



## **FRASERBURGH**

### **PROPOSED TOWN CENTRE CONSERVATION AREA APPRAISAL**

Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB

30<sup>th</sup> August 2014

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## 1.00 INTRODUCTION

### 1.01 Conservation Areas

A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', as defined under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Conservation Areas were first introduced under the Civic Amenities Act 1967.

Aberdeenshire has 37 conservation areas, including Broadsea, adjacent to Fraserburgh, which was designated in 1975. Each conservation area has a unique history and character.

### 1.02 Conservation Area Appraisals

Following designation of a conservation area, local authorities and Scottish Ministers are obliged to protect its character and appearance and where possible, to take positive steps to enhance this. Conservation Area designation does not preclude new development but it should ensure that this is of the highest standard. A Conservation Area Appraisal is intended to guide the work of planners and raise awareness among residents.

The Appraisal is also a tool for those preparing new developments within the Conservation Area. The Character Appraisal will be a material consideration in terms of planning and applications for significant new developments in the Conservation Area should include an analysis of context, demonstrating how the proposals will *preserve or enhance* the character of the Conservation Area as identified in the Appraisal.

### 1.03 Fraserburgh Town Centre Conservation Area Appraisal

The proposed Fraserburgh Town Centre Conservation Area encompasses a tight area around the historic core. It includes the oldest part of the town - Shore Street and the areas around Duke Lane and Kirk Brae. The most northerly point is the junction of Barrasgate Road/Bath Street and Castle Street. It extends west along High Street to the boundary with Broadsea Conservation Area. The east side of School Street is included and Cross Street as far as the junction with Commerce Street. The south of the proposed Town centre Conservation Area takes in the east of Seaforth Street and the south part of the Shore. Key buildings mark several of the edges and corners of the boundary: the South Parish Church, the Dalrymple Hall and Cafe, 1-3 Lodge Walk, the listed corner blocks on Broad Street/Commerce Street/Seaforth Street, the Parish Halls (formerly Strachan's Female Industrial School) and the distinctive tenement at Cross Street/Mid Street.

The Fraserburgh volume of the Scottish burgh survey has been of immense help in the writing of this appraisal:

R D Oran, P F Martin, C A McKean, T Neighbour and A Cathcart, *Historic Fraserburgh: Archaeology and Development*, Historic Scotland (2010).

Other references include:

J Cranna, *Fraserburgh Past and Present* (1914)

David Murison and Loraine Noble, *Names & Places: A history of place and street names in and around Fraserburgh*, Buchan Publishing (1995)





Map showing Fraserburgh Conservation Area (proposed)

#### 1.04 Executive Summary

- **Fraserburgh: history of a working town**

Fraserburgh's rich history is inextricably linked to its maritime location and the opportunities this has offered over many centuries. The town's fortunes have risen and fallen in relation to harbour trade, fishing, military use as well as the Fraser family fortunes and their efforts to outdo rival towns such as Peterhead and even Aberdeen. Significant aspects include the following:

*The streets of Fraserburgh*

c.1570 (or earlier) the Frasers of Philorth, landowners in the area, built a castle at Kinnaird Head and developed the town from the harbour of Faithlie on the east and the fishing village of Broadsea to the north-west. The lay-out of Alexander Fraser's 'new town' in the 1570s is highly significant in terms of planned towns of the period, not only in

Scotland but in Britain. Fraser's plan for his burgh - a grid of four streets by three on one side of a marketplace, with unusually large feus (26.6m wide x 26.6m deep) is unlike any other British towns of the time and may draw on examples from Europe. The town was extended in a planned way, still traceable, in the 1590s, c1800, c1820, 1850-1890. The historic street layout from the various phases is still largely intact in the proposed town centre conservation area and is of the greatest importance.



Current OS map overlaid on the 1869 town plan, showing the survival of most of the street pattern. Buildings, or at least buildings on the historic footprint, also survive in good measure.

#### *Fraserburgh and its harbour*

The town's strategic and trading importance was recognised when it was made a free port and a burgh of barony (1546) and later, under James VI, a royal burgh (1601). In response to commercial potential the harbour's piers and breakwaters have been enlarged, improved and re-built significantly over the centuries.

#### *Fraserburgh university*

Fraserburgh was home to Scotland's lost university which functioned between 1597 and 1605 approximately, intended to educate the youth of the north of Scotland and the northern isles. However it faced stiff competition from Aberdeen's two colleges and no trace of the university buildings now remains. A carving thought to have been for the university chapel is now housed in Fraserburgh's South Church. A street near the university site is named College Bounds.

#### *Fraserburgh and the military*

The town housed a garrison for over 100 years, during the Jacobite and Napoleonic periods. Flemish mercenaries in the service of the Hanoverian army landed at Fraserburgh. The harsh campaign that followed included the ransacking of the houses of wealthy Jacobite sympathisers in north Buchan. The plunder was carried through Fraserburgh and shipped out through the harbour. The barracks was in the area of Barrack Lane.

#### *Fraserburgh and the herring boom*

Fraserburgh was declared by one contemporary commentator to be 'the chief seat of the herring fishing industry in Scotland'. The scale was vast, peaking around 1907. Activities included gutting, curing and packing, with related industries in cooperage and specialist boats and equipment. Exports of salted herring went from Fraserburgh to Scandinavia, Germany and further afield. Memories of involvement in the fishing industry still run deep in the town.



Fraserburgh boat builders



Fraserburgh fish wives barrelling herring

#### *Fraserburgh's baths*

By the early 19<sup>th</sup> century, following discovery of a mineral well, baths were built on what is now Bath Street. Facilities included warm and cold baths, a pump room and a bathing machine. The baths were popular, especially in the summer, but eventually failed because of the development of the herring industry nearby and the growth of the harbour.

#### *Fraserburgh rations*

The fish processing industry is important in Fraserburgh's history. The rations produced by Maconochie Brothers supplied the British army during the Boer war and the two world wars.

#### *The bombing of Fraserburgh*

Fuel pumps and booster controls for Spitfire planes were manufactured just south of the town centre. As a result Fraserburgh was targeted by German bombers. Between 1940 and '43 there were 17 air raids, in which 53 people died and several buildings destroyed. The worst death toll and destruction was a direct hit on the Commercial Hotel, now Iceland.

#### • **Fraserburgh Town Centre Conservation Area: architectural character**

The architecture of the proposed town centre conservation area is characterised by the balance of historic stone houses (some likely to be 18<sup>th</sup> century), fine early 19<sup>th</sup> century commercial buildings, mid/late Victorian set pieces and tenements with shops below as well as light industrial buildings at the harbour, much altered. The 1960s Braehead housing, north of Saltoun Square is distinctive and although in need of a facelift, it is in many respects commendable. The earlier stone-built houses can appear undistinguished at first glance - some have been altered or poorly maintained. However, they are important as the backbone of the townscape and the town's history, allowing streets such as North Street to retain their integrity.

The 19<sup>th</sup> commercial buildings include several banks, offices (often at corners), and the Saltoun Arms. In general the detailing is classical and quite restrained. Mid 19<sup>th</sup> century confidence is apparent in the Townhouse (and the later former Police Station) and the two later exuberant 'set pieces' of the Dalrymple Hall and Cafe and the South Church.



The Saltoun Arms (before renovation)



14-16 Saltoun Square



Contemporary sculpture at the top of Broad Street, with the Townhouse in the background

Three character areas may be distinguished: the town centre, the town centre north and the shore. All areas share strong visual links to the harbour. There are relatively few wynds but there are several sets of steps on the east slope of the town, connecting the town to the harbour. These steps and in some cases, pends, are characterful.

Distinct features of the townscape include elegant bowed corners articulated in polished granite, mansard roofs, granite block elevations and whin rubble with cherry-cocking.

There are a few obviously grandiose and significant buildings, already mentioned. World's End is unique as a surviving 17<sup>th</sup> townhouse, of which there were several in the town. However, most buildings are important for their townscape value, which in many cases, remains best at upper levels. Fraserburgh's shopfronts have suffered most from alteration over the years. The remains of historic shopfronts are best seen along High Street.

The central public space is at Saltoun Square, around the historic Mercat Cross, in the vicinity of the Townhouse and the Parish Church. There is some seating provision, a fountain, contemporary sculpture and planters, all relatively modest. Public realm in the rest of the town centre conservation area is undistinguished. Historic surfaces have not survived.

- **Fraserburgh Town Centre Conservation Area: negative factors**

There are quite a few vacant/semi derelict buildings and gap sites in the town. Linked to this is the number of vacant shop units, although the situation can change from month to month. The depressing air that vacancy or gaps create is compounded by lack of maintenance on buildings in general. Some of this is at high level (gutters, chimneys) but some is at street level. Poorly designed shopfronts and decaying closed shopfronts are a particular eyesore.

Relatively few buildings in the town have retained their original windows. Widespread replacement of timber with PVC and sash and case with tilt and turn, in a wide variety of styles, proportions etc. detracts from the front elevation of many buildings.

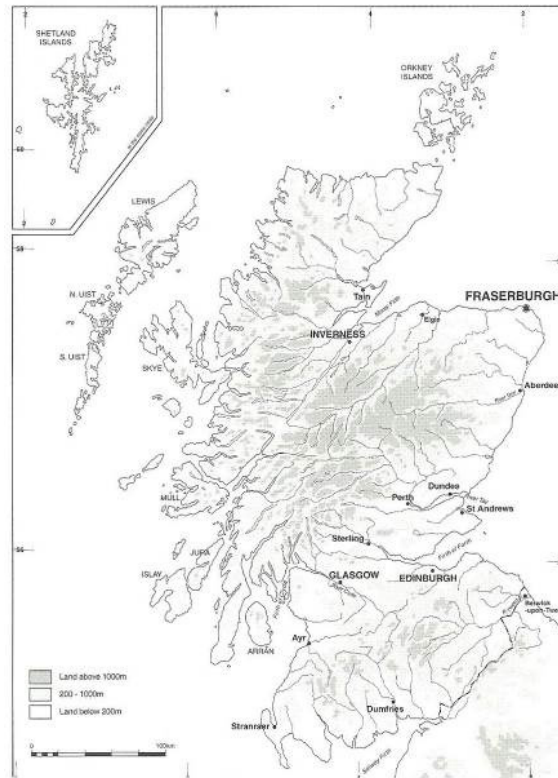
The public realm is functional but not at all pedestrian or cycle friendly. The street furniture generally is uninspiring and does little to encourage social or civic use. The wynds and steps mentioned above are in need of upgrade and have potential to be more attractive and distinctly 'of Fraserburgh'.



## 2.00 HISTORY AND DEVELOPMENT

### 2.01 Location

Fraserburgh is defined by its unique location south of Kinnaird Head at the far north-east of Scotland. The town is built on a small plain of raised beach, facing the North Sea on two sides. The ridge to the south-east protects the town from the worst of the landward winds.



Location map: Fraserburgh and Scotland (used with permission, Historic Scotland)

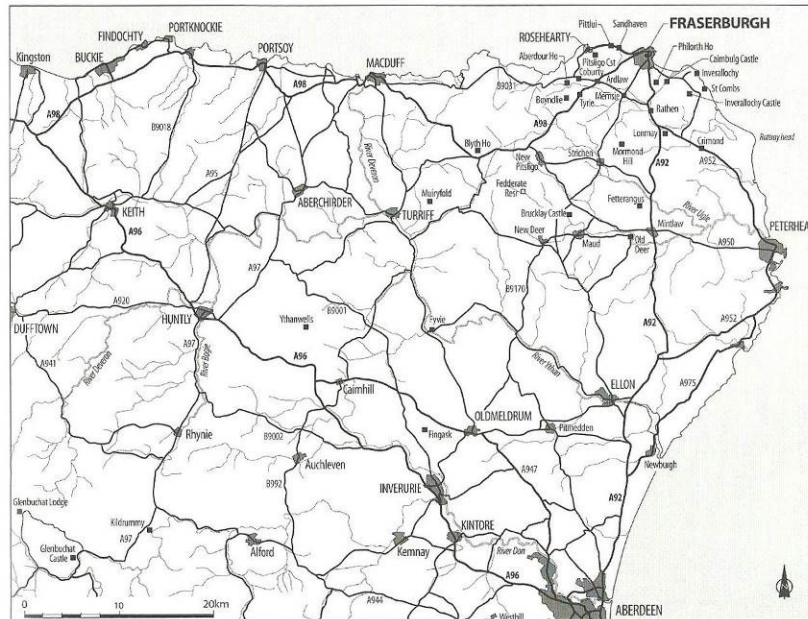
### 2.02 Origins and Development

The town's strategic location in terms of the sea and maritime routes is its historical *raison d'être*.

#### **Early history**

The area in or around present day Fraserburgh was apparently known to the Romans - Ptolemy included Kinnaird Head (*Promontorium Taezalorum*) on a map (2<sup>nd</sup> cent AD). Details of possible Pictish settlement and the development of early Christianity in the area are not clear as material or documentary evidence is lacking. It is known that there were Viking raids in Buchan in the 9<sup>th</sup> and 10<sup>th</sup> centuries.

The earliest part of Fraserburgh (the north part of Shore Street, Duke Street, Duke Lane, Braehead) was known as Faithlie and was part of the estate of the earls of Buchan. It eventually passed to Sir William Fraser of Philorth and then to his brother Alexander 7<sup>th</sup> of Philorth in 1516. He is said to have begun the construction of the harbour and was granted a crown charter for fishing and fish bait from the sea at Faithlie. This was followed by a charter making Faithlie a burgh of barony (1546), which gave the town the right to hold markets, practise trades, elect town officials, have a town jail and weekly court sessions.



Fraserburgh's setting in Aberdeenshire (Used with permission, Historic Scotland)

### Alexander 8th

Alexander's grandson - Alexander 8<sup>th</sup> - was ambitious and far-sighted and his efforts in developing the town were key, many of them still visible today.

He was responsible for the planned 'new town' (1570), west of Faithlie, ie what is today the north end of Broad Street, Saltoun Square, the east end of High Street. The square plots, the width of the streets and the ambition of the public buildings were renowned at the time and Alexander Fraser encouraged wealthy merchants, skilled artisans and traders to settle there. This planned town is the earliest in Britain and may have been influenced by models from Spain.

Key to the new town was moving the parish church from Kirkton to its present location. The church now existing there is of a later date but the site remains historically significant. In 1623 Alexander 8<sup>th</sup> erected his own mausoleum on the south side of the new church. He also built a tolbooth (long disappeared) and erected the mercat cross, showing the British arms above the arms of Fraser of Philorth.

Alexander 8<sup>th</sup> began the building of the castle at Kinnaird Head around 1570 and it is thought likely that some of the castle buildings reached as far as present-day Saltoun Square. He also constructed a new harbour and as a result the town became unrivalled in the north-east as a trading port. A royal charter of 1592 says that from then on the town should be known as 'the burgh and port of Fraser' and grants status and privileges for 'a free port, free burgh of barony and free regality'. Alexander, spurred on by rivalry with Peterhead and Aberdeen, further expanded his town in a grid iron pattern, extending High Street to the west, then creating Cross Street, Mid Street, Manse Street, School Street.

The 1592 charter also created a college and a university within the burgh. It was intended to be a seat of Protestant learning and to attract students from the northern areas and the isles. However, although buildings were erected at the west end of High Street, (east of Barrasgate) the university ran into difficulty and appears to have functioned only for about ten years.

Despite long-running legal disputes with Aberdeen regarding Fraserburgh's independent

status, a charter of 1601 allowed the town to elect its own baillies, a treasurer, dean of guild, councillors and free burgesses. Customs, harbour and market dues, rights to gather bait and some land were gathered to form the Common Good. The townsfolk at the time included bakers, brewers, fleshers, fishermen, fish sellers, bleachers, weavers, dyers, masons, blacksmiths, wrights, knitters, saddlers, barbers, tailors, tanners and shoemakers. The port also flourished and several merchants built themselves fine townhouses.



Detail from Pont's Map c1590. Note the name 'Fraserburgh' and the depiction of streets south of the castle.

(Reproduced by permission of the Trustees of the National Library of Scotland)

### ***The Lords Saltoun***

Political turmoil in the seventeenth century meant an English garrison in Fraserburgh. Cromwell's troops seized consignments of arms and ammunition at the port in 1656. Alexander 10<sup>th</sup> claimed the title of Lord Saltoun and bequeathed his estate to his grandson, William, 11<sup>th</sup> Lord Saltoun. Fraserburgh developed its harbour further and trade with Scandinavia and the Baltic countries grew. There were exports of grain and hides and timber imports from Norway. In 1705 Fraserburgh was considered wealthy enough to be named a royal burgh. This brought trade privileges as well as taxation.

### ***The years of the Jacobite Risings***

Fraserburgh, and Buchan generally, was a centre of Jacobite support during the turbulent years of the Rising and thus it suffered cruelty at the hands of the Hanoverian troops who were garrisoned in the town until the early 1790s. Land and buildings in the town were seized, including World's End in Dalrymple Street. Episcopalians in particular were subject to harsh treatment. No sooner had the garrison departed and the barracks been sold off than a military presence was re-instated, to guard the north-east coast from naval attack during the years of Napoleonic threat. Military provision included the setting up of Fraserburgh Volunteer force.



Detail from Roy's map.

1747-52. Note the clear grid of streets, with a strongly defined building line.

(Reproduced by permission of RCAHMS Enterprises and Scran Ltd)

### ***Herring fishing***

Once the threat from France had abated Fraserburgh was well placed to develop its potential. The harbour had been a commercial port and fishing had been based at Broadsea. However, natural facilities at Broadsea were limited and gradually commercial fishing moved to Fraserburgh. Herring fishing in particular benefitted from the government's bounty (1815). Fish curing and gutting was carried out in the town and ever-growing exports were shipped as far as the West Indies, northern Europe and Russia. The Harbour Commissioners were established in 1818 and the harbour was expanded according as funds allowed. The lighthouse had been built at Kinnaird Head in 1786, on top of Fraser's Castle. The commercial centre of the town was the harbour, where facilities included assembly rooms and a branch of the Aberdeen Banking Company.

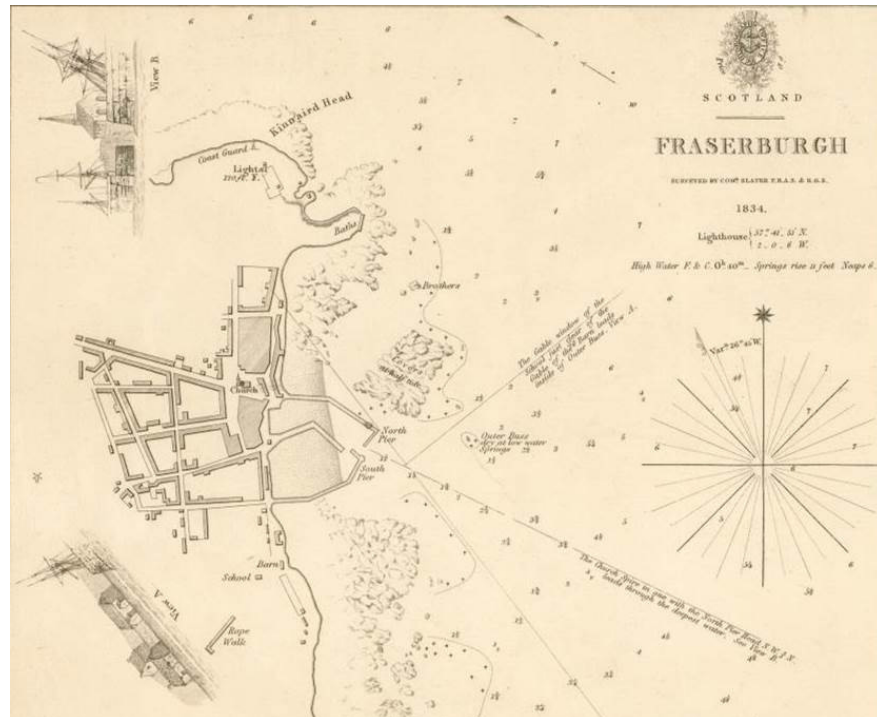


View from Fraserburgh beach towards the harbour, with the Parish Church and Kinnaird Castle in the background. Note the low building on the extreme right - this is the baths building at the end of what is now Bath Street. Drawn and Engraved by William Daniell. Published by W. Daniell, Cleveland Street, Fitzroy Square, London, July 1, 1822.

### ***Fraserburgh's mineral baths***

The discovery of a mineral well on the south-east of Fraserburgh led to the establishment of mineral baths. This was a combination of taking the mineral water and sea-bathing - two cold baths, filled at high tide, were cut into the rocks at Kinnaird Head. A long two storey building was constructed on today's Bath Street c1807 (the mineral well and baths building are marked on the 1869 Town Plan) and tourists were encouraged to take the air and the waters. Facilities included a pump room and bathing machine, all favourably compared to those in rival Peterhead. The baths flourished for a time, but declined according as the herring industry grew and expanded into the area.





Detail from Admiralty chart 1438, surveyed 1834. The baths are shown. Broad Street still does not go south of Frithside Street. The south-west edge of the proposed town centre conservation area at Lodge Walk is shown. (Reproduced by permission of the Trustees of the National Library of Scotland)

### Water supply

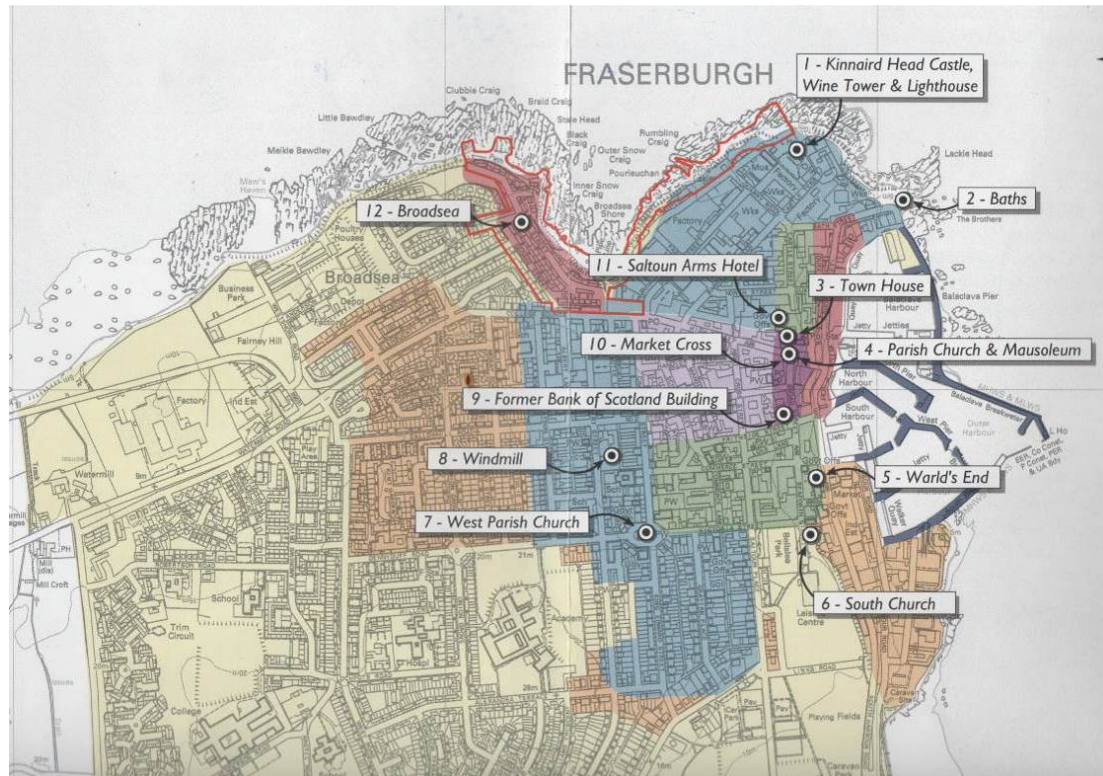
The supply of drinking water became an issue in Fraserburgh as the population expanded in the late eighteenth century. The lade behind Frithside Street was the only open watercourse in the town and there were few wells. In 1804 a system of wooden pipes was constructed that took water into the town from a farm on the outskirts to a reservoir on the West Links. Later in the century reservoirs were built, first at the junction of Manse Street and Hanover Street and then at Greenbank. The wooden pipes were replaced in clay and later cast iron. Sanitation problems continued, including two outbreaks of cholera, resulting in improvements in 1870, 1877, 1883 and 1910.



Left: Cast iron sewer ventilator on School Street  
Right: The Market Cross, Saltoun Square, dated 1736 on the shaft and restored in 1845 and 1988, category A listed

### Further expansion

Population growth and increasing wealth resulted in the extension of the town to the north c1800 (Castle/Duke/Bath/North Streets) and to the south c1820, beyond Broad Street (Frithside/Commerce/Victoria/Seaforth Streets, and further south on Cross Street). Love Lane, though in this area, pre-dates the other streets. Many new houses were built, including 180 tenements.



#### Legend

<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Faithlie & Broadsea	<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> 1590s Grid-iron Extension	<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> c 1850–90 Northern Industry	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Post-war Expansion
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> 1570s New Town	<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> N New Town c 1800 S New Town c 1820	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> c 1860–90 Western Expansion c 1870–1914 Southern Expansion	<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> Inter-war Expansion
			<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Conservation Area

Map showing the stages of Fraserburgh's urban development  
(extract from *Historic Fraserburgh: Archaeology and Development*, used with permission)

The business centre of the town gradually shifted from the harbour to Broad Street and Saltoun Square, newly laid out and re-named from Kirk Green. An inn was built, now 1 Saltoun Square, possibly on the site of the former Townhouse and incorporating remains of the stables of Kinnaird Head Castle. The inn provided a meeting place for social and business transactions and 14-16 Saltoun Square, built nearby, may have originally been a market building. A new Parish Church was deemed necessary and was built in 1803, on the site of the earlier church, also on Saltoun Square. Social, religious and commercial life could now operate in close proximity.



Old Parish Church, by Alexander Morrice (1803), B listed



Saltoun Arms, by Alexander Morrice (1801), category B listed

Several banks opened in Broad Street/Saltoun Square. Fine buildings were erected at the Broad Street/Frithside Street junction and at the east end of Commerce Street, reflecting the prestige and growth of business at the harbour. Trades and manufactures were based on Cross Street and fish-related activities were based along The Shore.



Former Bank of Scotland (c1835) in the style of Archibald Simpson, category A



Former Brittanic Assurance Company building, corner of Broad St/Commerce St, category B and to the right (harled), 7-9 Commerce Street, category B

### ***Political reform and civic improvements***

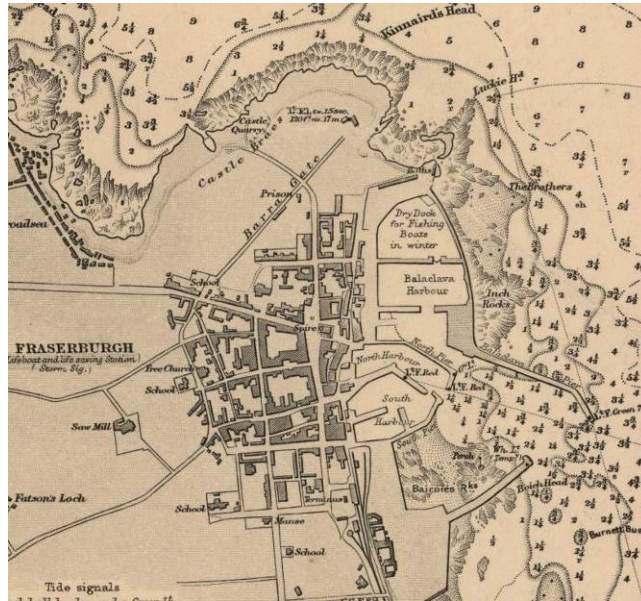
In 1833 the town's barony council was replaced by the police commissioners. The new administration had power to improve facilities and the town was growing in prosperity. As a result the sophisticated Town House was erected in 1853-55. Its Italianate elevations and elaborate corner entrance reflected civic pride.

Harbour expansion and improvement continued with the re-building of Mid Pier in 1830 and Balaclava Harbour in 1850-57. Cottages and curing yards in the eastern part of old Faithlie were cleared and Shore Street was widened. A gas supply was provided to the town and the Fraserburgh Gas Light Company was set up.

### ***The railway and commercial expansion***

The railway arrived in Fraserburgh in 1865, at the south of the town, east of Seaforth Street. A Railway Hotel soon opened in the vicinity. Although sea transport and maritime related activities such as sail- and rope-making eventually lost out to rail, the railway in Fraserburgh did not have the mass industrialisation effect seen elsewhere, perhaps due to the area's lack of a coal supply.





Detail from Admiralty chart 1439, surveyed in 1858. The railway terminus is shown. Note the curved lane between Broad Street and Broad Street, known as the Stinking Stairs since at least 1782. The Female Industrial School has been built on High Street (Reproduced by permission of the Trustees of the National Library of Scotland)

### ***The herring boom and its effects***

Fish sales increased greatly after the arrival of the railway in 1865 and the real years of the herring boom were between about 1870 and 1914. Several phases of harbour expansion meant the scale of fishing was huge and one contemporary account declared Fraserburgh to be 'the chief seat of the herring fishing industry in Scotland'<sup>1</sup>. Salted herring was exported to Scandinavia, Germany and well beyond - some two and a half million barrels in 1907. The wealthy moved to villa suburbs south and west of the town, while fish curing became concentrated to the north of the town. The most important of these was the Kinnaird Head Preserving Works on Bath Street, owned by the Maconochie Brothers. Among its products were 'Maconochie rations' which supplied the British army during the Boer War and the two world wars. However, overcrowding of seasonal migrant workers, mostly young women, in very poor housing, was a serious issue and slum conditions were common.



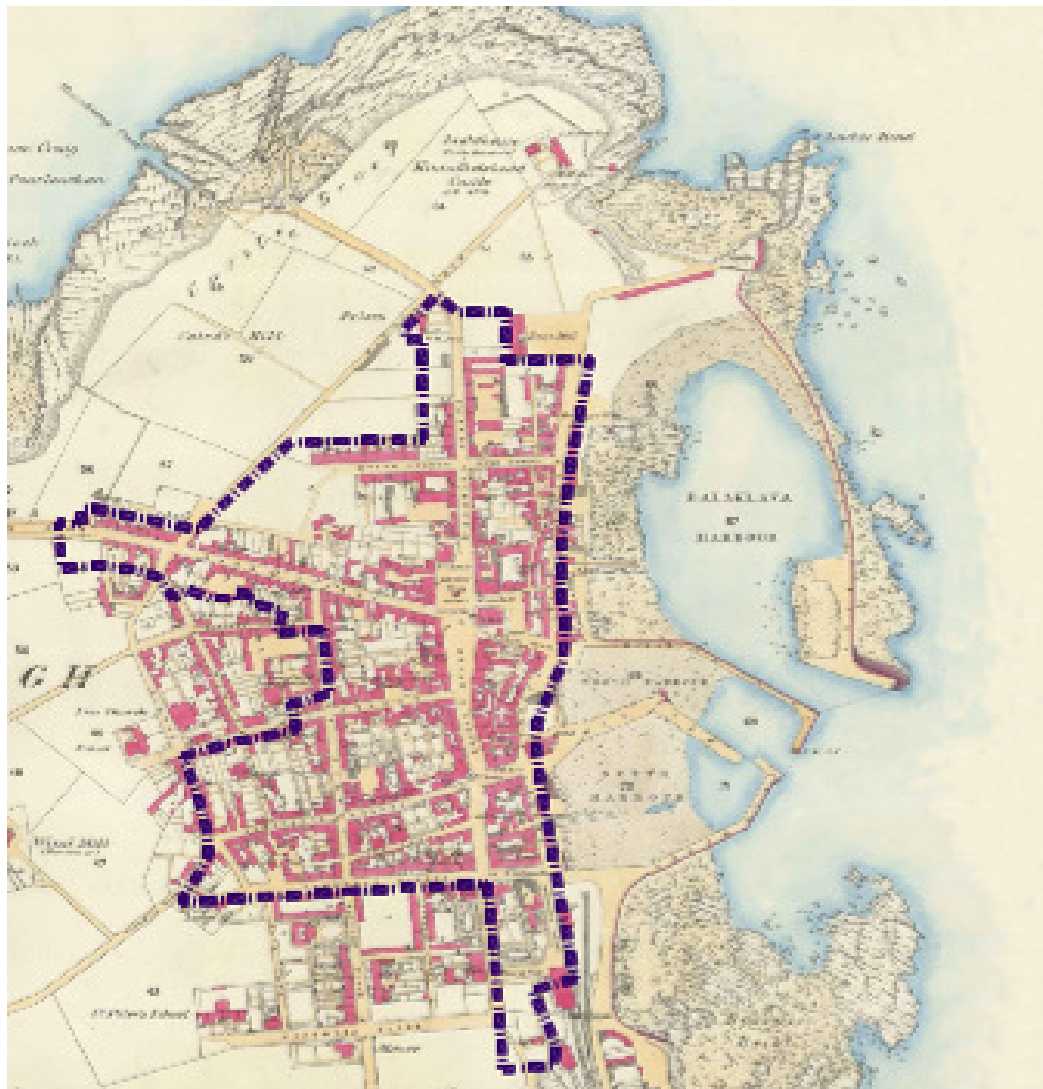
The herring fleet in port 1890, by Norrie of Fraserburgh, from J Cranna, *Fraserburgh: Past and Present* (pub.1914)

<sup>1</sup> Ordnance Gazetteer, iii, 60



Shore Street: The building with the steeply pitched roof is a late 19<sup>th</sup>/early 20<sup>th</sup> century fish smoking house. It had ventilators on top, as late as 1977, and a kiln nearby.

Other harbour trade also thrived in the late 19<sup>th</sup> century, with significant agricultural and cattle exports and imports of coal, lime, timber, bricks, tiles, salt and general goods. Construction was also significant in the town's economy, with many sawmills and timber yards.



1869 Town Plan with the Town Centre Conservation Area boundary (proposed ) in blue (Reproduced by permission of the Trustees of the National Library of Scotland)

A close look at the 1869 Town Plan shows that many of the current buildings existed then, although care is needed, as some have been redeveloped on the same footprint. However, the plan gives a good indication of the extent of the most significant historic fabric. Note also how the historic street pattern of Fraserburgh.

The growing wealth of Fraserburgh allowed for renovations and alterations to the Old Parish Church in the 1870s and '90s and the construction of the South United Free Church in 1878-80. The Dalrymple Hall and Cafe (1881) was built as a commercial venture but had several civic functions, including a dining room, public hall, baths and the monthly sheriff court.

In 1877 the street known as Back Street was re-named High Street and by 1911 this had taken over from Broad Street as the main shopping street. Older buildings were replaced by modern commercial premises.



Broad Street/Mid Street 1900 (with kind permission of Fraserburgh Heritage Society)

### ***War 1914-18 and its aftermath***

The herring industry declined rapidly with the outbreak of war in 1914. Initially most boats did not risk going to sea and fish processing declined. Even when it became safer to fish, exports to Germany and Scandinavia could not resume. Nor did these markets open up after the war. This, combined with decreasing demand for fish in Britain and low catches, led to a serious economic decline in Fraserburgh, with 20% adult unemployment by 1921. Building stagnated in the town, the one significant addition being the Picture House in Mid Street (1921).



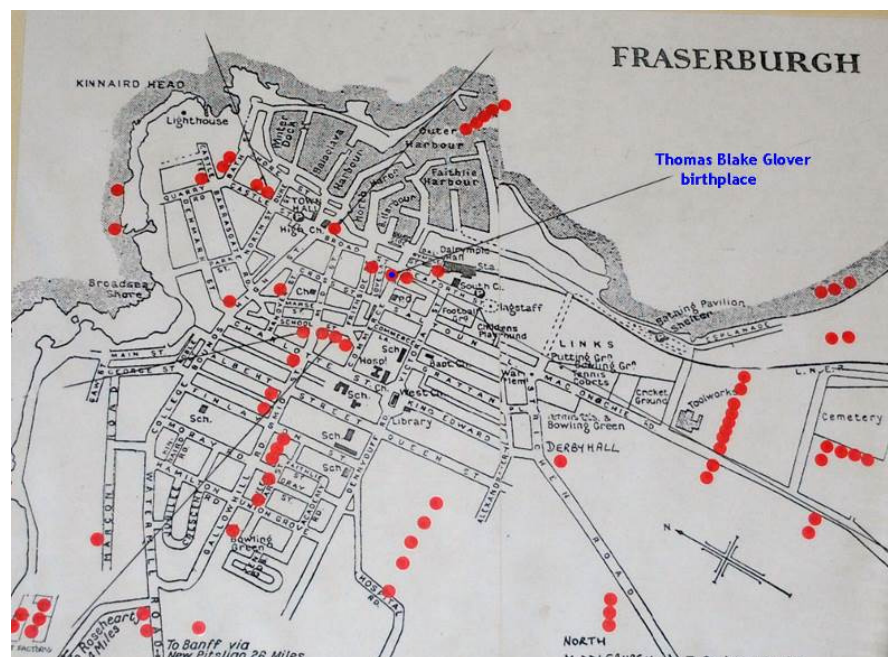
View on Broad Street, no date, by Norrie of Fraserburgh, from J Cranna *Fraserburgh Past and Present* (1914).

### ***The interwar years***

The population decreased in the inter-war years. White fishing overtook herring as the main catch. The American-owned Consolidated Pneumatic Tool Company, based south of the town centre was one of the few successes, producing military tools and equipment, including fuel pumps and booster controls for Spitfires.

### ***Bombing raids***

The factories of the Consolidated Pneumatic Tool, as well as passing merchant convoys, were targeted by German bombers between July 1940 and April 1943. During 17 raids, 53 people were killed and over 300 injured. Extensive damage occurred to buildings in the town, including some along School Street, Castle Street, Commerce Street. The worst single attack was a direct hit on The Commercial Bar on Broad Street, next to the Parish Church (now Iceland) in which 34 people were killed.



Map showing air raids (red dots) on Fraserburgh.  
(The map is on display in Fraserburgh Heritage Centre)

### ***Post war and recent decades***

A large post-war housing programme included the significant and substantial Braeheads right at the heart of the town, mediating the link with the harbour. This housing complex, though now in need of a facelift, generally respects the scale and urban grain of the historic area, with several pends and pedestrian routes through (compare with the 1869 Town Plan). The more recent housing between Cross/Mid and Frithside Streets attempts to use the same approach, but the site context - three quarters of an urban block with backland (shown as gardens on the 1869 Town Plan) is different and the result is less successful.

However, the closure of the railway, changes in the fishing industry and the lack of diversified (non fishing) investment and industry have adversely impacted Fraserburgh in



recent decades. Unemployment and depopulation have weakened the economy and this, combined with the development of out of town shopping has had a negative impact on the occupation, use and repair of buildings in the town centre. Some gap sites within the proposed town centre conservation area have been built on, but several remain.

### 2.03 Archaeological significance

No archaeological finds have been recorded in historic Fraserburgh. This is believed to be due to lack of excavation and recording rather than lack of material. Based on finds elsewhere the raised beach on which the town is built is considered likely to contain Mesolithic remains.

In relation to later history and several phases of re-building, the north part of Shore Street, both east and west, is sensitive. Harbour expansion eastwards meant the destruction of earlier buildings in order to reclaim land and remains may well be concealed beneath the existing harbour sheds. Any further developments in this area should take its potential archaeology into account.

Much of the core of the 16<sup>th</sup> century planned town (High Street, Saltoun Square, Broad Street, Frithside Street, Manse Street) was re-developed, either between 1825-50 or post 1875. Fragments of earlier buildings may remain in or under the new buildings or along the property boundaries eg. the rear wall of the tenement on the north side of High Street parallel to the Saltoun Arms is believed to incorporate the original stable wall and entrance pend. The car park to the rear of World's End, Fraserburgh's finest surviving historic house, is a terrace on top of the made land that is Seaforth Street. Beneath it may remain something of the house's outbuildings or gardens or remnants of the military parade ground that existed in the area.

Given the town's long history, demolition or re-building within the streets of Fraserburgh town centre should include an archaeological watching brief.



### 3.0 CHARACTER AND APPEARANCE

#### 3.01 Setting

Fraserburgh Town Centre Conservation Area is set between several distinct areas, each with its own character - the harbour on the east, the late Victorian streets to the south and west and the Kinnaird Head Castle Lighthouse area on the north. It borders the Broadsea Conservation Area on the north-west. A wide view of the Town Centre Conservation Area can be had from the end of Balaclava or West Piers.



#### 3.02 Street pattern and views

Whereas many Scottish towns have a medieval pattern of one main street with narrow riggs running off it, Fraserburgh has a different arrangement. The streets of the Town Centre Conservation Area are orientated north-south and east-west and are on a grid iron pattern with building plots fitted around the square block. The building line was usually along the edge of the block - but the north side of High Street had some fine town-houses with gardens.

The backlands of the urban block, where these survive (ie.the block bounded by Broad/High/Mid/Cross Streets) are as important as the street frontage, in terms of the character of the Town Centre Conservation Area. The open space at the junction of High Street and Broad Street/Saltoun Square reads as the centre of the town, from where there are clear views west and south. Views of ships in the nearby harbour and the harbour lighthouse are framed by the Braehead flats and the wynd at the Mausoleum. These narrow openings also provide views in to Saltoun Square.

Rather than one main street there are several principal streets, recognisable by their width and the scale and use of buildings along them. Chief among these is Broad Street, being the widest as the name suggests and Saltoun Square. The other principal streets are High Street, Cross Street and Mid Street. Frithside Street is slightly narrower than High Street and along the section west of Broad Street the buildings are more modest, with few intended for retail, so it reads as a secondary street. The grid layout gives clear views north/south and east/west but the regularity can be slightly confusing in terms of wayfinding. Sight of the sea to the east is a visual clue but otherwise corner buildings provide essential landmarks. Streets such as Love Lane, Manse Street and Kirk Brae are secondary streets, providing physical and visual links between principal streets.

Station Brae, the east of Commerce Street and the east of Frithside Street all relate strongly to Shore Street.



Left: framed view of the harbour from Kirk Brae. Right: view down Commerce Street towards the lighthouse

There are a number of historic wynds leading up from Shore Street and in contrast with the open views along the grid streets, the wynds offer a more enclosed view, inviting exploration. Braeheads (the Stinking Stairs) begins at Kirk Brae, then meanders roughly parallel to Broad Street before turning down to Shore Street. High Street also has a wynd linking with North Lane.



Far left: Braehead wynd  
Middle and right: Steps from Shore Street to Duke Lane

The streets to the north of the Town Centre Conservation Area, including Castle Street and North Street, have an 'edge of town' character, but are distinctively Fraserburgh. While use and scale is residential, the nearby harbour and fish-processing plants mean the views, sounds and smells are unmistakable.

### 3.03 Character Areas

The Town Centre Conservation Area may be sub-divided into several distinct character areas: Town Centre, Town Centre north and The Shore.

#### *Town Centre:*

This comprises a large part of the Town Centre Conservation Area - Saltoun Square, Kirk Brae, High Street, Mid Street, Frithside Street, Commerce Street, Cross Street and Broad Street. It includes the 1592 'new town' and its extensions, as well as the expansion to the south in the early 1820s. The centre of the area is Saltoun Square, around the Mercat Cross. This character area has most of the town's commercial buildings, but there is considerable residential use at upper levels. A few pends remain eg. Braeheads, High Street to North Street Lane. These are important for their character as well as historic value and should be upgraded.

Architectural styles in the Town Centre character area are a mix of proud Victorian architecture and earlier, plainer houses, many now altered to accommodate shops at ground floor. There are also 20<sup>th</sup> century infill developments (High Street and Mid/Cross Streets), a recent (re-built) church on Mid Street. Buildings are generally stone (granite or whin, rubble or polished, with granite or sandstone dressings, all unpainted). There are

some examples of buildings rendered in cement, perhaps where there was once lime harl, lined out.

*Town Centre North:*

This area is centred on Castle Street and North Street. Both were developed on the former grounds of the Castle and are shown on the 1858 Admiralty map. The area is characterised by attractive regular terraces of small stone-built houses and small scale industrial buildings - not all are attractive and in time should be replaced with more appropriate buildings. The area's identity is as a quiet residential zone between industry (canning factory seen to the north), town (to the south) and harbour (views to the east). The housing blocks/terraces are of uniform heights and the building line is clearly defined. The north of the area has an attractive stone two-storey house with single storey wings set in a large garden with a fine rubble wall.

*The Shore:*

This is a linear area, running the length of Shore Street from north of Duke Street and including Seaforth Street and Station Street. Buildings are a mix of older two-storey houses, larger (three-storey) tenements, mixed use and warehouses. The area also includes the 1960s North Braeheads flats. Fraserburgh has always been a busy harbour and working town and so the configuration and appearance of many buildings along Shore Street has been altered over time, according to commercial requirements. There are gap sites and some of the alterations have been drastic. It is to be hoped that future alterations would be more sympathetic. Materials include whin, granite and rendered (cement). The buildings are not a homogeneous group but the area is defined by the direct relationship to the harbour on the east side. The North Braeheads flats have a distinct character. Their form relates well to Shore Street and the layout ('grain') provides appropriate visual and physical links between the Saltoun Square and the harbour. World's End, being set back from the street, has a quiet presence. The Dalrymple Hall and the South Church, symbolic of nineteenth century confidence and pride, define the skyline at the south of the Town Centre Conservation Area.

### 3.04 Architectural Character and Features

Buildings that have (or had) civic and commercial uses were given prime locations and their features were designed to convey civic pride, ambition and a sense of history. Buildings such as the Townhouse, the Clydesdale Bank and the former bank (Property Centre) at 9-11 Frithside Street have finely proportioned elevations, with classical details eg. engaged columns and carved capitals.



The Town House



Clydesdale Bank



Dalrymple Hall & Cafe

Many of the nineteenth century commercial buildings are sited on corners and Scottish Baronial features are used to give suitable prominence - pointed turrets, machicolated towers, crowstep gablets, asymmetrical massing, rusticated stonework. Examples include the Dalrymple Hall and Cafe and 33-35 Cross Street.

The oldest houses in the town centre of Fraserburgh tend to be whin rubble, one or two

storeys, perhaps with wallhead dormers. In some cases the ground floor has been altered for retail use eg. example below on Frithside Street. Some buildings appear entirely residential but a carriage opening in the elevation hints at former industrial activity in the yard behind - there are two examples in Castle Street.



High Street (south side)



Frithside Street



Castle Street

The profile of a mansard roof is a typical and quite distinct feature of the local skyline.

Also typical is the way in which corners are built - not square but rounded, resulting in a very elegant and gentle easing of the grid iron street pattern. There are numerous examples - 55 Broad Street, 147 Shore Street). The actual curve is often articulated by a shift in the wall plane and/or a change in materials (eg. harl to granite). Usually the slate roof sweeps round but some examples have a curved skew detail (eg. 57 Cross Street, 79 Shore Street). The best examples have a door at ground level and a bowed window at upper level.

Industrial yards and warehouses are part of the character of Fraserburgh. Although activity is usually hidden from public view, some of the building forms and details add visual interest to the street eg. the roof profile, colourful traditional timber sliding doors (example at 75 Commerce Street).

Numerous stone chimney stacks remain on most historic buildings, most with cans. Most are squared rubble with a plain or an ogee cope. Wallhead chimneys on nineteenth century buildings are often crowstepped or with Dutch detail (eg. 97 High Street). A few examples combine a wallhead chimney with a gablet, eg. 12-24 High Street - the result is rather quirky. A stack with a single can is a feature of the former bank (Property Centre) 9-11 Frithside Street, echoed on its neighbour at 54 Broad Street.

Decorative cast iron work in the town includes the sewer ventilators (photo in chapter 2, one in the Town Centre Conservation Area, one outside it), the fountain at the Saltoun Mausoleum, the brattishing atop the Saltoun Arms, the scrolled downpipes at 121-125 Shore Street and a bracket at the corner of Shore Street/Kirk Brae fixed to The Oak Tree Inn.

### 3.05 Building Materials

Granite in some form is the most apparent building material for front elevations. Blocks are usually lightly tooled and late 19<sup>th</sup> century buildings are often of polished machine-cut granite (numerous examples on Broad Street). Some buildings combine two finishes - the ground floor in ashlar granite and the upper in rock-faced granite. Occasionally pink granite (probably local) was used, eg. extension to the Town House. Whinstone, either polished or rubble is also used, with sandstone or granite dressings. Decorative 'cherry-cocking' (whin galleting inserted between granite or whin blocks), a feature of building in the north-east, is quite common in the Town Centre Conservation Area eg. 14-16 Saltoun Square. It is thought that most older buildings were lime harled, though few examples remain - see 67 Cross Street and 66 Frithside Street.

A principal elevation entirely of polished sandstone is unusual eg. the former Custom

House, but rubble sandstone is common for rear and gable elevations. Brick was also a local product, made from local clay, and attractive red-pink examples can be found at the rear or secondary parts of older buildings. Slate in the town is a mixture of traditional Scotch blue-grey, Welsh blue-grey and pink-grey, with stone skewers at the gable.

### 3.06 Key listed and unlisted buildings

Buildings within the Town Centre Conservation Area may have one or several layers of significance: eg. historic, architectural, townscape, social. Some of these buildings are described briefly here (not in order of importance) with their key features.

- **The Town House and former Police Office, 3 Saltoun Square and 1-5 Kirk Brae**

Category B, Thomas Mackenzie, 1853-5. Police Office: Reid and McRobbie, 1906. The 3-storey corner turret with its statue of the 'Waterloo Saltoun' is particularly strong. Very high townscape, architectural, historic and social significance.

- **Saltoun Arms, Saltoun Square**

Category B, Alexander Morrice, 1801. The central roof tower and the decorative dormer heads add exuberance to the skyline. Very high townscape, architectural, historic and social significance.

- **Old Parish Church, Saltoun Square**

Category B, Alexander Morrice, 1803. Rather sombre character on a very important site and acting as a visual stop at the end of High Street. Very high townscape, architectural, historic and social significance.

- **Saltoun Mausoleum, east of Old Parish Church**

Category B, late 18<sup>th</sup> century, coat of arms older. Distinctive stepped profile. Very high townscape, architectural, historic and social significance.

- **Market Cross, Saltoun Square**

Category A, dated 1736 on oval shaft, surmounted by coat of arms. Restored 1988. Very high townscape, architectural, historic and social significance.

- **14-16 Saltoun Square**

Registrar's Office, c1800. High townscape, architectural and historic significance.

- **Clydesdale Bank, Broad Street and 1 Mid Street**

Category B, J Russell Mckenzie, 1875. High townscape, architectural and historic significance.

- **50-54 Broad Street**

Category B, c1840. Townscape and architectural significance.

- **Former Bank (Property Centre) 9-11 Frithside St and Broad Street**

Category A, style of Archibald Simpson, 1820-35. Classical detailing and elegant bowed corner. Polished sandstone ashlar. Very high townscape, architectural and historic significance.

- **Britannic Assurance Company (Broad St/Commerce St)**

Category B, early 19<sup>th</sup> century. Two architraved doorpieces. Elegant bowed corner. High architectural and townscape significance.



- **7-9 Commerce Street**

Category B, early 19<sup>th</sup> century. Cement harled. Two premises/doors. High townscape significance, possible historic significance in relation to former uses and the harbour.

- **5 Commerce Street**

Category B, early 19<sup>th</sup> cent. Cement harled. Two blocked up openings. High townscape significance, possible historic significance in relation to former uses and the harbour.

- **10 Commerce Street**

Category B, early 19<sup>th</sup> cent. Fine townhouse, building line set back from the street. High townscape and architectural significance.

- **2, 3, 3½, 5, 9 Duke Lane**

Each is individually listed in category C. No. 2 is early 19<sup>th</sup> century, no. 3 c1800, no. 3½, c1840, no. 5 late 19<sup>th</sup> century, no. 9 c1840. High historic significance, in the oldest part of the town.

- **5-13 Mid Street (including former John Trail bookshop)**

Two blocks with a shared roof line and profile (mansarded) on the front elevation: three storey residential block, granite at ground floor, whin at upper. Upper windows: six over six timber sash and case. Early nineteenth century?

Two storey block - two shops at ground floor and door (with stone aedicule) to upper level, granite with sandstone dressings. Upper windows: two over two timber sash and case. Mid Victorian? High historic and social significance.

- **Picture House, Mid Street**

1921. Granite with some classical details. Historic, social and townscape significance.

- **1-4 Gordon's Court (off Mid Street)**

A traditional arrangement of a Scottish 'land', the houses built back on the site, at a right angle to the street. 1687 datestone inserted into the frontmost house. Historic and townscape significance.



Picturehouse Mid Street



Gordon's Court

- **World's End, 11 Dalrymple Street**

Category B, c1767? Distinctive wallhead gable with ball finials. 'One of the best houses of its date in Aberdeenshire' (list description). Very high architectural, historic and townscape significance.

- **Dalrymple Hall and Cafe**

Category C, Jenkins and Marr, 1881, with a recent extension on the west side. Somewhat

complicated massing and Baronial detail. Large amount of glazing. High architectural, historic, social and townscape significance.

- **Fraserburgh South Church of Scotland**

Category B, J Bridgeford Pirie, 1878-80. The high turret makes it a landmark seen from afar. High architectural and townscape significance.

- **66 Frithside Street (Salvation Army)**

Category C, early 19<sup>th</sup> century, harled. An elegant townhouse. High architectural and townscape significance.

- **1-3 Caroline Place and 89 High Street**

Category C, 19<sup>th</sup> century. Elegant pedimented arch entrance to High Street. Architectural and townscape significance.

- **95 High Street**

A traditional two storey and attic 3-bay house, typical of many in the town. Possibly 18<sup>th</sup> century. Historic and townscape significance.



95 High Street



66 Frithside Street

- **97-101 High Street**

Two storey and attic, with a large Dutch gable on the front. A bay extends over a pend. Nineteenth century? Two traditional shopfronts. Townscape significance.

- **90 High Street (Church Halls)**

Originally built as Strachan Female Industrial School, 1863. Four bay school block with house attached (single storey with attic). Historic and townscape significance.



90 High Street



Former RAF clubhouse Love Lane

- **1-3 Lodge Walk**

Category C, eighteenth century? Two properties, 3 + 2 bays, single storey with wallhead dormers. Historic and townscape significance.

- **30 Cross Street**

Eighteenth century, handsome plain house, typical of many in the town. Townscape significance.



95 High Street



30 Cross Street

- **Former RAF clubhouse Love Lane**

Eighteenth century, three storey three bay house, doorway now altered. Possibly earlier commercial use? Historic and townscape significance.

- **Saltoun Chambers, 19 Seaforth Street**

Nineteenth century. Attractive classical villa. Townscape significance.

### 3.07 Important groups of buildings

Several rows of stone houses survive in Fraserburgh and are significant as a group. One relatively modest stone built house may not seem of high significance, but as in Broadsea Conservation Area, the survival of a whole row or street is really worth noting and its value is crucial to the character of the area. Some are listed here:

- North Street, both sides, single storey with attic, whin rubble with granite dressings and cherry-cocking, grey Scotch slate
- Castle Street, attractive rows, nos 19-23, two-storey with mansard. Stone arched pend and a rather grand French Renaissance roof tower (there are two other examples of this in the town); nos 27-39 and 42-48, two-storey. Front elevations are whin rubble with cherry-cocking, granite dressings, pitched slate roofs, some dormers (rounded and piended), stone arched pend and pend with steel lintel. The pends, indicative of industrial use in the back yards (see 1869 Town Plan), are of historic importance and add character to the street.
- Manse Street, 52-56. single storey with mansard, 53-59, single storey with attic. The scale of the houses and the narrowness of the street add variety.
- Love Lane, nos 1-9(?), several semi-derelict. May date to the eighteenth century. The street is referred to in a document from 1713.

### 3.08 Shopfronts

Fraserburgh's shopfronts reflect its heritage as a working port for many centuries. Some traditional retail shopfronts or elements of shopfronts, variously altered, remain. These



are a mix of nineteenth and early twentieth century shops designed as such, on the ground floor of a block (examples along High Street, Mid Street, 16-18 Cross Street) and shops inserted into dwellings (eg.61 Cross Street). Two sets of shops on Commerce Street have been built out from older houses set back from the street. These shopfronts have an appropriate scale with the traditional elements - stone stallrisers, timber fascias, lobbies with a side window and a large front window. Signage is mostly painted onto the fascias.



31 and 31A Commerce Street

There are several bars on Shore Street, all in adapted premises. Judging from the opening some were originally dwelling houses eg. The Anchor (street number?). In some cases the openings have been enlarged but the scale is still domestic eg.79 Shore Street (the Balaclava). The Oak Tree (93 Shore Street), with its large dressed openings and well detailed stonework appears to be a nineteenth century retail premises (at ground floor).

Warehouse buildings, or elements of warehouses, such as a first floor lifting hook, are still in evidence on Shore Street, a few still in use as such. Examples at no 97 (in a much altered building), nos 133 and 143.

There are two derelict garage premises - at 45 Cross Street and 60(?) Frithside Street, both with Art Deco elements.



93 Shore Street



60(?) Frithside Street



97(?) Shore Street

### 3.09 Public Spaces and Public Realm

The chief civic space in the Town Centre Conservation Area is Saltoun Square and the area around the Market Cross and the Old Parish Church. As well as limited seating (on the low stone wall around the Cross and six or so benches in stone/timber and cast iron) and planters (galvanised steel boxes) other features include three flagpoles, a small (disused) public drinking fountain - the Temperance Jubilee Fountain 1889. There is a contemporary bronze sculpture depicting fish swimming.

All streets are open to traffic and a one-way system means there is often a steady flow of vehicles. As a result crossing the road can be difficult. There are chicanes (pavement build-outs) and raised crossings on Broad Street, High Street and Mid Street with some planters. Surface car parks in the Town Centre Conservation Area include the gap site next to the John Trail bookshop, off Castle Street, at Saltoun Square, off North Street Lane and

next to the Dalrymple Hall.

Road surfaces are asphalt, apart from a short section of Broad Street in permeable blocks. Paving is mostly concrete slabs. Some streets retain high quality stone kerbs, eg. Part of North Street. Parking bays beside the chicanes have been marked out in permeable red blocks. As the opportunity arises, consideration should be given to upgrading surfaces in higher quality traditional materials, eg. natural stone.

Lighting, bins and other street furniture are a variety of standard and 'heritage' designs, in various condition. Those in the vicinity of Saltoun Square/Broad Street are twin lamps on a decorative bracket, painted blue with orange trim while those further down Broad Street are standard design, unpainted steel. Some lights are fixed to buildings, though in some cases the location is near a street lamp. Fixing lights to buildings can be an effective way to reduce pavement clutter, but should be done sympathetically in terms of the building (fixings to be non-ferrous, into stone joints, not to the face of the stone). However, where there is duplication, either the street lamp or the building lamp should be removed and the area made good. There are large obtrusive floodlights to the front elevation of the Old Parish Church. These look chipped/worn and detract from appreciation of the building. A consistent, sympathetic approach to lighting and street furniture within the Town Centre Conservation Area would be desirable.

Street name plaques are of two types - white lettering on blue, or black on white. Again, consistency and removal of duplication would be desirable. There is some pedestrian visitor signage at Saltoun Square and in the north of the Town Centre Conservation Area but there is potential for further signage and/or information boards and/or town trail type signs. However, visual clutter should be avoided and any new signage should be of high quality and design.

### **3.10 Natural Environment**

The sea, although just beyond the Town Centre Conservation Area, is the overwhelming natural element. Its ever changing character, the tides and the relationship with weather are the essence of the natural environment in Fraserburgh. A small number of deciduous trees has been planted in recent years at the north end of Broad Street and Saltoun Square.

## 4.00 NEGATIVE FACTORS

### 4.01 Vacant or derelict buildings

This is the most striking negative factor. The number of vacant shop premises presented in a poor state - boarded up, or whitewashed windows, rubbish gathering in doorways, gutters blocked - detracts greatly from the character of the town especially on Broad Street and High Street. Derelict or partly derelict houses eg on Love Lane and Castle Street give a desolate air to otherwise pleasant streets. Where the vacant building is listed, such as the former Police Station and former tourist information at the Town House and 7-9 Commerce Street, this should be a cause for concern, as such buildings are vulnerable to falling quickly into disrepair. Vacancy is linked with maintenance issues (see below), but this is a vicious circle, as a poorly maintained property is unattractive to potential tenants or purchasers. Designation of the Town Centre Conservation Area should encourage a variety of initiatives to address the levels of vacancy.



Vacant accommodation High St

### 4.02 Gap sites and vacant sites

Gap or vacant sites are equally desolate and unattractive. It is hard to overcome the forlorn sense that a building, and the people and activity it once contained, is missing. A car park, as on the site next to the former John Trail bookshop, does little to repair the gap or enhance the site. Development briefs should be prepared for these sites and *appropriate* development should be encouraged.



Car park at Mid Street



Vacant garage, a 'gap' on Cross Street



Large vacant site on High Street

### 4.03 Poor quality buildings and alterations to buildings

There are some poor quality buildings in the Town Centre Conservation Area. They are included by default because the buildings around them and the streets on which they stand are of significance. The designation of Fraserburgh Town Centre Conservation Area means that when these buildings are redeveloped at some point in the future, higher design standards will be required.

In some cases the building is basically of good quality but patch repairs or alterations have dramatically affected its appearance for the worse. For example the Royal Hotel is a substantial 19<sup>th</sup> century building, with elements of Scottish Baronial styling, with frontage on three streets, including a well designed corner onto Shore Street. However, the

stonework on the Shore Street and Frithside Street elevations has been rendered and painted black and the slate roof is partly draped in black felt and overall the building detracts from the character of the area. In some cases unsuitable extensions or large dormers have been added to listed buildings, eg.10 Commerce Street, where a large, blank extension is visible from Seaforth Street. Town Centre Conservation Area designation should mean active support and information for owners to maintain and repair their buildings appropriately and obtain permissions for alterations. Where necessary, enforcement action should be taken by the Council.

The edges of the Town Centre Conservation Area are fragile, with several vacant sites and sites of low quality development at or near the boundaries eg.High Street/Barrasgate Road corner, High Street/Denmark Street corner and the east side of Shore Street. Improvements in design, materials, scale, landscaping and ongoing maintenance should be sought as opportunities arise.



The Royal Hotel, Shore Street corner



77 Commerce Street, possibly late 19<sup>th</sup> century? - the original openings now much enlarged, a large wallhead dormer added and inappropriate 'crazy paving' facing to the elevation

#### 4.04 Lack of maintenance

General maintenance issues are visible on many buildings: rainwater goods rusted and blocked with grass and weeds and leaking onto stonework, mortar joints with weeds, timber windows needing decoration and repair, cast ironwork needing decoration. High level slate and flashing repairs (lead and terracotta) will also be needed. The condition and fixings of the stone skewes, mortar skewes and chimney stacks should also be checked.

Where there is cement pointing to the stonework this should be monitored. Traditionally, stonework is pointed using a suitable lime mortar, which, unlike cement, is breathable and allows the evaporation of moisture. The effect of cement pointing is to force moisture out through the stone, breaking down the surface and causing it to eventually crumble away. Where this happens a new stone (type and finish to match the original) must be indented. To prevent this, suitable lime mortars should be used for pointing.





Example of stone erosion caused by cement pointing



Gutter blocked by weeds and rusted downpipe

The North Braehead flats require maintenance and upgrade, especially in relation to their central location and the visual impact on Saltoun Square. Issues include the skews (open joints and lichen discoloration), staining on the render, many satellite dishes, several types of replacement windows including uPVC, general maintenance on paving and stairways. Note that the original high quality stone cobbles and the rubble walls are still in good condition.

#### 4.05 Traffic and the pedestrian environment

The one-way system means vehicle flow is prioritised over pedestrians. As a result crossing the busiest streets and junctions (High Street, Mid Street, Cross Street, Broad Street) can be difficult. There are traffic lights at a few junctions but the steel railings eg. at Cross St/High St junction, create a very unwelcoming environment for pedestrians. Cyclists have to share the streets with cars and lorries and there is no provision for cycle parking. The needs of pedestrians, cyclists and motor vehicles should be re-thought and the balance shifted in favour of a more contemporary pedestrian-friendly model. Findings from elsewhere show that a slower traffic system, that encourages more walking and town cycling, brings benefits in terms of shopping, business, visitors and evening use, as well as reducing noise and air pollution, creating a more pleasant environment for everyone.

#### 4.06 Public realm

In the narrow pends and lanes eg. Duke Lane or Gordon's Court, the building line of houses comes right to the edge and there is no differentiation of pavement and roadway. This is an unusual closeness of building and street but a feature which can be used to good effect. One has only to think of similar spaces in the narrow lanes of a town in, say, Italy or Spain. At present the quality of the road surface, ie. asphalt and concrete does nothing to enhance the character of these lanes. An improved surface would include natural materials and perhaps paved delineation of an edge area and surface gutters.



A street in Bergen Norway



Main Street Stromness Orkney

The pend under the Braehead flats - the main pedestrian route to the Castle/Lighthouse and Museum - is a gloomy space, with missing finishes (eg ceramic tiles) and surfaces in poor repair. It is in urgent need of re-design and/or upgrade. The condition and maintenance of the rooflights is critical to natural lighting of the pend. Options for re-designing the roof/ceiling should be examined, in conjunction with work to upgrade the flats.

The condition of benches, railings, bins etc. in the Town Centre Conservation Area is generally mediocre. The steel planters are austere, especially when used in a long line on top of a traditional rubble stone wall, as at the Dalrymple Street carpark. A new range of well-designed high quality street furniture - contemporary, not pastiche historic - should be considered as funds become available. This would raise expectations and aspirations and would contribute to creating a more positive public environment.



Examples of high quality street furniture and signage

#### 4.07 Windows, doors, dormers and rooflights

Replacement of traditional timber vertical sliding sash and case windows with uPVC with a different glazing pattern and opening method has resulted in loss of character for many buildings in the Town Centre Conservation Area, including some listed buildings eg. 1-3 Caroline Place/85 High Street. Timber window dimensions are slimmer than PVC, and so are more attractive on the elevation. Timber windows can be repaired and are a more long-term sustainable solution than uPVC. The original proportions of glazing are part of the history and character of a historic building. These may be one pane over one or two over two (early/mid Victorian), or perhaps six over six (this indicates an earlier building, from a time when only smaller panes could be made). A combination pattern is found in Fraserburgh - six over one. The example below is also a bowed window, adding to its attractiveness.

Many houses in Fraserburgh have historic wallhead dormers or mansard dormers, allowing use of the attic level. Most are hipped or otherwise detailed and quite well proportioned. However there are some examples of inappropriately large box dormers on a traditional slate pitched roof. Generally the introduction of new dormers should be discouraged, but if a strong case is made for the need of additional space, they should be located on the rear elevation if possible and of an appropriate scale and design.

Some modern rooflights are visible in the Town Centre Conservation Area. These are of standard design, sometimes quite large, with the kerb protruding above the roof pitch and therefore quite noticeable. New rooflights should be located as unobtrusively as possible and their number and size restricted. Conservation rooflights should be specified, as these are designed to sit within the roof plane.



#### 4.08 Inappropriate shopfronts and signage

Shopfronts are of mixed quality in the Town Centre Conservation Area. Many historic buildings have had their ground floor altered for the insertion of a fully glazed shopfront. This is particularly noticeable on Broad Street. There are also many examples in the town of overly large fascias, plastic signs and garish colours. These are inappropriate for the Town Centre Conservation Area and create visual clutter. The use of less durable materials cheapens the appearance of the street and leaves an eyesore when the materials begin to degrade. Improved shopfronts would include timber or masonry stallrisers with well proportioned windows, half glazed timber doors and timber fascias of appropriate dimensions and colours with applied or painted lettering.

Shop security is largely provided by external roller shutters. However the roller shutter boxes protrude and are unsightly. The roller shutters themselves are often rusted and unattractive, leaving a dead space along the street. Alternatives should be encouraged, eg. removable grilles. If roller shutters must be retained, an open mesh type should be specified and placed inside the window, so that displays, lighting etc can still animate the street. The roller boxes should be fitted inside the window.



#### 4.09 Satellite dishes, alarm boxes, cables and CCTV

Satellite dishes, often in multiples, are to be seen on the front elevations of many buildings in the Town Centre Conservation Area, even at Saltoun Square. These are unsightly, quickly become rusted and their fixings are likely to damage the stonework. Satellite dishes should be sited on less visible locations such as behind a chimney stack or on the rear pitch, using non-ferrous fixings. Existing dishes should be moved and the stonework repaired in lime mortar.

Alarm boxes, preferably white, should be sited as discreetly as possible, eg. to the side of the elevation near to a downpipe. Cables should be run behind downpipes or along string courses wherever possible. Rusted, dangling and obsolete cables and fixtures should be removed.

CCTV cameras do not seem to be as prolific in Fraserburgh as elsewhere. Cameras should be sited as sensitively as possible in relation to historic buildings as well as the public realm. Pole clutter should be avoided but so should fixings into historic stonework. If fixings are essential it should be to the least precious material and any in stonework should be non-ferrous.

#### **4.10 Buildings at Risk**

The Building At Risk register for Scotland is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland on behalf of Historic Scotland. The At Risk register currently has no entries for Fraserburgh.



## 5.00 CONSERVATION AREA MANAGEMENT PLAN

### 5.01 Introduction

Until recently the historic fabric of Fraserburgh has survived reasonably well within the boundaries of the proposed Town Centre Conservation Area. However, the economic downturn since 2008, coupled with the expansion of in out-of-town shopping, have badly affected town centre retail. The number of shop closures has had a negative knock-on effect on the general feel of the town. This is compounded by the closed former Police Station and the Tourist Information in the Townhouse. Neglect or non-occupation of buildings over even a relatively short period of time can have serious implications for repair, adding to ongoing costs and jeopardising the viability of repair and future use. If Fraserburgh town centre is to retain its unique character, comprising its historic streets and buildings, then measures need to be taken to encourage conservation and sustainable re-use.

The rationale for conservation sits within the regeneration policy of Aberdeenshire Council, which identifies Fraserburgh as a Regeneration Priority Area. Aberdeenshire Local Development Plan (2012) Policy 2 recognises the important role that existing centres have in providing a diverse range of services and activities for both residents and visitors. Policy 10 provides for enabling development where it is the only way of retaining a listed building or where it is the only means of enabling start-up of an employment, tourist or leisure facility within a regeneration priority area. Policy 13 recognises the importance of the historic environment to the character of an area and to the quality of life of the people who live there. The Plan supports the protection, improvement and enhancement of historic environment.

At national level, Scotland's first ever Historic Environment Strategy *Our Place in Time - The Historic Environment Strategy for Scotland (2014)* is a high level framework which sets out a 10 year vision for the historic environment. It aims to ensure that the cultural, social, environmental and economic value of Scotland's historic environment is realised in terms of wellbeing for all. In addition, the need for re-vitalisation of town centres has been recognised in the report *Community and Enterprise in Scotland's Town Centres (2013)* and the follow-up Scottish Government response *Town Centre Action Plan*. This sets out principles, recommendations and actions. Several of these can and should be applied to Fraserburgh Town Centre Conservation Area.

### 5.02 Control and enforcement

Planning permission is required for all changes to the external building envelope or hard surfaces or to means of enclosure within the Conservation Area. This includes replacement of windows and doors, roofing materials, dormers, external wall finishes, chimneys, rainwater goods, street surfaces and means of enclosure. In addition, listed buildings require Listed Building Consent for any alterations. The dissemination of information to owners and occupiers is crucial. A basic guide to owning or occupying a property in the Town Centre Conservation Area should be prepared and distributed. It should set out the rationale for the Town Centre Conservation Area, the planning context, owner's legal duties, the Council's enforcement procedures, recommendations on good practice and where advice can be sought. The guidance should be made available on an ongoing basis, perhaps distributed through estate agents with the various documents given to new owners. The guidance should try to strike a balance between 'carrot and stick', ie. set out the benefits of the Town Centre Conservation Area as well as the duties the Council has to protect its special character.

If a property is neglected over the long term, the Council should take action to serve a Repairs Notice. If this is ignored, a Dangerous Buildings Notice may have to be served. This is the last resort and efforts should be made to get an owner to act before this is

necessary.

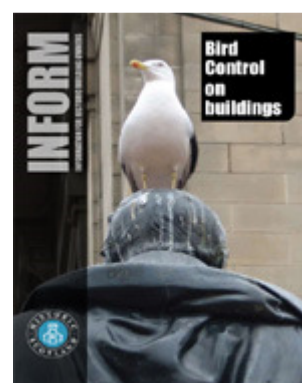
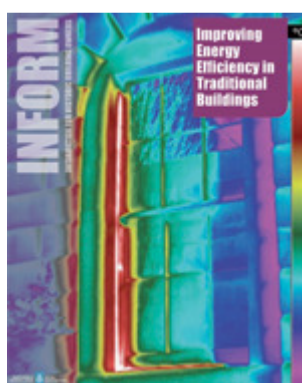
### 5.03 Planning framework and advice

In addition to the statutory framework, relevant planning advice (previously known as supplementary planning guidance) should be made available. Aberdeenshire Council already has a very good planning advice document on design generally, but this does not deal with issues specific to Conservation Areas or listed buildings. Further guidance on design in Conservation Areas, shopfronts and shop signage and window and door replacement should be prepared and implemented. Good examples are available on the websites of other councils eg. Scottish Borders.

It should be noted that most Householder Permitted Development Rights (2012) do not apply in Conservation Areas, in which case a planning application will be required for alterations or additions. Planning requirements for the installation of micro-generation equipment in Conservation Areas will depend on where the equipment is to be placed. It is possible to accommodate micro-generation in an acceptable manner, even on listed buildings. While wind turbines are visually intrusive, the various types of solar panels can be successfully fitted where a rear roof or the internal pitch of an M roof is judged suitable.

### 5.04 Conservation and maintenance initiatives

Fraserburgh has a good stock of historic buildings which give character to the town centre and provide interest, diversity and a sense of place. These need to be protected and a positive programme of repair of historic fabric and restoration of missing detail implemented. Opportunities to offer grants and other incentives to owners should be sought. Initiatives to encourage building maintenance - eg. organising the provision of a cherry picker to clear high level gutters of adjacent properties - have been received well elsewhere. Building owners should be helped to understand that a relatively small outlay on regular maintenance saves money on more expensive repairs later. Owners should be encouraged to contact Historic Scotland and conservation professionals for advice on appropriate methods of repair. The Council should promote the many relevant publications available free online, eg. Historic Scotland's Inform series. Successful renovations and repairs should be highlighted and publicised as a source of civic pride perhaps in liaison with those working on creating awareness of the town's heritage.



### 5.05 Development opportunities

These should be promoted, including:

- large vacant sites on the perimeter of the area which affect the setting of the town centre and its links beyond eg. High Street/Barrasgate Road and High Street/Denmark Street corner.

- gap sites within the town centre where appropriate development could enhance the character of the area eg behind 5-13 Mid Street
- Only high quality development should be permitted. Clear guidance should be available to ensure that any development is sensitive to its setting and enhances the town centre, retaining or re-instating the urban grain. Development briefs should be prepared for large or sensitive sites.

#### 5.06 Public realm improvements

The balance needs to move in favour of pedestrians, cyclists and users of public transport. Measures to discourage private car use should be matched with measures to promote more sustainable means (a 'carrot-and-stick' approach). A more pleasant civic and retail environment will benefit both customers and traders in the long-term. An audit of the current situation in the town centre would give an indication of patterns, volumes and needs - eg. busiest pedestrian routes, underused routes, car park usage, most difficult to use routes, bus-stop catchments. Cycle routes and cycle parking provision should be included. The data should then be used to identify priorities and draw up a plan for improvements. User groups should be consulted and the changes implemented accordingly, perhaps in phases. The new situation should be monitored and assessed.

Over the long term improvements should include quality upgrade to road and pavement surfaces, lighting and street furniture throughout the Town Centre Conservation Area. In the short to medium term it may be best to focus on upgrade to the public realm in key areas or adjacent to key buildings. Cyclical changes of use can help bring vitality to streets and open spaces, as demonstrated by recent Super Saturdays in Fraserburgh's Saltoun Square.



Above: weekly market in Main Street Keswick  
Left: Super Saturday in Saltoun Square Fraserburgh

#### 5.07 Encouragement of town centre business, enterprise and retail

A successful town centre provides the best future use for the historic core. Businesses can be encouraged through shopfront enhancement and maintenance schemes. Local awards and other means of raising awareness and a sense of pride in the town centre should be considered.

#### **5.08 Encouragement of town centre living**

Fraserburgh has the advantage of a relatively high rate of town centre living and maintaining and increasing this would be positive for the Town Centre Conservation Area. Private owners should be encouraged to bring vacant floor space back into use, either for residential or business use.

#### **5.09 Training initiatives**

Training in traditional building skills should be promoted and supported, in liaison with local colleges. Bodies such as Historic Scotland and the Scottish Lime Centre Trust offer expertise, advice and, if requested, can provide training. Areas of training include slating, leadwork, stonemasonry, limework and joinery. The building skills of Fraserburgh's local population, perhaps retired, should not be forgotten and ways should be sought to allow these to be used and transmitted to the next generation.

#### **5.10 Heritage awareness initiatives**

Ongoing support should be made available for schemes to raise public awareness and appreciation of the Town Centre Conservation Area. These could include storytelling events, digital recording of oral history, town trails, walking tours, social media initiatives, visual arts programmes and talks. Special interest groups could be invited to contribute their expertise, eg Fraserburgh Heritage Society. Potentially interested groups, eg. photographers, artists, the retired, youth groups and children could be targeted through schools or libraries. Active community involvement in the Town Centre Conservation Area needs to be sustained through various imaginative initiatives. The harbour is integral to the history of the town and efforts should be made to liaise with the relevant bodies regarding the dissemination of its history and heritage.

#### **5.11 Measures to promote tourism in Fraserburgh**

Improvement of the town centre and Town Centre Conservation Area generally will improve the quality of visitors' experience. However, positive measures should be taken, in liaison with the relevant bodies such as Visit Scotland, to encourage and support tourism to Fraserburgh. Following on from increased local awareness of the town's rich heritage, visitors will also wish to come. Improved provision of accommodation, restaurants and evening activities will benefit the town's economy and result in sustainable use and maintenance of the town's buildings.

#### **5.12 Monitoring and Review**

To be completed.



## **APPENDIX 1: Historic Maps of Fraserburgh**



Extract from Pont map 10 (Buchan) c.1590. Note the faint name 'Fraserburgh'.  
(Reproduced by permission of the Trustees of the National Library of Scotland).



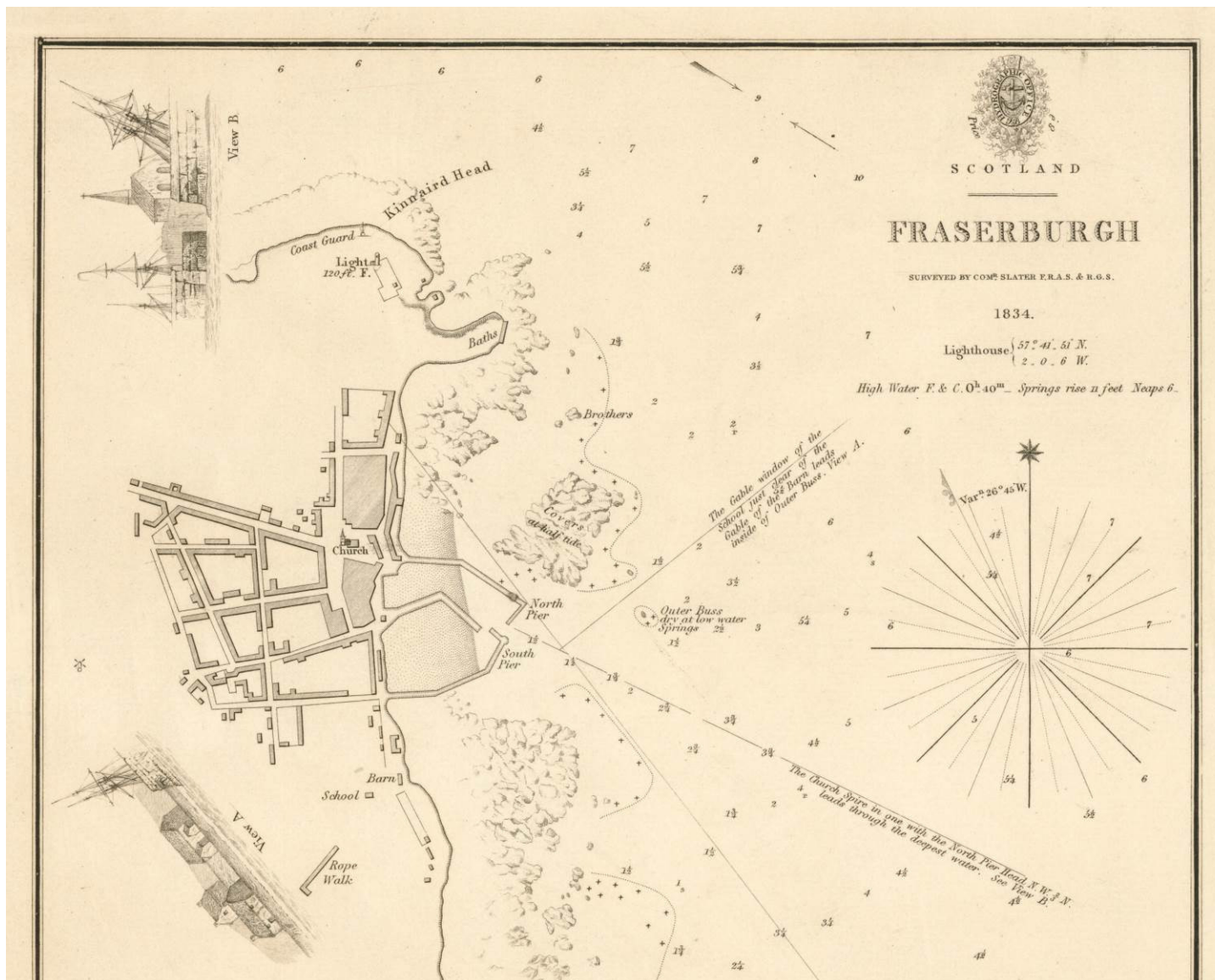


Extract from Roy's map, 1747-52.  
(Reproduced by permission of RCAHMS Enterprises and Scran Ltd)

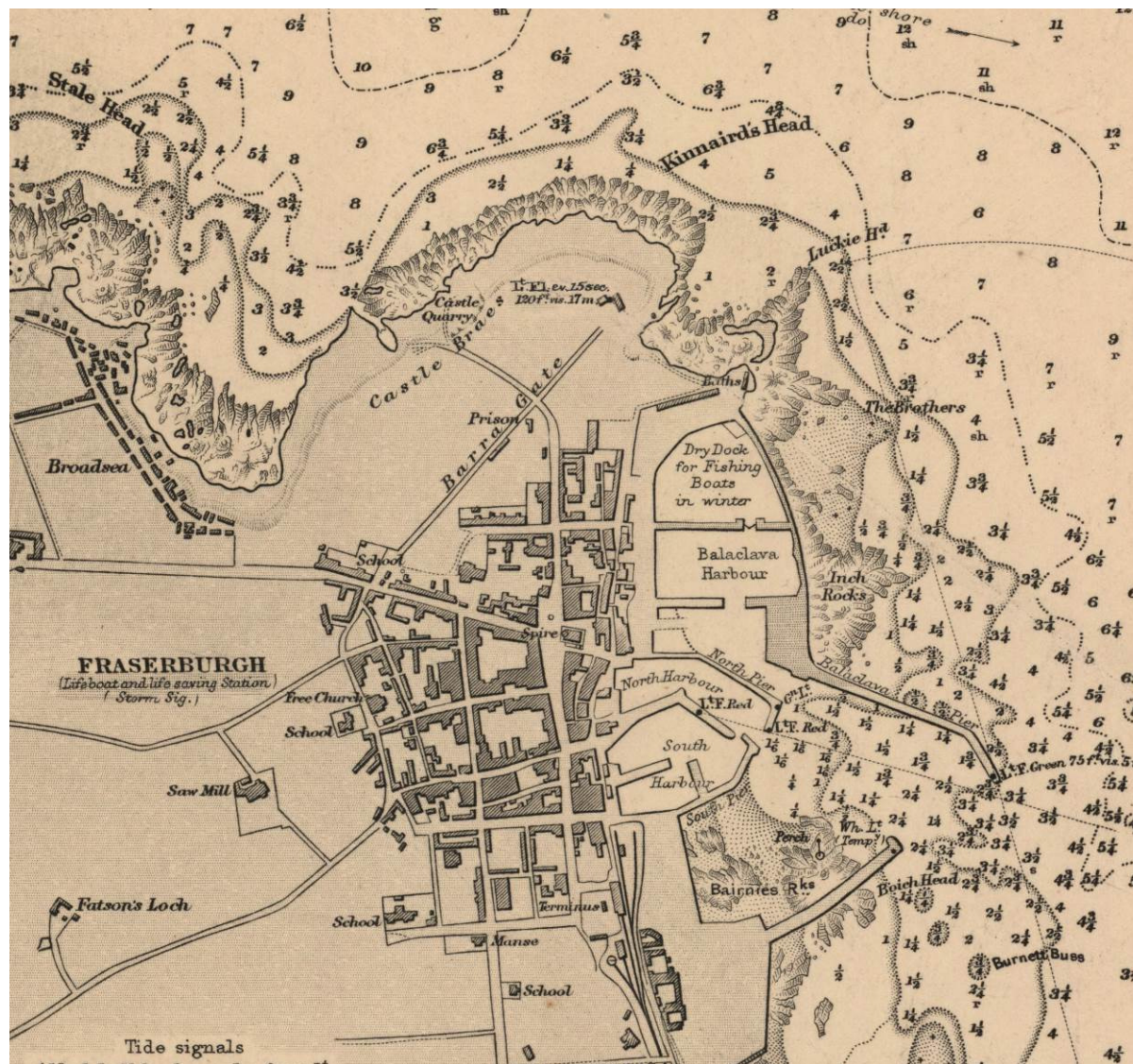


Detail from Roy's map. 1747-52. Note the clear grid of streets, with a strongly defined building line.  
(Reproduced by permission of RCAHMS Enterprises and Scran Ltd)



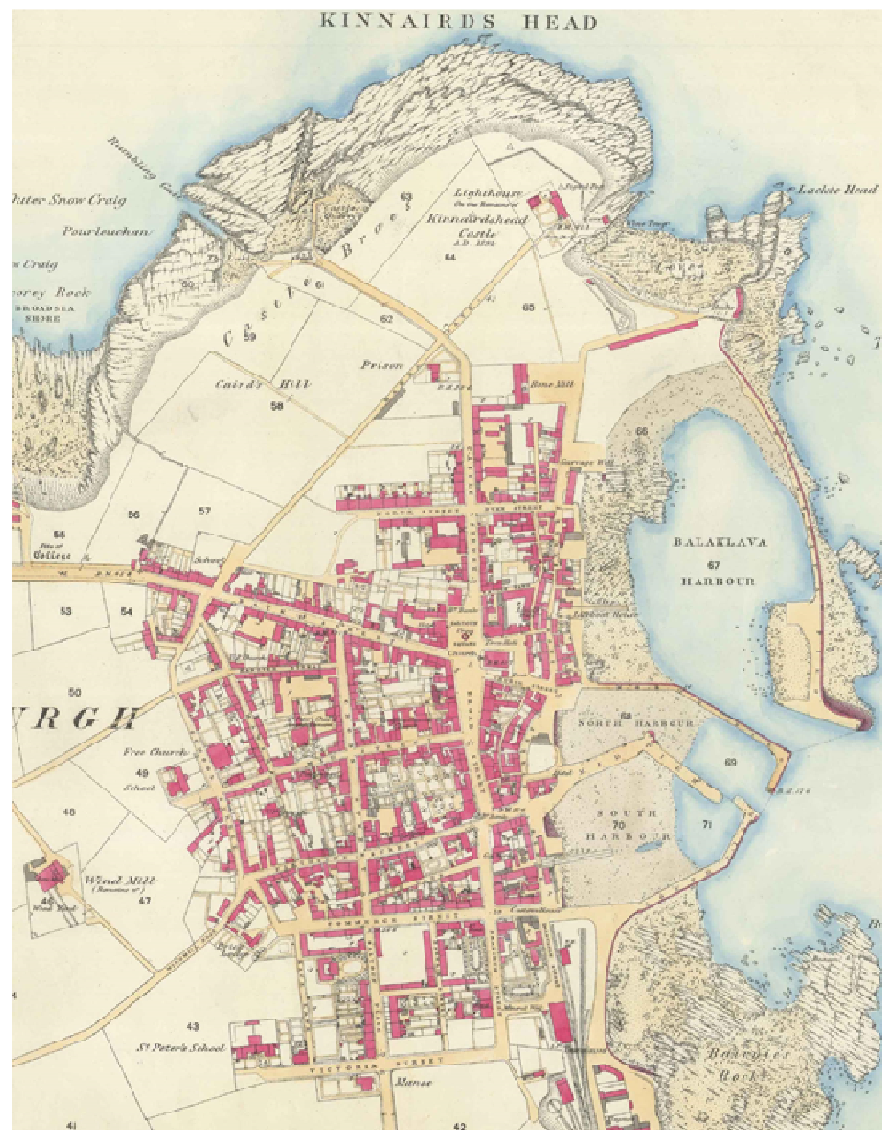


Plan of Fraserburgh, detail from Admiralty chart 1438, surveyed 1834.  
(Reproduced by permission of the Trustees of the National Library of Scotland)



Plan of Fraserburgh, detail from Admiralty chart 1439, surveyed 1858  
(Reproduced by permission of the Trustees of the National Library of Scotland)





Plan of Fraserburgh, 25 inch OS map, surveyed 1869  
 (Reproduced by permission of the Trustees of the National Library of Scotland)

## **APPENDIX 2: Fraserburgh Conservation Area (proposed)**





Fraserburgh Town Centre Conservation Area proposed (not to scale)

### **APPENDIX 3: Schedule of Listed Buildings and Statutory List Descriptions**

No.	Name	Category	Date	Historic Scotland Ref
01	1, 3 Caroline Place and 89 High Street	C	Early 19 <sup>th</sup> century	31890
02	1, 3 Lodge Walk	C	18 <sup>th</sup> century?	31894
03	2 Duke Lane	C	Early 19 <sup>th</sup> century	31887
04	3½ Duke Lane	C	c1840	31883
05	3 Duke Lane	C	c1800	31882
06	5 Commerce Street	B	Early 19 <sup>th</sup> century	31876
07	5 Duke Lane	C	Late 19 <sup>th</sup> century	31884
08	7, 9 Commerce Street	B	Early 19 <sup>th</sup> century	31875
09	9 Duke Lane	C	c1840	31886
10	10 Commerce Street	B	Early 19 <sup>th</sup> century	31877
11	41 Commerce Street and 66, 68 Cross Street	C	Early 19 <sup>th</sup> century	31893
12	50-54 Broad Street	B	c1840	31872
13	62 Frithside Street	C	Early 19 <sup>th</sup> century	31892
14	64, 68 Frithside Street	B	Early 19 <sup>th</sup> century	31891
15	Brittanic Assurance Building, Broad Street and Commerce Street	B	Early 19 <sup>th</sup> century	31874
16	Clydesdale Bank Broad Street and 1 Mid Street	B	1875	31871
17	Custom House (formerly occupied by Bank of Scotland) Broad Street and Frithside Street	A	1820-35	31873
18	Dalrymple Hall and Cafe Dalrymple Street	C	1881	31881
19	Fraserburgh South Church of Scotland	B	1878-80	31878
20	Market Cross Saltoun Square	A	1736/1835	31867
21	Old Parish Church Saltoun Square	B	1803	31865
22	Registrar's office 14, 16 Saltoun Square	B	c1800	31869
23	Saltoun Arms, Saltoun Square	B	1801	31870
24	Saltoun Mausoleum east of Old Parish Church	B	Late 18 <sup>th</sup> century or early 19 <sup>th</sup>	31866
25	The World's End 11 Dalrymple Street	B	1767(?)	31880
26	Town House and Police Office 3 Saltoun Square and 1-5 Kirk Brae	B	1853-55 and 1906	31868



## 1, 3 CAROLINE PLACE AND 89 HIGH STREET (Ref:31890)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Early 19th century. 2-storey heathen rubble with granite dressings pedimented entrance feature with arched doorpiece to High Street.

## Notes

## References

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## 1, 3 LODGE WALK (Ref:31894)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **15/02/1982**.

Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

18th century (?). Low single-storey and attic with wooden dormers, old coped chimneys.

## Notes

## References

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## 2 DUKE LANE (Ref:31887)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Early 19th century. 2-storey and attic 3-window heathen rubble with margins. Cantled dormers.

## Notes

Re-categorised from a 'B for Group' listing to a category C(S) listing in 2006 as part of the phasing out of the 'B for Group' category. Category C(S) subsequently revised to category C on 3 September 2012.

## References

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**3 AND A HALF DUKE LANE (Ref:31883)**

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

**Description**

Circa 1840. 2-storey 3-window pinned heathen rubble with stone dormerheads.

**Notes****References**

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## 3 DUKE LANE (Ref:31882)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Circa 1800. 2-storey and attic 3-window heathen rubble.

## Notes

## References

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## 5 COMMERCE STREET (Ref:31876)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Early 19th century. 2-storey 3-window harled with margins.

## Notes

## References

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## 5 DUKE LANE (Ref:31884)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Late 19th century. 3-storey coursed rubble with piended dormer heads.

## Notes

Group value only Re-categorised from a 'B for Group' listing to a category C(S) listing in 2006 as part of the phasing out of the 'B for Group' category. Category C(S) subsequently revised to category C on 3 September 2012.

## References

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## 7, 9 COMMERCE STREET (Ref:31875)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Early 19th century. 3-storey 3-window harled with margins.

## Notes

## References

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## 9 DUKE LANE (Ref:31886)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Circa 1840. 2-storey and attic 3-window pinned heathen rubble with canted dormers.

## Notes

Re-categorised from a 'B for Group' listing to a category C(S) listing in 2006 as part of the phasing out of the 'B for Group' category. Category C(S) subsequently revised to category C on 3 September 2012.

## References

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## 10 COMMERCE STREET (Ref:31877)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Early 19th century. 2-storey 3-window ashlar granite with unusually detailed R-doric doorpiece with heavy cyma recta cornice.

## Notes

## References

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## 41 COMMERCE STREET AND 66, 68 CROSS STREET (Ref:31893)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Early 19th century. 2-storey and attic harled with margins, consoled doorpiece to Commerce Street. Curved corner

## Notes

## References

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50-54 BROAD STREET (Ref:31872)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

Description

Circa 1840. 2-storey and basement 3-window granite ashlar, quoin angles and blocking course; architraved doorpiece.

Notes

References

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## 62 FRITHSIDE STREET (Ref:31892)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Early 19th century. 2-storey 3-window harled with margins, original woodwork.

## Notes

## References

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**64, 68 FRITHSIDE STREET. (SALVATION ARMY) (Ref:31891)**

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

**Description**

Early 19th century. 2-storey 3-window harled with margins, architraved doorpiece and original woodwork.

**Notes****References**

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## BRITTANIC ASSURANCE COMPANY BUILDING, BROAD STREET AND COMMERCE STREET (Ref:31874)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Early 19th century. 2-storey stuccoed with later attic, 3-window to Seaforth Street and 2-window to Commerce Street with curved ashlar granite corner. Architraved doorpieces centre Seaforth Street and corner.

## Notes

## References

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## CLYDESDALE BANK BROAD STREET AND 1 MID STREET (Ref:31871)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

J. Russell Mackenzie 1875 for Town and County Bank. 3-storey ashlar, giant R-doric pilastered order ground and 1st. end and corner pilasters channelled; channelled pilaster strips at 2nd. Splay corner with 1st floor balcony.

## Notes

## References

Contracts Aberdeen Journal July 14th 1875.

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CUSTOM HOUSE, (FORMERLY OCCUPIED BY BANK OF SCOTLAND) BROAD STREET AND FRITHSIDE STREET  
(Ref:31873)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **A** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

Description

Style of Archibald Simpson c.1820/35. 2-storey and basement ashlar, 2-window to each front with curved 3-window corner having couple columned ionic portico and perron. Broad eaves, low pitched roof; urn chimney; segmentally arched windows at basement

Notes

Crown Property

References

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## DALYRMPL HALL AND CAFE DALRYMPLE STREET (Ref:31881)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **C** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Jenkins and Marr, 1881. 3-storey rough ashlar asymmetrical baronial with 5-storey tower.

## Notes

## References

Contracts Aberdeen Journal Jan. 11th 1881

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## FRASERBURGH SOUTH CHURCH OF SCOTLAND (Ref:31878)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

J. Bridgeford Pirie (Pirie & Clyne) 1878-80. Rogue gothic, ashlar front with red banding, rose window and tall spire of Thomson-esque inspiration; body of church pinned rubble. Tablet of Moses and Commandments reputedly ex-Fraserburgh college chapel (late 16th cent.) at vestry.

## Notes

Ecclesiastical building in use as such

## References

Contracts, Aberdeen Journal June 22nd 1878

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## MARKET CROSS SALTOUN SQUARE (Ref:31867)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **A** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Dated L A S 1736 on shaft. Oval shaft surmounted by coat of arms; cruciform granite base c.1845.

## Notes

## References

Pratt, Buchan p.171; O.S.A. v 6 p.10; N.S.A. v 12 p.254 description of original base structure given; Small Scottish Market Crosses p.108.

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## OLD PARISH CHURCH SALTOUN SQUARE (Ref:31865)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Alexander Morrice architect and builder dated 1803. 4-window piend-roofed rectangle, harled with margins. 4 round arched windows each flank. Squat ashlar front tower with pediment at eaves level, octagon top stage and spire. Interior remodelled A. Marshall Mackenzie 1898. Mears bell 1807.

## Notes

Ecclesiastical building in use as such.

## References

N.S.A. v12 p.256 Hay Post. ref. Chs p.135, 175 and 243 Cranna Fraserburgh Past & Present p.68, 129. Pratt, Buchan p.171 A. Marshall Mackenzie records per. J. Marr. P.S.A.S. v. XC p.150.

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REGISTRAR'S OFFICE, 14, 16 SALTOUN SQUARE (Ref:31869)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

#### Description

Circa 1800. 2-storey and modern attic 3-window pinned "heathen stone" rubble with splayed margins. Centre advanced with pediment and consoled doorpiece.

#### Notes

#### References

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## SALTOUN ARMS, SALTOUN SQUARE (Ref:31870)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **15/02/1982**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Alexander Morrice, builder 1801. 3-storey 5-window heathen rubble with granite dressings and slim Greek doric column porch; Victorian mansard.

## Notes

## References

Cranna Fraserburgh Past & Present p.69, 457 (\$1,200.14.7) Pratt, Buchan p.172.

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## SALTOUN MAUSOLEUM E. OF OLD PARISH CHURCH (Ref:31866)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Late 18th century or early 19th. Gothick, square plan, harled with steep pyramid roof and obelisk finial. Coats of arms older.

## Notes

## References

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## THE WORLD'S END 11 DALRYMPLE STREET (Ref:31880)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

## Description

Circa 1767(?) 2-storey and basement 3-window squared heathen stone with freestone dressings; quoins, shaped wallhead gable with arched window and ball finials, stairs to pedimented door-piece obscured by wooden porch, moulded eaves course and chimney copes. Poor condition.

## Notes

Belonged to the Gordons of Glenbuchat. Lord Pitsligo hid here after Culloden. Sold to Charles Gordon 1766. One of the best houses of its date in Aberdeenshire

## References

Cranna, Fraserburgh Past and Present p.382 Pratt Buchan p.175

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TOWN HOUSE AND POLICE OFFICE 3 SALTOUN SQUARE AND 1-5 KIRK BRAE. (Ref:31868)

This building is in the **Aberdeenshire** Council and the **Fraserburgh** Burgh. It is a category **B** building and was listed on **16/04/1971**.  
Group Items: N/A, Group Cat: N/A, Map Ref: N/A

Description

Thomas Mackenzie (Mackenzie & Matthews 1853-5. Renaissance, 2-storey ashlar freestone, arched ground floor, pilastered aedicules at 1st, curved corner with doric columns, statue of Lord Saltoun at 1st and tall domed Corinthian rotunda above; original variations on the orders in the details. 4-bay matching granite extension (police office) Reid and McRobbie 1906.

Notes

References

Contracts Aberdeen Daily Journal April 13th 1853 and Aberdeen Daily Journal 3rd Dec. 1906, Original plans, Burgh Surveyor's Office.

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