

From mountain to sea

Crovie

Conservation Area Appraisal

July 2017



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1 Introduction

It is proposed by Aberdeenshire Council to review the status of the Crovie Conservation Area. The purpose of this document is to explain the reasoning and justification for the proposal, to identify and evaluate the architectural and historic interest of the village and to seek the views of the local community. The Conservation Area Appraisal forms part of a suite of documents including a Conservation Area Management Plan which, (should the review of the Conservation Area status be confirmed) provides detailed planning guidance on the future management and enhancement of the settlement.

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 40 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) Order 1992 and subsequent amendments removes some permitted development rights within a conservation area. Works to trees located in the conservation area may also require the council to be notified. Please check with the planning authority before undertaking any works.

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 area the local authority are required to formulate and publish proposals for their preservation and enhancement in the form of Conservation Area Management Plans.

1.3 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 the settlements identity and appearance and to identify its unique characteristics. This appraisal provides a transparent and robust justification for the statutory designation and is a vital tool in the production of the complementary Conservation Area Management Plan. 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 enlightens the consideration of the conservation area boundaries as well as providing a context for the assessment of development proposals within the area. This appraisal should be regarded as planning guidance supplementary 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.

1.4 Justification

Following extensive damage of dwelling houses during the storm surge of 1953, the settlement was condemned despite attempts at repair and a Government Order was issued to abandon the village following the decision by Banff County Council in 1958. The remaining residents and owners of damaged plots formed the Crovie Preservation Society who were successful in obtaining a reprieve of the Order to ensure the continuation and preservation of the traditional fishing village.

The need for public health improvements led to the installation of modern building services, prompting gradual resettlement which in turn led to rebuilding and development of these traditional houses using modern techniques and materials. Some took advantage of their dilapidated state to extend accommodation into the attic lit by new dormers, some forming larger openings and new openings in external walls, in particular to gables facing the sea.

Dwellings were also reharled or repointed in cement, some roofs re clad with readily available slate (mostly Welsh where loss had occurred) or cement sheet, replacing the traditional lime harl/mortar work and clay pantiles.

The extent of additional work over and above simple reinstatement and repair was leading to a gradual change in its character of the village, not only the appearance of these traditional dwellings but the loss of some early traditional but n' ben features, for example the designated listing notes for No 56 state, "brick to extension replacing the former hanging lum". Some recessed beds were also lost during their rehabilitation.

This prompted an archaeological building survey leading to the designated group listing of Crovie, meaning that each structure was protected from inappropriate development by the statute of Law. Soon after in 1974 the whole settlement was designated a Conservation Area in order to protect the entirety of its unspoilt character within its setting.

2 Historical Development

2.1 Location

Crovie is a small fisher-toun settlement in the parish of Gamrie on the North Aberdeenshire coast, a mile distant from Gardenstown and immediately to the south-west of the promontory of Troup Head on the eastern shore of Gamrie Bay.

The settlement consists of approximately 65 tightly packed dwelling houses in the narrow space immediately above the shoreline at the base of very steep slopes. Water courses plunge down numerous dens and converge at a single point in the middle of the settlement flowing into the Bay, known as The Greenie. There is an obvious gap left between the buildings at this point to accommodate the high tide and the burn in spate which makes the settlement appear as separate communities.

2.2 Early History

At time of writing there are no discernible features indicating habitation of the eastern shoreline of Gamrie Bay before the current settlement of Crovie. Any early vernacular buildings which may have existed are likely to have been incorporated into the buildings of the settlement in the 18th Century.

However, there are written references to the old castle of Luchnot (Lethnot/Lithnet) in the early 18th Century which might indicate an earlier settlement on the higher ground South East of the present village, in an area where earthworks have been recorded previously.

The lands are said to have been associated with the Thane of Lechnot/Lethnot and were granted to Kinloss Abbey during the reign of David 1 (1124-1153). However, little is known about this supposed castle. In addition to these earthworks, there have been various recorded finds on the promontory of Troup Head to the East, some are thought to be evidence of much earlier activity.

Sources also inform of a dispute between the families of Cheyne and Keith regarding boundaries of Lethnot and Troup, also of a recorded complaint by Cheyne to King James VI of attacks by Keith and damage done to houses in 1593, referencing Cheyne's "half of Cruvy".

With reference to Aberdeen City & Aberdeenshire Archives: Garden of Troup Records 1664 – 1950, Major Alexander Garden had acquired the Barony of Troup from the Keith family, and the lands associated with it, in the mid-seventeenth century. This was the land of the promontory and was later added to through purchases of surrounding farms.

The same year of Major Garden's death in 1662, the Register of Sasines records a transfer of land between Meldrum of Lichnet and Innis of Innis, referring to "ye toune and lands of Lichnet, wt the fish botts"

2.3 18th Century

It is believed the settlement of Crovie was first established to house persons cleared from their homes by the land owner for the purposes of grazing livestock.

However it is unclear whether it had been established by the land owner or whether it was established by the people themselves. It is also said to have been founded in 1720 along with Gardenstown on the South shore of the Bay of Gamrie.

After the Jacobite Rising of 1715 the government released monies for bridges and harbours to improve conditions. The 2nd Laird (also named Alexander Garden, the son of the former) utilised this money to develop an existing settlement into a fishing station for the catching of white fish, one of the earliest on the Moray Firth, re-named Gardenstown after the Laird in 1720. Some sources suggest this settlement had previously been named as Shore of Gamrie and Powiestoun.

In 1704 the Church of Scotland had started to record all births/baptisms and in reference to the old parish records for Gamrie, one of the first recorded in “Crovie” was for a John Watt, dated 20th August 1704. There is also reference to Seatown of Crovie and Seatown of Lichnet. Therefore, like Shore of Gamrie and Powiestoun, Crovie was already a recognised settlement before the founding of Gardenstown.

Sources inform early dwellings of Gardenstown were of traditional dry stone construction with walls up to 2 feet thick, with small windows, narrow doorways and earth floors. The manner of building in Crovie is likely to have been the same however earlier use of turfs cannot be discounted. The roof covering would likely have been locally sourced Whin or Broom initially, giving way to more robust materials later.

Timothy Pont’s map of Buchan 1583-1614, indicates an inland settlement called “Cruvy” with “Ghemmy Head” and Kirk identified near the bay. The promontory of “Trowip Head” is also indicated, but there are no other settlements indicated on or near the shore of the bay.



Fig 1 – Timothy Pont; Map of Scotland – Buchan (Pont 10) 1583 – 1614



Fig 2 – Robert Gordon; Aberdeen, Banff, Moray to Inverness 1640

The Blaeu Atlas of The Two Shires, Aberdeen and Banff, imprinted in 1654, although low on detail the map clearly indicates locations of settlements with simple lozenges. “Cruvie” is indicated on the promontory above the bay.



Fig 3 – Joan Blaeu; The Two Shires of Aberdeen & Banff 1654

The Estate Map of 1767 showing lands of Troup and Lightnot (Lichnet) and indicating the boundaries of Crovie, Stonewall, Protstown and Roughward Farms including the northern part of lands in possession of a John Sangster. It also locates the Old Castle to the South East off Miln Croft.

Roads are from North to South, passing through Crovie Farm through the rear of the settlement and North-West from the main road in the East. The southern part of the North to South route may be over-laid by the modern access road today.

The parcels of agricultural land within the boundaries seem to be named with reference to their use, such as Hogs Folds, Goose Pools, Broom Fold and Pease Land. Land is also reserved for the growing of Whin and Broom and also has both free stone and lime stone quarries, indicating that materials for maintaining buildings and their roofs were readily available locally.

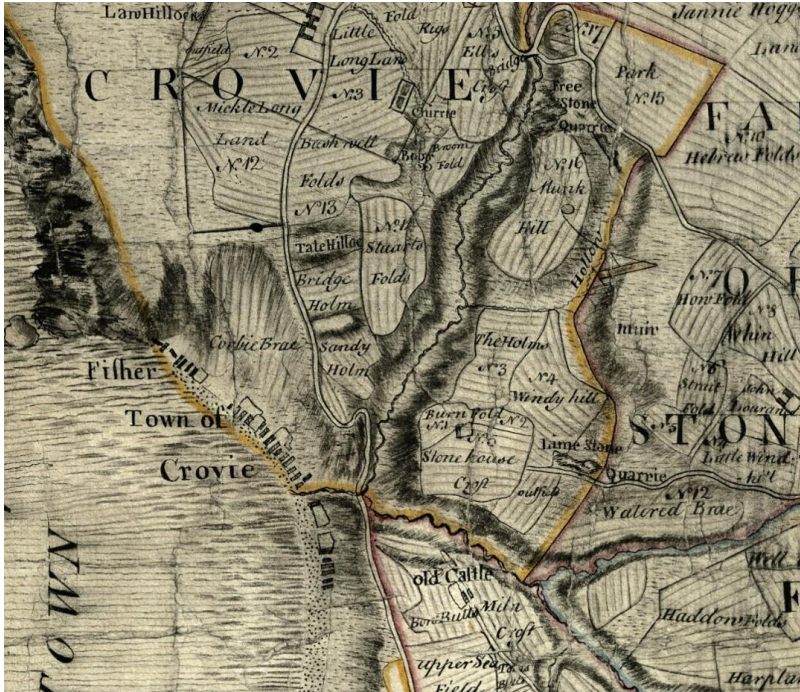


Fig 4 - Estate Map indicating land about Crovie 1767

The Estate Map also provides solid evidence of the layout of the settlement in 1767. An area remains undeveloped in the middle of the north part of the settlement, believed to be due to permanently wet land from the slope behind. Note the northern part of the settlement is within the boundary of Farm of Crovie but the southern part and the road is outwith any boundary. Note also the enclosures or yards about some of the buildings, likely formed by drystone walls.

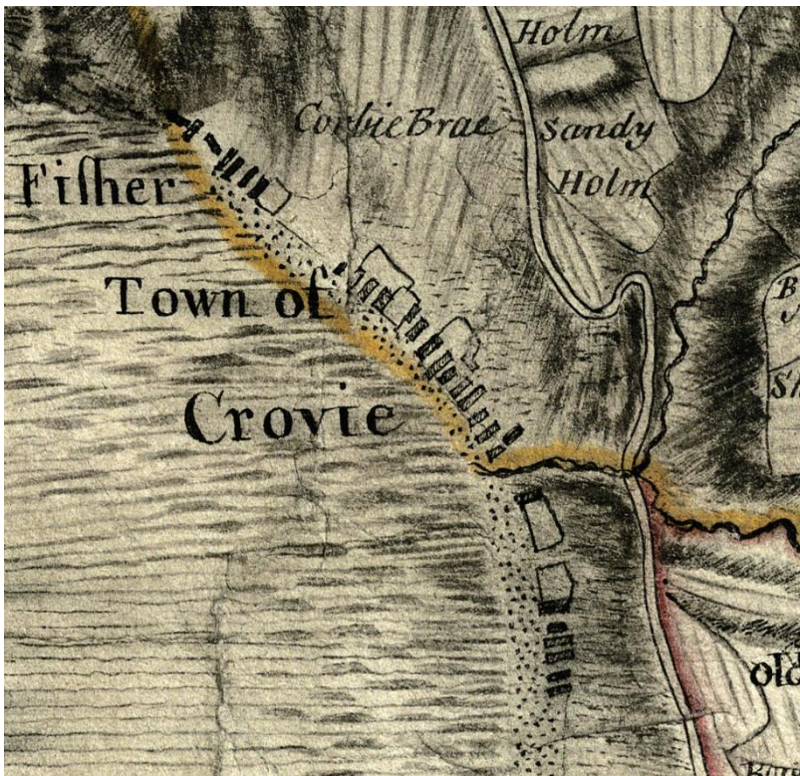


Fig 5 – Estate Map indicating a detailed layout of Fisher Town of Crovie 1767

Taylor and Skinner's Road Map of Fraserburgh to Banff, dated 1776, clearly indicates "Crovie" on the shore of the bay with 5 buildings to the north of the burn outlet and an enclosed courtyard building on the promontory above. 3 formal roads rise from Gardenstown to meet the main Banff – Fraserburgh road but Crovie is not served on this map. That there are no formal roads may give credence to sources informing Crovie was only accessible by sea, however the Estate Map indicated at least 2 local routes through Troup Lands to Crovie, eventually joining the main road.

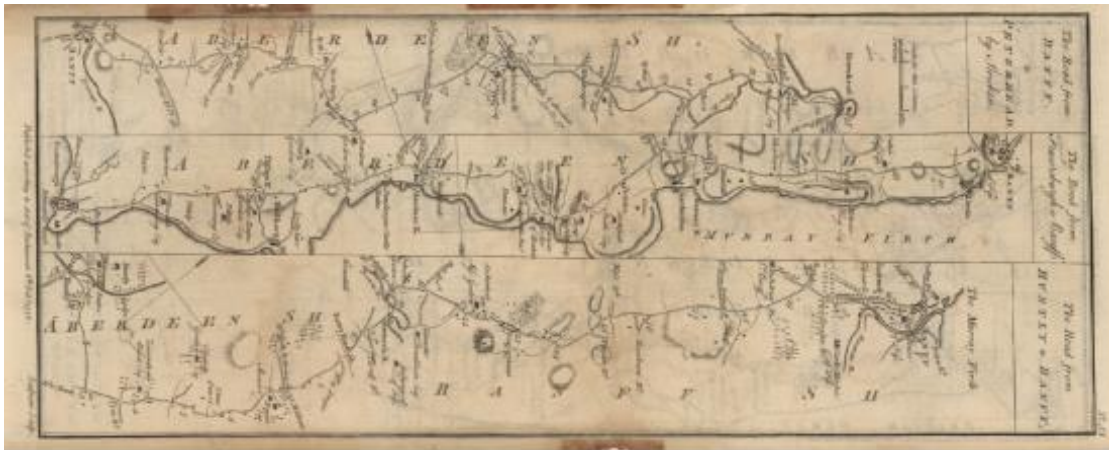


Fig 6 – G. Taylor & A. Skinner; *Survey or Maps of the Roads of North Britain or Scotland 1776* (Plate 58)



Fig 7 – Extract from Taylor & Skinner Road Map indicating Crovie.

Crovie's earliest inhabitants would have fished the Gamrie Bay from unstable small boats which restricted their range to within sight of the shoreline, resulting in a catch of whitefish such as ling, cod, haddock, turbot and skate using baited lines (unlike the generations of Dutch who had seasonally fished for herring with drift nets off the Buchan coast for curing and export). Sources suggest early fishing would have been for the benefit of the local Lairds, which suggests Crovie was established by the Keith or Garden family to house its displaced people for the purposes of fishing.

In 1718, the government introduced a bounty system to promote large scale fishing. It was paid to the boat owner based on the tonnage of the vessel, but of more local importance, the bounty was also paid to anyone for simply building a fishing boat.

This encouraged the growth of the industry and of early coastal settlements like Crovie being established along the coast.

In 1785 the government instituted barrel bounties, which meant that payment was based on the amount of cured herring produced. Established Curer's went into contract with the fishermen, guaranteeing a price for the catch. Sources inform the resulting focus on herring threatened the Dutch fishery, increased foreign privateers and almost lead to a fish war the following year.

The bounties available increased the amount of men attracted to fishing which in turn increased the need for dwellings to house them and their families.

The development of the industry into the 19th Century resulted in the improvement of existing settlements into a chain of fisher-touns along the coast. The need for dwellings coincided with the Age of Improvement from mid-18th to mid-19th Century where populations of ill-maintained hamlets, typically of around fifty people, were collapsed in preference of neighbouring settlements or new planned villages throughout the North East.

With reference to Historic Environment Scotland records, of those buildings to receive designated listing in 1972, there are six dwellings from the 18th Century which stand on their original footings, although most are repaired and partially rebuilt. The location of these dwellings are mostly to the south of the burn outlet and do not correlate with the Taylor & Skinners map which is therefore believed to be indicative only.

The majority date from early to mid-19th Century, of those some are rebuilt on older stone boulder footings.

2.4 19th Century

In the late 18th Century some fishing stations in Scotland had begun to emulate the Dutch method of fishing, however it was not until 1812 that drift nets were introduced in Gardenstown. It was one of the first harbours to fish with nets in the North East, which would not have gone un-noticed in Crovie.

Fishing in the early 19th Century was dangerous with little consideration given by Lairds to the welfare of their men. Parliament had become aware of this and passed numerous Acts concerning Herring fishing from 1808-1821.

With reference to the Maritime Record there are recorded wrecks off the waters of Gamrie Bay and Troup Head where vessels have been driven in during storms. The recorded wreck on the shore at Crovie is of "The Lively" of Banff when on 19th January 1835 was driven ashore during a gale on route back from Leith. Another is "The Vigilant" which broke on the shore on 11th February 1906 after a dramatic rescue of its crew by Crovie's residents. Its boiler was washed ashore during a storm in 2005, part of it was used in the local Memorial Cairn.

By the 1820s, 9 herring "drifters" were being operated out of Crovie by its men as well as 28 smaller boats for white fishing in the traditional baited line method.

These 9 “drifters” or Skaffies were open boats of up to 40ft long with a large capacity for fish requiring up to a 5 man crew where the smaller boats would require a 1 or 2 man crew depending on their size.

The need for dwelling houses to accommodate the substantial increase in fishermen and their families is apparent, which would explain the extent of building and rapid expansion of the settlement during early to mid-19th Century.

Trade would offer access to materials including clay pantiles which appeared in eastern coastal settlements of both England and Scotland. These tiles would replace early vernacular roof coverings, mortared into place to prevent water ingress in these exposed locations, lending to its character.

Heavy storms not only caused damage to landings at established fisher-touns (Gardenstown pier was destroyed in 1830) but contributed to loss of life as open boats were swamped in heavy seas which prompted a boat registration system in 1839. During the devastating storm of 19th August 1848, where of 800 boats which left harbours of the North East in fair weather, 124 boats were lost along with 100 men when conditions turned.

The Government appointed Captain John Washington to review the tragedy who reported in 1850 that open decked boats were deficient, harbours were of poor quality and not accessible in all weather conditions. In addition, lives lost at sea was due to the inability of fishermen to read impending bad weather.

The need for decked drifters resulted in more stability and an increased range but reduced their capacity affecting contracts with Curer’s and resulted in the need for larger boats, often up to 70ft. These larger Fifie boats could not be dragged ashore and therefore prompted furious building of harbours along the coast between 1850 and 1860.

It is likely Crovie will have continued with Skaffie type drifter vessels to allow beaching as there was still no harbour. Until tragically, 3 fishermen drowned when trying to access The Greenie area where the burn meets the sea. An L-shaped harbour wall was then built in 1883 and the raised shoreline of the Bankhead (listed as a Promenade) was likely consolidated and reinforced at this time. The listing informs that existing 18th Century material had likely been re-used in its construction.

Following a tragic storm in 1859, the Crown issued “storm glasses” that year to many small fishing communities around the British Isles following development of the barometer and charting of weather for forecasting by Vice Admiral Robert FitzRoy, these already being in place at major ports. A Fitzroy Storm Barometer was fixed high to the gable of No 28, the gable becoming a gathering point known as The Mercury where a sandstone surround for a cast iron post box was built. The sandstone is noted to be “scaloped” by fishermen sharpening their knives against it.

A danger was also the transfer of diseases from port to harbour, Cholera striking the locations of the North East in 1830s (Collieston of Slains) and 1860s.

The frequent refusal of inoculation by coastal communities and the tightly packed nature of settlements exacerbated the spread of infection. This resulted in the need for rebuilding some settlements not already improved, to allow more space between dwellings. There is no evidence of a specific need for this at Crovie however it is likely any improvement in the settlement would have taken this into account.

Crovie continued to develop along with the fishing industry and by 1881 had 60 fishing vessels of various sizes, crewed by approximately 100 fishermen from a population of over 300.

In order to service the community, Crovie had several grocer shops in front rooms of houses, a Meeting Hall and Bakehouse, which was located against the slope at the south of the settlement, Crovie has seen little change from this time (3 shops remained in 1950's, the last closing in 1983)

James Robertson's topographical and military map of Aberdeen, Banff and Kincardine, imprinted 1822, identifies Crovie and the walled harbour at Gardenstown. It also indicates another walled harbour halfway between the two. It is understood that stone for the building of the harbour was quarried from the rock in the bay to the north side of Crovie, called the "Kitty Stane".

The track or road from the top of Troup Head indicates the earlier road into the settlement.



Fig 8 – James Robertson; Topographical and Military Map of the Counties of Aberdeen, Banff & Kincardine 1822

John Thompson's map of Aberdeen and Banff Shires, Imprinted 1826, clearly identifies the extent of both Crovie and Gardenstown, the latter with its clearly defined enclosed harbour walls. However there is little indication of the harbour between the two settlements and still none at Crovie. Tracks (roads) are clearly indicated across the headland as are buildings on the promontory above Crovie which are named as part of the settlement.



Fig 9 – J. Thompson & Co; Atlas of Scotland 1832 – Northern Part of Aberdeen & Banff Shires

Alexander Gibb’s map of 1858, indicates the track traversing over the creek and forming one continuous route through Crovie to Gardenstown from Troup Head. In addition the map indicates buildings between the base of the hill or cliff and the road through it. However the layouts of other settlements are indicated in a similar fashion, this may simply be the cartographer’s indication of a settlement and is misleading when considering its layout.



Fig 10 – Alexander Gibb; Map of the North Eastern Districts of Aberdeenshire (1 of 2)

The 1st edition OS map of 1869-71, indicates Crovie Farm as the enclosed court building above Crovie and the detailed layout of the settlement (contrary to the information on Gibb’s) which remains largely unaltered. Also indicated are the East Bridge over the creek and the Hall building. There is still no clear indication of the pier on OS maps until the 1902 revision.



Fig 11 – 1st Edition OS Survey 1869-71



Fig 12 – OS Survey; Banffshire 1902

Bracoden Public School was opened in 1875 a mile to the south serving the wider community and provided schooling for both boys and girls of the Parish aged five to thirteen years.

The glut of herring on the market led to an end of the contract between Curer's and fishermen moving to an auction process in 1887. Less stock, less export due to increased foreign boats, increase in farm production and choice leading to change of diet all contributed to the decline in the herring fishery and therefore the community into the 20th Century.

2.5 20th Century

In 1901 the population of Crovie is recorded as 398 but by 1911 it had fallen to 282. Fifty children were attending Brocoden School at this time which is almost as much as the current role.

In the early years of the 20th Century the Scottish catch of herring reached 2 million barrels annually to serve the demand, particularly to Russia and Germany. After WW1 this demand collapsed and fishing at this level was unsustainable.

In 1920 the government removed the barrel bounty for cured herring and prices for herring dropped dramatically.

Such was the decline of the industry by 1929 the Crovie fleet consisted of only a single steam drifter and 24 smaller open boats used for fishing white fish, using the traditional baited-line method. The fishermen numbered only 61 at this time.

The steam drifter was likely an adapted Fifie vessel where towards the late 19th Century a ships boiler, previously used to power the capstan to lift the sail, was also utilised to power a winch retrieving the net allowing swift retrieval. It is likely this vessel was harboured in Gardenstown or along the coast at Banff or Macduff.

2.6 1950 to Present Day

Of the few modern technical interventions at Crovie, none is more visible than the telephone box located off No 27. It is one of few remaining in Scotland to still have a working phone and live line. In reference to Historic Environment Scotland records, the box has a designated listing and is a K6 model dated 1936, however the date of its installation is unclear.

Some sources inform the only telephones in the district during WW2 was at the Gamrie Manse and Post Office in Gardenstown however other sources inform both the line and box was paid for by public prescription during 1940's, certainly images dated September 1962 show it to be installed at that time..

During the great storms of 1953 the surge breached the raised shore and washed large sections of it into the sea. The eroding shore exposed houses to the waves and continued to undermine ground back to the dwellings resulting in the collapse of whole walls facing the Bay. One source has informed the storm was so severe that waves broke over the houses. The Sneuk Path to Gardenstown was damaged in a similar fashion with large sections of it swept away.

The owners of the worst affected houses moved immediately to Gardenstown through necessity. Other owners of standing but badly damaged dwellings moved there soon after, many never returned. However, many families remained with up to 80 people repairing the least damaged cottages. The lost sections of the Sneuk Path were rebuilt and the path repaired as it has been many times since.

Following a survey many of the remaining houses were condemned despite their repair. When poor services, facilities and public health were considered, a Government Order was issued to abandon the village following the decision of Banff County Council in 1958.

Despite the order around 20 residents remained and objected to the proposed demolition of the old fisher cottages.

Those families who stayed were joined by others who bought the remains of the badly damaged stone dwellings for little money. The Crovie Preservation Society was soon formed, its committee approaching The National Trust for Scotland who declined the request to adopt of the village but encouraged the committee to approach Laird Johnston instead.

His goodwill and willingness to sell to the Society would allow the properties to be Feu's with interested parties willing to bring them up to required building standards. However on his death his trustees were unable to sell until his son was at an appropriate age to authorise it but the sale was never concluded. The superiority eventually bought forming Crovie & Gardenstown Estates in 1983.

The committee fought successfully for the retention of the historic fishing village and the reprieve of the Order, leading to improved services and infrastructure.

The village received its dedicated piped water supply in 1955 and most owners had paid for piped connections into the cottages. Before this the water supply to the village came from springs in the slopes above serving four well heads along the Bankhead, which were cast iron columns with cast lion heads, dials or taps operating the font in the head. The wellheads were removed as a result of dedicated water supplies to houses.

New foul drainage was installed by home owners through the Bankhead, some were later improved by extending down and out along the foreshore beyond the line of the low tide. In some locations septic tanks were installed in the Bankhead to allow pre-treatment however some houses still used buckets for waste into the mid 1960's. Before proper sanitation there would likely have been a midden on the foreshore between dwellings where household and chamber pot waste would be deposited of.

Electricity is currently supplied from underground cables laid throughout the Bankhead in 1995 when lamps standards were installed, however images from 1962 and 1976 indicate the supply was originally taken by large electricity poles along the Bankhead. Lighting of public areas was achieved by shrouded metal lamps fixed to every second pole via curved brackets.

A large red pole between Nos 54 & 56 seems to be a legacy of the electricity supply but is actually a ships mast. Following storm damage to the Bankhead in 1975, the mast from a ships yard was used as a block and tackle to hoist 130 tonnes of material into place when repairing the collapsed section.

Following the storm of 1953, initial repair of the traditional cottages included new roofs where traditional pantile was replaced with readily available profiled cement sheet and occasionally slate, laid not in diminishing courses of Scotch but standard courses, suggesting use of Welsh slate for these needy repairs, much of the cladding remains. Traditional Scotch slate can still be seen in Crovie, typically on the latest 19thC Victorian houses.

Some extended accommodation of the traditional cottages into the attic, lit by new dormers.

Some formed new openings into gables facing the Bay for a window which soon required a ledged, braced and lined timber shutter to protect the glass. Properties were also reharled and painted to copy lime washing. During this repair and improvement, early traditional features and its character were being lost. In order to protect the buildings from inappropriate development, they were assigned a group listing of Category B in 1972.

Following its Conservation Area status in 1974, Crovie was further recognised as an area of outstanding architectural value by The Historic Buildings Council in 1976.

Following a review in 1989/90 the group listing was removed in favour of individual listings, where almost a quarter of the buildings were regraded to a Category C. It is possible the extent of necessary rebuilding and improvement needed to rehabilitate the cottages may have contributed to their reduced listing.

It seems that Nos 26, 30 and 34a are the only buildings to be without a listing. This may be due to permitted new development within the footprint of a former buildings.

The main access into Crovie was referred to as a footpath by sources in 1977. With reference to images from 1962 parts of it and the standing area below are surfaced with Tarmacadam, sources inform it was a road and in use for many years.

BT services remain as overhead pole supplies to the rear of the properties despite the opportunity to place the services underground during works to install mains electricity.

The L-plan pier is listed within the designated group listing together with the Bankhead in 1972. Built of rubble with some concrete dressings the listing remains as it was originally at Category B. The Crown Estate completed necessary repair and improvement works in 2013 following agreement with Aberdeenshire Council.

In reference to The Mercury, a new barometer was installed within the original sandstone housing for the post box in 2000, a more modern post box being placed in various locations before its current location was settled.

The village has approximately 65 cottages (including those which were abandoned) with most now used as holiday homes. Refer to Appendix 2 for further information regarding listed designation and their individual development.

3 Townscape Appraisal

3.1 Topography

Crovie is located on the East shore of Gamrie Bay, at the base of the western escarpment of the promontory known as Troup Head and is strung out along the raised shore, some 10 feet above the line of the high spring tide. The little available space between the shore line and the base of the escarpment, rising sharply to 110m above the shore, dictates the arrangement of the settlement.

Deep fissures or dens gather at a single point above and continue into the centre of the settlement before flowing into the Bay, the settlement having a clear undeveloped space to accommodate it, known as The Greenie.

The layout of Crovie is unique by virtue of the dwellings being squeezed within the narrow shelf between the base of steep slopes and the shoreline of Gamrie Bay.

The route and nature of its principle access is dictated by the contours of the land, where its final route requires it to turn back on itself in a desperate attempt to provide a manageable gradient by which to reach the southern shore.

Aerial images reveal a group of at least 4 large depressions along the steep slope immediately behind dwellings and below the field north of The Greenie. These may be due to local domestic quarrying or clearance for small scale agriculture however there is no source offering evidence of either at time of writing.

Any flat areas between the steep slopes and dens above belong to the lands of Troup have long been cleared of field stone and fully utilised for arable land. It is possible that stones from the earliest clearance were used as footings for dwellings at Crovie, however suitable stone from the shore would also have been used. The fields are still used for sheep farming today.

Its shore is formed from flat bedrock up to the raised shoreline where there is a narrow deposit of shingle. The pier is the only construction on this rocky shore, save the foul drains seen at low tide.

A source describes Crovie as, “an intimate, modest, traditional and organic intervention into the landscape”.

3.2 Gateways

The principle access into Crovie is from the south along the unclassified road off the B9031, branching to the north beyond Bracoden School. The road continues down the slope past the main visitor’s car park where it’s gradient increases significantly towards the hairpin bend above the settlement then falls sharply to the south end of the settlement to the hardstanding or community service area. Before the hairpin bend, a footpath and steep series of steps allows access into The Greenie area, which meets the incoming track from the south east road.

The North – South route through Crovie Farm on the promontory of Troup Head used to arrive at Crovie by no 27, via the section of road locally referred to as Cheelie’s Way. However an improved route now joins the south east road half way between the farm and the village.

Crovie can also be reached on foot from Gardenstown following the historic Sneuk Path, entering into the community service area at the south end of the settlement.

The historic path into the very north end of the settlement from the promontory above is still visible but out of use, as is the one rising up the slope between 55 & 57.

3.3 Conservation Area Boundary and Edges

All buildings and associated public areas, including the Promenade, Pier and community service area are included within the Crovie Conservation Area. The extent of the boundary encloses the entirety of the foreshore facing Gamrie Bay to the west.

The east boundary loops round from the north and follows the west edge of the field north of The Creek above the settlement and the base of the escarpment, and continues south incorporating the building Nos 25 and 26 then follows the line of the access road down into the settlement to the end of the hardstanding past the community service area.

Planning policy contained within the Aberdeenshire Local Development Plan 2017 contains provision for protecting the setting of the village. Proposed extension of the current conservation area boundary above and to the east of the village, to allow further protection from inappropriate development on fields above, was presented to the community however it was felt that the current legislation was adequate and the extension of the boundary was not required.

3.4 Character Areas

Taken as a whole, the character of Crovie is dictated by its location. Dwellings are erected in what space that is available between shore and hillside, the high majority with their gables facing the Bay and their doors facing the wall of their neighbour sheltered from the worst of the weather by their close proximity, sometimes built 2 deep where space allows.

The above arrangement is broken by 2 areas:

- The area of The Greenie at the mid-point of the village is undeveloped to allow for ingress of sea water at high tide. It was also used to store fishing boats.
- Despite the orientation of early dwellings seen on the Estate Map of 1767, later dwellings are built with their principle elevations facing the Bay. It is thought protection offered to the north side of the settlement from both the Kitty Stane and Troup Head provided better shelter from stormy seas although landslips are thought to have reduced the space between rear elevations and the slope.

The regularised remains of long abandoned houses form a break in the run of close knit dwellings and contribute to open spaces, where they have been utilised as storage areas or gardens for neighbouring properties and contribute as much to the character of Crovie as the arrangement of the dwellings.

The current timber posts and their drying lines along the Bankhead, which replace previous corroded mild-steel poles, is a return to that indicated in historic images and are a reminder of the past activity of a once flourishing fishing community, huddled close together for shelter against the elements, in what dwellings that could be made in the most meagre of spaces from locally available materials.

3.5 Plot and Street Pattern

The Bankhead is the raised shore with a narrow walkway between its edge and the front of the dwelling houses which extends from the hardstanding area at the south end of the settlement to the final dwellings in the north.

Once a dirt path, beach stone was laid as part of later improvement works however many were lifted in storm conditions, resulting in them being reset in a layer of concrete, which was extended back to the properties. The last few houses in the north of the settlement are served by a simple gravel path.

The earlier traditional cottage buildings have their gables facing the bay and are mostly located to the south of the settlement therefore their plots are perpendicular to the shore line, running east to west. Due to the space available the plots comprise of little else than the footprint of the building, bounded by the Bankhead and raised shore to the west and the base of the slope to the east. Some owners made formal seating areas or small gardens on the slope above.

The space between plots are largely dictated by the proximity of walls of neighbouring dwellings and with some only 4 feet wide, resemble little more than alleyways between the two, the ground between made into hard standings by a pour of concrete and occasional placement of a pebbled surface.

Cottages built with their elevations facing the bay retain a store or smaller low range/dwelling off the north or south gable.

3.6 Architectural Character

A detailed appraisal of the architecture of the buildings within the conservation area was carried out, noting what elements provide a positive contribution to the historic fisher-toun and those of a negative impact that impinge on its wider character and appearance.

The traditional buildings of Crovie are predominantly single storey detached cottages largely built with the same materials in the same manner with short chimney stacks above the roof line at their gables, their attic spaces being non-domestic work rooms, some having space for a rear store resulting in three wall heads to the roof. Almost all of these are now heightened for increased domestic accommodation into attic spaces forming 1^{1/2} storey dwellings served by dormer windows.

As the settlement developed and expanded, building details change to that of the period in which they were built and their design to that of necessity, including:

- i) Two storey buildings with separate ground and first floor houses, external stone stairs leading to the 1st floor, often with the low range of a separate dwelling house at the gable facing the shore.
 - ii) Two storey buildings built into the slope where the ground floor is half that of the upper floor, often the low range of the separate dwelling at the gable incorporates the ground floor of the principle house.
-

- iii) Two storey pair of mirrored houses with ground floor access.
- iv) Typical later Victorian 1½ storey cottages with sash and casement windows and roofs clad in Scotch slate.



Fig 13 – 2 Storey, Former Access to 1st Floor

Fig 14 – 1½ Storey (heightened)

The roofs of the traditional cottages are now largely clad in either machined, single sized Welsh slate or modern reproduction clay pantile, many with modern detailing and modern Velux type windows. The rest retain their cement profiled roofs from the need for swift repair after storm damage, whilst a few are clad with modern cement tiles and once temporary mineral felt. There are however remains of natural clay pantile to some roofs. Some of the pantile roofs have slate easings, usually 3 courses, laid at their wall heads. This detail may not be typical of Crovie but is a recognised detail from an earlier type of roof finish and is thought to offer greater protection to the wall heads. There is photographic evidence of this detail in historic images.



Fig 15 – Image of Roofs with Various Finishes



Fig 16 – Natural Clay Pantile

The elements of the roof vary where modern regular edged pre-cast concrete or machined stone have been introduced, whilst the height of some chimney stacks have been increased in an attempt to improve draw from fireplaces.

Their walls are often harled or smooth-rendered then painted (a modern interpretation of traditional lime-washing) while many remain simply flush pointed or sneck-harled but the traditional lime mortar is latterly replaced with cement.

The nature of the buildings, their close arrangement, the open spaces, landscape and the relationship between them all make a positive contribution to the conservation area. The buildings that contribute most are those that are most original, little altered and well maintained.

For example, the small store/dwelling at the shore off No 46 is highly original and maintains its natural clay pantile roof bedded in mortar (originally lime) and has not been adapted for modern domestic use. It is maintained with minimum intervention but its rare originality makes a valued contribution to the conservation area. Likewise No 12 and the façade of 60-62 for example.

There are other early buildings which have seen little modern intervention and therefore have retained much of their character.

Some that have undergone substantial modern intervention are otherwise well maintained and presented in a manner sympathetic to its neighbouring buildings and the conservation area.



Fig 17 – Little Altered, Un-heightened Example



Fig 18 – Rebuilt on earlier footings



Fig 19 – Altered but Well Presented



Fig 20 – Traditional Door and Window Assembly

The earliest of traditional doors would have been constructed of ledged and braced timber boarding, possibly beaded boards later. More formal Victorian houses from mid-19th Century are fitted with panelled door assemblies of the period, often with rectangular fanlights above, their decorative detail becoming richer with additional deep mouldings and dentils. Some later change brought in increasing elements of glazing to the door in some cases leading to the need for protection with additional storm doors fitted externally.

Some of the earliest traditional cottages retain their traditional window openings accommodating a fixed or side hung window of approximately 1 to 2 feet dimension. More formal dwellings from mid-19th Century are fitted with sliding sash windows as standard. Neither were fitted with windows to the gables originally.

Typically, most of the window openings of the earliest houses were enlarged to accommodate the new style sash windows. However these openings were generally smaller than the standards used in the new houses, resulting in half-sized bottom sashes being fitted, lending a new character to the older dwellings. Much of these windows have now been replaced rather than repaired resulting in their meeting rails now being central to the window.

3.7 Open Space

Open spaces in the settlement are formed due to topology, avoidance of natural features in the landscape or spaces formed between buildings due to partial down-taking following storm damage, the spaces remaining undeveloped.

Structural damage following the storm of 1953 led to demolition of the Bakehouse and the small cottage immediately to the south of what is now No 1 Crovie, forming an open hardstanding area leading to the Sneuk Path to Gardenstown.

There may be an opportunity for interpretation here to recognise the importance of the Bakehouse and its wood-fired Scotch ovens to the fishing community.

The area in the middle of the settlement has been called The Greenie by generations of Crovie's residents. It accommodates the burn from the slopes above and serves as a flood plain when at high tide and therefore remains undeveloped. The ground level of this area has been built up at some point with a stone lined channel to create a contained route for the burn outfall to the shore. A short flight of steps by the footbridge, recast over what is thought to be 18th Century steps, offers an indication of the change in level. It has also served as an area where boats were stored, timber sleepers often placed over the burn to increase storage area.

Given the use of this area and the tragic events prompting the building of the pier, there may be an opportunity for interpretation with an improved designed landscape with seating to enhance the wider conservation area.



Fig 21 – The Greenie Area by the Pier



Fig 22 – Bankhead: Posts, Stone and Concrete

The walls of storm damaged buildings have either been completely removed or reduced in height during phases of down-taking since 1953, where they have been utilised for building materials and to remove unstable sections posing a risk to the public. Typically the walls of these former dwellings (Nos 8, 19, 28, 29, 32, 37, 41, 55 & 59) stand at little more than a few rubble courses above their original stone footings, whilst little trace remains of the Bake House and none of the former cottage No 1. Many walls have been brought to a standard height throughout their length and capped with cement mortar or pre-cast concrete coping. Often the spaces within these walls have been worked into garden ground or storage for neighbouring dwellings.

There is an opportunity to reduce the negative impact of some of these walls by the removal of pre-cast elements in favour of mortar or soft capping to enhance their presentation and that of the wider conservation area.

3.8 Buildings at Risk

The buildings and structures considered to have a detrimental impact on the conservation area includes those which are out of use or dilapidated and those where

unsympathetic and substantial modern alteration or development may have contributed to its reduced level of listing following the lifting of the group designation.

There are currently no buildings at Crovie on the Buildings at Risk Register for Scotland, managed by Historic Environment Scotland.

However, the property at No 42 has long been dilapidated with its traditional natural clay pantile roof collapsed. It is proposed that the risk of further deterioration of the building be reported to Historic Environment Scotland for inclusion in the register.

3.9 Condition

As most of the buildings are residential or used as holiday homes, their condition and presentation are generally good despite the use of modern materials in places. However some building elements show significant deterioration beyond the character of an exposed fisher-toun and highlights lack of regular routine maintenance which in turn, leads to a gradual decline of the visual amenity.



Fig 23



Fig 24



Fig 25

The main concern is the dilapidation of some non-residential structures tied to the principle dwelling houses. Broken roof cladding, unseated roof finishes, thin and faded painter work is to the detriment of the conservation area and is in need of attention.

The condition of degrading asbestos-entrained cement cladding is also a concern and may be a public health issue, especially where it is of a poor, friable or defective condition allowing ready release of asbestos fibres. It is proposed that the Aberdeenshire Council liaise with owners of buildings clad with profiled cement sheet to discuss the need for condition surveys and the potential impact of necessary repairs.

Aberdeenshire Council may issue a formal request for action should its condition require encapsulation of the sheet or its replacement.

Degrading of inappropriate PVC materials is to the detriment of the conservation area and an opportunity exists to replace these with more sympathetic traditional materials to improve the visual amenity.

Fixings of various shutter types at window openings in cottage gables show signs of corrosion which stains wall finishes, excessively in some cases, contributing to the deterioration of the visual amenity of the conservation area. In discussion with the local resident and contractor, the saline environment will aggressively attack most metals

and galvanised steel is thought to be the only metal which is robust enough to withstand these effects for a prolonged period. Some shutters are poorly constructed.

An opportunity exists to review and agree a standard design for these shutters with associated non-ferrous fixings.

Notwithstanding the major engineering works undertaken to the pier in 2013, its continued inspection, monitoring and proactive repair ensures its operative condition in demanding conditions and maintains its positive contribution to the wider conservation area.



Fig 26 – Pier



Fig 27 – Beach Stone & Concrete Hardstanding

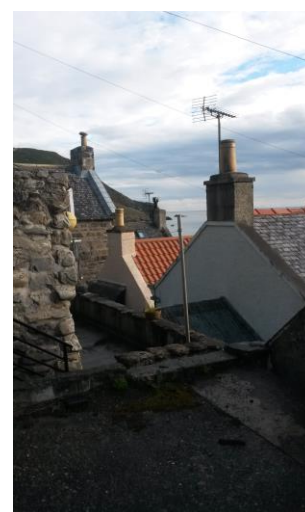


Fig 28 – Retaining Walls

Like the pier above, the continued inspection, monitoring and proactive repair of hardstanding's, the reinforced raised shoreline of the Bank Head and the retaining walls at the rear of the settlement, ensures their safe condition and their continued contribution to the wider conservation area.

Uneven and loose sections of the Bank Head path are evident and comment has been made regarding the difficulty in passing through certain sections. An opportunity exists to review the condition of the path along the Bank Head to schedule repairs.

3.10 Townscape Detail

The dwelling houses take up much of the available usable space between the slope and the raised shore at the Bankhead and dictates its arrangement along with the undeveloped Greenie area and provides open unrestricted views across Gamrie Bay.

Following removal of timber telegraph poles along the Bankhead and removal of associated light fittings, the public areas were lit by an early model of conservation type reproduction lighting standards and lamps. At some point the lamps have been replaced with inappropriate modern street lights and an opportunity exists to replace these with more appropriate fittings.

Timber posts along the Bankhead were a feature of Crovie and can be seen in historic images. They were used to support lines between them where residents dried fish in

timber frames and used as a clothes line, their nets being taken to the fields to dry on the fences there. Those timber posts are reproductions which have replaced metal poles installed when the old timber posts rotted away.

What street furniture there is compliments the conservation area, where heavy duty timber benches match the timber handrails at the crossing of the burn and items such as the litter bin and post box are of cast iron manufacture and suitable for Crovie.

The footprint of former dwellings have been made into storage or patio areas by owners of neighbouring dwellings. Aberdeenshire Council should be consulted to ensure the manner of use and means of adaption is compliant with Planning Law in reference to Listed Buildings and Conservation Areas.

3.11 Building Materials

Traditional materials to be found in the conservation area:

- Cast Iron
 - Wrought Iron
 - Vertical Sawn Timber Boarding
 - Dressed Timber
 - Scotch Slate in Diminishing Courses (Original 1½ Storey later Victorian Houses)
 - Machined Welsh Slate (To storm-damaged roofs, prelisting)
 - Clay Pantiles & Ridges (All Traditional Dwelling Houses including slate easings)
 - Clay Chimney Pots
 - Cement Mortar Pot Haunching & Skews
 - Cement Harl and Smooth Render (Repairs of Existing)
 - Lime Mortar Pointing, Harl, Wash and Paint
 - Field/Beach Stone
 - Igneous Stone/Granite
 - Whinstone
 - Fissile Stone
 - Brick
 - Lead
 - Zinc
-

- Single Plate Glazing
- Concrete Pour (Local Hard-Standings and Public Areas for task only)
- Natural Welsh Slate (Single sized natural hand cut slate)

Modern Materials are also found in the conservation area and are associated with later repair and improvement works. They are not a direct replacement of existing traditional materials and many are found not to be sympathetic to the character of Crovie, including:

- Profiled/Corrugated Cement Roof Cladding (Asbestos entrained)
- Mineral Roofing Felt
- External Unfinished Concrete Block (Utilised in Repairs to Dwellings)
- Galvanised Steel (Cladding, Flashings or Extrusions)
- Aluminium (Cladding, Flashings or Extrusions)
- PVC & Plastics (Grey/Brown/White above Ground Drainage, Flashings or Extrusions)
- Pre-Cast Concrete Elements
- Powder Coating
- Extruded Metals
- Double Glazing
- Solar Panels

3.12 Landscape and Trees

The local landscape of Crovie is dramatic where it has been settled at the base of a plunging coastline on what little available land there is between shore and steep slopes, at the south end of 100 metre high sea cliffs forming Troup Head.

Due to the landscape and the prevailing harsh conditions there are no trees either on the raised shoreline or on the steep slopes behind the development.

The slopes behind, outwith those fields cleared for arable land, have historically been home to long established gorse and whin which not only provides a habitat for wildlife but also helps consolidate the layer of soil over the steep rocky slopes below it.

Given the history of landslip following prolonged inclement and stormy weather, the retention of the natural scrub is not only desirable from an aesthetic viewpoint but provides an anchor for topsoil and habitat for coastal nesting birds.

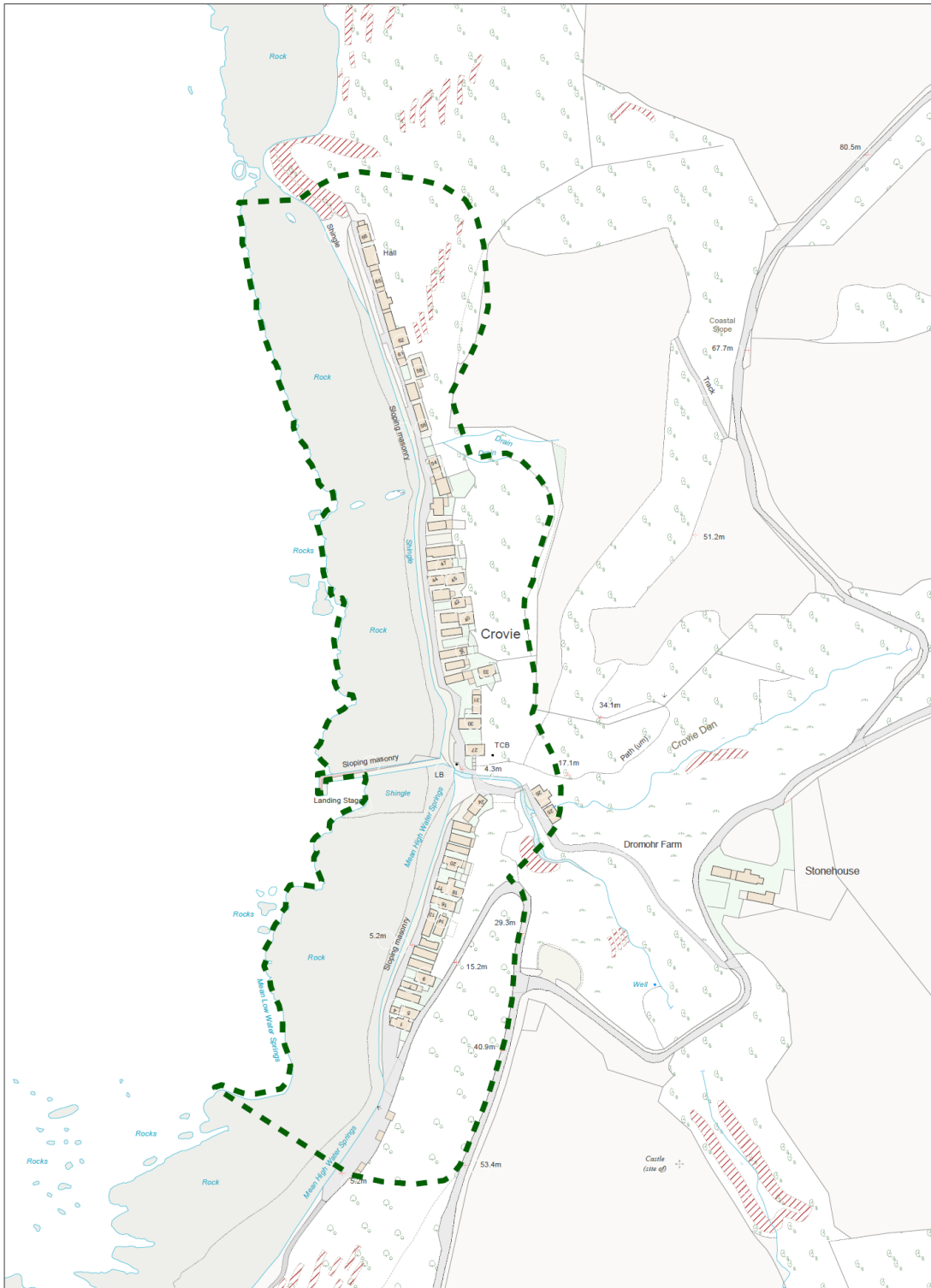
Where retaining walls support the slopes behind properties, routine inspection by homeowners will establish the condition of the walls and their need for repair.

3.13 Town Centre Principle

In reference to the Local Development Plan, The Town Centre First Principle does not apply to Crovie.

4.0 Appendices

4.1 Appendix I – Existing Conservation Area Boundary Map Retained



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Crovie Conservation Area



22nd January 2018



4.2 Appendix II – List of Addresses, Buildings and Structures within the Conservation Area

| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |
|-----|-------------------|---------|------------------------|--------------------|----------------------|--|
| 1 | Former Bake House | N/A | TBC | N/A | N/A | Partial footings remain at base of slope at south hardstanding, thought to have been 1½ or 2 storey, removed after storm damage. |
| 2 | Formerly No 1 | N/A | TBC | N/A | N/A | Small cottage built facing the Bay by Bankhead before current No 1, removed after storm damage. |
| 3 | 1 Crovie | LB10537 | Early 19thC | B | B | Formerly 2&3, slate roof over low range, early modern pantile to principle roof, now one house. |
| 4 | 4 Crovie | LB10538 | Mid 19thC | B | C | Incorporates low range and ground floor room of principle building. |
| 5 | 5 Crovie | LB10539 | Early-Mid 19thC | B | B | Stairs to former 1 st floor entry, with ground floor room extended to rear store, slate roof. |
| 6 | 6 Crovie | LB10540 | Late 18th/Early 19thC | B | C | Heightened, slate roof. |
| 7 | 7 Crovie | LB10592 | Late 18th/Early 19thC | B | B | Re-roofed latterly, modern pantile, window to right side of gable added. |
| 8 | Formerly No 8 | N/A | TBC | N/A | N/A | Partial footings of former dwelling house remain, enscribed lintel above fireplace intact. |
| 9 | 9 Crovie | LB10593 | Early-Mid 19thC | B | B | 2 storey, slate roof in poor condition, lead capped protection over wall head and skew. |
| 10 | 10 Crovie | LB10546 | Early 19thC | B | C | Cement reharl, Scotch slate roof, extended rear store. |

| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |
|-----|----------------|---------|------------------------|--------------------|----------------------|---|
| 11 | 11 Crovie | LB10547 | Late 18thC | B | B | Precast concrete roof tiles, extended to store to rear. |
| 12 | 12 Crovie | LB10548 | Early 19thC | B | B | Un-heightened traditional cottage, corrugated cement sheet roof (formerly natural pantile roof). |
| 13 | 13 Crovie | LB10549 | Early 19thC | B | B | Low range to south formerly separate dwelling, slate roof, now one house. Principle roof modern pantile with slate easings. |
| 14 | 14 Crovie | LB10550 | Early 19thC | B | B | Behind No 13, precast concrete roof tiles, timber extension, 2ft between dwellings. |
| 15 | 16 Crovie | LB10551 | Early-Mid 19thC | B | C | Low range formerly No 15 now one house, modern pantile with slate easings and additional openings. No 16 fine doorway facing south, stone steps to former 1 st floor entrance with ground floor room below, Welsh slate. |
| 16 | 17 Crovie | LB10552 | Late 19thC | B | C | On earlier site. Flanking walls heightened and widened in brick, served as a shop now part of 18, fine period 4 panel ½ glazed entrance door with Muranese glass, internal linings of shop retained. |
| 17 | 18 Crovie | LB10553 | Early-Mid 19thC | B | B | Stone steps to former 1 st floor entry, levelled floor to cellar for improved head height, reclaimed 19thC door. |
| 18 | Formerly No 19 | N/A | TBC | N/A | N/A | Formerly traditional dwelling house removed after storm damage, footings heightened and stone partitions built within, work yard and store for No 18. |

| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |
|-----|-----------|----------|------------------------|--------------------|----------------------|--|
| 19 | 20 Crovie | LB13353 | Mid-Late 18thC | B | C | Much altered but retained 18thC core, gable collapsed 1970's, partially rebuilt. |
| 20 | 21 Crovie | LB13354 | Late 18thC | B | B | Early dwelling, heightened, modern pantile roof, recent works to enlarge both later and earlier windows in gable. |
| 21 | 22 Crovie | LB10554 | Early-Mid 19thC | B | B | Early Welsh slate repair to north pitch, renewed later, corrugated cement to south to be removed following approved repair by continuing Welsh slate. |
| 22 | 23 Crovie | LB10555 | Early 19thC | B | C | Possibly earlier core. Modern pantiles, new dormer, precast concrete elements. |
| 23 | 24 Crovie | LB10556 | Early-Mid 19thC | B | B | Low range was separate dwelling now one house, thick gable, pantile roof, rendered finish, principle house coursed rubble and Welsh slate. |
| 24 | 25 Crovie | LB10557 | Early-Mid 19thC | B | B | Later to original No 26 neighbouring building and sited behind it, original 1½ story house, reroofed in Welsh slate. |
| 25 | 26 Crovie | Unlisted | TBC | N/A | N/A | Rebuilt in 2009 within existing footprint of earlier building structurally damaged by landslip early 20thC, ruin by 1960's and later demolished. Contemporary glazing approved to rebuilt gable. |
| 26 | 27 Crovie | LB10558 | Early-Mid 19thC | B | B | 2 storey, stone steps to 1st floor access, Welsh slate, exposed stonework, modern shed in footprint of No 29. |

| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |
|-----|----------------|----------|----------------------------------|--------------------|----------------------|--|
| 27 | Formerly No 28 | N/A | TBC | N/A | N/A | Built with main elevation facing the sea, storm damaged and unrepaired, gradual downtaking since, footings and partial walls remain. Old barometer fixed to gable here became village gathering point (The Marcury), sandstone housing for once original post box remains. Important social history. |
| 28 | Formerly No 29 | N/A | TBC | N/A | N/A | No part of the dwelling remains and now forms the garden for No 30. |
| 29 | 30 Crovie | Unlisted | TBC | N/A | N/A | 2 storey house built on remains of traditional dwelling house 1984/85, natural clay pantile roof. |
| 30 | 31 Crovie | LB10560 | Early-Mid 19thC | B | B | Traditional dwelling house with modern pantile roof, extension to north gable replaced previous timber lean-to shed. |
| 31 | Formerly No 32 | N/A | TBC | N/A | N/A | Former dwelling house between Bankhead and No 31, partial footings remain incorporated into garden ground. |
| 32 | 33 Crovie | LB10561 | Early-Mid 19thC | B | B | On highest ground, first floor access and basement room, precast concrete roof tiles. |
| 33 | 34 Crovie | LB10562 | Early-Mid 19thC | B | B | Principle building nearest the Bankhead, slate roof. |
| 34 | 34a Crovie | Unlisted | Original low range as per No 34. | N/A | N/A | Low range of 34 on higher ground, extension housed first internal bathroom, heightened to 2 storey named 34a, slate roof. |
| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |

| | | | | | | |
|----|----------------|---------|-----------------|-----|-----|---|
| 35 | 35 Crovie | LB10563 | Early-Mid 19thC | B | B | Traditional dwelling house thought to be rebuilt on earlier footings utilising Granite quoins, Welsh slate. |
| 36 | 36 Crovie | LB10564 | Early-Mid 19thC | B | B | Traditional dwelling house, heightened, possibly built on earlier footings utilising Granite quoins, slate roof, oversized dormers. |
| 37 | Formerly No 37 | N/A | TBC | N/A | N/A | Former traditional dwelling house structurally damaged by storm or landslip, walls standing 1947 without roof demolished later, footings are built up as garden ground for No 38, septic tank for No 38 installed in footprint. |
| 38 | 38 Crovie | LB13462 | Mid-Late 18thC | B | B | Traditional dwelling house rebuilt in 1970's on and within earlier footings former openings replicated, clay pantile roof with non-traditional fascia/soffit detail. |
| 39 | 39 Crovie | LB10565 | Early 19thC | B | B | Nearest the shore, heightened, modern clay pantile roof and dormer |
| 40 | 40 Crovie | LB10566 | Early-Mid 19thC | B | B | Access steps to first floor with ground floor room, modern clay pantile. |
| 41 | Formerly No 41 | N/A | TBC | N/A | N/A | Formerly traditional dwelling house, structural damage from explosion of gas stove early 20thC. Garden ground for No 43, walls made regular height later and capped with precast concrete coping. |

| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |
|-----|----------|---------|------------------------|--------------------|----------------------|-------|
|-----|----------|---------|------------------------|--------------------|----------------------|-------|

| | | | | | | |
|----|-----------------|---------|-----------------|---|---|--|
| 42 | 42 Crovie | LB10567 | Early-Mid 19thC | B | B | Dilapidated traditional cottage with collapsed original natural clay pantile roof. |
| 43 | 43 Crovie | LB10568 | Early-Mid 19thC | B | C | Heightened, slate roof. Original fissile stone steps beyond rear store having cement profiled cladding. |
| 44 | 44 Crovie | LB10569 | Circa 1800 | B | B | Low range undeveloped, profiled cement roof cladding holed in places, cement harl, poor finishes. |
| 45 | 45 Crovie | LB10570 | Early-Mid 19thC | B | B | Granite steps to former 1st floor entrance, ground floor room and cellar, stone treads with historic wrought iron rails. |
| 46 | 46 & 47 Crovie | LB10571 | Early-Mid 19thC | B | B | No 46 low range nearest Bankhead incorporated in listing for No 47, original retained and maintained mortared natural clay pantile roof, undeveloped, thought to have been used as a store for No 44. No 47 heightened with wall dormers and slate roof. |
| 47 | 48 & 48a Crovie | LB10541 | Mid 19thC | B | C | No 48 heightened, previously a shop, wall dormers of which one changed to bow dormer, low range off Bankhead incorporated into ground floor. No 48a is 1 st floor of No 48 under separate ownership, access in East gable via stone steps. |
| 48 | 49 Crovie | LB10542 | Early-Mid 19thC | B | B | Severely damaged by fire in 2014 left walls standing, partially rebuilt, slate roof. |
| 49 | 50 Crovie | LB10543 | Early 19thC | B | B | Mid-late 19thC heightening, modern pantile. |

| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |
|-----|----------|---------|------------------------|--------------------|----------------------|-------|
|-----|----------|---------|------------------------|--------------------|----------------------|-------|

| | | | | | | |
|----|----------------|---------|-----------------|-----|-----|--|
| 50 | 51 Crovie | LB10544 | Early-Mid 19thC | B | C | Principle elevation facing the Bay, first septic tank installed between house and Bankhead, later heightening, dormer and porch additions, slate roof. |
| 51 | 52 Crovie | LB10545 | Early-Mid 19thC | B | B | Sewage pipes into tank serving No 51, built against No 53 but does not share a wall, slate roof. |
| 52 | 53&54 Crovie | LB10605 | Mid 19thC | B | C | Pair of 2-bay, 2 storey dwelling houses, modern clay pantile slated wall dormers, No 54 northern-most property. |
| 53 | Formerly No 55 | N/A | TBC | N/A | N/A | Former traditional dwelling house facing the bay with end store, structurally damaged by land slip, collapsed 1960's, ground drained behind latterly with outfall, regularised footings now garden ground. |
| 54 | 56 Crovie | LB10606 | Early-Mid 19thC | B | C | South element known as a separate dwelling, latterly made into one, principle roof Welsh slate, modern pantile to south element. |
| 55 | 57 | LB10607 | Early-Mid 19thC | B | B | Clay pantile roof with slate easings, store off south gable, wall remains to rear forming garden ground. |
| 56 | 58 | LB10608 | Early-Mid 19thC | B | B | Dwelling house on higher ground, fine door assembly with fanlight, mineral felt roof. |
| 57 | Formerly No 59 | N/A | TBC | N/A | N/A | Former dwelling house, remaining footings, latterly new store of concrete block placed in north of footprint, serving No 58, replaces shed. |

| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |
|-----|----------|---------|------------------------|--------------------|----------------------|-------|
|-----|----------|---------|------------------------|--------------------|----------------------|-------|

| | | | | | | |
|----|---------------------|---------|-----------------|---|---|--|
| 58 | 60, 61&62 Crovie | LB10609 | Mid 19thC | B | B | No 61 & 62: Pair of 2-bay 2 storey cottages, deep in plan with original wall dormers, fine early panelled doors with fanlights and 6-astrial sashes – all likely original, slate roof, No 61 was a shop. No 60: low range was former dwelling now part of No 61 un-heightened and original, natural clay pantile roof, beaded storm doors. |
| 59 | 63 Crovie | LB10610 | Early-Mid 19thC | B | C | On north side of No 62, Welsh slate, modern standard Velux type windows and modern door. Blockwork replaces former timber screen. |
| 60 | 64 Crovie | LB10611 | Early-Mid 19thC | B | B | Flat roofed dormers installed to the rear pitch, zinc ridge flashing, modern door, rubble store wall replaces timber screen. |
| 61 | 65 Crovie | LB10612 | Early-Mid 19thC | B | C | Concrete corrugated roof tile, 2 dormers front (rosemary tiles), flat roofed dormers rear (cement harl), grey PVC goods, solar panels. Northern store between Mission Hall now a living space of 65, rubble wall replaces timber screen with profiled cement roof over. |
| 62 | Mission Hall | LB10613 | Mid-Late 19thC | B | B | Former Church of Scotland ownership, known as the Chaplie, traditional natural clay pantile roof prior to storm damage 1953, cement profiled roofing thereafter and latterly slated. |

| Ref | Building | HES Ref | Approximate Build Date | 1972 Group Listing | 1990 Revised Listing | Notes |
|-----|----------|---------|---------------------------|--------------------------|----------------------------|-------|
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|----|------------------|---------|-----------------|---|---|--|
| 63 | 66 Crovie | LB10572 | Early-Mid 19thC | B | C | Later large blockwork wall dormers built in block and harled from the wall heads, timber thereafter, dormer cheeks slated. Sneck harled in smooth cement, drawn and painted. |
| 64 | Pier & Bank Head | LB10536 | Late 19thC | B | B | L Plan Pier incorporating 18thC material, extensive repair programme completed 2013 by Crown Estate. Rubble masonry of Bankhead subject to repair on numerous occasions. |
| 65 | Phone Kiosk | LB10559 | 1936 | B | B | Telephone kiosk manufactured by Gilbert & Scott, model K6, listed Cat B June 1989. Installed post war and before 1962. |

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The information held in this document is to the best of our knowledge at time of writing.

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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.

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