

Boddam



Conservation Area

Draft Appraisal



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INTRODUCTION



Location

The coastal village of Boddam is laid out on steeply sloping ground across the causeway from the Buchanness Lighthouse approximately 29 miles north of Aberdeen and 3 miles south of Peterhead.

Definition of 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 36 conservation areas varying in character from the central Stonehaven to the small coastal settlement of Pennan.

Implications of Conservation Area Designation

In a conservation area it is the buildings and the spaces between them that are of architectural or historical interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not damage the appearance or character of the area.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, removes all permitted development rights with the exception of the construction of a deck or platform not exceeding 4 square metres. The removal or works to trees located in the conservation area also requires consent.

Where a development would, in the opinion of the Planning Authority, affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed are taken into account by the local planning authority when making a decision on the application.

In order to protect the conservation areas, designation requires the local authority to formulate and publish proposals for their preservation and enhancement.

Purpose of a Conservation Area Appraisal

Conservation area designation should be regarded as the first positive step towards an area's protection and enhancement.

The Scottish Government and the local authority are required by Law to protect conservation areas from development, which would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features, which together create the area's special character and appearance.

The purpose of this conservation area appraisal is to define what is important about its character and appearance and to identify its important characteristics. It is also a vital tool to enable the active management of the Boddam Conservation Area. It identifies the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

This information informs consideration of conservation area boundaries as well as providing a context for the assessment of development proposals within the area. It identifies opportunities and priorities for enhancement and sets out the policy framework for the determination of development proposals. This appraisal should be regarded as supplementary guidance to the policies set out in the Aberdeenshire Local Development Plan.

It is recognised that the successful management of conservation areas can only be achieved with the support and input from all stakeholders, and in particular local residents and property owners. It would therefore be beneficial to obtain observations or suggestions to this draft appraisal which can be incorporated into the finalised document.

Designation

The Boddam Conservation Area was formally approved by Aberdeen County Council on the 12th December 1969 and officially designated on the 13th January 1970. It was originally divided into two elements (see Plan 1) with the older more “irregular” settlement pattern in Zone 1 and the “planned” area to the north of Queen’s Road and Gordon Street in Zone 2.



HISTORICAL DEVELOPMENT

The evolution of Boddam as largely been accredited to the shelter afforded by Buchan Ness which made it an attractive base for fishing boats and led to a short lived fishing station being established by the Dutch in the 17th Century. However, the development of the modern settlement is largely attributed to the construction of the Buchan Ness Lighthouse by the Northern Lighthouse Board. The 118ft high tapering red and white striped granite structure was completed in 1827 and a prelude to the construction of the north harbour and the formal layout of streets to the north and west of the original hamlet.

Bailie Robertson, the village superior instigated these improvements in conjunction with advertising for settlers to occupy the planned extension. The streets in this new development were originally identified by a single letter rather than a name and this classification remained in place until 1955 when 'B' became Gordon Street, 'D' changed to Russell Street and 'N' became New Street.

The settlement became a registered port in 1834 and the Earl of Aberdeen added another harbour in 1845 to assist it in the retention of its fishing industry. The growth in this sector resulted in a considerable increase in the population with 803 inhabitants residing in Boddam in 1871. The two harbours were widened to accommodate larger vessels in 1878 and the settlement obtained a railway station in 1897.

The introduction of steam drifters and the increased size of boats operating out of Peterhead at the beginning of the 20th Century resulted in the decline of Boddam as a fishing port. The loss of this primary industry led to a serious decline in the prosperity of the settlement with only a small number of crab and lobster boats operating out of the harbour. Indeed, the fishing processing factory which originated from the former curing yards and warehouses is the only remnant of this once prosperous activity.

The demise of the fishing sector led to the gradual decay of the original core with a third of the houses located in the old village reportedly to have been demolished or in a state of dereliction in 1967. This decline was slightly offset by the peripheral expansion of Boddam through the construction of local authority housing, a RAF Radar Station and the Peterhead Power Station. The village also benefitted considerably from the oil boom with the harbour serving as a base for support vessels but generally it now serves largely as a commuter settlement for Aberdeen and Peterhead.

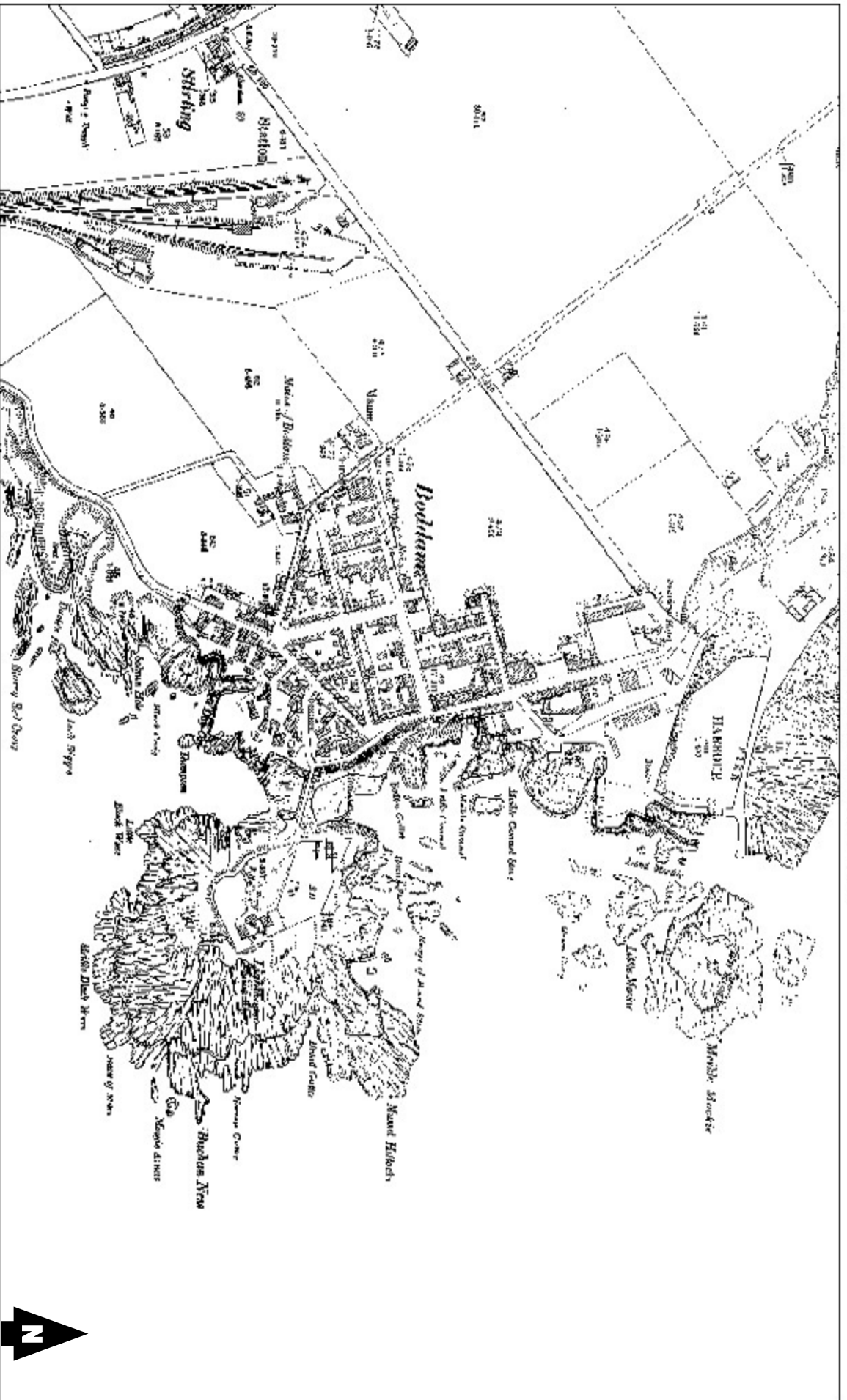


1834 Admiralty Plan



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TOWNSCAPE APPRAISAL



Topography

The name "Boddam" purportedly derives from Buchan dialect describing the settlements situation in the lower part of the valley or "the bottom" which concurs with its position in the landscape. The former fishing village is shaped by its setting and the substantial fall of the land eastwards down to the shoreline.

The ground rises when travelling west from the bridge that links the Buchan Ness Lighthouse Station to the mainland and this incline greatly shapes the character of the settlement. There is a sizeable difference in the gradient between the thoroughfares which run on an east west axis to those with a north south alignment such as Brae Street. The latter are relatively level when compared with Bridge Street and those streets that travel west from Harbour Road.

Gateways

The number of entrance points into the Boddam Conservation Area is constrained by its locality with the main approach into the designated area being the junction of Buchanness Drive and Harbour Street. The boundary is differentiated by an unsympathetic single storey workshop set slightly back from the original building line. The aspect west of this point is curtailed by post war residential properties on Buchanness Place while the view looking south along Harbour Street gives uninterrupted views towards Queens Road. The green open space on the eastern side of the road is visible beyond 2 Harbour Street and contrasts markedly with the opposite side of the street where the properties are positioned close to the public carriageway.



The southern approach into the conservation area along Rocksley Drive provides distance views of the lighthouse and the coastal slope which separates the settlement from the shoreline. A group of post war bungalows located on the western side of the thoroughfare denotes the boundary of the conservation area which is discernable by the late Victorian building on the opposite side of the road. The properties beyond this building are set close to the street which restricts distant views to the gable of 22 Queen's Road and the roofline of 4 Russell Street.

The entrance into the conservation area from the west is via Manse Terrace and discernable by Boddam Parish Church sitting on the eastern side of the road. A view of the sea is visible looking eastwards down Church Place which appears somewhat visually constrained when compared to Manse Terrace. This impression is partly a result of the reduced width of the road and the increased density of the properties in smaller plots of land. In contrast, the vista when facing south is more expansive allowing glimpses of the Buchan Braes Hotel to the west and the boundary wall enclosing the Mains of Boddam Caravan Site at the

junction with Gordon Street and Queens Road. The location of the buildings in relationship to the carriageway along this stretch of road clearly defines the original village from the later expansion of the settlement. The properties sited on the western side of the road are setback into their respective plots with boundary walls marking the respective land tenure that is a trait of post war development. In contrast, the buildings on the eastern side of the street are positioned close to the carriageway which is a characteristic of the majority of properties located in the 19th century planned form of the conservation area.

Conservation Area Boundaries and Edges

It is often stated that the edge of the conservation area should both physically and symbolically denote a clear sense of inside and outside its boundary. Indeed, where the designated area starts and stops is a vital aspect in understanding its value in terms of form and character which should be properly be defined and simply not merge into the remainder of the settlement. The original boundary was set out to encompass both the uncoordinated fishing village to the south of Queens Road and the streets formally laid out in the 19th century by Bailie Robertson.

This approach sought to show the evolution of the settlement which at the time of designation was more distinct and so clearly successful. The access points into the conservation area along Manse Terrace and Rocksley Drive still retain this distinction but recent inappropriate development on the northern side of New Street and at the eastern end of Buchanness Drive has somewhat diluted the clearly defined entry point on Harbour Street. The Planning Service therefore seeks to address this issue by moving the boundary southwards to exclude all the recent and approved development that fails to follow the original building line as well as the construction, form and scale of the existing buildings.

Plot and Street Pattern

The cottages located in the Old Seatown of Boddam are sited haphazardly on both sides of the road leading from the landward end of the bridge which services the Buchan Ness Lighthouse. This area is the oldest part of the village and was designated "E" in the mid 1800's when the first steps were taken to name all the streets within the settlement. The layout of the properties in this part of the conservation area is attributed to the functionality and tenure of the buildings.

The cottages were originally leased on the "tack" system, whereby the rent only included the area on which the building stood and a small strip of land around the property to facilitate its maintenance. The remaining space around and between these cottages was for communal use (clothes and net drying areas) and so simply left in its natural condition.

The need for additional space to meet modern sanitary requirements in the post war era has led to a number of cottages being amalgamated into a single residence or considerably extended. This development as resulted in the intrusion of communal ground, the cutting off of historic access points and the erosion of once compact housing layouts. The growth of car ownership and the subsequent introduction of garages and parking areas as compounded this problem and further eroded the original plot pattern within this part of the conservation area.

North and West of the Old Seatown is the more regular planned settlement laid out in the 19th century by the village superior in order to accommodate a larger population to service the expanding fishing industry. A nineteenth century transition from a traditional North East fishing settlement to a regularised arrangement in line with other fishing communities at this time. However, Boddam does not conform to the traditional layout of rows of cottages with gable ends facing the sea but instead is set out in terraces of single and two storey properties in enclosed blocks.

Open Space

The size, location and use of small open spaces fashioned by the functionality of their previous uses have a considerable impact in shaping the character of the southern part of the conservation area. The maintenance of these open spaces is therefore of significant importance in not only being a physical record of the settlements evolution but also in their role in shaping the wider appearance of this part of the settlement.



Activities/Uses

The village of Boddam still retains a small scale involvement in the fishing industry which is primarily focused on crab and lobster. A Thistle Seafood's fish processing plant operates out of the settlement along with a small number of businesses based in the former RAF base. The harbour also serves as a support base for the oil sector but the main function of Boddam is being a dormitory settlement for Aberdeen and Peterhead. Indeed, employment in the conservation area is now limited to "Harry's Chippy", the library and the post office following the closure of the Buchanness Hotel and the convenience store on Queens Road.



Architectural Character

The buildings in the conservation area are predominately single storey granite or harled properties with welsh slate roofs and symmetrical frontages. A large number of these residential dwellings also incorporate dormers to increase usable floor space and allow occupants to meet the needs of modern living standards. These distinctive architectural elements add visual interest to not only the simple form of the individual buildings but also the wider roofscape especially when



combined with the numerous chimney's and two storey properties scattered throughout the "planned" area. However, the limited palette of materials still induces a somewhat reserved character which is further emphasised in the 19th century part of the settlement by the lack of trees and soft landscaping. The latter is primarily a result of the planned form being designed solely around the functionality of the village and to maximise the number of residential units within the constrained area of land.



Post cards reproduced courtesy of Brian H. Watt

Building Materials

The traditional materials found in the conservation area are:-

- Pink Rough Ashlar Granite
- Welsh Slate
- Pantiles
- Cast iron Rainwater Goods
- Timber
- Traditional Wet Harl

Modern materials are also found in the conservation area, but their inclusion below does not mean that their use is acceptable

- UPVC
- Dry dash render
- Plastic Sheeting
- Asbestos
- Artificial stone and tiles
- Concrete

Condition

The overall condition of the conservation area is good with only minor pockets of disrepair. The main problems stem from a lack of regular maintenance and routine repairs would help to eliminate many of these problems and greatly assist in the enhancement of the area.

Townscape Detail

The presence of the following features adds significantly to the character of the conservation area.

- Pedestrian Lanes
- Chimney stacks
- Stone boundary walls
- Dormer windows

Landscape and Trees

The physical density of buildings and their distance from the shoreline would appear to create two distinctive landscapes within the Boddam Conservation Area. The land surrounding the Buchanness Lighthouse and along the coastal slope to the east of Earls Court, Harbour Street and Rocksley Drive is predominately open grassland terminating to large granite boulders and rocky outcrops. A number of green open spaces can also be found between the properties to the south of Bridge Street which is primarily the result of derelict buildings being abandoned and then demolished.

The streetscape immediately to the west of the former Seatown Area is somewhat different with the density and position of the properties on the public carriageway restricting distant views. The wider appearance and character of this part of the settlement is therefore quite restrained with green spaces predominately confined to private gardens which are not readily visible from the street. The palette of landscape features within these concealed spaces is extremely limited which is often a characteristic of traditional north east fishing settlements and their exposed situation.

CHARACTER ASSESSMENT

Introduction

Having examined the streetscape of the conservation area it is now possible to identify those features which contribute to its character and appearance as an area of special architectural and historic interest. This will include features which contribute positively and are worthy of retention as well as features which make no positive contribution or which detract from the character and appearance of the conservation area.

Listed below are:-

Key features

The essential character and architectural quality of the conservation area is largely derived from the position, design and construction of the buildings in the streetscape. These predominately domestic scale properties are an important historic record of the settlements development and any proposal to replace or demolish a building that is located in the designated area will require the applicant to demonstrate beyond reasonable doubt that every effort has been exerted to save the property.

Key Challenges

The original architectural detailing and materials make a defining contribution to the wider appearance of any conservation area and its retention or reinstatement is therefore extremely important for the preservation and enhancement of an area. The proliferation of minor modifications such as the introduction of inappropriate replacement doors and windows has clearly had a negative impact on the special character of the Boddam Conservation Area.

BOUNDARY

An important element of the conservation area appraisal is the assessment of its boundary and the Planning Service have carried out a detailed assessment of the existing boundary which has not changed since it was designated on the 13th January 1970. This designation sought to show the evolution of the settlement by not only encompassing the older irregular site pattern but also the late 19th century planned settlement to the north and west of the original fishing village.

The appraisal seeks to establish whether there has been any post designation development which undermines the architectural interest and historic quality of the conservation area. Indeed, to validate the existing boundary or instigate refinements to justify the continued designation of the Boddam Conservation Area.

The level of incremental change has clearly diminished the architectural quality of a significant number of properties but the principal concern is the larger scale development that fails to relate to the wider character of the conservation area. The Planning Service has identified a number of sites within the existing boundary which have had a detrimental impact on the conservation area and it proposes a number of amendments to address this problem.

The suggested revisions seek to concentrate on the Old Seatown and the planned streets immediately adjacent to the oldest part of the settlement. The footprint of the conservation area would therefore be reduced in size to exclude Brae Street, Buchanness Drive, Buchanness Place and New Street. The proposed amendment would also result in the Boddam Primary School being excluded along with 8 to 16 Gordon Street, 11 to 23 Harbour Street and 9 to 14 Russell Street.

It is recommended that the boundary be extended at the southern end of the conservation area to include the listed buildings located on the western side of Rocksley Road along with 21, 23 and 25 Queens Road.

PRESERVATION AND ENHANCEMENT

Introduction

Detailed analysis of the Boddam Conservation Area has identified a number of opportunities for its preservation and enhancement

The application of planning policies and provision of advice encouraging sympathetic maintenance and repair are important tools in the preservation of the area's unique character.

Enhancement Opportunities

Monitoring and Review

It is vital that a review cycle is established and upheld in order to give continuing support to the Boddam Conservation Area. It is clearly important that there is increased monitoring of the conservation area to prevent further erosion of its character through small incremental changes. However, the long term success of this objective will also require close liaison with the local community in order to identify issues which could undermine the distinctive quality of the conservation area.

Observation

A photographic survey of the Boddam Conservation Area was carried out in 2010 to record the current condition of individual buildings and also identify any unsympathetic alterations. This database will act as a future resource tool to monitor the deterioration of buildings and spot any unsympathetic alterations which undermine the character of a particular property. The images will be used as a baseline for managing the conservation area with regular checks and a fresh photographic survey carried out every five years.

Liaison

It is important that there is increased communication and interaction between the Planning Service and the wider community. The organisation of educational or training days could be a useful way of initiating communication with local residents and promoting the importance of maintaining their properties. The involvement of local groups in the monitoring process would also be a positive step towards greater community engagement.

Review

The appraisal has identified that the lack of previous reviews as had a detrimental impact on the integrity of the conservation area and that there is a need to undertake regular evaluations. These reviews should not only monitor change but future proposals to ensure the appearance and character of the historic settlement is not undermined by inappropriate development. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area.

Pavements and Roads

The various shades of tarmac associated with the reinstatement of the carriageway following the laying of underground services and other minor repair works to the road surface has a detrimental impact on the wider appearance of the conservation area. The resurfacing of the carriageway would undoubtedly address this problem and improve the character of the designated area.

Gateways

The boundary of the conservation area is not physically defined on any of the entry points and an opportunity therefore exists to reinforce the profile of the designation by introducing a different road surface or a feature that not only distinguishes the boundary but also contributes to the character of this part of Boddam.

Street Lighting

The current standardised lamp standards does little to differentiate the conservation area from the rest of Boddam and it would clearly be advantageous to come forward with a long term strategy to introduce more distinctive lighting that compliments the wider appearance of the designated area.

Open Spaces

The character of the Boddam Conservation Area is greatly shaped by the open spaces and original system of walkways to the shore and it would be beneficial if enhancement works were carried out to improve these access routes given their historic significance to the settlement.

Further Advice

The Environment Team should be contacted at the address below if they've any issues with the content of this document or require additional advice on conservation areas.

Aberdeenshire Council
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APPENDICES

Appendix I List of Streets within existing and revised conservation area

Appendix II Aberdeenshire Local Development Policies

Appendix III Supplementary Guidance Notes

Appendix IV Bibliography/References

Appendix I List of Streets

Streets located in Existing Area

Brae Street
Bridge Street
Buchanness Drive
Buchanness Place
Earls Court
Gordon Street
Harbour Street
Manse Terrace
New Street
Queens Road
Rocksley Drive
Russell Street

Street located in Revised Area

Bridge Street
Earls Court
Gordon Street
Harbour Street
Queens Road
Rocksley Drive
Russell Street

Appendix II Aberdeenshire Local Development Policies

SG Historic Environment 1: Listed buildings

We will protect all “listed buildings” contained in the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire, and we will encourage their protection, maintenance, enhancement, active use and conservation.

We will refuse planning permission and/or listed building consent for any works, including demolition, which would have a detrimental effect on their character, integrity or setting. We will only approve alterations or extensions to listed buildings or new development within their curtilage, subject to other policies, if:

- they are of the highest quality, and respect the original structure in terms of setting, scale, design and materials; AND
- the proposed development is essential to securing the best viable use of the listed building without undermining its architectural or historic character, or its setting.

Reasoned Justification

The aim of this policy is to protect listed buildings against detrimental works, in accordance with current guidance and legislation. Aberdeenshire’s built heritage is irreplaceable and must be preserved and conserved for present and future generations.

Listed buildings make a significant contribution to the character and amenity of Aberdeenshire. The fact that a building is obsolete for a period of time is not in itself a justification for unsympathetic change.

Listed buildings are at their most vulnerable when vacant, so encouragement is given to appropriate redevelopment that secures their best viable use. Changing the building’s use is often a successful way to bring a building out of disuse or disrepair.

Listed buildings are a valuable resource that significantly contributes to the townscape of our communities, provides multi-functional buildings, can stimulate enjoyment of the wider environment, and can act as an important medium for education, recreation and tourism. As such, they must be protected.

The prime responsibility to maintain listed buildings in good condition rests with the individual owner. However, there are some grants available (from a variety of bodies) to help with the repair and maintenance of listed buildings. The Council can also exercise its right to place a building repair notice on a derelict listed building, and in extreme cases can apply a compulsory purchase order to prevent a listed building falling into ruin.

More detailed guidance on the application of this supplementary guidance is provided in Scottish Historic Environment Policy and Managing Change in the Historic Environment Guidance Notes, which are available to download from Historic Scotland’s website.

In the event of the planning authority being minded to grant listed building consent for works affecting category A or B listed buildings or for demolition of category C(S) listed

buildings, the planning authority must notify Historic Scotland. To help assess proposals affecting listed buildings, Historic Scotland will therefore be consulted at an earlier stage, where appropriate, on proposals affecting category A or B listed buildings or the demolition of category C(S) listed buildings. We will also seek the views of the Architectural Heritage Society of Scotland, the Scottish Civic Trust, and Architecture and Design Scotland, as appropriate. The Council will continue to support the work of the North East Scotland Preservation Trust.

SG Historic Environment 2: Conservation areas

We will refuse planning permission and/or conservation area consent for any development, including change of use or demolition, which would have a detrimental effect on the special character or setting of a conservation area.

We will only approve new development wholly or partly within a conservation area, subject to other policies, if:

- all details are provided under cover of an application for full planning permission; AND
- the design is of the highest quality, and respects and enhances the architectural, historic and visual qualities that give rise to the designation; AND
- any trees that contribute to the conservation areas setting and character are retained.

Reasoned Justification

The aim of this policy is to conserve and enhance the character and appearance of conservation areas, in order to safeguard the long term management of these areas in accordance with current guidance and legislation. Their boundaries are shown on the settlement proposals maps.

Conservation areas form an important physical record of the architectural development and historical growth of an area. They are an irreplaceable cultural and economic resource that contributes to the distinctive character and unique quality of Aberdeenshire and therefore must be protected. For this reason greater weight will be given to the requirements of this supplementary guidance, when there is a conflict with the requirements of other supplementary guidance in this plan.

Trees in conservation areas are 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 local authority giving details of intended works.

Article 4 Direction Orders restrict permitted development rights, and in certain cases have been put in place to prevent incremental change such as replacement doors and windows, which would otherwise cumulatively undermine the character of the conservation area over time.

The conservation area legislation provides for their regular appraisal, which may result in new Article 4 Directions and/or supplementary guidance in the form of conservation area policies or other design guidelines. Existing and proposed conservation areas in Aberdeenshire, together with relevant Article 4 Directions and further guidance will be provided in planning advice.

Any slate, stone, or other traditional building materials accruing from demolition should be retained and reused for new building in the vicinity, or by donating it to the Aberdeenshire Conservation Materials store.

In the event of the planning authority being minded to grant conservation area consent for demolition of an unlisted building, the planning authority must notify Historic Scotland. Historic Scotland will therefore be consulted at an earlier stage, where appropriate on such proposals.

The agency's "Managing Change in the Historic Environment" is recommended in this regard. To help assess proposals we will also seek the views of the Architectural Heritage Society for Scotland, The Scottish Civic Trust, Architecture and Design Scotland and appropriate local bodies.

Planning advice on the programme for the review of conservation areas will be prepared in 2012.

Appendix III Boddam Conservation Area Supplementary Guidance

These guidance notes seek to provide supplementary advice to ensure that any future development compliments or enhances the wider character of the Boddam Conservation Area.

Statutory Powers and Policies

Applications for any form of development or redevelopment will be considered on their own individual merits having regard to the Aberdeen City & Shire Structure Plan, the Aberdeenshire Local Development Plan and any other supplementary documents produced by the local authority.

General Policy

Within the conservation area it will be the policy of Aberdeenshire Council to protect and preserve by development control measures, all those buildings, views and other aspects of the environment that make up the character of Boddam. Furthermore, to enhance the area by encouraging appropriate development and landscaping, together with the removal of those elements which are deemed to have a detrimental impact on its appearance.

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

- (i) The position of the building on its site will be determined by its relationship with adjoining buildings and/or open space.
- (ii) The materials to be used shall be appropriate to the area and sympathetic to the adjoining buildings.
- (iii) The mass of the building shall be scale and harmony with the adjoining buildings and the wider area as a whole.
- (iv) 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.

Specific Policies

Outline Planning Permission

Outline Planning Applications will only be considered by the Planning Service when they are accompanied by a sketch scheme (layout and elevations) which clearly show the design, construction and material finish of the proposed development.

Demolition

An application for conservation area consent will be required for the demolition of any unlisted building located within the Boddam Conservation Area and it must be supported by a written justification for the proposed works along with detailed plans of both existing and replacement buildings.

Street Furniture

The sensitive nature of Boddam merits designs that reflect the settlements distinctive individuality with lamp standards, litter bins and seating to acknowledge the unique character of the settlement. Consequently, the bland standardised street furniture and the normal plethora of traffic signage will not be considered acceptable within the Boddam Conservation Area.

Shop Frontages

Any new shop frontages will require consent and should be designed to compliment the wider character of the settlement with special consideration given to the design and scale of fascia boards, hanging signs and display windows. The use of brightly coloured plastic lettering or illuminated fascia boards will not be acceptable within the conservation area.

Design Guidance and Detailed Policies

The following considers those elements of buildings and development proposals that can have a significant impact on the character and appearance of the conservation area.

Roofs

The majority of properties located within the Boddam Conservation Area have natural slate or pantile roofs which significantly shape the character and appearance of the settlement. The Planning Service will therefore seek the retention of these traditional treatments and will insist that both repair works and any new roofs replicate this original construction.

Dormers

A wide variety of traditional dormers can be found within the Boddam Conservation Area which not only significantly shape the character of the buildings upon which they are attached but the wider appearance of the streetscape. The local authority will seek the retention of these traditional elements and insist that any proposed new dormers follow a similar pattern in being set back from the wallhead and below the ridge line and not allowed to dominate or upset the balance of the roof with a shallow and inconspicuous fascia.

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

Rooflights

The Planning Service will seek the retention of original cast iron rooflights but will concede their replacement for conservation based models provided they replicate the design and size of the original units. The local authority will also support the introduction of new rooflights provided they're true conservation units and not the large standard models which are somewhat more intrusive and detract from the character of the roofscape.

Rainwater Goods

Traditional gutters and downpipes play a significant role in shaping the character of individual buildings and any repairs or replacement fittings should be undertaken on a like for like basis. Modern PVC replacement rainwater goods are inappropriate and will not be approved for properties located within the conservation area.

Ridges, Skews and Chimneys

Chimneys are an important feature within the conservation area and the local authority will therefore seek their retention and not support any proposal to remove them from a property. The existing stone skews, clay ridge tiles and ceramic chimney pots also have a significant impact on the townscape and should be retained or replaced on a like for like basis if considered beyond repair.

Doors

Door furniture including decorative glasswork and ironmongery makes a significant contribution to the character of the Boddam Conservation Area. The local 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.

Windows

Windows are an important element in the buildings design and a fundamental component which shapes the character and appearance of the conservation area. As a consequence, the Planning Service will insist that replacement units replicate the design, construction and material finish of the original windows.

Walls

The Planning Service will insist that new walls or extensions within the conservation area are built to match their immediate surroundings in terms of its overall construction including coursing and pointing. The use of dry dash is considered an alien treatment within the settlement and will not be supported by Aberdeenshire Council. Indeed, the local authority will promote the use of salvaged stone but may consider the use of a traditional lime harl subject to it matching the colour of the stonework found within the conservation area.

Boundary Treatments

The numerous boundary treatments found within Boddam make a significant contribution to the character of the conservation area. The age and construction of these various elements all contribute to the interest of the streetscape and the Planning Service will therefore seek the retention of any traditional boundary treatments as well as support any proposal to reinstate missing architectural elements.

Micro Renewable Equipment and Satellite Dishes

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 streetscape. 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.

Extensions

A proposal to extend a property located within the conservation area should not be considered in isolation but in context to the wider streetscape 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 to the settlement.

Appendix IV BIBLIOGRAPHY/REFERENCES

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Aitken, M (1978) Six Buchan Villages

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