

# Auchenblae



## Conservation Area Appraisal



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Proposed Conservation Area Boundary Map



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13 August 2014

Auchenblae Conservation Area

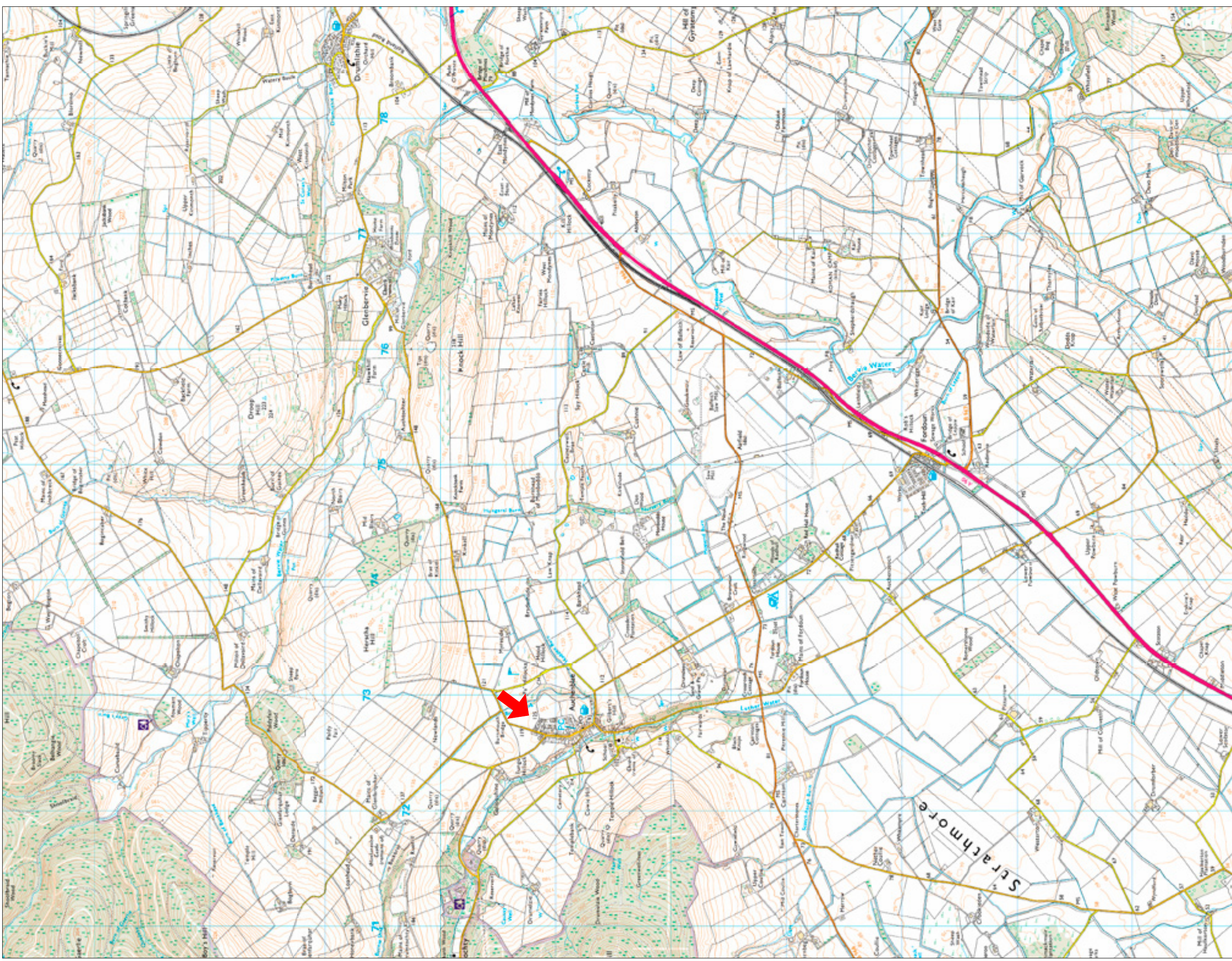
Aberdeenshire Council

Scale - 1:4000





# Development Management & Building Standards



13 August 2014

Auchenblae Conservation Area

Aberdeenshire Council

Scale - 1:30000



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## 1.0 INTRODUCTION

It is proposed by Aberdeenshire Council to designate the village of Auchenblae as a Conservation Area. The purpose of this document is to explain the reasons and justification for the proposal, to identify and evaluate the architectural and historic interest of the village, with a view to its future management and enhancement, and to seek the views of the Auchenblae community.

### 1.1 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 41 Conservation Areas varying in character from central Stonehaven to the small coastal settlement of Pennan.

### 1.2 Implications of Conservation Area Designation

In a Conservation Area it is the buildings and the spaces between them that are of architectural or historic 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 of, or works to, trees located in the Conservation Area also requires the council to be notified.

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.

## **2.0 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 Auchenblae 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.

### **2.1 Justification**

Auchenblae has 75 Listed Buildings and is of important historic interest to Aberdeenshire as an early mill town of the late 18th century. Its original layout has been preserved and its unique setting amongst the hills and waterways still remains. The medieval St. Palladius Chapel is of historic and religious significance and is designated as a Scheduled Monument. Like many small settlements in Aberdeenshire, there is a growing demand for new development. Conservation Area status would enable the planning authority to effectively manage the opportunities for new development, so as to enhance the village for future generations.

A number of buildings in the village are already protected by their Listed Building status, which means that many alterations already require Listed Building Consent. Conservation Area status would give greater protection to the development and redevelopment of sites within the village, so greater care would be given to the relationship between new and old.

It is Aberdeenshire Council's aim that the proposal to designate Auchenblae as a Conservation Area is supported by the local community and that the benefits of Conservation Area status are positive.

## 3.0 HISTORICAL DEVELOPMENT

### 3.1 Location

Auchenblae is situated 12 miles south-west of Stonehaven in the historic Kincardine and Mearns area, nestled in the foothills of the Grampian Mountains. The name "Auchenblae" (Scottish Gaelic: Achadh nam Blaith) is said to be a derivation from the Gaelic for "Field of Flowers" possibly due to the growing of flax. Historically the village's name has been spelt Auchinblae, Auchinblay, Auchynbla and Auchynbleay, and is first mentioned in land deeds dating to the 1400s. Today, the settlement known as Auchenblae also incorporates the formerly separate village of Fordoun.

The village of Auchenblae lies between the prominent Mount of Finella, separated from the Mounth by the Strath-Finella Glen and the Glen of Drumtochty. Gilbert's Hill, home of the village's war memorial, rises to the south-east of the village, with Black Hill on the west side. The Luther Water runs north to south along the western edge of the village with the Hodden Burn and Burnie Shag meeting the Luther Water within the settlement boundary. These hills and burns have all helped shaped the topography of Auchenblae. The High Street winds down the hill to Monboddo Street and then up a steep climb again to St. Palladius Chapel.

Auchenblae comprises a planned village laid out in 1770 by the Earl of Kintore incorporating the site of the original spinning mill and the area around the religious site of St. Palladius Chapel at Fordoun. On the 1797 Map, Auchenblae and Fordoun are shown as two separate settlements. During the latter half of the 19th century the two settlements merged, connected by The Waters and Monboddo Street (1855-1900 OS maps). The village maintained its shape and size until the 1950s when a small expansion of houses to the north of the village sprang up along Glenfarquhar Crescent (OS map of 1950). In more recent times the village has expanded to the east and it is expected to expand further in the future.

### 3.2 Early History – 18th century

"The modern village of Auchinblay" was granted in 1506 to John Strathquhyn and Marioti Martyn by the Abbot of Aberbrothock for the whole period of their lives<sup>1</sup>. This is one of the earliest references to Auchenblae. Auchenblae appears on maps dated 1797 with Fordoun appearing earlier. The village passed to various land owners throughout the 16th and 17th centuries and later to the Earl of Kintore, who around 1770 had plans drawn up for Auchenblae to be laid out in a T- plan. The year 1770 marked an important stage in the historical development of Auchenblae. It was designed as a flax-spinning mill town and the original mill complex is still evident today.

Mention of Auchenblae in 1791 states,

*"That of Auchinblay contains about 100 persons and there is a weekly fair that is chiefly for cattle from Michaelmas to Christmas".<sup>2</sup>*

The account documents that the principal industry in Auchenblae was the spinning of flax and the weaving of cloth, in particular linen cloth.

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<sup>1</sup>The Parish of Fourdoun - Chapters in its History or Reminiscences of Place and Character, Charles A Mollyson 1893, p85.

<sup>2</sup>Statistical Accounts of Scotland (1791-1799) Volume 4, p500.



### 3.3 19th century Development

A plan drawn up in 1894 shows the village as it would have been in 1828 with 29 properties on either side of the main street and listing the 29 feuars' names. The map shows a small quarry to the west of the village where the material for the spinning mill buildings was quarried. It was conveniently near the works and therefore would have involved little transport expense.

There were a number of stone quarries around Auchenblae from which stone was used to build the properties in the village. Rough red sandstone was quarried from the Burnmouth quarry and softer sandstone was extracted from the Glenfarquhar quarry to the north of the village. This stone did not weather particularly well and the quarry fell into disuse. Other quarries in the area included Drumsleed quarry, Garret Quarry, Drumtochty and the Quarry of Paldy Fair. The quarry at Templebank (which opened in the 1890s) supplied good red sandstone and local requirements were supplied until the turn of the 20th century. Lime for building and other purposes was obtained from a pit known as 'The Mar-hole' in the back-brae of Drumtochty. The limestone was burned with peat cut from the hills beyond. The kiln was still standing in 1895.

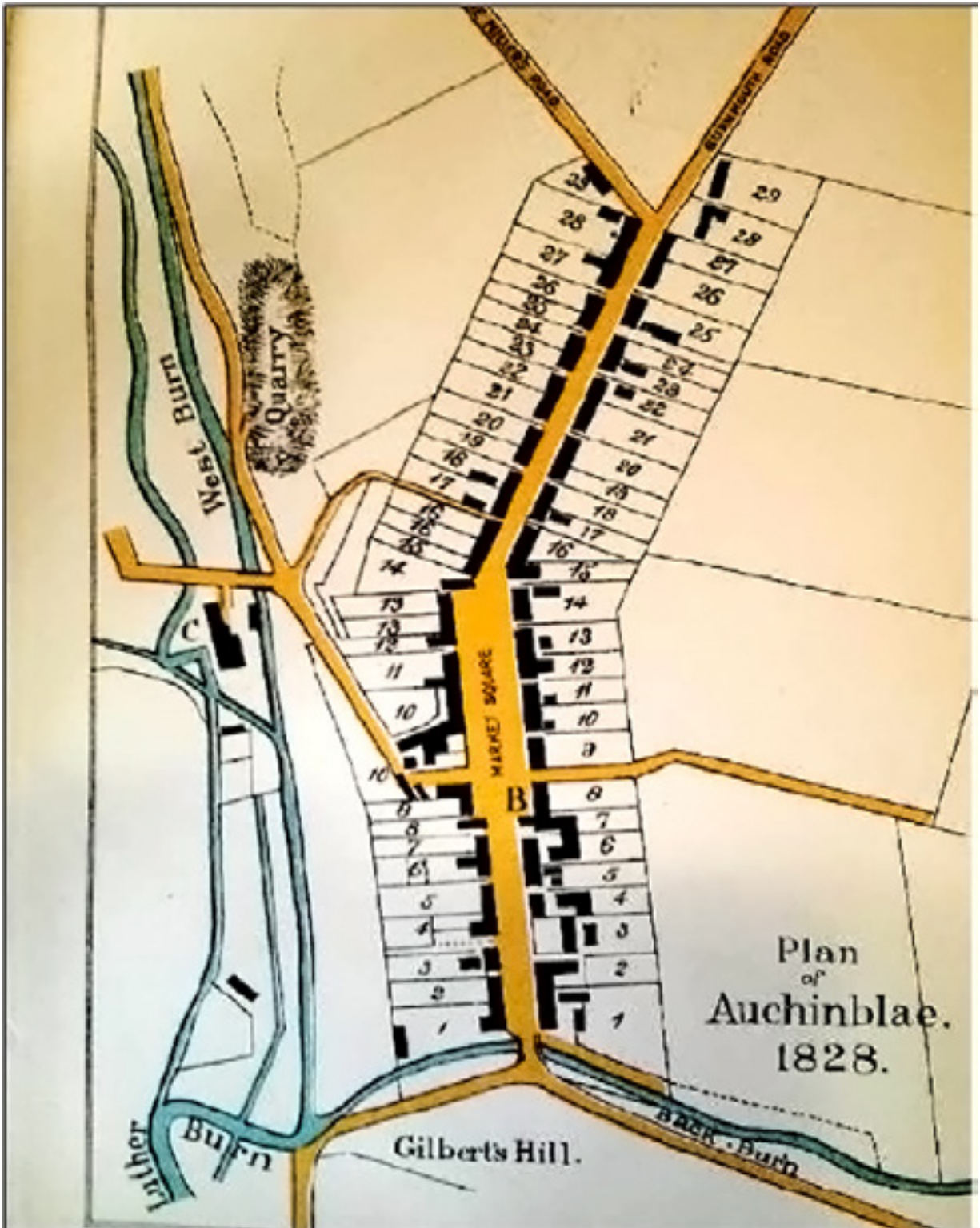
By the end of the 18th century Auchenblae was developing as a manufacturing village. This period saw the development of the larger mansion houses within the village and the extension of Auchenblae. This period also saw the improvement of public roads and the general improved condition of the "dwellings of all classes"<sup>4</sup>

By 1807, the parish of Fordoun had the largest extent of land bearing flax of any parish in the county of Kincardine and continued successfully producing flax into the middle of the 19th century. By 1841 the manufacturing trade was at the height of its prosperity. This is reflected in the population figures for Auchenblae, which had a population of 613 people in 1841, its highest recorded.

Census Year	Population
1791	100
1811	311
1841	643
1861	570
1881	411
1891	430
1951	465
2011	528

<sup>4</sup> p109 Statistical Accounts Vol.11





Plan of Auchinblae 1828



The 1834-45 Statistical Accounts paint the picture of a busy, thriving mill town with regular markets and influxes of people,

*"There is only one spinning mill in the parish for flax at Auchinblae. This mill was erected about 40 years ago and employed about 60 people, a number of hands are employed as weavers in Auchinblae, of whom some are natives of the parish, but many come from other parts of the country, and do not generally remain long in one place."*  
(New Statistical Account p102 Vol. 11 1834)

Private enterprise put the village at the forefront of progress, and it was one of the first places in the north to have its own gas works. An enterprising agent named James Farquarson startled inhabitants by equipping the spinning works with gaslight at his own expense. He further installed gaslight in several households, *"some householders, who did not believe in the new light, but regarded it rather as a dangerous innovation, refused its admission into their homesteads"*<sup>5</sup>

A proper water supply for the village appeared 25 years later. By this time most feuars had dug for a well in their grounds and many had been successful. There was usually no lack of water from one source or another. The following description of Auchenblae dates to 1871,

*"It contains many substantial houses, and a flax-spinning mill; presents a clean thriving appearance; and has a post office, with money order, savings' bank, and telegraph departments, under Fordoun, two hotels, branches of the North of Scotland and Aberdeen Town and County banks, a National Security savings' bank, a town-hall, and a mutual improvement society. Hand-loom linen weaving is carried on"*<sup>6</sup>

A number of markets also regularly took place, including a cattle market, a cattle fair (Paldy Fair), a horse fair and a hiring market. The Statistical Account paints a picture of a prosperous, busy and well maintained village.

This prosperity continued throughout the late 19th century although the population was starting to decline. The author Charles Mollyson, when writing about Auchenblae in 1893, describes the village:

*"the outline of the street is still pretty much as it was; the houses occupy the same sites, but many have been vastly improved both internally and externally; new storeys have been added, rooms have been widened, windows have been enlarged, the primitive thatched roof prevalent in olden times have disappeared, and now, with hardly an exception, the houses are slated. Altogether the village has an exceptionally clean, comfortable and prosperous appearance"*<sup>7</sup>

*"There is one inn at the Kirkton of Fordoun; and five in the village of Auchinblae. This number is certainly too great. Auchinblae also boasts of one spirit-dealer"*.

The spinning mill ceased production at the end of the 19th century when it was converted into a distillery, producing Auchenblae Highland Whisky. However, the Depression of the 1930s and the impact of the First and Second World Wars led to the distillery's closure and its subsequent sale to a demolition agent.

When the railway was constructed during the latter half of the 19th century, Auchenblae was by-passed, with the chosen route stopping at Laurencekirk and Fordoun, both to the south of Auchenblae.

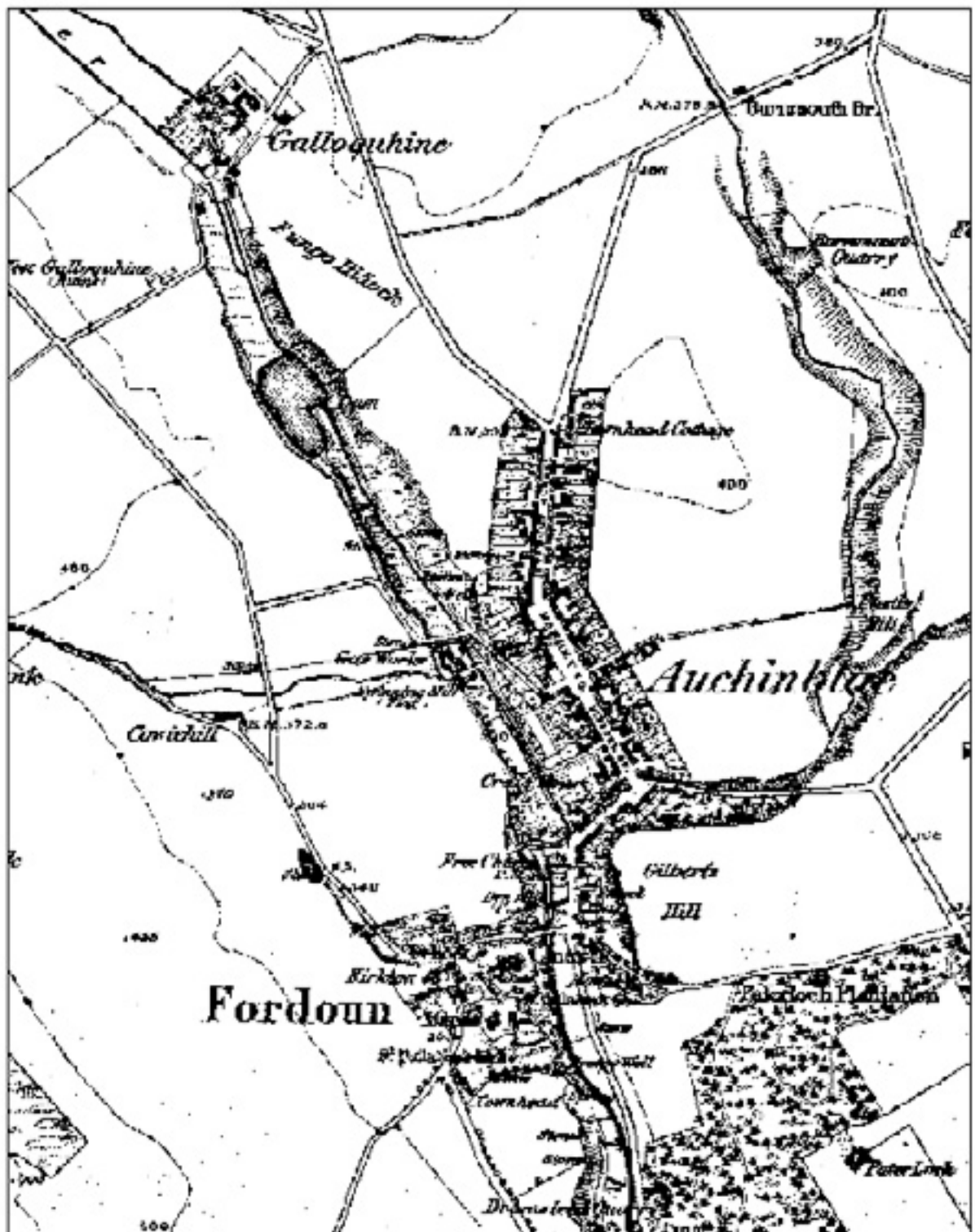
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<sup>5</sup>The Parish of Fourdoun Chapters in its History or Reminiscences of Place and Character, Charles A Mollyson, 1893, p98

<sup>6</sup>A historical perspective, drawn from the Ordnance Gazetteer of Scotland: A Survey of Scottish Topography, Statistical, Biographical and Historical, edited by Francis H. Groome and originally published in parts by Thomas C. Jack, Grange Publishing Works, Edinburgh between 1882 and 1885.

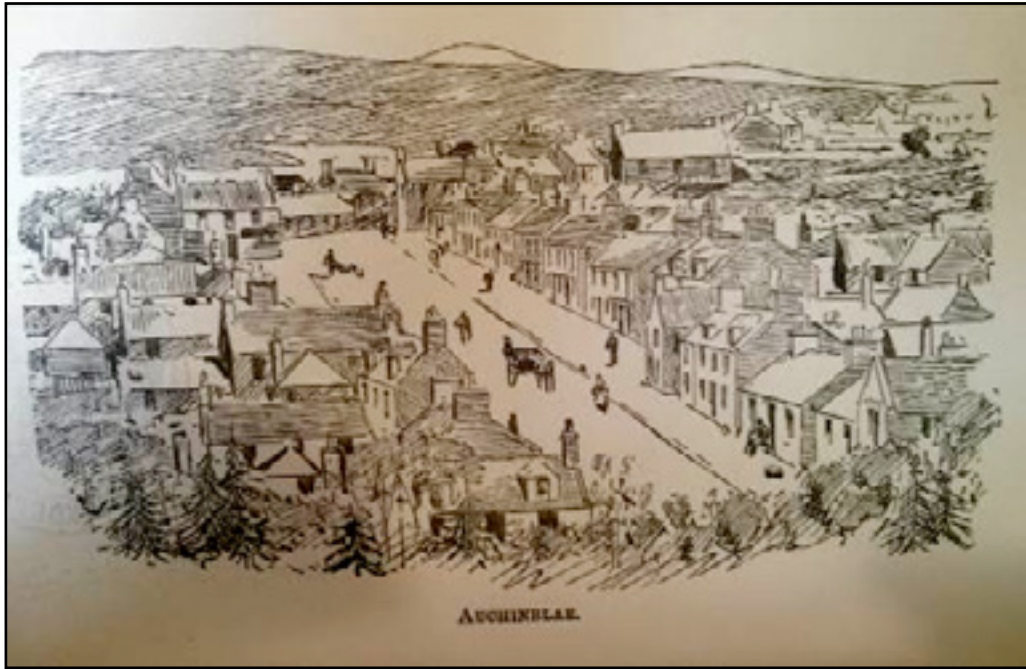
<sup>7</sup>The Parish of Fourdoun - Chapters in its History or Reminiscences of Place and Character, Charles A Mollyson 1893, p89.





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Map of Auchenblae 1867 - 1874



Sketch of Auchenblae Village 1894 BY W M Cramond



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Map of Auchenblae 1888 - 1915



### 3.4 20th century to Present Day

The post-war shortage of houses led to the addition of four wooden Swedish houses, and eleven prefabricated houses situated to the north of the village. The Third Statistical Account of 1950 describes Auchenblae as a busy village and comments on an increase in population in 1951, and makes the following observation: *“The numerous shops supply practically for all modern needs while bakers, grocers and fish vans from nearby towns make up the deficit.”*<sup>8</sup>

However the latter half of the 20th century saw a gradual decline in population and the loss of local businesses due in part to a complete decline in the two traditional industries.

There was little new residential development in the village until the 1990s, which saw the expansion of the village to the east at Hill View Road and Glenfarquhar Crescent. Further residential development has been proposed for the future, also along the eastern side.

### 3.5 Fordoun

The district around Fordoun pre 1554 was called Paldy Parish and the village, which developed around the chapel, was known as the Kirkton of Fotherdon. The name had become Fordoun by 1554 when it was created a free burgh of barony during the reign of Mary Queen of Scots. The village prospered with several markets being held each year around the mercat cross in the kirk square. The largest of these fairs, Paldy or Paddy Fair, was later moved to Herscha Hill, where it continued into the early years of the 20th century. Kirkton of Fordoun was incorporated into the village of Auchenblae and a new separate settlement of Fordoun was settled 3 miles further south.



Fordoun or Palladius Kirk is shown on the Robert Gordon Map of 1632, but there is no reference at this time to Auchenblae. “Fordun” is also depicted on Herman Moll’s map dated circa 1732. By 1797 Auchenblae and Fordon both appear as separate settlements (on William Garden’s map of that year) and appear to remain so until around the 1850s. During the latter half of the 19th century, the two settlements merged.

The area of Kirkton of Fordoun has been a religious site since around the 7th century AD, and St. Palladius was reputedly buried there. There is a Class II Pictish cross slab, known as the “Fordoun Stone”, in the vestibule of the present Kirk. This was found in the 19th century in the medieval chapel of St Palladius, the ruins of which can be seen in the graveyard. St. Palladius’ Chapel is mentioned in records dating to the 12th century AD. Also in the graveyard is a memorial to Scotland’s first Protestant martyr, George Wishart, born at Mains of Pittarrow in the old parish of Fordoun and burnt at the stake by Cardinal Beaton in St. Andrews.

The oldest part of the ruin dates to 1244[1], dedicated to the Bishop of St Andrews. The medieval church was restored in the first half of the 16th century and again in 1788. However, the roof collapsed in 1828 and the chapel was abandoned and replaced by the new church.

The Ordnance Survey Maps of Fordoun, 1841-1901, show a poor house in the vicinity of the kirk as well as a “U-shaped” steading (demolished to form the Kirkton Steading development) and a coaching inn (now called Kirkton). At this time there was also a school to the north of the church and a manse (now Kirklytham) to the south.

<sup>8</sup>The Third Statistical Account of Scotland - The County of Kincardine, The Parish of Fordoun by Rev. J D Bissett, 1950.

## 4.0 TOWNSCAPE APPRAISAL

### 4.1 Topography

Auchenblae, located in the countryside of Aberdeenshire, is surrounded by an undulating landscape and waterways that have helped shape the village, both physically and historically. This comprises Gilbert's Hill to the south east, Cowie Hill to the west and Fungo Hillock to the north. The Luther water runs along the western edge of the village, defining the village's development as a centre for flax production. The setting of the village is almost as important as the village itself.





#### 4.2 Conservation Area Boundaries and Edges

It is proposed that the core of the Conservation Area will comprise the main town as laid out in the 19th century. To the north, the boundary will encompass the houses at the top of Inverurie Street, but it is not proposed to include the properties on Glenfarquhar Road. It will also include the parkland to the north of the village and the small collection of properties at the most northerly point: Meal Mill Cottage, Galloquhine Farmhouse, Finella House and The Steading.

The boundary to the west will continue south to include the Public Park and cemetery near Cowie Hill and on towards the school, St. Palladius' Chapel and the Parish Church. It will encompass Burnett Street, The Waters and the village war memorial (on the lower slopes of Gilbert's Hill) from which point it will cross the Hodden Burn at the eastern end of Monboddo Street. On the eastern side of the village it will follow the line of the original feus of 1770 and continue north back to the top of Inverurie Street.

It is not proposed to include the modern housing developments to the east. Conservation Area designation can only be justified for the historic part of the village.

#### 4.3 Character Areas

Auchenblae, although a relatively small village, can be defined by three main character areas which will be included in the Conservation Area boundary.

- Central core – Inverurie Street, High Street, Market Square and Kintore Street
- Area around Fordoun Parish Church, The Waters and Burnett Street
- Area to the west of the village including Distillery House, Luther Water and Play Park

Each one is detailed below. All of these areas are both physically and historically connected to the centre of Auchenblae but are defined areas in their own right.

##### Central Core - Inverurie Street, High Street, Market Square and Kintore Street



This character area forms the core of the historically planned village. The main road through the centre of the village comprises (from north to south) Inverurie Street and High Street in the northern half of the village with Market Square and Kintore Street in the southern half. In general, the houses are early to mid-19th century single storey with attic properties, especially towards the northern end of the village, with larger two storey properties towards the lower half.

Most of the properties on the west side are Listed Buildings including Myrtle Cottage, Norwood, Parkview and Cammock House with Goyleview and Oakbank cottages at the top of the village, and to Braeview and Kobe House at the bottom of Inverurie Street on the east side.

The next section, along High Street, contains mostly Listed Buildings and structures along its west side including The Hollies, telephone kiosk and the Bruce Fountain. The properties along the west side are set back from the road by a grassed area, the only part of the main thoroughfare set out like this. It appears that this piece of ground was once part of the original Market Square.

There are a number of trees that add to the character and enhance the street scene in this area of the village, but generally there are no significant areas of green, open space along the main thoroughfare.

On the opposite side of the road, there are four listed properties adjacent to each other: Glencairn, Chestnut House, Cromwell House and Mossigel. Adjacent to Mossigel are the public toilets, which have been built up against an older wall that continues along the length of the Mossigel boundary along Mackenzie Avenue.

On the south side of Mackenzie Avenue is the former Drumtochty Arms site, with listed store and Kintore Cottage, category B listed, which appears somewhat separate from the historic buildings on the main route through the village. This prominent corner site in the heart of the village, if developed, has the opportunity to enhance the village and to complement the surrounding Listed Buildings.

Although the road widens at the point of the original Market Square, the function of this space is now lost and it is currently used for parking.

The lower half of the street (Market Square and Kintore Street) was in the past the more commercial centre of the village with the residential buildings situated at the northern end. Historically there have always been shops and pubs along this part of the street and there still remain a number of retail units including the village shop and post office. However, there are also two vacant units: the former butcher and a former shop. In addition, older maps show a number of inns in this part of the village as well as a post office and police station. The historic core of Auchenblae and the heart of the 1770 planned village is where the majority of Listed Buildings are situated. Listed Building status affords them statutory protection to enable them to be preserved for future generations. From the village shown on the 1828 plan some of the original houses have been lost, but the majority of them remain. These tend to be the larger mansion houses at the southern end of the village and the smaller, single storey properties at the northern end of the village.

#### **Area around Fordoun Parish Church, The Waters and Burnett Street**

A change in built form and character takes place around Monboddoo Street. At this point the Hodden Burn enters the village from the east and connects into the Luther Water. There are a number of larger villas situated within more open plots including Bank House and The Willows at the bottom of Kintore Street. Adriatic House, Douglas House and Beach Villa are further examples of the larger villas at this end of the village. The relationship between the buildings and the water is more evident in this part of Auchenblae, particularly with the existence of Den Mill.









The intervening piece of land between the original settlement of Fordoun and the expanding village of Auchenblae provides a natural connection between these two areas and is connected by Burnett Street.



The area incorporating the St. Palladius' Chapel and Fordoun Parish Church is much more organic in shape and development and is in stark contrast to the planned village of Auchenblae.





### Former Mill and Parks to the West

This is the largest of the character areas and it not only contributes to the setting but connects the village to the land uses which have played an important role in its history. Open fields to the north of Auchenblae School add to the rural setting as do the areas either side of the Luther Water from Den Mill to Galloquhine.



The Distillery House (former mill) is a site of historic importance to the development of Auchenblae and links to its past as a flax-spinning town of the 1800s. The woodland setting and open spaces add to the rural feel of the village.

The open ground to the west was originally an early 20th century public park, which contained a tennis ground and a skating pond (part of which was set aside for a new cemetery). Currently there is a village play area, tennis courts and walkway through to the Community Garden at the site of the former distillery.

### Street Pattern

There is one main road running through the village from north to south incorporating Inverurie Street, High Street, Market Square, Kintore Street, Monboddo Street, Burnett Street and The Waters. Burnett Street, to the south, winds gently up towards Auchenblae School and Fordoun Parish Church, which are both situated to the south west of the village on higher ground. MacKenzie Avenue, in the centre of the main street, connects the village with the more recent housing development to the east of the village.



There is a distinct differentiation between the urban form of the original planned village concentrated on the High Street and the modern housing developments to the east. For this reason it is not proposed to include the modern housing within the Conservation Area boundary.

Auchenblae benefits from a path network connecting Monboddo Street with the play parks and woodland areas to the west of the village. This is in addition to the pathways which run alongside the road networks of the village which all enable an easy flow for pedestrians.



#### 4.4 Architectural Character

The buildings and townscape of Auchenblae today have their roots in the late 18th and 19th centuries, excluding St. Palladius' Chapel, which is considerably earlier. The village flourished and expanded during the 19th century. Most of the buildings along the main thoroughfare were built during this time, and have subsequently been designated as Listed Buildings. There are distinct periods of building development and styles still evident in Auchenblae. The original planned village, which is situated along the main street, is a development of houses varying from grand villas towards the southern half of the village to smaller, single storey cottages, to the northern part of the village.



The majority of the buildings fronting onto the High Street, Inverurie Street and Kintore Street are listed. There are 75 Listed Buildings within the proposed Conservation Area. These are mainly category C, with 21 category B Listed Buildings. There are, in addition, a number of un-Listed Buildings within the proposed Conservation Area, which also make a valuable contribution to the wider appearance of the streetscape.

The Chapel of St. Pallidius is a Scheduled Monument as well as a Listed Building. The monument consists of the remains of a late medieval church dedicated to St. Pallidius, an early Christian martyr in the Mearns. Unusually, the remains of the earlier chapel contain a crypt, with stairs descending and a tomb recess in the east gable. Appendix I documents all Listed Buildings within with the proposed Conservation Area. The buildings detailed below are mainly category B listed and demonstrate particular building styles in the village.

#### Fern Lea, Inverurie Street

Single storey property, slated roof – typical of the smaller scale, two storey dwelling houses towards the northern end of the village.

#### The Hollies, High Street



Early 19th century, 2 storey house with gable end to street. Constructed of red sandstone ashlar blocks the property also retains its original 12 pane sash windows, except at ground floor level, which are 4 pane. Slated roof over. Original 19th century railings with spear and iron finials.

## Mossigel



Later 19th century two storey property. First floor windows break out above the eaves with piended dormers. Contrasting quoin stonework detail.

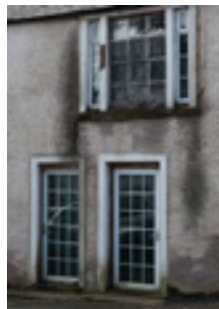
## Kintore Cottage, Mackenzie Avenue

Early 19th century, 2 storey property with two windows fronting Market Square. Possibly former shop at ground floor level (windows larger and not centered on that above). Mainly 4 pane sash windows. Surrounded by more modern development with the surgery behind. Older buildings, between (former) Drumtochty Inn, have been demolished during first half of 20th century. Looks slightly detached now from historic buildings of the village.

## Kilvaxter (Balmashanner) Burnett Street

Dates to around 1844, 2 storey property with Greek Doric column door piece, side lights at first floor window with piended slated roof with end stacks.

## Argyle House, Kintore Street



The house dates to around 1800. A two storey dwelling house with two ground floor doors Later altered to form a shop. Slated roof with straight skewes.

## Cedar House, Kintore Street



Early 19th century, traditional single storey dwelling house with rubble and ashlar dressings, slated roof with overlapping skew stones. Original railings remain in place.



### Mr McGregor's Kintore Street



The original building dates to the 18th century, but has been much altered.

### Gowanlee



Dated to 1876, a two storey property, gable end to the street with two cantered dormers at first floor level. Situated on the corner of Market Square and Kintore Street. Slated roof, straight skews with a rubble garden wall on the north side of the property.

### The Willows and Scotts Crafts, Kintore Street



The main part of this building dates to the mid-19th century. Original railings with finials. Slated roof with straight skews. Rubble garden wall with railings and four ashlar gate piers.

### Thistle Inn, Kintore Street (BARR)

Early 19th century L-plan house on sloping site, slated roof. Is on the Buildings at Risk Register.

### Store, MacKenzie Avenue



18th century store building, two stories in height built from rubble sandstone. Small, irregular window pattern with large lintels and quoins. Truncated chimney at the north west end. Sits alone adjoining former Drumtochty Arms site. The building is currently vacant.

### Bank House, Monboddo Street



Formerly a Bank but originally built as a private residence "Craig House". Shown as a bank on OS maps around 1900. Lying pane glazing two-storey villa built in the 1840s. It has retained its original setting and feu with the Hodden Burn/Burnie Shag in front of the house through the garden to the south.

### 3 Monboddo Street

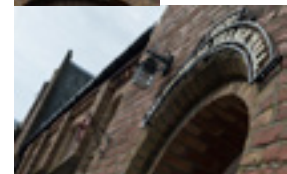


Two-storey property with attic, traditional sandstone construction with ashlar quoins and jambs. Low stone garden wall with metal railings.

### Auchenblae Public Hall



Designed by architect Johnstone, 1870. It was extended in 1903 at which time the barometer was added (designed by John Greig of Stonehaven). The hall has polychrome brickwork and is unique in the village. The hall was built in the late Victorian era when the idea of "public halls" was at the forefront. The 1903 extension, incorporating a reading room and small hall known as "The Mutual", was funded by pubic subscription from The Village Mutual Improvement Society.





### Adriatic House, Monboddo Street

Early 19th century originally a single storey property raised to two. Exposed sandstone to main elevation. Typical example of the larger villas seen along Monboddo Street.

### Den Mill, Burnett Street



19th century former mill with kiln and distillery vent at east end. Converted to private dwelling. Mill wheel still in-situ.

### Fordoun Parish Church



John Smith 1827-29. Neo-perpendicular, rectangular 5-bay plan with 93' high tower at west gable. Tower 3 tall stages with stepped diagonal buttresses, arcaded parapet, centre and angle

crocketed pinnacles, 4-centre arch door piece lowest stage, traceried windows with hood moulded clock faces over at 2nd stage, tall 4 centre arched belfry openings with wood Y tracery and ogee hoodmold top transomed 4-centre arched windows with Y tracery.

### Fordoun Parish Church Manse & Steading



Manse designed by architects John and William Smith; it incorporated an older manse 1844.

Detached rubble built and slated steading of same date.

### Kirkton Farmhouse

Former 18th century coaching inn. Currently part-vacant and in poor state.



### St Palladius Chapel

Primarily 16th and 17th century with later alterations. Roofless ruin with burial vault beneath. Arched aumbry on north wall near door.



## 4.5 Buildings at Risk

The following properties are on the Buildings at Risk Register for Scotland.

### Argyll House, Kintore Street

The property is in poor condition and in need of maintenance and repairs. Planning permission was granted in January 2012 for alterations and extension.

### Thistle Inn, Kintore Street

The current owners are in the process of carrying out works to this property.

## 4.6 Townscape Detail

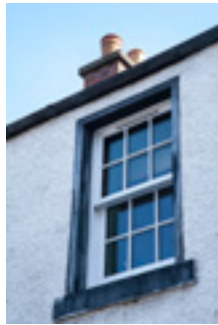
Auchenblae has many distinct features that give the village its identity and sense of place. The majority of buildings within the main street date to the 19th century. Most are built of stone with slate roofs and lead flashing, and many retain traditional sash and case windows. Auchenblae also benefits from a variety of original boundary details including cast and wrought iron railings, stone boundary walls and gate piers.

“The materials used for building are freestone, generally of a reddish colour, with which the parish is plentifully supplied from quarries in different parts of it. The freestone obtained is only adapted for rubble work; most of the stones for rybats, lintels &c. being brought from Woodston or Laurieston, on the coast-side.”  
(Stats Vol.11 1834-45).



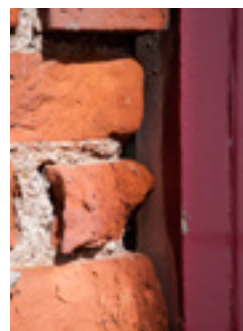
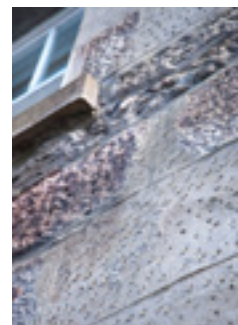
## 4.7 Building Materials

- Timber sash and case windows
- Granite
- Red sandstone
- Slate
- Cast iron
- Timber
- Wrought iron
- Corrugated Iron
- Brick
- Wet dash render



## Modern Materials

- uPVC
- Aluminum
- Artificial stone
- Concrete/ Cement
- Felt
- Asbestos



## 4.8 Condition

Auchenblae is an attractive, well kept village. There are not many negative factors that detract from the general appearance of the village. However, the following sites would benefit from development:

- Drumtochty Arms Hotel
- The two properties on the Buildings at Risk Register - Argyll House and Thistle Inn
- Vacant buildings on the main streets - former butchers and village store, and Kirkton Inn

Other elements which detract from the overall character and appearance of the village:

- Use of inappropriate modern materials
- Buildings with maintenance issues
- Modern street lighting
- Satellite dishes

## 4.9 Landscape and Trees

The main High Street of Auchenblae contains a small strip of green public open space as well as a small area of ground around the Bruce Fountain. There are not many street trees within the village, but there are significant areas of woodland and landscaped areas along the Luther Water and towards the west of the village. Trees are a much more dominant feature around the Fordoun Parish Church, Public Park and around the site of the old mill.

There is one "Tree Preservation Order" in Auchenblae. None of the other trees in or around the village are specifically protected. Conservation Area designation would mean that all trees within the Conservation Area would be protected and the planning authority would need to be notified before carrying out any tree works.



## **5.0 CONSERVATION AREA STRATEGY**

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 development respect, enhance and have a positive impact on the area.

### **5.1 Monitoring and Review**

Legislation provides for the regular appraisal of Conservation Areas, which may result in new Article 4 Directions, supplementary guidance or planning advice.

As part of the mechanism for review and monitoring, a photographic record has been undertaken as a means to record change. This will act as an important tool in the management of the Conservation Area by providing an indicator of the impact of development and form the basis of future reviews.

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.  
Environment Team, Aberdeenshire Council, Viewmount, Arduthie Road, Stonehaven, AB39 2DQ.

### **5.2 Enhancement Opportunities**

#### **Redevelopment sites**

There are a number of properties within Auchenblae that are currently lying vacant or in a semi derelict state which detracts from the unique character of the area. It would be beneficial to see the adaptive reuse of these sites so they enhance the area rather than detract from it.

#### **Repair and Maintenance**

The best means of preserving the character and appearance of a Conservation Area is through routine maintenance; architectural elements such as dormers, gutters and external railings all need regular attention to not only secure the future of the buildings but also their setting.

#### **Street Lighting**

The current standardised lamp standards do little to differentiate the Conservation Area and it would be advantageous to consider a long term strategy to introduce more distinctive lighting that compliments the wider appearance of the designated area.

#### **Pavements and Roads**

The roadways and pathways play a significant role in the overall appearance of the village, especially in light of the dominance of the main street. It would be beneficial to ensure that any works carried out by utility companies are controlled to ensure that repair works do not detract from the character of the area.

## **6.0 APPENDICES**

Appendix I List of Buildings within Proposed Conservation Area

Appendix II List of addresses within Proposed Conservation Area

Appendix III Aberdeenshire Local Development Policies

Appendix IV Supplementary Guidance Notes

Appendix V Bibliography/References



## Appendix I List of Buildings within Proposed Conservation Area

Name/No	Street	Category
Govle View	Inverurie Street	C
Townhead	Inverurie Street	C
Myrtle Cottage	Inverurie Street	C
Alexander Brown's	Inverurie Street	C
Jacks Bank House	Off Inverurie Street	C
Rose Cottage & Rosebank	Inverurie Street	C
Norwood	Inverurie Street	C
Ross Cottage	Inverurie Street	C
Shamrock Cottage	Inverurie Street	C
Parkview	Inverurie Street	C
Woodstock & J V Nicoll's House	Inverurie Street	C
Cammock House	Inverurie Street	C
Fern Lea	Inverurie Street	B
Westfield	Inverurie Street	C
Roseleigh	Inverurie Street	C
Ryehill	Inverurie Street	C
Glenview	Off Inverurie Street	C
Peaty's House	Inverurie Street	C
Monaltrie	Inverurie Street	C
Lilian House	Inverurie Street	C
Gean Cottage	Inverurie Street	C
Brae View	Inverurie Street	C
Kobe House	Inverurie Street	C
Distillery House	Auchenblae	C
Marybank	High Street	C
Millarton	High Street	C
Ingleside	High Street	C
Glencairn	High Street	C
Chestnut House	High Street	C
Cranwell House	High Street	C

Mrs Richie's	High Street	C
Mrs Marson's	High Street	C
Holly Cottage	High Street	C
The Hollies	High Street	B
The Bruce Fountain	High Street	C
K6 Telephone Kiosk	Auchenblae	B
Mossgiel	High Street	C
Store Behind Drumtochty Arms Hotel	Off High Street	C
Kintore Cottage	1-2 Off High Street/MacKenzie Avenue	B
Mr Begg's House	Market Square	C
Strathview	Market Square	C
Gowan Lee	Kintore Street	C
Auchter House	Inverurie Street	C
Ashley Cottages	Inverurie Street	C
Argyle House	Kintore Street	B
Cedar House	Kintore Street	B
Rowan Bank	Kintore Street	C
Mr McGregor's	Kintore Street	B
Noranside	Kintore Street	C
Dr D Wiseman's	Kintore Street	C
Thistle Inn	Kintore Street	B
Thistle Cottage	Off Kintore Street	C
Mr Fraser's	Kintore Street	C
C and E Kinty	Kintore Street	C
Luther Bank House	Kintore Street	C
The Willows and Scott's Crafts	Kintore Street	B
Clydesdale Bank	Monboddo Street	B
3	Monboddo Street	B
Auchenblae Public Hall	Monboddo Street	B
Adriatic House	Monboddo Street	B
6 'Douglas'	Burnett Street	C
5 'Beech Villa'	Burnett Street	C
Den Mill	Burnett Street	B



Denmill Cottage	Burnett Street	C
Denmill Fyfe and Rennies House	Burnett Street	C
Kilvaxter (Balmashanner)	Burnett Street	B
Fordoun School		C
Fordoun School House		C
Fordoun Parish Church		B
Fordoun Parish Churchyard		B
Kirkton Farmhouse		B
Fordoun Parish Church Manse		B
Former Parish School		B
St Palladius Chapel (within Kirkyard)		B

## Appendix II List of Addresses within Proposed Conservation Area

1 CHAPELBANK	BURNETT STREET
3 CHAPELBANK	BURNETT STREET
4 CHAPELBANK	BURNETT STREET
7 CHAPELBANK	BURNETT STREET
6 CHAPELBANK	BURNETT STREET
2 CHAPELBANK	BURNETT STREET
5 CHAPELBANK	BURNETT STREET
DENMILL	BURNETT STREET
DENMILL COTTAGE	BURNETT STREET
NORTH DENMILL HOUSE	BURNETT STREET
2	BURNETT STREET
4	BURNETT STREET
BEECH VILLA	BURNETT STREET
DOUGLAS COTTAGE	BURNETT STREET
DENMILL HOUSE	BURNETT STREET
KIRCRAM	GLEN ROAD
KATHALLAN	GLEN ROAD
GRANOM	GLEN ROAD
HILLHEAD	GLEN ROAD
VIEWMOUNT	HIGH STREET
MARYBANK	HIGH STREET
MILLERTON	HIGH STREET
INGLESIDE	HIGH STREET
DENVIEW	HIGH STREET
FINELLA VIEW	HIGH STREET
KANNADA	HIGH STREET
WESTVIEW	HIGH STREET
KOBE HOUSE	HIGH STREET
HOLLY COTTAGE	HIGH STREET
DRUMBEG	HIGH STREET
JADE HOUSE	HIGH STREET



LESLIE COTTAGE	HIGH STREET
GLENCAIRN	HIGH STREET
GARVOCK VIEW	HIGH STREET
CHESTNUT HOUSE	HIGH STREET
CROMWELL HOUSE	HIGH STREET
MOSSGIEL	HIGH STREET
BRIAR COTTAGE	INVERURIE STREET
MONALTRIE	INVERURIE STREET
SUNWARDLEA	INVERURIE STREET
RYEHILL COTTAGE	INVERURIE STREET
BRAEVIEW	INVERURIE STREET
UPPER CAIRNHILL	INVERURIE STREET
CAIRNHILL	INVERURIE STREET
INVERDENE	INVERURIE STREET
GEAN COTTAGE	INVERURIE STREET
GLENVIEW	INVERURIE STREET
CAMMOCK HOUSE	INVERURIE STREET
MERNIS HOWE	INVERURIE STREET
WOODSTOCK HOUSE	INVERURIE STREET
PARKVIEW	INVERURIE STREET
SHAMROCK COTTAGE	INVERURIE STREET
NORWOOD	INVERURIE STREET
ROSE COTTAGE	INVERURIE STREET
MYRTLE COTTAGE	INVERURIE STREET
OAKBANK	INVERURIE STREET
ROSEFIELD COTTAGE	INVERURIE STREET
WESTFIELD	INVERURIE STREET
GLENFARQUHAR COTTAGE	INVERURIE STREET
KOBE COTTAGE	INVERURIE STREET
AUCHTER HOUSE	INVERURIE STREET
FERNLEA HOUSE	INVERURIE STREET
ROSS COTTAGE	INVERURIE STREET
ASHLEY COTTAGE	INVERURIE STREET

THE HOUSE	INVERURIE STREET
5 HILLVIEW	INVERURIE STREET
TOWNHEAD COTTAGE	INVERURIE STREET
ANN COTTAGE	INVERURIE STREET
ROSELEA	INVERURIE STREET
LILIAN HOUSE	INVERURIE STREET
LILAC COTTAGE	INVERURIE STREET
THE HOOSIE	INVERURIE STREET
3	INVERURIE STREET
2 HILLVIEW	INVERURIE STREET
GOYLE VIEW	INVERURIE STREET
JACKSBANK	INVERURIE STREET
ALLENBANK	INVERURIE STREET
GOWANLEA	KINTORE STREET
ARGYLE HOUSE	KINTORE STREET
ROWANBANK	KINTORE STREET
NORANSIDE	KINTORE STREET
WILLIAM LINDSAY	KINTORE STREET
BUTCHERS	KINTORE STREET
POST OFFICE HOUSE	KINTORE STREET
BAKERY COTTAGE	KINTORE STREET
GRANARY COTTAGE	KINTORE STREET
ADOLPHUS HOUSE	KINTORE STREET
REAR OF CEDAR COTTAGE	KINTORE STREET
CEDAR COTTAGE	KINTORE STREET
THE WILLOWS	KINTORE STREET
CEDAR HOUSE	KINTORE STREET
NETHERTON HOUSE	KINTORE STREET
STRATHEARN HOUSE	KINTORE STREET
THE AUCHENBLAE SHOP	KINTORE STREET
LUTHERBANK	KINTORE STREET
LUTHERBANK HOUSE	KINTORE STREET
BICORO	MACKENZIE AVENUE

GLENLARICK	MACKENZIE AVENUE
KINTORE COTTAGE	MACKENZIE AVENUE
THE HALL	MONBODDO STREET
DOUGLAS HOUSE	MONBODDO STREET
ADRIATIC HOUSE	MONBODDO STREET
BANK HOUSE	MONBODDO STREET
GRANGE COTTAGE	MONBODDO STREET
8	MONBODDO STREET
7	MONBODDO STREET
6	MONBODDO STREET
5	MONBODDO STREET
4	MONBODDO STREET
3	MONBODDO STREET
1 J C YULE	MONBODDO STREET
STRATHVIEW	THE SQUARE
SITE OF DRUMTOCHTY ARMS HOTEL	THE SQUARE
MEAL MILL COTTAGE	
GALLOQUHINE FARM	
GALLOQUHINE STEADINGS	
FINELLA HOUSE	GALLOQUHINE
GALLOQUHINE COTTAGE	
3 KIRKTON STEADING	
2 KIRKTON FARMHOUSE	
KIRKTON	
2 KIRKTON STEADING	
SCHOOL HOUSE	
1 KIRKTON STEADING	
1 KIRKTON FARMHOUSE	
KIRKTON COTTAGE	
MAYFIELD HOUSE	KIRKLYTHAM
LYTHAM COTTAGE	KIRKLYTHAM
DONARDO	
THE HOLLIES	



LINWOOD	
LOWER HAUGH COTTAGE	
THISTLE COTTAGE	
WESTBRAE HOUSE	
GLENTANAR	
BRIDGEND COTTAGE	
AUBURN COTTAGE	
THE WATERS	
WOODSIDE COTTAGE	
THE WATERS	
THE WATERS	
HILLCREST	
KILVAXTER	
THE COPPINGS	
ARDBECK	
THE STEADING	

## Appendix III 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 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 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, you 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.



## Appendix IV Supplementary Guidance Notes

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

## 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 Auchenblae Conservation Area have natural slates 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 to replicate this original construction.

### Roof lights

The Planning Service will seek the retention of original cast iron roof lights 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 roof lights 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 uPVC 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 Auchenblae 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

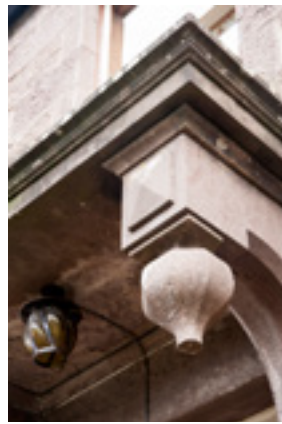
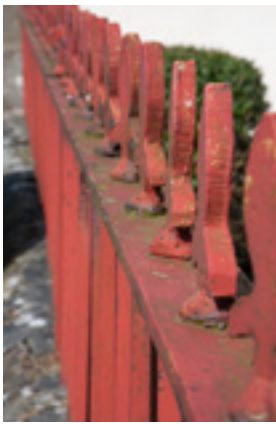
The Planning Service will insist that new walls or extensions within the Conservation Area are built to match their immediate surroundings in terms of its overall construction including coursing and pointing. The use of dry dash is considered an alien treatment within the settlement and will not be supported 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 Auchenblae 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.





## Appendix V Bibliography/References

A historical perspective, drawn from the Ordnance Gazetteer of Scotland: A Survey of Scottish Topography, Statistical, Biographical and Historical, edited by Francis H. Groome and originally published in parts by Thomas C. Jack, Grange Publishing Works, Edinburgh between 1882 and 1885

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The Third Statistical Account of Scotland Volume xxix The Count of Kincardine – The Parish of Fourdoun by Rev. J D Bissett 1950

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### Aberdeen City Library Local Studies Section

1 The Parish of Fourdoun - Chapters in its History or Reminiscences of Place and Character, Charles A Mollyson 1893, p85.

2 Statistical Accounts of Scotland (1791-1799) Volume 4, p500.

3 The Parish of Fourdoun Chapters in its History or Reminiscences of Place and Character, Charles A Mollyson, 1893, p274

4 p109 Statistical Accounts Vol.11

5 The Parish of Fourdoun Chapters in its History or Reminiscences of Place and Character, Charles A Mollyson, 1893, p98

6 A historical perspective, drawn from the Ordnance Gazetteer of Scotland: A Survey of Scottish Topography, Statistical, Biographical and Historical, edited by Francis H. Groome and originally published in parts by Thomas C. Jack, Grange Publishing Works, Edinburgh between 1882 and 1885.

7 The Parish of Fourdoun - Chapters in its History or Reminiscences of Place and Character, Charles A Mollyson 1893, p89.

8 The Third Statistical Account of Scotland - The County of Kincardine, The Parish of Fordoun by Rev. J D Bissett, 1950.

[1] Our records indicate oldest surviving part of ruin is 15th C (although it was dedicated in the 13th C)

