built a castle there known as the Peel of Strathbogie. The Duncans lost Strathbogie to the Gordons of Huntly between 1318-19 and Sir John Gordon transferred his principle seat to Strathbogie from the Borders, developing the settlement into a Market Town. In 1488 it was erected a burgh of barony by King James III.

During the 17th Century, Huntly became an important centre of spinning and weaving, and an act of 1695 granted further markets. Huntly developed considerably in the early part of the 18th Century. Hugh McVeagh, a linen manufacturer from Belfast, was encouraged by the Gordons to set up business in Huntly and owing to his success, new housing was built for the required weavers. After 1745, when the Gordons were debarred from holding lucrative government offices, Alexander Gordon the 4th Duke turned his attention to improving his estate. In 1770 Duke Alexander commissioned a Mr. Milne to lay out a grid iron plan for the town. To generate an income, he offered new feus within the town for houses and manufacturing. The Square at its centre, with Castle Street acting as the main commercial thoroughfare. Gordon Street approaching from the south Deveron Street west and Duke Street east. Huntly benefitted from the military roads built post-1745 and communication improved with turnpikes to Fochabers, Dunbennan and Rhynie. (Sharples et al 2015)

The Great North of Scotland Railway reached Huntly in 1854 by which time the textile industry was waning. King Street and George Street saw an expansion of modest one and two storey houses. Later in the 19th century, new feus were laid out with smart villas within easy reach of the station including Gladstone Road, Albert Terrace, Richmond Road. (Sharples et al 2015)

The layering of history within Huntly and the differing character areas this creates contributes to its interest. The oldest part of the town, The Square, is the commercial centre and is dominated by larger, grander commercial and civic buildings. There is a notable contrast between the simplicity of the 18th century architecture through to the more ornate 19th century buildings. Traditional detailing such as shop frontages, decorative cast iron architectural elements and a variety of architectural styles all contribute positively to the town centre. The monuments and Pictish stones in The Square are currently underutilised but could provide an important and attractive focus.



The gridiron pattern is one of the strongest features of Huntly. The Square, at its centre with the main through roads of Gordon Street, Castle Street, Duke Street and Deveron Street forming the earliest part of this structure. McVeagh Street and Old Road (both depicted on 1747-55 Roy Military Maps and culminating at the most easterly end of Bogie Street) are amongst the more meandering streets in the settlement, leading to Jakes Forbes Close, an attractive grouping of later 18th century dwellings with distinct gable ends separated by a narrow, open shared space.

The central streets, near The Square, are characterised by narrow roads, and property frontages situated directly onto narrow pavements. The densely constructed street pattern creates the appearance of terraces even where there are a variety of property sizes and styles. The large feus these narrow streets once enjoyed have now largely being infilled with development and would benefit from retention where they remain.

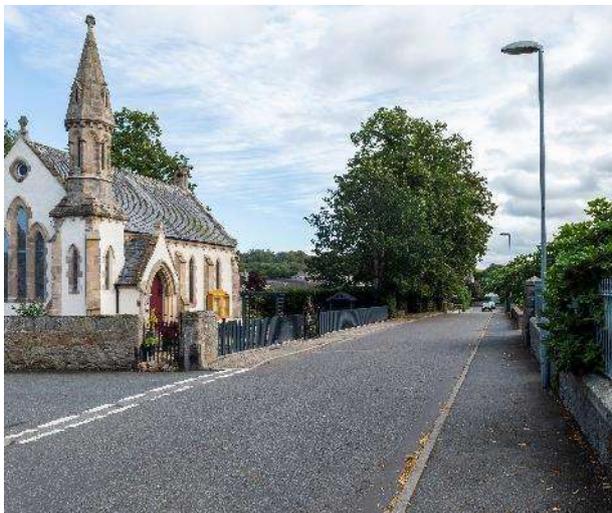


In contrast, as the town breaks out towards the late Victorian early Edwardian expansion including Richmond Road, Victoria Road, Gladstone Road and Bleachfield Street. The density begins to reduce, streets widen, and the area becomes characterised by large villas in established plots, creating a leafy street scene with attractive boundary treatments.



Out of town and to the north heading past the war memorial. Gordon School and up towards Huntly Castle, is an attractive and rare area of shared green space within the settlement, the tree lined avenue providing a dramatic approach to the castle which contributes positively to Huntly.

The wealth and status of Huntly is demonstrated in the pockets of impressive civic buildings. For example, the Gordon School, Scott's Hospital, Stewarts Hall and the plethora and variety of churches and church architecture including Christ Church, St Margaret's, Strathbogie Parish Church and Huntly Parish Church. These are important buildings in Huntly's development and make a positive contribution to the wider streetscape of the settlement. The small number of industrial buildings sited in Huntly make a significant contribution to the quality of its townscape and are an important physical record of the settlement's evolution.



The overarching character of Huntly is that of an early planned town with The Square at its centre. The traditional buildings, materials and detailing inclusive of elements such as sash and case windows, decorative door furniture, chimneys, traditional dormers, slate roofing etc all contribute to the character of the settlement. Traditional boundary treatments and, (where present) tree planting provide an attractive street scene. The variety of architecture and contrast between the simplicity of the cottages and smaller dwellings with the grandeur and prominence of the civic and commercial architecture all play an important role in creating the unique character of the settlement worthy of preservation.

2 Policy Context

2.1 Statutory Powers and Policies

Applications for any form of development or redevelopment will be considered on their own individual merits and in line with the requirements of the most up to date Aberdeen City & Shire Strategic Development Plan, Aberdeenshire Local Development Plan and any other supplementary documents produced by the local authority.

Aberdeenshire Local Development Plan Policy: protecting historic and cultural areas. Supports outcome one of the Scottish Planning Policy (SPP) 2014 creating a successful and sustainable place. In the wider context of the National Planning Framework 3 (NPF3) it further supports the subject specific policies in relation to 'valuing the historic environment' which recognises that the historic environment is an important part of Scotland's cultural identity, regarding it as an essential contributor to our well-being and an economic and tourism asset to Scotland.

2.2 General Policy

Protecting and improving the historic environment is important to the distinctiveness and sense of place within Aberdeenshire. Local history helps create a clear identity for the area and strengthens connections between people and places. We recognise the importance of the historic environment to the character of the area to the quality of life of the people who live here. We also recognise that it is an economic asset to the area. Aberdeenshire Council want to maintain and strengthen our commitment to protecting and making sustainable use of the historic environment, both by putting the Aberdeenshire Built Heritage Strategy into practice and in the way, we manage development through the Aberdeenshire Local Development Plan.

<http://publications.aberdeenshire.gov.uk/dataset/built-heritage-strategy>

2.3 Conservation Areas

Within the conservation area it will be the policy of Aberdeenshire Council to preserve or enhance, through development management, all those buildings, views and other aspects of the environment that make up the character of Huntly. Trees in conservation areas are also protected through the Town and Country Planning (Scotland) Act 1997. Before carrying out any work on a tree in a conservation area, owners are required to notify the planning authority giving details of intended works.

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 removes a number of permitted development rights within conservation areas to allow positive management of incremental change and so you may be required to apply for planning permission.

The following considerations for design will be applied in the determination of any future planning applications located within the conservation area: -



The position of the building on its site will be determined by its relationship with adjoining buildings and/or open space. The mass of the building shall be to scale and harmony with the adjoining buildings and the wider area as a whole.

The design of the building shall be such that the proportions of the parts relate to each other and are appropriate to the adjoining buildings. The highest possible standard of professional design will be required wherever new buildings and alterations to existing buildings are permitted. In certain exceptional cases normal planning standards may be relaxed in order to achieve the best visual results.

The design, scale, layout, siting and materials used in development within the conservation area must be of the highest quality and respect the individual characteristics for which the conservation area was designated. All details must be provided under the cover of a full application and any trees contributing to the setting should be retained.

Each building will be viewed on its individual merits and the materials should be appropriate to the age, type and design of the property.

We will not allow development, including change of use or demolition that would not preserve or enhance the character or appearance of a conservation area. This applies both to developments within the conservation area and proposals out with that would affect its setting.

2.4 Listed Buildings

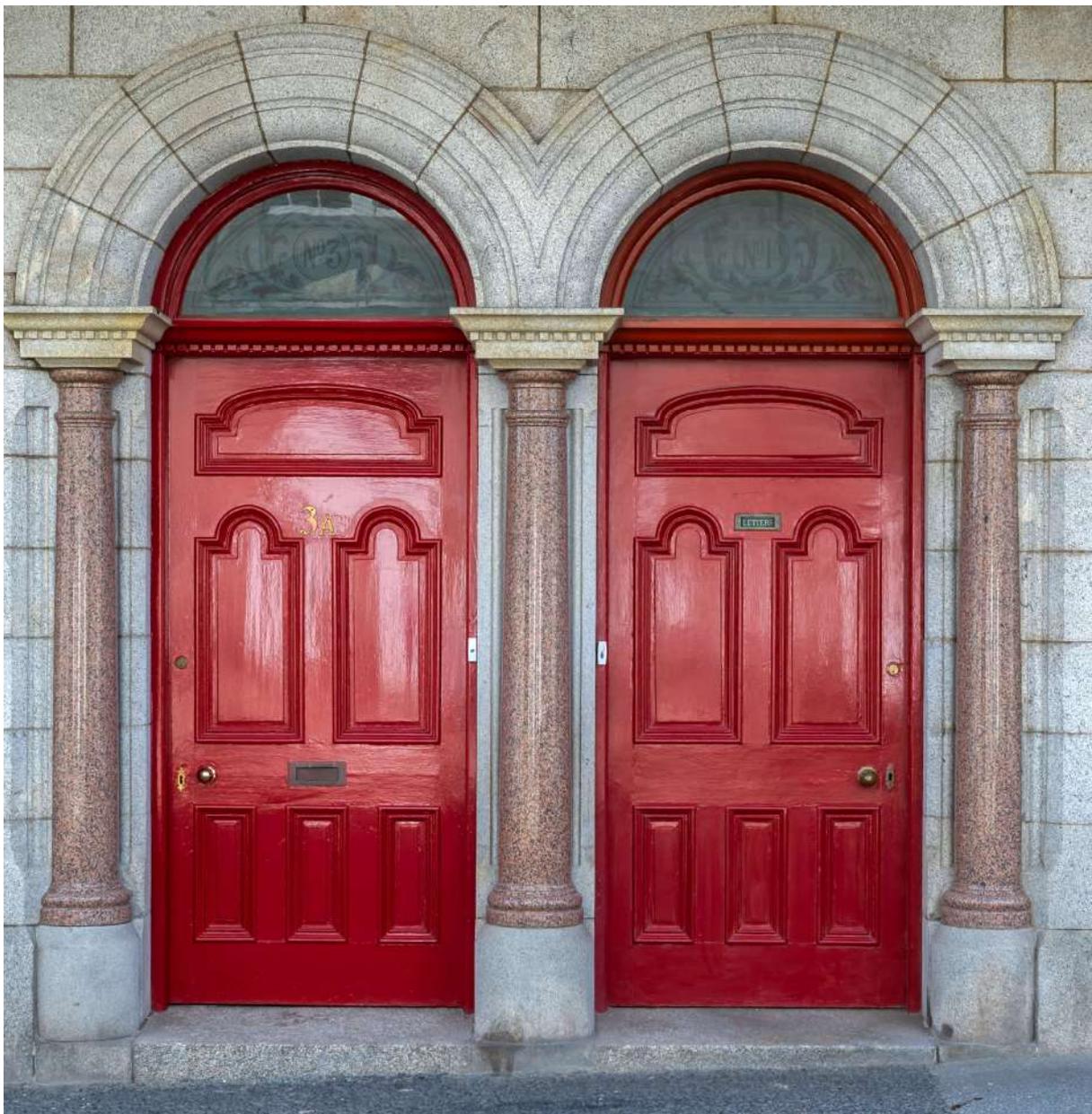
We will protect all listed buildings contained on the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire. We will encourage their protection, maintenance, enhancement, appropriate active use and conservation. We will not allow development that would have a negative effect on the character, integrity or setting of listed buildings.

The following considerations for design will be applied in the determination of any future planning applications affecting listed buildings: -

Alterations to listed buildings will only be permitted if they are of the highest quality, and respect the original structure in terms of setting, scale, design and materials.

Listed building consent is required if an applicant seeks to demolish, extend, or alter internally or externally a listed building, regardless of whether planning permission is required. Repairs and maintenance may not require listed building consent if the works are carried out on a like for like basis in replicating the design, construction and material finish of the original architectural element. However, applicants are advised to check with the Planning Authority in advance to starting any works.

Listed building policy supports the protection and improvement of historic buildings, but it is explicit in not allowing development proposals that would have a negative effect on their character or setting.



3 Conservation Area Management Plan

3.1 Huntly Conservation Area Planning Advice

When effectively managed, conservation areas can; anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. The challenge is to ensure that all new developments preserve, enhance and have a positive impact on the area. These advice notes seek to provide specific advice to ensure that any future development compliments or enhances the wider character of the Huntly Conservation Area.

3.1.1 *Planning Permission in Principle*

Planning permission in principle will rarely provide the level of detail required to assess whether the proposal will have a detrimental impact on the character of a conservation area. The local authority will not accept outline consents for large residential or commercial developments without an understanding or realistic assessment of whether they can be accommodated sensitively within the setting of the area. The submission of a design statement will aid the assessment and consideration of proposals in outline and can be used to inform the preparation of planning conditions. Appropriate conditions will be used to provide confidence that the desired level of quality can be secured.

3.1.2 *Conservation Area Consent*

An application for Conservation Area Consent will be required for the demolition of any unlisted building located within the Huntly Conservation Area, over 115 cubic metres, and should include supporting information as per the Conservation Area Consent Guidance Note available

<https://www.eplanning.scot/ePlanningClient/default.aspx> through the 'Which Form Wizard'. To help the planning authority to consider your application effectively and efficiently, this should set out a clear case for demolishing the building.

Detailed plans for an acceptable replacement building will need to be provided before the planning authority will grant Conservation Area Consent for demolition. There is a strong presumption against demolition of buildings of architectural value, either in itself or as part of a group, or is on an important site in the conservation area.

Conservation Area Consent does not cover listed buildings. Also, Section 67(1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 does not cover demolishing a church, a scheduled monument or any building in certain categories which the Scottish Ministers decide do not need Conservation Area Consent. Check with the Planning Authority as they may require other permissions.

3.1.3 *Design Guidance and Detailed Planning Advice*

The following guidance is based on the findings of the comprehensive street audit undertaken as part of the Huntly Conservation Area Appraisal. The audit took into account the significance of surviving elements of historic fabric, levels of authenticity, where change had occurred, negative features, and any recurring problems. The guidance here is largely based on traditional construction, each building will be

viewed on its individual merits with materials and design appropriate to the age, type and design of the property.

The guidance below is further supported by the Managing Change Guidance Notes produced by Historic Environment Scotland and their Short Guides all available on their website under publications

<https://www.historicenvironment.scot/archives-and-research/publications/>

Climate Change

The Climate Change (Scotland) Act 2009 commits Scotland to some of the most ambitious carbon reduction targets in the world. The historic environment has a huge role to play in this due to the significant amount of embodied energy held within their original construction. Historic Environment Scotland are the government agency who take a lead role in the research and guidance on improving energy efficiency in traditional buildings a sample of which are given below. These and a wider selection of guidance, case studies and research are available online from the link above.

Short Guide 1 – Fabric improvement for energy efficiency

Short Guide 11 – Climate change adaption for traditional buildings

Short Guide 8 – Micro renewables in the historic environment

Roofs

The majority of properties located within Huntly have natural slate roofs, some incorporating cast iron detailing and brattishing, which significantly shape the character and appearance of the conservation area. The Planning Authority will therefore seek the retention of these traditional treatments to ensure that both repair work and where appropriate new roofs replicate this original form of construction.



Dormers

A wide variety of traditional dormers, incorporating detailing ranging from stone pediments to decorative timber fascias and cast finial elements, can be found within the Huntly Conservation Area, which not only shape the character of the individual buildings but the wider appearance of the streetscape. The streetscape varies from street to street, either being characterised by the uniformity of dormer styles or variety. The Planning Authority will seek the retention of these traditional elements and insist that any new dormers on traditional buildings are appropriately designed to complement the character of the building and the conservation area. This will include the replication of the proportions, opening method and materials of the more traditional style dormer.



Several properties have large box dormers that are out of character and scale with the conservation area and their replacement with smaller more traditionally proportioned dormers will be encouraged.



Rooflights

There should be a presumption in the favour of retaining original cast iron rooflights in 'non-living' spaces of attics, subservient structures and where heat loss can be mitigated or is less of a consideration. Where new rooflights are to be introduced on traditional buildings within the conservation area, they must be the minimum necessary and be a true top hung conservation unit with vertical proportions and subdivided into two panes. On symmetrical elevations consideration should be given to ensuring that the position of the rooflights are balanced with the overall composition of the façade.

Rainwater Goods

Cast iron gutters and downpipes have lasting qualities and if well maintained play a significant role in shaping the character of individual buildings. Any repairs or replacement fittings should therefore be undertaken on a like for like basis. Modern uPVC replacement rainwater goods not only have a detrimental impact on the appearance of traditional properties but are more fragile and prone to accidental damage. Consequently, there is a presumption against the replacement of original cast iron rainwater goods with uPVC fittings, and encouragement given to the reinstatement of earlier cast iron patterns. Where systems have already been replaced by non-traditional fittings. Where appropriate, black aluminium, cast-iron look downpipes may be acceptable on non-listed traditional properties within the conservation area.



Ridges, Skews and Chimneys

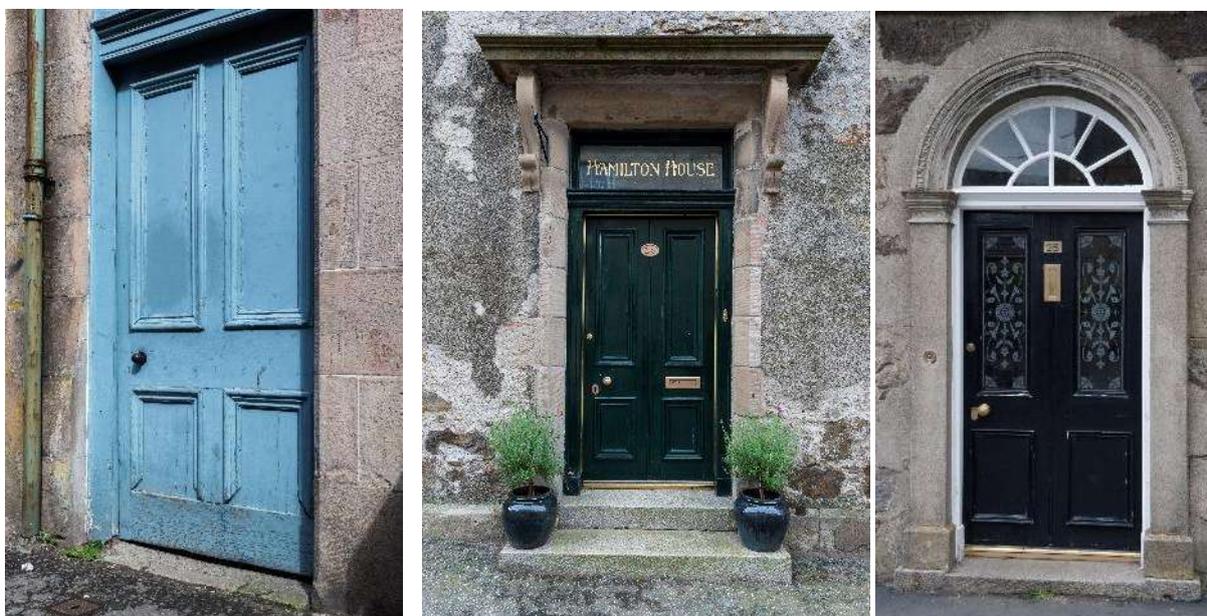
Chimneys are an important feature within the conservation area, the Planning Authority will therefore seek their retention. The existing stone skews, clay ridge tiles and ceramic chimney pots have a significant impact on the townscape and should be retained or replaced on a like for like basis if considered beyond repair. There are also a few distinctive gable features within Huntly that add to its character.



Doors

Solid timber panelled doors with decorative joinery detailing and original door furniture, including decorative glasswork and ironmongery, make a significant contribution to the character of the Huntly Conservation Area. Ranging from the simple panelled doors of the Georgian period, to the high-quality decorative entranceways of the Victorian and Edwardian Villas, doors can encapsulate the grandeur or simplicity of a streetscape.

Very few original doors remain, with many being replaced by modern uPVC doors of an inappropriate design. The Planning Authority will therefore promote the retention of all traditional doors and seek that any replacements match the originals not only in terms of design and construction but also in external treatment and ironmongery detail.



Windows

Windows are a fundamental component which shape the appearance and character of not only the individual property but the wider conservation area. Huntly benefits from a variety of traditional window styles and there will be a presumption in favour of the repair of original units in preference to their replacement. When windows are shown to be of limited interest or beyond economic repair replacements must replicate the originals in terms of design, construction and decorative finish, although we may concede the use of double-glazed units. Where trickle ventilation is required to meet building standards, they should be designed in such a way that they are not visible.

The Planning Authority will promote the reinstatement of original glazing patterns to restore the architectural integrity of the façade where existing windows are replacements and are deemed to be out of character with the building.

Modern timber windows can achieve the same performance standards of their uPVC counterparts with the advantage of being a more sustainable building material. Historic Environment Scotland provide detailed guidance and research on this topic which can be accessed via their website under publications <https://www.historicenvironment.scot/archives-and-research/publications/>.



Boundary Treatments

The numerous boundary treatments found within Huntly make a significant contribution to the character of the conservation area. Within the core of the town and the roads permeating from The Square, most of the properties front directly on to the street. However, moving away from The Square and towards the Victorian and Edwardian expansion boundary treatments are a combination of low stone walling with either cast iron railings, hedge planting or a combination of both. What is notable is the permeability of the boundary treatments with the enclosed properties still being clearly visible in the streetscape. High stone walling tends to be a characteristic of the rear of properties to delineate either garden ground or yard space. The tight narrow green space of Jakes Forbes close is characterised by shared space and lack of boundary treatments. The combination of estate style fencing and tree planting along Bleachfield Street shows how careful consideration of boundary treatments can enhance a street scene.

The age and construction of these various elements all contribute to the interest of the townscape of Huntly and the Planning Authority will therefore seek the retention of any traditional boundary treatments as well as support any proposal to reinstate missing architectural elements.



Satellite Dishes Aerial's

There is a significant number of satellite dishes and aerials attached to the principal frontages and chimneys of properties within the Huntly Conservation Area and which have a negative impact on the wider streetscape. These items can often seriously disfigure a building and greatly diminish the wider quality of the conservation area and should therefore only be installed where it is possible to do so without affecting in any way the wider appearance of the townscape. The fact that a property is set well back from the road is not a relevant consideration in appraising the installation of equipment and the applicant should always be advised to locate any such fixtures in a position not readily visible from the public carriageway.



Micro renewables

Renewable technology should be considered as part of a holistic approach to achieving an improvement in energy efficiency. The introduction of micro-renewables is not the first or the only way to make a building 'carbon conscious', especially one of traditional construction, which is in itself a past investment in resource. It makes little sense to invest in systems to produce renewable energy without first taking steps to reduce energy demand, through reduced heat loss and more efficient methods of heating.

The use of renewable energy technology may be deemed appropriate when it has been demonstrated that the character of the historic building or place can be protected through careful siting and design of the system.

Extensions

Proposals to extend a property located within the conservation area should not be considered in isolation but in context to the wider townscape to ensure it respects the character, scale and proportions of neighbouring buildings. Any new extension should also follow the established building line of the street and use detailing and materials which are distinctive or complimentary to the settlement.



Street Furniture

The sensitive nature of Huntly merits street furniture design that reflects the settlements distinctive individuality. With lamp standards, litter bins and seating designed and sited to acknowledge the unique character of the settlement. The Square and the drive towards Huntly Castle have benefited from more considered street lighting, which enhances these areas of the settlement. There is also evidence of the original cast street signage unique to the settlement. Consequently, the bland standardised street furniture and normal proliferation of traffic signage will need to be considered and located carefully so as not to have a negative impact on the townscape of the conservation area.





Shop Frontages

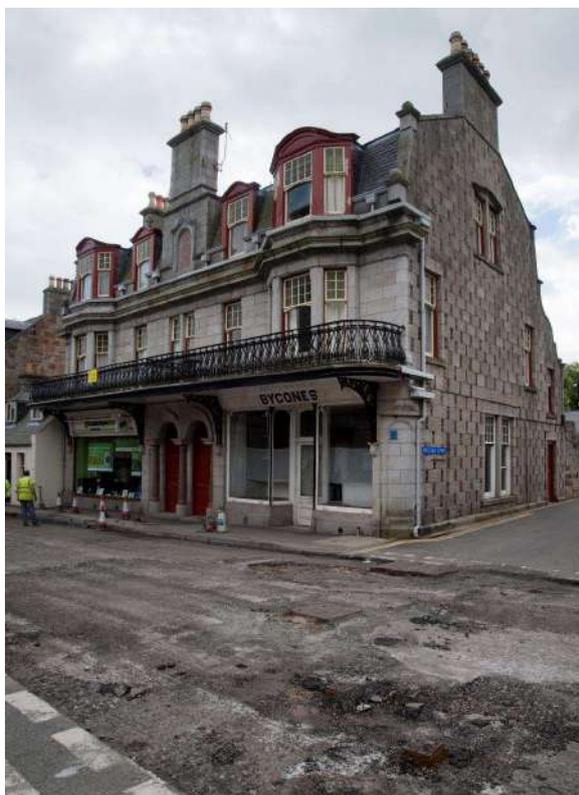
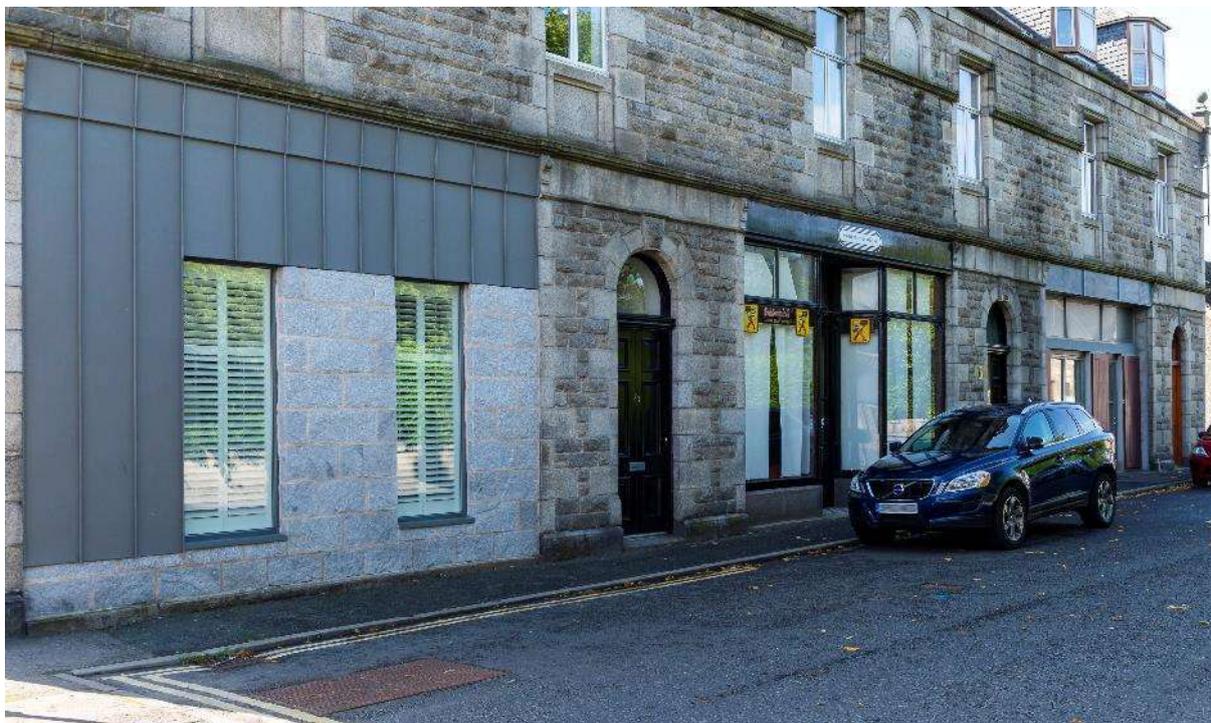
Traditional shop frontages make a positive contribution to the character and appearance of the Huntly Conservation Area and provide an insight into the wellbeing of the town in terms of current retail pressures and the impact on independent business.

There will be a presumption to retain all traditional shopfronts and their fittings, and encouragement will be given to restoring lost features and recovering the authentic appearance of shopfronts from historical evidence. Cornicing, glazed panels, fanlights, fascia boards, tiled flooring and other original architectural detailing should be preserved wherever they survive. External lighting of retail premises is not characteristic of the shop frontages within the Huntly Conservation Area and properties will be encouraged to light the window displays internally where it is considered lighting is required.

Some shop frontages within Huntly are designed to be complimentary with the whole building, not just the ground floor level. Where this is the case, the overall design and

appearance of the building as a whole needs to be considered when alteration or reinstatement is proposed.

Where a change of use to residential is considered, it can be appropriate to ensure the lower floor still reads as a shop frontage and should be carefully designed to accommodate this within the parameters of its new use.





Swifts

Huntly has around 25 active Swift nests within the town centre and with a huge reduction in their numbers over the last 20 years it is important to protect them. They are generally unobtrusive when nesting and make, quiet neighbours. To find out more about Swift locations in Huntly, you can contact the Huntly Swift Group <https://www.facebook.com/savetheaviators/> Alternatively, if you would like to record a new nest within Huntly you can contact biological records of north East Scotland <http://www.nesbrec.org.uk/>

There are ways that you can safely accommodate Swifts in your property using specially designed Swift bricks or boxes. They are generally discreet, and their use will generally be supported, where they can be positioned in an unobtrusive location with minimal impact on architectural detailing or appearance of significant buildings within the Huntly Conservation Area.

3.2 Enhancement Opportunities

Town Centre Improvements

The Square in Huntly is exceptional in its quality of architecture evidenced in the 12 buildings and 2 monuments included on the statutory list. It further benefits from also being home of the 'Stannin Steen's' forming Scheduled Monument 73. The Square is, and should be, the commercial hub of the settlement, but a combination of vacant units, poor quality shop frontages, repair and maintenance issues and poor positioning, presentation, design and maintenance of the public realm are not assisting in promoting it as such.

Aberdeenshire Councils Economic Development team are engaged with 'The Room to Thrive' strategy and Huntly is one of our key towns to be considered under the Town Centre First Principle. Huntly would benefit from external investment to improve the overall appearance and use of The Square, and to enhance the already exceptional quality provided by the architecture and historic public realm. Cohesive heritage-focused community and economic growth projects within the conservation area could be utilised to regenerate the centre and improve its appearance and use as a civic and commercial hub.

Redevelopment Sites

There are several properties and sites within Huntly that are currently lying vacant or in a semi derelict state, which detract from the unique character of the area. It would be beneficial to see the adaptive reuse of these sites through restoration or conversion, so they enhance the area rather than detract from the area. This list is not exhaustive but some of the key sites identified through the 'Room to Thrive' strategy and/ or currently on the Buildings at Risk Register for Scotland are included below.

Redevelopment sites (within The Square)

Bringing these buildings back in to use would enhance The Square as opposed to detracting from it and encourage people to come into the town centre to use the facilities and the space:

- Royal Bank of Scotland
 - Cruickshank's
 - Square Deal
 - Huntly Hotel
 - The Old Post Office
-

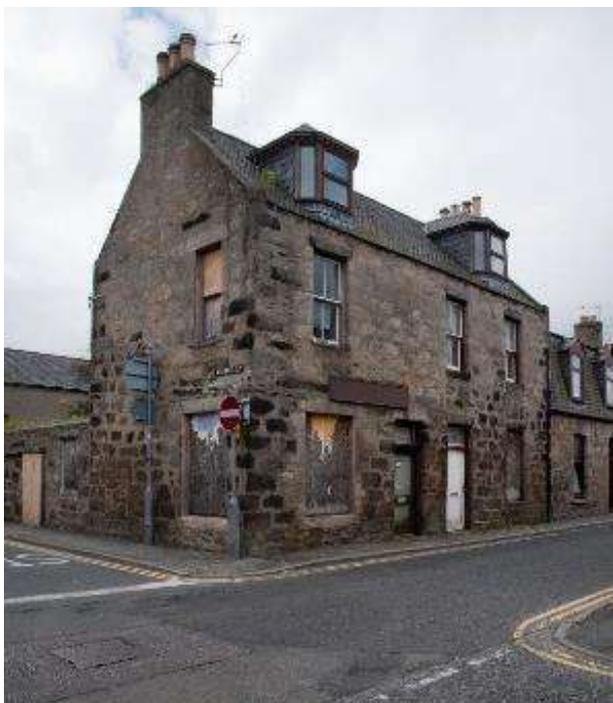
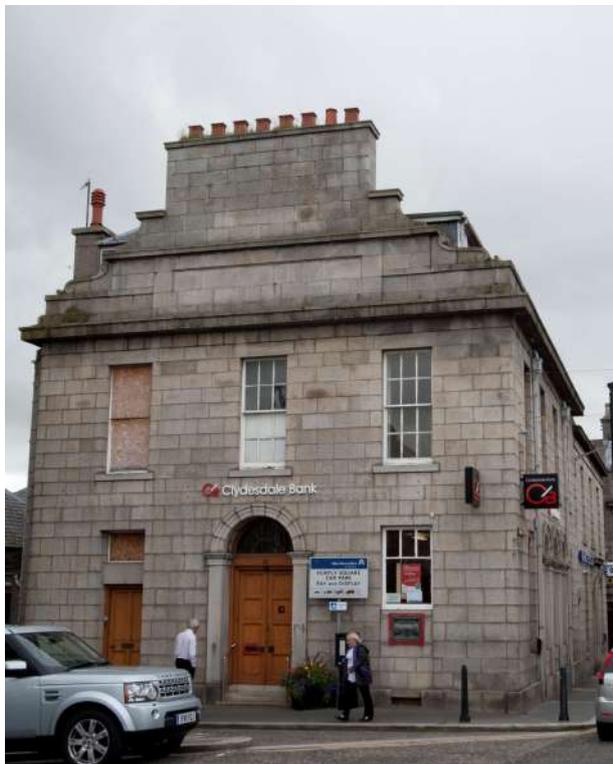


Redevelopment sites (wider Huntly)

- Westbank (corner of George Street and Torry Street)
- site situated on the south side of Deveron Street heading west from the square before George Street, informal carpark
- Queen Street, vacant building forming part of an old mill complex
- Former Garage site Bogie Street
- Reid Flory Duke Street



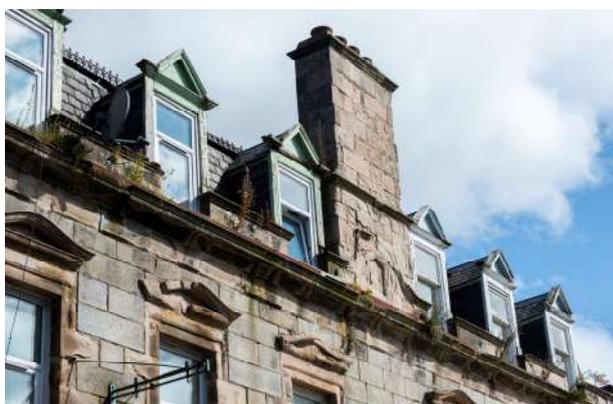
Examples of successful redevelopment projects undertaken by private owners are shown below.





Repair and Maintenance

The conservation area appraisal identified recurring problems with the fabric of structures in a poor state of repair because of irregular maintenance. Good conservation practice cannot be seen in the isolation. Undertaking targeted maintenance such as replacing slipped/ missing slates, repairing damaged leadwork or replacing cracked rainwater goods, and planned regular maintenance such as painting timberwork and cleaning out gutters are all important aspects to it. Failure to carry out regular maintenance can place a building at considerable risk and place a financial burden upon property owners if unattended problems lead to damage to the internal fabric such as wet or dry rot.



Public Realm

The Square benefits from not only the exceptional architectural qualities of the built environment but also a clear central focus in the form of the Duke of Richmond Statue, The Square Fountain and the ‘*Stannin Steen’s*’. These monuments are not currently presented in the most favourable way to capitalise on their unique qualities. Further, there are maintenance issues in regards the monuments themselves and the surrounding railings.

It was also identified through consultation that the finial is currently missing from the Brander Library and the Victorian Lamp is missing from the Stewarts Hall which would both benefit from re-instatement.

The paths and kerbs do appear to have been given some consideration when first implemented to differentiate them from more standardised finishes. However, they are currently uneven in places and would benefit from an overhaul. The bollards throughout the square are damaged in most instances and in need of repair or replacement.

Lighting

The centre of Huntly benefits from a combination of decorative street lighting appropriate to the age and character of the location. The avenue leading towards Huntly Castle further benefits from a more considered lighting scheme. These should be retained, although they are currently in poor condition and would benefit from a repair and maintenance scheme.

Out with The Square, the current mix of lamp standards does little to differentiate the boundary of the Conservation Area and it would be clearly advantageous to consider a long-term strategy to introduce more distinctive and co-ordinated lighting that compliments the wider appearance of the designated area.



Modern Signage

The Square in Huntly has a plethora of modern signage which is not characteristic or complementary to its historic character and would therefore benefit from some form of rationalisation including maintenance, repair, replacement or consideration of an alternative design to assist in the enhancement of The Square.

Trees

If you wish to carry out works to a tree within the Huntly Conservation Area, then you must give the Council six weeks written notice of your intention to do so.

The centre of Huntly is not characterised by significant street trees. However, there are several streets characterised by substantial villas with established trees within their grounds, which make a positive contribution to the streetscape of the conservation area. The Scott's Hospital, The Gordon School and various church grounds within the settlement also benefit from varying degrees of established tree planting.

Due to the limited number of trees within Huntly and the positive aspects they bring, it would be beneficial to see their retention through positive management, for example replacement planting where loss is unavoidable and careful management of healthy established trees.



Huntly Castle is a non-inventory designed landscape with trees dating back as far as 1747. Elements of the designed landscape include the tree-lined avenue, an important part of the monument, and they are noted in the scheduling documentation and the HES Statement of Significance. Consequently, the tree-lined avenue and other elements of the designed landscape such as the castle's woodland setting are an important part of the monument's cultural significance but also make a significant contribution to the conservation area.

Where trees make a positive contribution to the public realm, such as the tree line leading towards Huntly Castle, it would be beneficial to see long term management and planning to ensure, as the trees reach the end of their lives or are faced with other threats such as disease, the continued revitalisation or replacement has been considered.

4 Additional Controls within the Huntly Conservation Area

4.1 Changes in Legislation

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequent amendments removes some permitted development rights within a conservation area. This piece of legislation is subject to regular amendments so please check with the Planning Authority before undertaking any works. Two of the more significant amendments are detailed below.

In February 2012 the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 came into force. This removed householder Permitted Development Rights within conservation areas. Owners of Domestic properties within the boundary of a conservation area now need to apply for planning approval for changes to their external appearance including windows, roof materials and painting external walls. This does not apply to like for like repairs and maintenance. Please check with the Planning Authority if you are unsure if consent is required.

In June 2014 the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2014 came into force this removed permitted development rights for many non-domestic properties including shops, schools, office buildings and the creation of access ramps outside non-domestic buildings.

4.2 Article 4 Directions

In addition to the controls above it is proposed to add additional controls within the Huntly Conservation Area. This will put additional restrictions on groups such as Statutory Undertakers and Local Authorities as a means to bring their obligations more in line with those of the owners of domestic and non-domestic properties and provide consistency in decision making within the conservation area.

Part 10

Class 28 - The carrying out of any works for the purposes of inspecting, repairing or renewing any sewer, main, pipe, cable or other apparatus, including breaking open any land for that purpose.

Part 12

Class 30 - The erection or construction and the maintenance, improvement or other alteration by a local authority of -

(a) any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity on land belonging to or maintained by them, being building, works or equipment required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) street furniture required in connection with the operation of any public service

administered by them.

Class 31 - The carrying out of works by a road's authority.

Class 33 - The carrying out of works, within their own district, by a local authority.

Part 13

Class 38 - Water undertakings.

Class 39 - Development by a public gas transporter.

Class 40 - Electricity undertakings.

Class 43 - Universal Service Providers.

5 Monitoring and Review

Legislation provides for the regular reviews of conservation areas, which may result in new Article 4 Directions, planning advice, boundary changes or de-designation. This will act as an important tool in the future management of the (settlement) Conservation Area and allow the local authority to better assess the future impact of development.

For further information concerning the contents of this document, contributions for its improvement or any matters concerning conservation areas or listed buildings, contact the Environment Team.

References

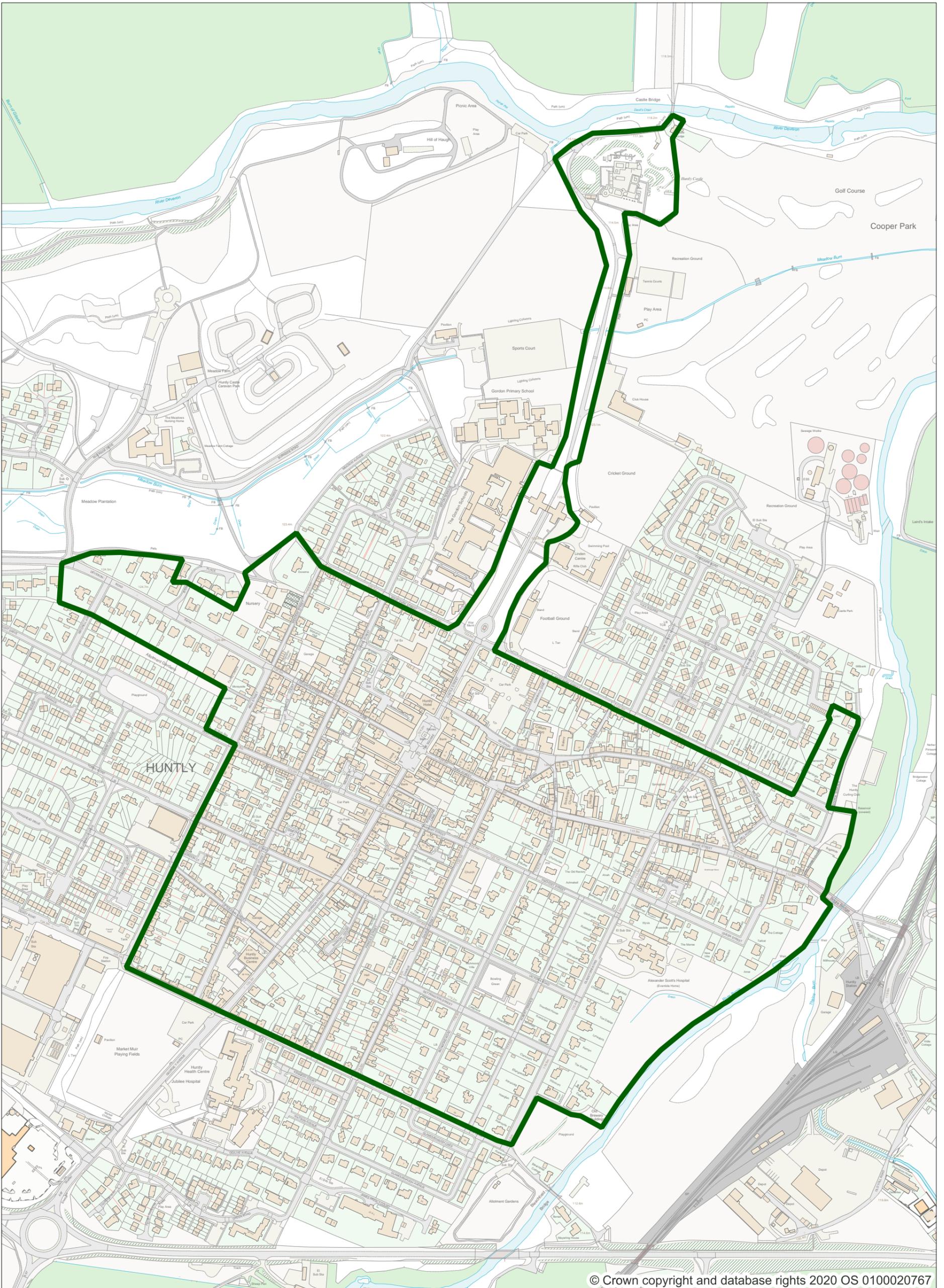
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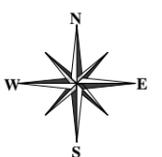
6 Appendices

6.1 Appendix I – Conservation Area Boundary Map





Huntly Conservation Area
Scale - 1:5000
 5th March 2020



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