



From mountain to sea

Kirktown of Fetteresso

Conservation Area Management Plan

December 2017

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1 Introduction

1.1 What is a conservation area?

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

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

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

Following the formal designation of Kirktown of Fetteresso as a conservation area on 12th February 2014 Kirktown of Fetteresso Conservation Area Management Plan has now been produced. This document is designed to act as a supportive document to the (settlement) Conservation Area Appraisal produced as part of the designation process.

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

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

1.3 Why did Kirktown of Fetteresso become a conservation area?

Kirktown of Fetteresso has early origins as a settlement with evidence of occupation in the Iron Age and later by the Picts. It gets its name from its development as a kirkton with a chapel being founded here in the 6th century by St. Ciaran an Irish monk and missionary. A new, replacement parish church was consecrated in the 13th century dedicated to the Bishop David de Bernham in 1246, although the current building mostly dates from the 17th century.

Its special character comes largely from its retained separation from the larger settlement of Stonehaven. The landscape within the kirkton is undulating and the

pattern of development informal and meandering, which allows the settlement to retain a sense of intimacy. It is only the kirk and kirkyard which sit at a higher level and form a historically significant and attractive viewpoint throughout the settlement. With their robust and solid construction, the Kirkton Inn Bridge and Fetteresso Bridge, both dating from the 18th century, further add to the traditional vernacular character of the location, which is still largely uncluttered by modern signage, street lighting and pavements. The Coaching Inn and Old School House, constructed of random rubble walls with steeply pitched pantile roof coverings set in an informal grouping, are some of the most striking properties in the settlement. Their form materials and construction help define the special character of Kirktown of Fetteresso.

The modern development tends to be low lying and the combination of larger plot sizes, informal layout, established trees, plant life and general lack of over development have prevent them from overpowering the historic core.



2 Policy Context

2.1 Statutory Powers and Policies

Applications for any form of development or redevelopment will be considered on their own individual merits having regard to the most up to date Aberdeen City & Shire Strategic Development Plan, Aberdeenshire Local Development Plan and any other supplementary documents produced by the local authority. Aberdeenshire Local Development Plan policy: protecting historic and cultural areas, supports the third outcome from Scottish Planning Policy 2014 (SPP): Creating a natural, resilient place, which seeks to protect and enhance cultural assets, and facilitate their sustainable use. It also contributes to delivering the National Planning Framework 3 (NPF3), which recognises that the historic environment is an important part of Scotland's cultural identity, and regards it as an essential contributor to our well-being and is an economic opportunity.

2.2 General Policy

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

(<https://www.aberdeenshire.gov.uk/media/6346/historicenvironmentstrategy.pdf>).

2.3 Conservation Areas

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

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

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

The design of the building shall be such that the proportions of the parts relate to each other and are appropriate to the adjoining buildings. The highest possible

standard of professional design will be required wherever new buildings and alterations to existing buildings are permitted. In certain exceptional cases normal planning standards may be relaxed in order to achieve the best visual results.

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

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

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.

2.4 Listed Buildings

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

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

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

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

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

3 Conservation Area Management Plan

3.1 Kirktown of Fetteresso Conservation Area Planning Advice

When effectively managed, conservation areas can; anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. The challenge is to ensure that all new developments respect, enhance and have a positive impact on the area.

These advice notes seek to provide specific advice to ensure that any future development compliments or enhances the wider character of the Kirktown of Fetteresso Conservation Area.

3.1.1 *Planning Permission in Principle*

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

3.1.2 *Conservation Area Consent*

An application for Conservation Area Consent will be required for the demolition of any unlisted building located within the Kirktown of Fetteresso Conservation Area, over 115 cubic metres, and should include supporting information as per the Conservation Area Consent Guidance Note available <https://www.eplanning.scot>. To help the Planning Authority to consider your application effectively and efficiently, this should set out a clear case for demolishing the building.

Detailed plans for an acceptable replacement building will need to be provided before the Planning Authority will grant Conservation Area Consent for demolition, particularly if the building you want to demolish is of architectural value, either in itself or as part of a group, or is on an important site in the conservation area.

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

3.1.3 *Design Guidance and Detailed Planning Advice*

The following guidance is based on the findings of the comprehensive street audit undertaken for the conservation area character appraisal. The audit took into account the significance of surviving elements of historic fabric; levels of authenticity; where change had occurred; negative features; and any recurring problems.

Roofs

The majority of properties located within Kirktown of Fetteresso have natural slate or pantiled roofs which significantly shape the character and appearance of the conservation area. The Planning Authority will therefore seek the retention of these traditional treatments to ensure that both repair works and any new roofs replicate this original form of construction.



Dormers

A small variety of traditional dormers can be found within the Kirktown of Fetteresso Conservation Area, which not only shapes the character of the individual buildings but the wider appearance of the streetscape. The Planning Authority will seek the retention of these traditional elements and also insist that any new dormers on traditional buildings are appropriately designed to complement the character of the building and the conservation area. This will include the replication of the proportions, opening method and materials of the more traditional style dormer.



Large box dormers are out of character and scale with the conservation area and smaller more traditionally proportioned dormers will be encouraged.

Rooflights

There should be a presumption in the favour of retaining original cast iron rooflights especially in 'non-living' spaces of attics and subservient structures.

Where new rooflights are to be introduced on traditional buildings within the conservation area, they must be the minimum necessary and be a true top hung conservation unit with vertical proportions and subdivided into two panes. On symmetrical elevations consideration should be given to ensuring that the position of the rooflights are balanced with the overall composition of the façade.



Rainwater Goods

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

Ridges, Skews and Chimneys

Chimneys are an important feature within the conservation area, the Planning Authority will therefore seek their retention. The existing stone skews, clay ridge tiles and ceramic chimney pots 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

Traditional doors makes a significant contribution to the character of the Kirktown of Fetteresso Conservation Area. The Planning Authority will therefore promote the retention of all traditional doors and seek that any replacements match the originals not only in terms of design and construction but also in external treatment and ironmongery detail.

Windows

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



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

Boundary Treatments

The numerous boundary treatments found within Kirktown of Fetteresso 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 townscape of Kirktown of Fetteresso and the Planning Authority will therefore seek the retention of any traditional boundary treatments as well as support any proposal to reinstate missing architectural elements.



Micro Renewables Equipment 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 townscape. The fact that a property is set well back from the road is not a relevant consideration in appraising the installation of equipment and the applicant should always be advised to locate any such fixtures in a position not readily visible from the public carriageway.



Extensions

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

Street Furniture

The sensitive nature of Kirktown of Fetteresso merits street furniture design that reflect the settlements distinctive individuality. With lamp standards, litter bins and seating designed and sited to acknowledge the unique character of the settlement. Consequently, the bland standardised street furniture and normal proliferation of traffic signage will need to be considered and located carefully so as not to have a negative impact on the townscape of the conservation area.



New Build

There is a considerable variance in the size and orientation of land holdings within Kirktown of Fetteresso. The variety of building forms is evidence of the physical evolution of the village and the restrictions imposed by natural features and historic structures. Later 19th century expansion and modern infill tends to be set back from the road and have larger plots. The changing plot pattern is an important physical record of the settlement's evolution which should be retained, and any new development should be carefully sited to respect and compliment this distinctive characteristic.



3.2 Enhancement Opportunities

Repair and Maintenance

Good conservation practice cannot be seen in isolation of undertaking targeted maintenance such as replacing slipped or missing slates, repairing damaged leadwork or replacing cracked rainwater goods but planned regular maintenance such as painting timberwork and cleaning out gutters. Failure to carry out regular maintenance can place a building at considerable risk and place a financial burden upon property owners if unattended problems lead to damage to the internal fabric such as wet or dry rot.

Street Lighting

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

Pavements and Roads

The roadways and lack of modern pavements play a significant role in the overall appearance of the village and its informal and meandering nature. It would be beneficial to ensure that any public realm work is carefully considered to ensure that whilst enhancing the relationship between pedestrian and vehicular traffic this special character is not lost.



4 Additional Controls within the Kirktown of Fetteresso Conservation Area

4.1 Changes in Legislation

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

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

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

4.2 Article 4 Directions

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

Part 10

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

Part 12

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

Class 31 - The carrying out of works by a roads authority.

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

Part 13

Class 38 - Water undertakings.

Class 39 - Development by a public gas transporter.

Class 40 - Electricity undertakings.

Class 43 - Universal Service Providers.



5 Monitoring and Review

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

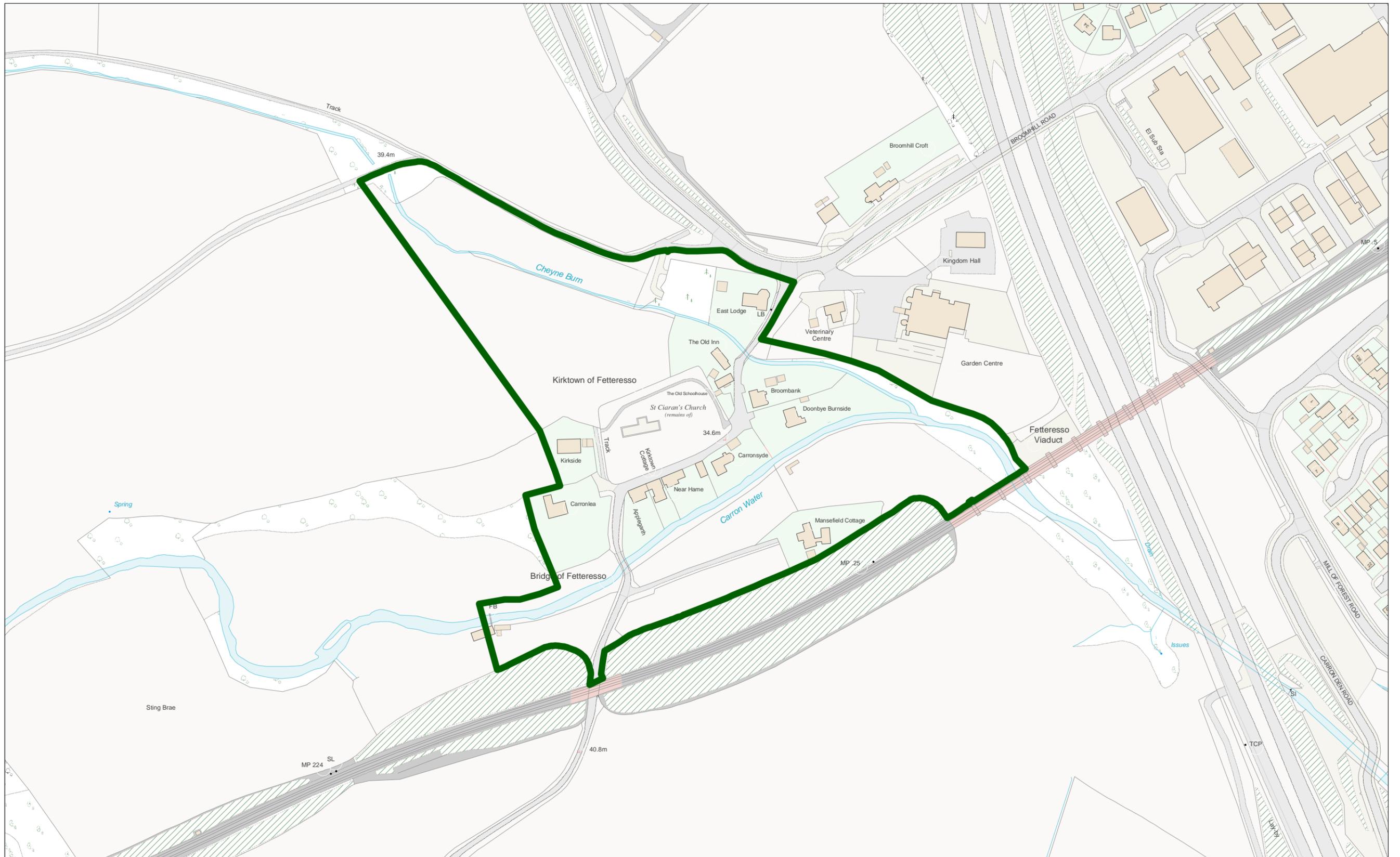
For further information concerning the contents of this document, contributions for its improvement or any matters concerning conservation areas or listed buildings, contact the Environment Team.



6 Appendices

6.1 Appendix I – Conservation Area Boundary Map



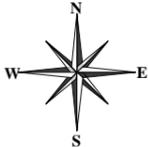


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Environment Team,
Aberdeenshire Council,
Viewmount,
Arduthie Road,
Stonehaven,
AB39 2DQ