

Buchanhaven
Conservation Area
Appraisal



Buchanhaven Conservation Area

Appraisal

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INTRODUCTION

Location

The Buchanhaven Conservation Area is situated half a mile north of Peterhead town centre. Due to the urban sprawl of Peterhead it has become more difficult to differentiate Buchanhaven from Peterhead itself when navigating through the local area. It is apparent when one stops to admire the settlement that the area of Buchanhaven is quite different from the surrounding area.

The conservation area is bordered by the sea to the north and is surrounded by post war developments to all other sides.

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, as defined by The Planning (Listed Buildings and Conservation Area) (Scotland) 1997, is *“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”*.

All planning authorities are required by the Act to determine which parts of their area merit conservation area status. Aberdeenshire currently has 41 conservation areas designated, with a further 7 proposed, all varying in character from the central core of Stonehaven to the small coastal settlement of Pennan.

Implications of Conservation Area Designation

In a conservation area it is both the buildings and spaces between them that are of architectural or historical interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but that careful consideration must be taken to ensure it will not damage the appearance or character of the area. This mechanism has been put in place to safeguard the long term management of the designated area, to ensure the development not only accords with current legislation but also additional design guidance.

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

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2014 removed the rights associated with Class 25 for the provision of a hard surface within the curtilage of an industrial building or warehouse, and is therefore no longer permitted within a conservation area. The general permitted development rights were also removed from shops, catering establishments, hospitals, offices and educational buildings.

Where a development would, in the opinion of the local 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 planning service when making a decision on the application. In order to protect conservation areas, designation requires the local authority to formulate and publish proposals for their preservation and enhancement.

Aberdeenshire Council will only approve new development, wholly or partly, within a conservation area (subject to other policies) if:

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

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 detrimental to their character. It is therefore necessary for planning authorities, residents and property owners to be aware of the key features, which together create an area's special character and appearance.

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

The evaluation gives consideration to the boundary of the conservation area as well as providing a context for the assessment of development proposals within the area. It identifies opportunities and priorities for enhancement and sets out the policy framework to enable development proposals to be determined. This appraisal should be regarded as additional guidance to the policies set out in the Aberdeenshire Local Development Plan.

It is recognised that the successful management of conservation areas can only be achieved with the support and input from all stakeholders, particularly local residents and property owners.

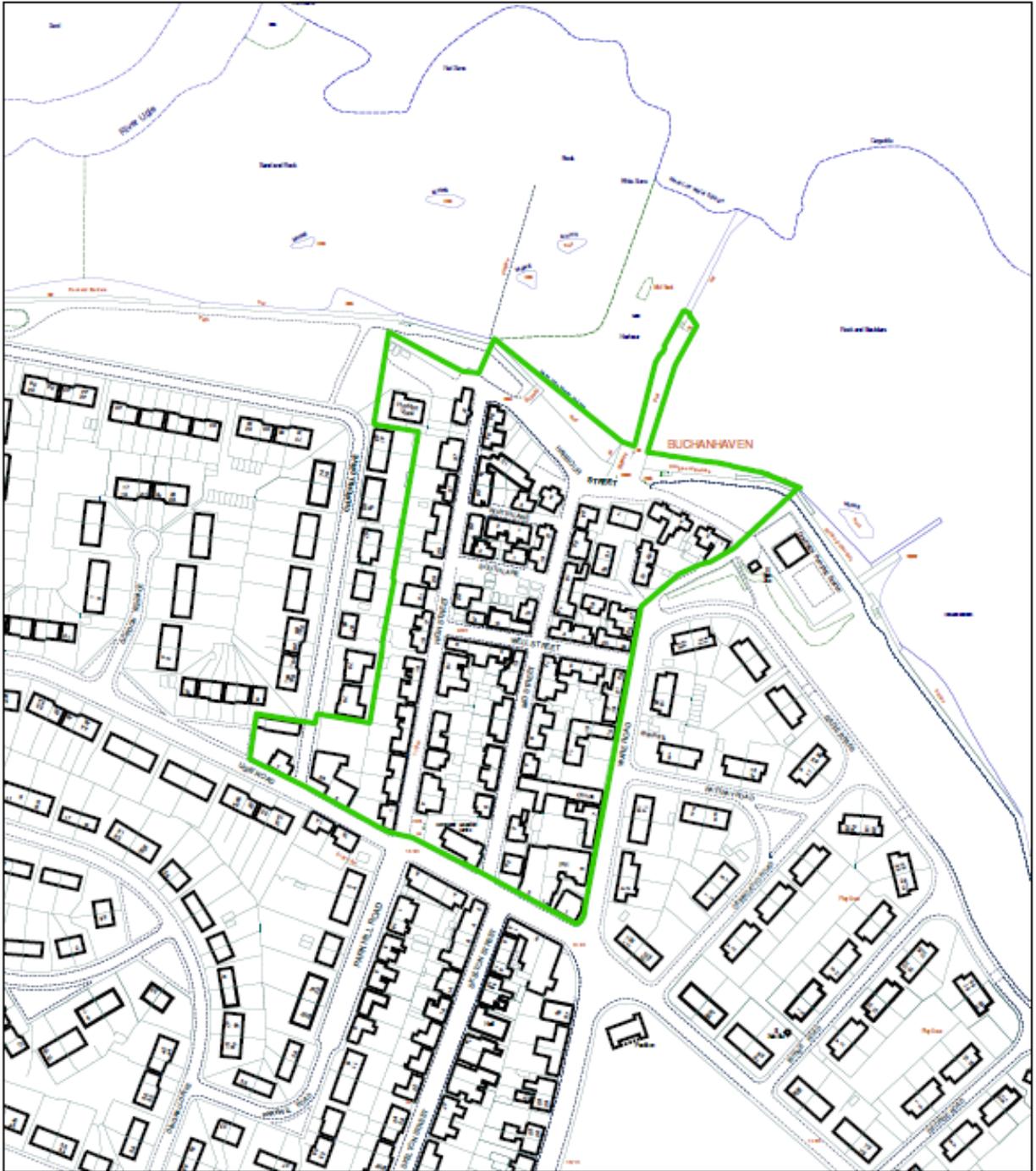
Designation

The Buchanhaven Conservation Area was designated in 1975 by the Banff and Buchan District Council. The area encompasses a relatively small network of streets and a section of coastline, including the harbour and pier.

The streets included within the Buchanhaven Conservation Area are:

- Harbour Street
- High Street
- Mid Street
- Ware Road
- Well Street
- North Lane
- South Lane
- Ugie Street

Within the conservation area boundary there are 102 buildings, of which approximately 90% are dwelling houses, and 10% are commercial properties.



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31 October 2011

Aberdeenshire Council

Scale - 1:2500

**Peterhead-Buchanhaven Conservation Area
Designated**



Map demonstrating the boundary of the Buchanhaven Conservation Area

HISTORICAL DEVELOPMENT

Buchanhaven, a former planned fishing village, is situated within the Parish of Peterhead.

The original settlement dates back to 1760 when titles for the land were granted by Ferguson of Pitfour, the proprietor of Buchanhaven¹. The village was again extended by the third Laird of Pitfour in 1796². The success of this newly established village was apparent through the erection of a school, first mentioned in the 1787 record of Ferguson of Pitfour, paid for half by the villagers and half by the proprietor. This shows not only dedication by the landowner but also faith within the newly formed community surrounding the prospects of living within this new settlement.

The location of this first school can be vaguely identified as somewhere central within the village, and this establishment remained fully functioning until 1840. Records of the schools activity deplete at this point until 1850 where they then describe a new school, built on an area of land gifted to the community by Ferguson of Pitfour³. This replacement school can be admired today, with very little alteration to the original design in terms of architectural form, see below images.



Buchanhaven School, past and present.

This second school was made redundant by 1958 due to an ever growing population. The large influx of pupils is considered to have been raised by the erection of the large housing developments, surrounding and engulfing the original village of Buchanhaven. This third school was erected on a site out-with the conservation area and has also been subject to a continuous string of extensions as it strived to meet community demands. Upon the site of this third, current school a WWII Anti-Aircraft Gun was situated in the North East Corner of the playground⁴.

The harbour pier, constructed in 1850, was a replacement for the original, smaller structure believed to have been situated slightly further north, in an effort to increase the number of fishing boats operating from Buchanhaven. A strategy which also sought to construct a harbour basin to house herring boats but this was never brought to fruition. However, the

¹ <http://www.bdp.scot/documents/Buchanhaven.pdf>

² <http://www.scottish-places.info/towns/townhistory9186.html>

³ Buchanhaven, Volume One. The History of a Scottish Fishing Village

⁴ <https://online.aberdeenshire.gov.uk/smrpub/master/detail.aspx?refno=NK14NW0077>

works carried out did enable local fishermen to operate small-line boats and by the mid 1860's some 27 boats were based here⁵.

⁵ <http://www.ports.org.uk/port.asp?id=967>

Unfortunately, the development of a larger fishing port at Peterhead attracted the bigger vessels and therefore the majority of the ships bypassed this small harbour. Subsequently, the growth of the settlement remained steady as there was no further rapid growth in terms of industrial influence established within the immediate locality.



The above photograph clearly demonstrates the impact of fishing on the generations of Buchanaven.

The harbour remains in the ownership of the Feuars Managers, but is currently under the control of the Buchanaven Harbour Committee, which consists of six trustees, all of whom are boat owners.



There is keen interest in the preservation and promotion of the Harbour with the committee trying to promote the future potential of the site and exploring a number of options to attract additional visitors into the area.

Further commercial activity within Buchanhaven can be admired not only within the settlement at present but also through the examination of historic photographs.



“Baker Bobs”



“Chipper Elsie”

The bakery, as shown above, can still be easily identified on the corner of Skelton Street and Ugie Road, opposite the Co-operative. This property remains as commercial premises, unlike the old Chipper, again easily identifiable on the adjacent corner of Skelton Street, but now converted in to a residential property. Key architectural features can still be seen on these previously commercial premises, specifically the unusual curved corner and lintel. Although these specific businesses cease to exist, new commercial premises have been established within the area.

The inclusion of these properties within Buchanhaven enables the area to continue sustaining its own community. Traditional business establishments such as the bakery and butchers complement each other, allowing shared customer usage rather than outright competition.

Another element of the self-sufficiency of this settlement can be identified by the well which was uncovered during road re-surfacing works in 2011, approximately 0.45m below the present ground level¹. The discovery uncovered a well full of water, complete with stone steps leading down to it. This was covered back over once recorded but its location is well known and records remain with Aberdeenshire Council. Furthermore, the well appears on numerous historic maps, showing the prominence of this asset within the history of Buchanhaven. The naming of “Well Street” again clearly identifies its locality within the settlement.

The population of the entire settlement of Buchanhaven, which is wider than the conservation area boundary at present, in 1871 was recorded at 453². Unfortunately it is now difficult to differentiate the population for Buchanhaven itself as in recent years this figure has been collaborated with the census information for the remainder of Peterhead. It is therefore difficult to determine the exact population and the changes that have been made in alignment with population numbers.

¹ <http://www.aberdeenshire.gov.uk/smrpub/shire/detail.aspx?refno=NK14NW0063>

² <http://www.visionofbritain.org.uk/descriptions/90300>

Maps

Buchanhaven can be clearly identified on maps dating from the mid-19th century. The formally planned settlement once sat relatively isolated in the landscape with a significant distance between itself and the town of Peterhead. The buildings found within the historical heart of Buchanhaven remain modest in design and relatively small in number. Later developments within the settlement are quite apparent when the maps are studied side by side. In historic terms, the village is relatively modern and has always been clearly identified as “Buchanhaven” on all maps and has had no other identifiable name.



John Thomson's Atlas of Scotland 1832

The label of “Fish Town” shown upon this map reinforces the success of the fishing industry within this area. It could also be categorised as an advertising tool to attract further fishing vessels.



Source: <http://maps.nls.uk/view/7442532>

Bartholomew Survey Atlas of Scotland 1912

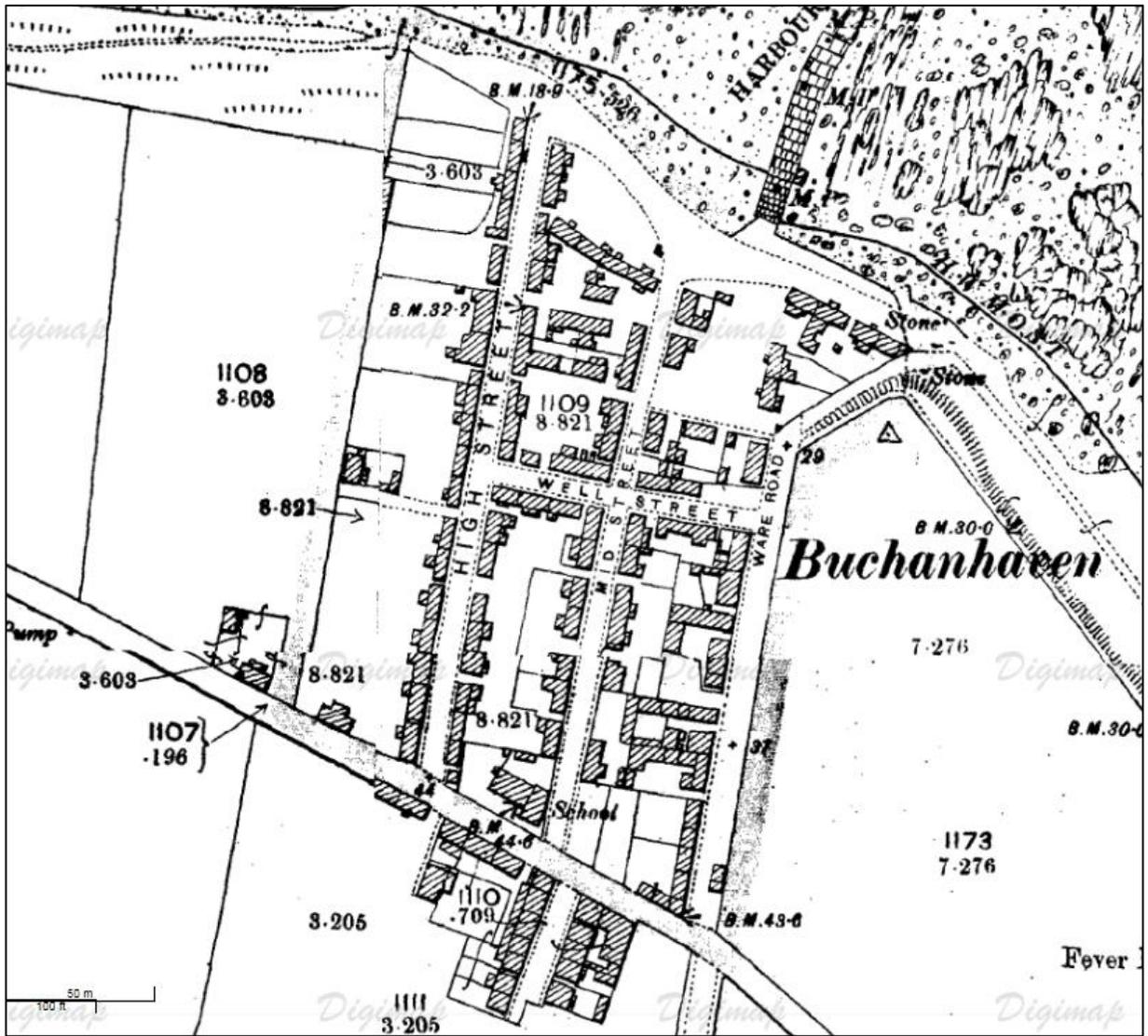


Source: <http://maps.nls.uk/view/78055285>



1870 Map

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1900 Map

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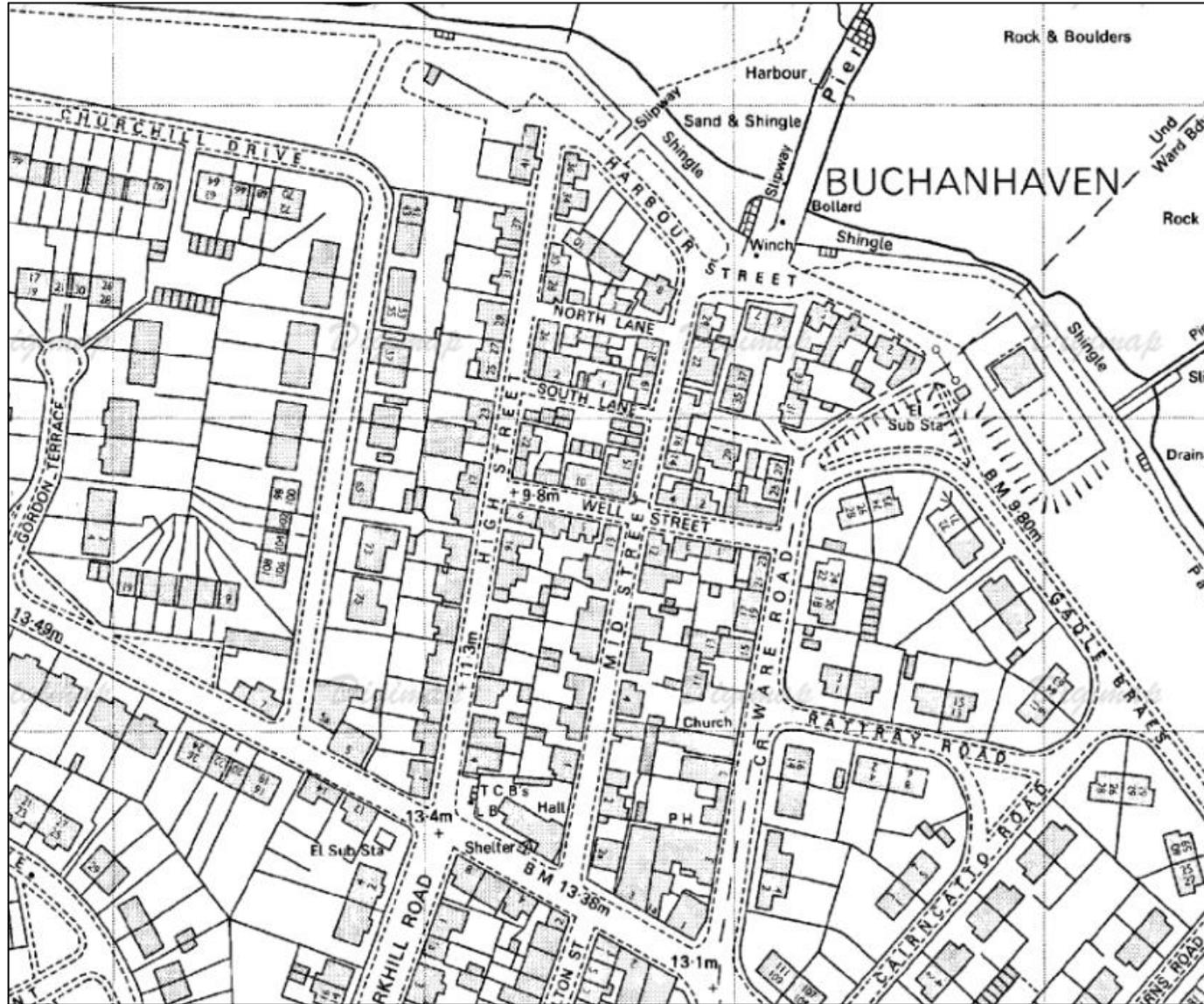
1920 Map

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1960 Map

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1980 Map

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The earliest maps clearly demonstrate the initial distance between Buchanhaven and the town of Peterhead. The infill of the land between the two settlements can be denoted to have mainly occurred during the mid-20th century as housing demands grew alongside the success of local industry.

Through the examination of detailed Ordnance Survey Maps it is apparent that there has been continued development within Buchanhaven ever since its establishment. In the period from 1870 to 1900 the erection of developments on Ware Road, Well Street, south of High Street and the south of Mid Street are the most distinct. These developments enabled a settlement growth of approximately 30% in terms of housing.

This same period saw the erection of larger scale extensions to properties along with the appearance of porches on the principle elevations of many dwelling houses. This same period should be noted as the main development of the settlement South of Ugie Road, outwith the current conservation area boundary. This significant investment within the area demonstrates a particular wealth and prosperity within the locality. It should also be noted that the well can no longer be identified upon the production of the 1900 maps.

By the production of the 1920 maps it can be seen that Buchanhaven formalised as a settlement with the infiltration of formal plot segmentation. Subsequently the number of outbuildings erected within the settlement increased to house the developing needs of the occupants. This period saw the first phases of demolition within the area, albeit small in scale.

Development within Buchanhaven continued on a relatively large scale until the production of the 1960's map, with particular reference made to the developments to the north of Ware Road meeting Harbour Street. There was also a continuation in the demolition of buildings, particularly the shops on the corner of Ugie Road and Ware Road which were demolished and rebuilt within this time period. North Lane and South Lane are also identified for the first time as formal areas on this map. The extensions of dwelling houses continued, many of which can be easily identified within the conservation area today.

A prominent feature on the maps from this period is the appearance of the surrounding post war housing schemes which encircle Buchanhaven. These new developments were erected very much in a modern settlement pattern which therefore allows the identification of the original settlement, and subsequent conservation area, to be easily identified.

The conservation area was designated in 1975 yet it seems considerable extensions continued until the release of the 1980 map. It should be noted that the communal ground which appears in front of 8, 9 & 10 Harbour Street was also segmented into private land within this period. The significant extensions made to the rear of the shops which line Ugie Road suggests demand and therefore continued growth and wealth within the area.

The present-day maps of Buchanhaven would suggest that there has been a relatively small number of building extensions in the past 30 years. The reason for this occurrence may relate to a number of factors such as the limited plot sizes but it could also relate to the designation of the conservation area.

A weakness in terms of map examination is the lack of three dimensional information and this makes it difficult to appreciate the timescales when properties were altered to include a second storey. However, a study of the architectural detailing such as the dormers and second storey extensions gives a relatively clear picture of the changes that have taken place in the post war period. The majority of these works were probably undertaken at a similar time to the surrounding housing developments when labour and materials would have been more readily available to residents of the settlement.

TOWNSCAPE APPRAISAL

Topography

The land upon which Buchanhaven is situated is relatively flat with a gentle slope downwards towards the coastline. The coastal pathway sits above the physical beach area, which is lined by rocky outcrops.

Gateways

The conservation area can be entered via Ugie Street. The 3 Main Streets; High Street, Mid Street and Ware Road lead through the conservation area up to Harbour Street on the coast.

Conservation Area Boundaries and Edges

It is considered that the edge of a conservation area should both physically and symbolically denote a clear sense of inside and outside its boundary. Indeed, where the designated area starts and stops is a vital aspect in understanding its value in the terms of form and character which should properly be defined and simply not merge into the remainder of the settlement. The original boundary was set out to include the harbour and original fishermen's cottages. This specific area was targeted as it was, and still is, considered to be the heart of the village, from which expansion took place. By preserving this area the original development and sprawl of the newer village can be admired distinctively as two separate elements.

The buildings situated on Ugie Road namely; The Coop, Coral Bookmakers, Joes Chip Shop and the Ray Allan Bakery have the most insensitive architectural detailing within the conservation area. Although these properties are commercial by nature it is considered that their signage and design should, like all other buildings, enhance the conservation area. There are many guidance notes available for shop owners, particularly those through Historic Environment Scotland, and advice should be sought through the local authority. It is considered that the present appearance of such properties could be more sympathetic to the aesthetics of the conservation area.

Plot and Street Pattern

The layout of Buchanhaven denotes a formal pattern as each of the three main streets sit at 90 degree angles between Ugie Street and Harbour Street, with a north-south orientation. North Lane and South Lane adjoin High Street and Mid Street with an east-west orientation. Similarly, Well Street joins High street to Mid Street and on to Ware Road as an intersection almost half way down the conservation area.

The properties situated along High Street, Main Street and Ware road are orientated so that the gables are situated on the north and south sides of the property to minimise exposure to prevailing winds. Harbour Street, Well Street, North Lane and South Lane have properties are instead orientated on the east-west axis to maximise land use.

The majority of the properties found within the conservation area are private dwelling houses with the erection of some small sheds and garages.

There are a number of Category C Listed Buildings within the conservation area:

- 1 Harbour Street
- 3 Harbour Street
- 5 Harbour Street
- 7 Harbour Street
- 9 Harbour Street

The status of these properties denotes a clear sense of historical importance within this area, particularly in terms of local importance.

Open Space

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

Activities/Uses

Buchanhaven Harbour remains operational with small scale commercial fishing.

The Buchanhaven Harbour Committee, by authority of the Town Feuars, are responsible for the management and maintenance of the harbour and all subsequent assets. A small group formed by members of the community whose presence is notable not only on Harbour Street but the wider settlement.

The Buchanhaven Heritage group have become a prominent body within the local area and wider community. They occupy the Old School which is run as both a visitor centre with displays of local history and a community centre. This group has not only gained local but also national recognition and they've subsequently attained grant funding for the refurbishment of the former school building to enable continued community use. A particular note of proactive work from this group has been the instigation of the works seen along the shoreline. These works have significantly enhanced the conservation area with the inclusion of attractive benches, street lighting and paving. These improvements allow visitors to gain a clear sense of being within the conservation area and have significantly added to the aesthetics of Buchanhaven.

It became apparent during the public meeting that the majority of residents within the area commute outwith Buchanhaven and even wider Peterhead.

Architectural Character

The dwelling houses are a mixture of single, one and a half storey and two storey buildings. Alterations and extensions added are quite apparent when trying to distinguish the buildings in terms of individual developments.

In similar settlement types within Aberdeenshire this wide variety of building designs, in terms of extensions added, would be considered detrimental due to the visual disfiguration of the streetscape. Buchanhaven however, is rather unique in that it has constantly been an evolving settlement, which was quite apparent through the examination of historic maps. Buildings within the conservation area boundary were constructed over a relatively long period of time ranging from 1860 to 1980. The oldest and most unchanged characteristic of this settlement remains to be the formal planned street layout, along which the houses were orientated to provide the best shelter from the harsh weather conditions.

The external wall finishes on the properties within the conservation area are very varied and depict how the settlement has developed over an elongated period of time. The fishermen cottages would have been originally finished with a lime harl but this traditional treatment has been removed from a large number of these buildings to expose the stonework.

A number of the properties located within the conservation area exhibit fine ashlar blocks which is a physical record of the previous wealth within the settlement. Furthermore, some cherry cocking can be admired on a number of properties, another symbol of wealth along with competent workmanship.



There a diverse mixture of dormers designs with the majority being hipped, piended and oriel (as shown in the central photograph above). A large number of the first storey extensions are mid-20th century additions and these can be identified as they include much larger box dormer designs. It is noted that unusually a larger proportion of these dormers are wall dormer types, by which they are situated within the wall head of the building. It is considered that this design is relatively common within Aberdeenshire and it is assumed to be due to the difficult working nature of granite along with the lack of long, strong timber available in these coastal regions, hence altering building design.

Non-traditional materials have been employed throughout the conservation area however, the basic street layout and its clear differentiation in pattern and design compared to the surrounding settlements is quite apparent.

Building Materials

The traditional materials found in the conservation area are:-

- Pink rough ashlar granite
- Scottish slate
- Welsh slate
- Pantiles
- Cast iron rainwater goods
- Timber
- Traditional wet harl

Many modern materials can also found in the conservation area, but their inclusion below does not mean that their use is acceptable:-

- uPVC
- Dry dash render
- Plastic sheeting
- Plastic guttering, outlets and downpipes
- Asbestos
- Artificial stone and tiles
- Concrete/Cement
- Steel/Aluminium/Tin sheeting
- Modern pantiles
- Modern roofing felts

Condition

The overall condition of the conservation area is good with only minor pockets of disrepair. The formally planned street pattern and original building design shapes the special character of Buchanhaven but the use of modern detailing and materials has clearly eroded the distinctive quality of the settlement. However, the later unsympathetic alterations could be reversed by enforcing the reinstatement of traditional detailing and materials.

The biggest detrimental impact within the area stems from the signage and shop frontages of the commercial properties located on Ugie Road which neither enhances nor preserves the character of the area but could be improved with minor modifications to their design.

The architectural form of the area has become disfigured due to the varying design of the alterations that have been made over recent years. This distortion makes the identification of a standard feature design difficult to deduce.

Townscape Detail

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

- Chimney stacks
- Street frontages
- Dormer windows
- The harbour
- Open views over both the harbour and sea

Landscape and Trees

The relationship between the open coastline and densely populated streets has a particular distinctive charm. The orientation of the buildings provides key vistas through the conservation area out towards the sea.

The physical buildings and their location beside the shoreline create two very distinctive views. The first view out of the conservation area towards the south exhibits a natural landscape and the second view from within and back towards Buchanhaven, facing north, is a densely developed townscape with long terraces.

There is very little soft landscaping within Buchanhaven due to the street formation and relatively modest plot size. The most noticeable open space is that situated along the coastline, which due to recent improvements and investment has become a pleasant and welcoming community area.

The streetscape is often congested with cars due to the lack of open space within the area.

CHARACTER ASSESSMENT

Introduction

The appraisal of Buchanhaven Conservation Area has allowed the local authority to identify those features which contribute to its character and appearance for which it was originally designated. These elements include features which contribute positively and are worthy of retention as well as those features that have a negative impact on the character and appearance of the conservation area.

Listed below are:-

Key features

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

The harbour and pier are key defining features within the conservation area, and remain fully functioning, despite a downturn in fishing from this location. The Old School is also an important landmark within the settlement and its grand architectural design can be easily admired.

Key Challenges

Loss of original architectural detail – The original architectural detailing and materials make a defining contribution to the wider appearance of the village and its retention is therefore extremely important for the preservation and enhancement of the area. The proliferation of minor modifications such as the introduction of inappropriate replacement doors and windows has had a negative impact on the special character of the Buchanhaven Conservation Area. The large first storey extensions and box dormers have also somewhat diminished the architectural quality of the buildings.

Use of inappropriate materials – The use of good quality traditional materials in a conservation area is another important element of its character and appearance. Where these have been replaced with modern materials there will normally be a loss of character through the removal of both original detailing and materials. A common example of this problem is the replacement of original timber doors and windows with plastic substitutes which are not in keeping with the character of the historic buildings found within the conservation area. Similarly the inclusion of a cement based mortar is widespread throughout the conservation area which again is an inappropriate material to be used on a historic structure. A concern with the inclusion of cement within the Buchanhaven Conservation Area is the potential damage to the structural integrity of the properties. When property owners undertake further works it would be beneficial, for the longevity of the buildings, to replace this with a lime based alternative, allowing the building the function successfully, specifically in terms of water movement.

The public realm – The quality and upkeep of the public realm is extremely important in terms of the overall impression of the Buchanhaven Conservation Area. The erection of a more traditionally designed street light, as seen on Harbour Street, has provided a key aesthetic benefit. It would be advisable for this sympathetic design to be embraced throughout the conservation area.

The design and location of street furniture, including signage and lighting, and the maintenance of amenity space also needs to be revisited to ensure that it complements the wider character and appearance of the conservation area.

Signage and adverts – The current signage found on the commercial properties located on Ugie Road are non-traditional and their replacement would clearly make a significant difference to the character of the gateway into the conservation area. This would not necessitate the sole use of traditional timber fascia boards but simply the installation of better quality signs to improve the appearance of both the individual buildings and the wider streetscape.



The street signage which has recently been installed within Buchanhaven clearly demonstrates a lack of consideration for the enhancement of the conservation area.



Conclusion

With a clear and directional management plan it is quite apparent that the appearance and character of the Buchanhaven Conservation Area could be greatly enhanced. The residents who attended the public consultation exercise were all supportive of this goal and stated that they'd be willing to adhere to future guidance on development within the conservation area. Indeed, there would appear to be an immense pride and clear sense of community spirit attached to the village which would be clearly beneficial when seeking to conserve the built and cultural heritage of the settlement.

BOUNDARY

An important element of the conservation area appraisal is the assessment of its boundary and the Planning Service have carried out a detailed assessment of the existing boundary which has not changed since it was designated in 1975.

Initially there had been a proposal that the property, and subsequent plot, at "Horizon View", as accessed from Churchill Drive, should be removed from the conservation area boundary.

Proposed amended Buchanhaven Conservation Area boundary



N.B. Green line denotes existing boundary.
Red line denotes new amendment to boundary.

After the public consultation it has become apparent that not only do the property owner wish to remain within the conservation area boundary but that the locals alike appreciate its inclusion.

A further exercise to examine the widening of the boundary to include the properties situated on Parkhill Road and Skelton Street was also considered. It was determined that as these properties were clearly a later addition, of differing architectural style and protecting one another by means of terrace design there would be no benefit of doing such.

It is therefore recommended that the boundary remains as original.

PRESERVATION AND ENHANCEMENT

Introduction

The detailed analysis of the Buchanhaven Conservation Area identified a number of opportunities for its preservation and enhancement. This exercise also revealed that no two properties within the conservation area can be treated in the same way and the case for alteration will be determined on its own merit.

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

Enhancement Opportunities

Monitoring and Review

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

It is suggested that conservation area reviews and appraisals are carried out quinquennial basis.

Observation

A photographic survey of the Buchanhaven Conservation Area has been carried out during this appraisal process to create a baseline survey of all properties. This database will act as a future resource tool to monitor the deterioration of buildings and spot any unsympathetic alterations which undermine the character of a particular property. Similarly it is hoped that it can be used to provide inspiration to building owners to continue improving their properties for the benefit of the wider settlement.

The images will be used as a baseline for managing the conservation area with regular checks and a fresh photographic survey carried out every five years.

Liaison

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

Review

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

Pavements and Roads

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

The standard road markings are somewhat detrimental to the individual character of Buchanhaven and this could be addressed by the Roads Department adopting the same approach as used in other conservation areas in Aberdeenshire. A further improvement would be to investigate an alternative means of highlighting speed restrictions instead of the standard painted signage on the surface of the road. Indeed, a more sympathetic approach to traffic management would greatly enhance the appearance and character of the conservation area.



Gateways

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

Street Lighting

The current standardised lamp design does little to differentiate the conservation area from the rest of Buchanhaven and it would clearly be advantageous to come forward with a long term strategy to introduce more distinctive lighting that compliments the wider appearance of the designated area such as that installed on Harbour Street.

The difference in design can easily be noted in the photographs below.



Open Spaces

The level of open space in the Buchanhaven Conservation Area is somewhat limited due to the street pattern and the density of the buildings. Harbour Street is the exception with green open space and views out across the sea. An open space previously used for drying nets is also situated to the west of Harbour Street and this land should be retained as an historic record by ensuring neighbouring property owners do not incorporate it into the grounds of their individual properties.

Further Advice

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

Aberdeenshire Council
Planning, Policy and Environment
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APPENDICES

Appendix I Aberdeenshire Local Development Policies

Appendix II Supplementary Guidance Notes

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SG Historic Environment 1: Listed buildings

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

We will refuse planning permission and/or listed building consent for any works, including demolition, which would have a detrimental effect on their character, integrity or setting.

We will only approve alterations or extensions to listed buildings or new development within their curtilage, subject to other policies, if:

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

Reasoned Justification

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

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

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

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

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

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

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

SG Historic Environment 2: Conservation areas

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

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

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

Reasoned Justification

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

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

Trees in conservation areas are protected through the Town and Country Planning (Scotland) Act 1997. Before carrying out any work on a tree in a conservation area, owners are required to notify the local authority giving details of intended works.

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

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

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

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

The agency's "Managing Change in the Historic Environment" is recommended in this regard.

To help assess proposals we will also seek the views of the Architectural Heritage Society for Scotland, The Scottish Civic Trust, Architecture and Design Scotland and appropriate local bodies.

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

Appendix II Buchanhaven Conservation Area Design Guidance

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

Statutory Powers and Policies

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

General Policy

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

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

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

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

Specific Policies

Outline Planning Permission

Outline Planning Applications will only be considered by the Planning Service when they are accompanied by a sketch scheme (layout and elevations) which clearly show the design, construction and material finish of the proposed development. The best applications will also include supporting statements for the alterations which take in to account the history, in terms of architectural design/materials/local features, and consideration for these alongside their proposed scheme.

Demolition

In alignment with legislation any application for demolition within the conservation area will require conservation area consent. This applies to any building or structure, including those unlisted, within the Buchanhaven Conservation Area and it must be supported by a written justification for the proposed works. This justification should include a statement of significance for the subject property (detailing the historic importance of the building along

with a justification for the demolition) along with detailed plans of both existing and replacement buildings to enable the Planning Authority to fully assess the case.

Street Furniture

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

Shop Frontages

Any new shop frontages will require planning permission and should be designed to complement the wider character of the settlement. Special consideration should be taken regarding the replacement design and scale of fascia boards, hanging signs and display windows and only sympathetic designs will be deemed appropriate. Therefore the use of brightly coloured plastic lettering or illuminated fascia boards will not be acceptable within the Buchanhaven Conservation Area.

Design Guidance and Detailed Policies

The following considers those elements of buildings and development proposals that can have a significant impact on the character and appearance of the Buchanhaven Conservation Area. All of these elements require planning permission before any works are to be carried out.

Roofs

The majority of properties located within the Buchanhaven Conservation Area have natural welsh slate roofs which significantly shape the character and appearance of the settlement. The Planning Service will therefore seek the retention of this traditional treatment and insist that both repair works and any new roofs replicate this original detailing.

Dormers

An array of traditional dormers can be found within the Buchanhaven Conservation Area which significantly shape the character of individual buildings and the wider appearance of the streetscape. The local authority will seek the retention of these traditional elements and insist that any proposed new dormers follow a similar pattern in being set back from the wall head below the ridge line and not allowed to dominate or upset the balance of the roof. A limited number of properties have large box dormers that are totally out of scale with the rest of the building and the planning service will therefore support their replacement with better proportioned dormers of a design traditional to the settlement.

Roof-lights

The Planning Service will seek the retention of original cast iron roof-lights but will concede their replacement for conservation based models provided they replicate the design and size of the original units. The local authority will also support the introduction of new

rooflights provided they're true conservation units and not the large standard models which are somewhat more intrusive and detract from the character of the roofscape.

Rainwater Goods

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

Ridges, Skews and Chimneys

Chimneys are an important feature within the conservation area and the local authority will therefore seek their retention. The existing stone skews, clay ridge tiles and ceramic chimney pots also have a significant impact on the townscape and should be retained or replaced on a like for like basis if considered beyond repair.

Doors

Door furniture including decorative glasswork and ironmongery makes a valuable contribution to the character of the Buchanhaven Conservation Area. The local authority will therefore promote the retention of all traditional doors and seek that any replacements match the originals not only in terms of design and construction but also in external treatment. In recent years the appearance of new colour schemes have crept in to the conservation area which significantly damage the original design intention of the area.

Windows

Windows are a key element in a building's design and significantly attribute to the character and appearance of the conservation area. The Planning Service will therefore insist that all replacement units, no matter where their location on the building, replicate the design, construction and material finish of the original windows.

Walls

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

Boundary Treatments

The numerous boundary treatments found within Buchanhaven have a significant impact on the character of the conservation area, particularly those found along the shoreline. The Planning Service will seek the retention of original boundary features and the replacement of post war

Micro Renewable Equipment and Satellite Dishes

These items can often seriously disfigure a building and greatly diminish the wider quality of the conservation area and should therefore only be installed where it is possible to do so without affecting in any way the wider appearance of the streetscape. The fact that a property is set well back from the road is not a relevant consideration in appraising the installation of equipment and the applicant should always be advised to locate any such fixtures in a position not readily visible from the public carriageway.

Extensions

A proposal to extend a property located within the conservation area should not be considered in isolation but in context to the wider streetscape to ensure it respects the character, scale, and proportions of neighbouring buildings as well as its subject property. Any new extension should follow the established building line of the street and embrace features and materials which are distinctive to the settlement. It should complement and not overshadow or detract from the existing property.