



Huntly



Conservation Area Review

Final Report 2013

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Introduction

Definition of a Conservation Area

A conservation area is defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'

Conservation Areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for the designation of conservation areas.

All planning authorities are required by the Act to determine which parts of their area merit conservation area status. They are also required to formulate and publish proposals for the preservation and enhancement of the designated areas.

Aberdeenshire currently has 36 conservation areas varying in character and size from Peterhead town centre to the smaller rural hamlets like Garlogie. The Huntly Conservation Area was designated in December 1975 by Gordon District Council with the boundary of the Conservation Area being drawn to include the original "grid iron" road layout of the planned town see Map 1.

What does Conservation Area status mean?

In a conservation area it is the buildings and the spaces between them that are of architectural or historical interest and frequently both. Therefore it is important that the integrity of the area as a whole is safeguarded and enhanced. This is achieved by:-

- Defining the character that merits protection;
- Use of appropriate controls over development, demolition and advertising;
- Protection of trees;
- Appropriate management and enhancement schemes.

Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not damage the appearance or character of the area.

Local residents especially property owners have a major role to play in protecting and enhancing the character and appearance of the Huntly Conservation Area.

Purpose of the Huntly Conservation Area Review

The purpose of the Huntly conservation area review is to identify the town's special architectural and historic features and to re-confirm the areas boundaries. The review is also a vital tool to look at the active management of the conservation area by providing the context for the assessment of development proposals and identifying opportunities and priorities for enhancement. The review should be regarded as supplementary guidance to the local development plan policies.

Designation and boundaries.

The Huntly Conservation Area was designated in December 1975 by Gordon District Council with the boundary of the Conservation Area being drawn to include the original “grid iron” road layout of the planned town see the plan in Appendix 5 Huntly Circa 1867. On the 6th January 1988 the Conservation Area was extended to include the War Memorial and the original Gordon School building. An Article 4 Direction was also served in 1988 by the Gordon District Council on the properties within the Huntly Conservation Area withdrawing permitted development rights thereby requiring planning applications for property extensions, wall, door and window replacements. The boundary (see Conservation Area boundary Huntly Conservation Area boundary & Listed Buildings Locations Plan in appendix 2). was drawn around the original 18th and 19th century planned town however the boundary stopped at George Street in the west and the southern boundary is marked by Torry Street and Upper Kirkgate. The case for extending the conservation area boundary to King Street in the west and in the south to Market Street and Bleachfield Street is discussed later in this report.

Location

Geographical Context

Huntly is located within Marr, the most westerly of the six administrative areas of Aberdeenshire. The town forms part of the Parish of Strathbogie.

Huntly grew as a market village above the fording and bridging points across the Rivers Bogie and Deveron and on the historic routes linking Aberdeen and Elgin, Banff and Braemar. These main arterial routes still connect Huntly to its agricultural hinterland and the other Aberdeenshire towns and villages to the north, south, east and west.

Historical Development

Early History

Huntly starts to get mentioned in 1224 with the building of the Castle although it was actually two hamlets the Raws of Strathbogies and Torriesoul. Huntly's origins date back to the stone age as shown by the stone circle that used to be on the site of what is now the Square. Two of the stones remain the others were removed to make way for the Duke of Richmonds statue in 1862. The town we see today dates back to the middle of the 18th century when it was laid out as a planned town by the Duke of Gordon and the place started to be called Huntly in official records from 1727. Please see the Huntly Timeline in Appendix 4.

18th Century

As both farming and trade expanded across the north east of Scotland in the 18th Century the Duke of Gordon established a new planned town to take advantage of the growing economy. The grid iron pattern of the settlement was built up based upon smaller side roads and the main arterial road (Bogie Street, to Duke Street and Deveron Street) leading into the Square which also functioned as a market place. Small crofts and terraced cottages around one and a half storeys high were built as both homes and work places.

By 1772 there were 53 flaxdressers using locally or even home grown flax for weaving into cloth with further work taking place in small mills on the River Bogie. In 1800 Huntly was thriving exporting leather, linen cloth webs, pork, butter , eggs, and cheese and the market was held in the Square.

The importance of the Square is reflected in the building remaining from this period number 24 & 30 which was built for a William Forsyth.



The Square

19th Century

During the nineteenth century the Napoleonic War and its aftermath disrupted the flax based linen trade however over a number of years the town shifted to weaving wool and consolidating its agricultural trading leading to further growth with the building of new mills, a whiskey distillery and tannery. As the local people became more prosperous the facilities required increased and the town expanded by adding new roads to the grid iron pattern.

By the time the railway arrived in 1845 the Duke of Gordon's original planned town layout was completed. New buildings and homes were built with the one and a half storey buildings being replaced by larger more ornate structures which incorporated more ironwork, windows and carved granite features. This is most notable around the Square with Brander Library dating from around 1835, the Clydesdale Bank 1842 with the Huntly Hotel and the Gordon Arms both being late 19th Century.

Also dating from this period are the Gordon School (1841), the Parish Church 1805, St. Margarets Church (1834), the Strathbogie Church (1841), Christ Church (1848) Stewarts Hall (1875) and the Crown Bar (1898). The Royal Oak Hotel is believed to date from the late 18th Century.

20th Century and 21st Century

The first half of the twentieth century was a period of consolidation for Huntly which is reflected in the buildings from this period the Scotts Hospital (1901), the Linden Centre (1903), the 1 and 1A Bogie Street shopping terrace (1907). New buildings were added in the 1930's, the Post Office in the Square, the Police Station, the extension to the Gordon Schools and local authority houses. Later developments have taken place on the edge of town away from the original planned town and the conservation area.

Over the course of the late 20th century and early 21st Century Huntly has become more of a commuter town as the number of local shops and businesses declined and residents have looked to make their living in other towns or Aberdeen. However the Huntly still retains its market town character which is celebrated each year by the Huntly Hairst in September.

Year	Population
1743	753
1800	1,000
1801	2,463
1831	3,545
1841	3,642
1861	3,448
1871	3,570
1881	3,519
1891	1,047

Townscape Analysis

Setting and Topography

Huntly has an attractive setting, derived from its riverside location south of Tap O' Noth, Clasmach Hill and east of the Binn. There are impressive and changing views of the nearby hills from many places within the town.



View of Huntly from Battlehill

Gateways

The three gateways into Huntly reflect its historical development along the two arterial routes from east to west and north to south with the river Deveron forcing the northern and western routes to share the same gateway on Deveron Road. These gateways and the development associated with them have shaped the historic character of the conservation area as they form the basis of the planned town and its predecessor settlement along Old Road provide the context within which its special interest can be considered.

Bogie Street to Duke Street



Bogie Street



Duke Street

The original route for vehicular traffic into the village was Old Road which was replaced by Bogie Street and Duke Street as the main east to west route.



Gordon Street (left)

From its early beginnings the Gordon Street has been extended and improved. It is still the major north-south route trade and continues to operate as a working mixed use street with a range of frontages, and buildings scales



Deveron Street (left)

Deveron Street and Deveron Road provides an attractive east – west route linking the Square with the west side of Huntly and the towns like Keith to the west. The route is well used by local residents continues to operate as a working mixed use street with a range of frontages, and buildings scales but has a number of vacant properties upon it which detracts from the town centre and the conservation areas character. Deveron Road has a fine collection of 19th and 20th century buildings

Boundaries and Edges

The Huntly Conservation Area boundary identified in the adopted Aberdeenshire Local Plan is centred on the original planned town's original "grid iron street pattern and properties, which grew up during the 18th and 19th centuries. The conservation area encompasses some areas of 20th century infill and redevelopment within this historic core see the plan in appendix 2.



George Street

The Gordon Schools with their playing fields, the Huntly FC ground and 20th century housing borders the conservation area to the north. To the south lies an area of the planned town that has been added to the 2013 revised conservation area then the Market Muir, the 20th century Council trading estate next to the A96 trunk road and the supermarkets . To the west on the boundary of the conservation area lies the 20th century housing areas and the A96. To the east the conservation area extends to the River Bogie.

Street Pattern



Old Road



Old Road



Upper Kirkgate



Christ Church, Provost Street

The street pattern in the Huntly conservation area clearly is a prime example of Scottish Planned Town grid iron pattern with the main arterial routes being the wider streets and the smaller local streets being narrower. The earlier pre-18th century streets like Old Road the original east to west route has been absorbed into this grid iron pattern.

The main arterial streets tend to be wide perhaps because of the historic requirements for trade and movement. However the back lanes and minor streets are narrower possibly reflecting an emphasis on pedestrian traffic rather than vehicles.

Plot Pattern



View from Battlehill



Torry Street

Huntly conservation area is a dense grain of rows and terraces fronting the streets that form the grid iron. Plot sizes tend to be narrow but in some areas of the town can be quite long reflecting the need to grow food in the garden, dry linen or wool in the 18th and 19th centuries, see appendix 8 Huntly Built Up Area and Open Space Relationship.

Huntly's later nineteenth and twentieth century expansion tends to have more individual, relatively larger plots, with gardens to the front and to the rear. This variance in plot size and pattern is yet another reflection of the evolution of the settlement over the last two hundred years.

Open Space

The dense urban form within Huntly contrasts sharply with the openness of the Bogie and Deveron river valley and the hill country beyond.

Within the conservation area mature gardens provide an attractive and seasonal outlook especially around Richmond Road, Albert Terrace and Gladstone Street.



Gladstone Road

Landscape and Trees

The trees that exist in peoples gardens and Church yards achieve more importance due to their scarcity value. There is no tradition of planting street trees in Huntly.

Circulation and Permeability

The Square where the main roads converged in Huntly retains its status as the main focus for cultural, civic and recreational activities in Huntly. The roads around the Square allow for shared pedestrian and vehicular traffic although lack of physical space requires some give and take between pedestrian and vehicle traffic.

Elsewhere within Huntly on street parking, bends and corners slow down traffic and limit access by larger vehicles while pedestrians enjoy a greater degree and flexibility of movement. Roads and narrow lanes allow access through parts of the town.

Views

There are many different views into and out of Huntly. From the Square there are views east to Battlehill Wood, from the Parish Church and Church Street views out south to Tap O' Noth. Away from the Square the views tend to be restricted by the buildings located close to street with only occasional glimpses of the nearby Hills permeating through road junctions and gap sites. This containment leads to a sense of enclosure and shelter within the heart of Huntly conservation area.

The following buildings catch the eye from certain vantage points which are significant in terms of visual prominence and Huntly's history. The Stewarts Hall, the former Mill now Huntly Business Centre, Cruickshanks, St. Margarets and Strathbogie Churches and Scotts Hospital.



Stewarts Hall



Huntly Business Centre



Scott Hospital



Cruickshanks

Activities and Uses

The Square, Duke Street, Gordon Street and Deveron Street are the focus of non residential uses and activities in Huntly. In and around the Square essential services exist for its residents. There are the hotels, a good range of shops, library, post office, the Stewarts Hall, Aberdeenshire Council offices, cafes and bakers, small offices and workshops. The Gordon Schools and the churches are away from the Square but still part of the town centre and conservation area.

Other services notably the GP are located on edge of the planned town boundary but beyond the Conservation Area boundary.

There is the potential for new uses in underused and empty building within the town centre and conservation area.

Architectural Character

The majority of Huntlys buildings within the Conservation Area date from the 18th and 19th century, although some will be on the site of earlier buildings. Appendix 3 lists those buildings of particular merit many of which are also listed by Historic Scotland. Some of Huntly buildings have been altered or extended which in turn alters the original architectural character.

Huntlys buildings when viewed from a streetscape perspective taking into account the layout, scale, form and design of the buildings collectively and their interrelationships is an excellent example of a Scottish planned town with a special character and interest which justifies its Conservation Area designation. Most of the buildings retain the simplicity and symmetry of their original architectural style reflecting the economic and social background to their construction rooted in the materials which could be sourced and worked locally.



George Street



1 and 1a Bogie Street



Huntly Business Centre



Church Street

Buildings of Merit

The Huntly Conservation Area contains 80 listed buildings which are detailed in appendix 3 however it is important to note that it is the combined effect of both the buildings and their arrangement in the Huntly planned town streetscape which contribute to its special interest.

Building Materials

The traditional materials found in the conservation area include:-

- Granite
- Slate
- Corrugated Iron
- Cast iron
- Timber
- Wrought iron
- Harl render
- Traditional Brick
- Clay

Modern materials are also found

- UPVC
- Aluminium
- Modern Brick
- Artificial stone
- Concrete
- Felt
- Asbestos
- Dry Dash

Townscape Detail

The Huntly Conservation Area townscape is the sum of its parts. Some details in the townscape changed with recent alterations and developments since the original Conservation Area designation in 1975.

The core character and the essence of the traditional Scottish Planned Town remain. Simple vernacular principles and the use of local building materials are still evident and contribute to the character of the conservation area in the following features.



- Steep roof pitches
- Slate roofs
- Metal roof lights.
- Cast iron gutters
- Finials
- Feature and traditional chimneys stacks
- Skews or skewputs (the parapets at the gable end of a pitched roof).
- Gable end features including towers
- Date Stones
- Feature windows
- Sash and case sliding windows
- Panel doors
- Dormer windows
- House number panels for painting
- Stone boundary walls
- Cast iron railings
- Stone outhouses and stores



Public Realm



Roads and footpaths are predominantly are flagged or tarmac. Some of the connecting paths are surfaced with concrete paving slabs, or setts although tarmac is used. The condition varies. Within the Square Caithness stone flags

have been used along with stone seats and metal. Along many streets the houses front directly onto the street with pedestrian and vehicle space limited.

Within Huntly there are a variety of boundary treatments. Rubble stone boundary walls of varying heights are an indication of older sites with regular granite blocks denoting a later construction. Both types of wall are important features of the Huntly Conservation Area. Some walls have been demolished, badly repaired, or replaced with timber or other materials.

Except for the Square street lighting and street furniture in the area are modern and not in keeping with the historic character. Ordinary standard lighting columns are used and signs are also Aberdeenshire standard for roads, and streets.

There is little soft landscaping within the town centre area.

Seating is also limited to the Square where the stone benches provide opportunity for visitors and residents to rest, pass the time, enjoy the setting, farmers markets or other events .

Condition

Within the conservation area the overall condition of the buildings is moderate. Some buildings and areas are well maintained but there are some areas and buildings where dereliction, lack of maintenance and neglect has had a negative impact on the amenity and appearance of the area.

Character Assessment

Key Features

The historical and architectural interest of the conservation area is largely derived from its planned town character, townscape and buildings. The various buildings and spaces around it, together help to define its special character.



Gordon Street



Duke Street

The planned town of Huntly became the industrial, commercial, retail, educational and civic centre for this part of Aberdeenshire from the mid 19th to mid 20th century. This is reflected in the range of buildings within the conservation areas. Buildings are attractive in terms of their form, material finishes but often with embellishments like finials, feature windows or even towers. Building density is relatively high with public open space being located at the edge of the town along the river corridors and at the schools. The larger homes east of Gordon Street, have generous, attractive mature gardens with many fine trees.

The mixture of 18th and 19th century buildings within the conservation area and associated townscape is a key feature of the conservation area. Both the 18th and 19th century properties are of stone and slate construction. Most of the properties are terraced and built onto the footpath. Buildings may have been developed speculatively but had to comply to the Duke of Gordons plot pattern. This explains the variety of scale which adds considerably to the quality of the street. There is a mix of single, two and two and a half storey properties.

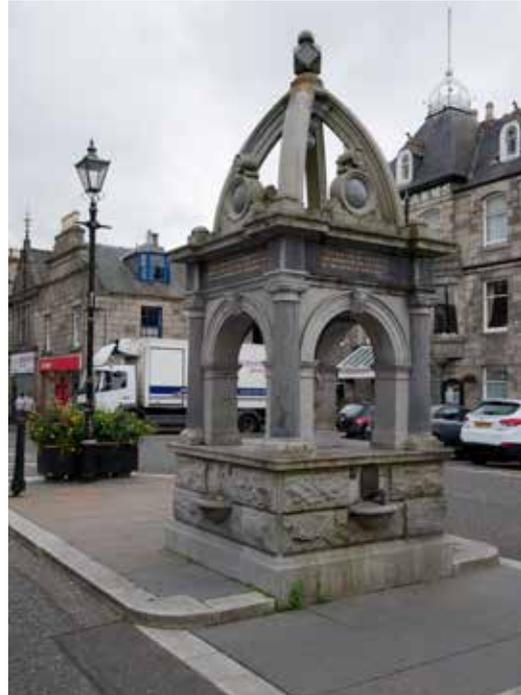
There are four distinct character zones evident within the conservation area; the Square, the mixed use area of the main streets, the west edge with its denser street pattern and the east side with its more generous plots where homes are often detached and set back from the road in a garden.

The Square

In the Square area the traditional uses and occupations of a historic Scottish planned town can still be seen. Civic, commercial, and retail buildings sit side by side presenting an interesting and coherent street scene which links visitors back to the 18th, 19th and 20th centuries.

The three to four storeyed buildings include the two hotels, library, post office and shops, reflecting historical uses and economic development of the town and the important role of the Square in this.

The water fountain, Duke of Richmond statue and the remaining two standing stones in the centre of the Square reflects its historic function and value.



The Square

The Main Streets

This includes Gordon Street, Bogie Street, Duke Street and Deveron Street, the main arterial roads of the planned towns grid iron townscape. All of these roads contain mixed uses and a combination of buildings small and large giving good interesting streetscapes. On the corner of Deveron Street and George Street the derelict shops and garage detract from the conservation area.

The West Edge

This area of Huntly comprises of the properties bounded by Gordon Street, West Park Street, George Street and Torry Street. This area has a surprising range of traditional stone buildings with slate roofs, a wealth of window designs and a surprising array of different chimney designs but all buildings front directly onto the streets. The adjoining area to the west King Street to Meadow Street and to the south Market Street is similar in character and age but not in the conservation area. On the whole buildings are modest in scale and type except on the Gordon Street frontage. The question arises why isn't all the former planned town in the conservation area?



George Street/Deveron Street junction



The East Edge.



Bogie Bridge

This area comprises of the properties east of Gladstone Road and McDonald Street through to the River Bogie Queen Street and Lennox Terrace which are predominately residential villas detached in their own gardens with the notable exception of the Alexander Scotts Hospital. Old Road, New Road and Mill Road also form a distinct neighbourhood of narrow streets, two and one and a half storey houses based upon the earlier village on the Old Aberdeen to Elgin Road.

Key Challenges

The use of a grid iron street pattern, local granite, utilitarian character, simplicity of the original architectural detailing possibly based upon 18th or 19th century pattern books held by the Duke of Gordons esatte helps to define the appearance of the Huntly Conservation Area. The retention of these buildings and the street pattern is important for the conservation and enhancement of the area.

There is a danger that the character of the Huntly Conservation Area will be changed by trying to provide off street car parking, replacing old buildings with new ones, developing backland plots and by gradual additions and alterations more appropriate to a conventional modern settlement.

Positive Buildings and Areas



Huntly Hotel

These are considered to be buildings or areas which contribute positively to the character of the Conservation Area and which it is considered desirable to conserve and enhance.

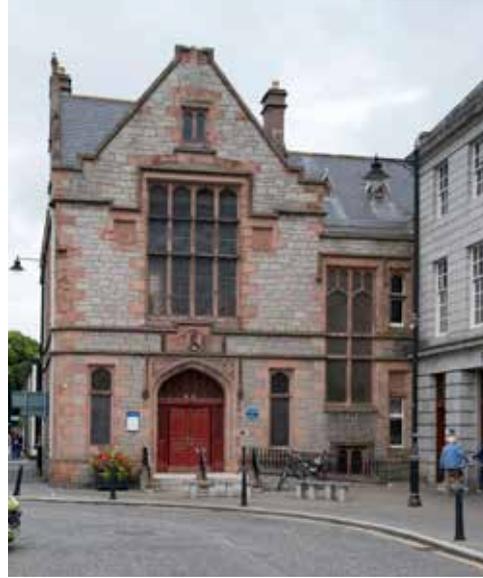
The Square, which provides the core focus to the historical development of Huntly, the town centre hub and the designation of the Conservation Area.

The Huntly Hotel, Brander Library, Cruickshanks are all prominent local landmarks, grade B and C listed buildings and the base of important local business's

The Main Streets contain a number of local landmark also a grade B listed building and a key site within the centre of the Huntly for new mixed uses to support community based enterprises.



Cruickshanks



Brander Library

Castle Street also a key place within Huntly leading to the Gordon Schools and beyond to Huntly Castle and the castle bridge over the River Deveron. At Old Road there are groups of traditional buildings which survive retaining their original pre 18th Century street pattern and architectural style, reflecting the historic development of the town.

Negative Features

Within Huntly the following sites raise concerns, detracting from the character and appearance of the conservation area:

Loss of traditional streetscape features and their replacement with inappropriate and uncoordinated street surfaces; railings, bins, signage and lighting.

Loss of architectural details (e.g. original sash and case windows, doors and other joinery, boundary walls and railings) and loss of original materials (e.g. slate roofing, stone and iron work).



Backland plot

Insensitive infill and modern developments especially twentieth century box dormers and large flat roofed garages which are out of scale and character with the historic properties;

Traffic and prominent car parking along some streets which diminishes the overall amenity of the area especially during peak traffic periods

Unsympathetic signs and frontages.

Television aerials and satellite dishes located on frontages.

Lack of building maintenance in some parts of the Conservation Area.

Sensitivity Analysis and Buildings at Risk

The edges of the Conservation Area and existing gap sites and open spaces can be sensitive to potential development. It is as important to protect the historical links and inter-relationship between the buildings and the open spaces between them and surrounding them as it is to protect the character of the buildings and the streetscape. The development of backland plots and gardens needs careful consideration. The case exists for no additional backland and garden plot development within the Huntly Conservation Area. Appendix 8 Built Up and Open Space Relationship Plan shows the importance of the open garden areas to the character and setting of the Huntly Conservation Area



26 Deveron Street



Bridge across River Deveron



Derelict garage, George Street

The former shop properties at 26 Deveron Street and 28-30 Deveron Street are currently listed on the Scottish Civic Trust's Buildings at Risk Register. Buildings in Huntly which become vacant and neglected should be retained and refurbished rather than demolished.

Assessment of Significance

The townscape of Huntly still retains the essence of the planned town with a range of buildings from the simple vernacular along Old Road to civic buildings on Gordon Street to the commercial and retail core at the Square. The townscape of Huntly continues to reflect its historical importance and its close relationship with the rural hinterland as celebrated by the Huntly Hairst. The aspirations, values and ideas which influenced the planned towns development are also still clearly evident in the layout and character of the conservation area. Of special note is the role that people have played in Huntlys development and the physical evidence that remains of their involvement. Whether it is individuals such as the Duke of Gordon, architects, merchants, writers or the sheer numbers of folk who have lived and worked in the town, the memorials, structures, buildings and dwellings are a testament to their existence and the special interest that Huntly offers.

Boundaries

An important element of the conservation area appraisal is the assessment of its boundaries. The Huntly Conservation Area has quite definitive boundaries which partially follow the planned towns boundaries but excluded several areas particularly the streets with the fine villas on. Aberdeenshire Council has as part of the 2012 Huntly Conservation Area Review revised the Huntly ConservationArea to include all the original planned town, the avenue leading to Huntly Castle and Huntly Castle.



Church Street



Upper Kirkgate

Conservation

Conservation Strategy

The Scottish Governments Planning Advice Note (PAN 71) Conservation Area Management (2004) on page 18 states “Designation alone does not fulfill a local authorities responsibilities for conservation areas. A robust and active management strategy combined with an effective monitoring and review mechanism will ensure that valuable aspects of our heritage resource are protected and that opportunities to enhance them are delivered”.

The Huntly Conservation Area Strategy will aim for the development of a more integrated approach to managing change that has an impact on the town. Regeneration area projects, streetscape improvements, empty buildings, development pressures and proposals will be identified and where appropriate incorporated into the draft Huntly Conservation Strategy in December 2012 as described below.

Opportunities for Conservation and Enhancement

The Public Realm

Huntlys public realm is one of street frontages especially on the main arterial routes and to the east of Gordon Street. The range of street signs and lighting columns within the Huntly Conservation Area needs to be limited with consideration given to retaining and recreating the original street name panels.

An innovative approach to lighting and the use of public art could further enhance the character of the streetscapes and the main streets.

Edges and Gateways into Huntly Conservation Area

Review gateways into Huntly, along the main streets into and out of the conservation area.

Repair and Renewal

Encourage the repair, reinstatement and conservation of buildings, features and architectural detail (where there is historical evidence), especially frontages, timber windows and doors, chimney stacks and roof slates, boundary walls and treatments.

Encourage the removal, alteration demolition and redevelopment of buildings, features or areas which do not contribute positively to the character or appearance of the conservation area.

Protecting Buildings and Features of Merit.

Control unwanted alterations and loss of detail through use of the listed building and statutory framework.

Assess potential for use of Article 4 Directions and promote understanding and awareness of any proposed for non-residential properties.

Raise awareness of small items such as iron goods, walls and building repairs which add considerably to the towns local identity. Provide owners and those responsible for their upkeep with advice and assistance

Protect focal points, views and vistas which have been created by the historic street pattern and the topography.



The Square



The Square



The Square

Regeneration

In the last ten years the Huntly economy has struggled with a range of challenges which in turn have had resultant social and health issues. Aberdeenshire Council is in the process of identifying and delivering enhancement projects in the 2012-2015 period based upon the strategic priorities.

Potential projects in Huntly include shop front repair and improvements, the restoration of derelict buildings or underused buildings in the Square, Gordon Street, Deveron, Duke and Bogie Streets, to new community land business uses, including start up units and workshops and repairs to the Castle Bridge.

Potential small environmental improvements are.

- Lighting
- Railings
- Litter bins, seating and other street furniture
- Replacement signs and interpretation panels linked to heritage trail within the town centre.
- Temporary greening of gap sites by community growing project
- Repair of architectural features

Policies

Aberdeenshire Council, through its Aberdeenshire Local Development Plan and the associated Supplementary Guidance provides policies to protect the character and amenity of conservation areas as well as support proposals to bring vacant buildings and sites back into active use.

There are no sites within the proposed Conservation Area, specifically identified for development in the Aberdeenshire Local Development Plan. However existing buildings, gap sites and areas of land within the conservation area could be the subject of development proposals.

There is a presumption against the demolition and/or redevelopment of any building which is considered to make a positive contribution to the character and appearance of the Conservation Area. Proposals for the alteration of such buildings and areas will be carefully considered in light of the adopted policies of Aberdeenshire Council.

Development Management

The day to day work of Development Management provides a primary means to implement policies for conservation and enhancement within the Conservation Area and the Council will only approve proposals that preserve and/or enhances the character and appearance of the Conservation Area.

Under recent legislation, conservation area designation automatically brings the following works under planning control:

- Roof alterations
- Stone cleaning or painting of the exterior
- Provision of hard surfaces
- Additional control over satellite dishes.
- Additional control over demolition
- Tighter restriction on size of extensions to dwelling houses, which may be erected without consent.
- Removal of, or work to trees
- House extensions
- Boundary walls and fences

Such minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area and where previously were controlled by the Huntly Conservation Area Article 4 Direction. Any of these works now need planning permission.

Where a development would, in the opinion of Aberdeenshire Council affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed are taken into account by Aberdeenshire Council when making a decision on the planning application.

Monitoring & Review

Legislation provides for the regular appraisal of Conservation Areas, which may result in new Article 4 Directions to control business uses , supplementary guidance or site specific planning advice being drafted by Aberdeenshire Council in future times.

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- 4) The History of Huntly, Patrick Scott 1997

Appendix 1

The Aberdeenshire Local Development Plan

Policy 13 Protecting, improving and conserving the historic environment

Protecting and improving the historic environment contributes to many of the Scottish Government's 15 national outcomes. Local history helps create a clear identity for the area and strengthens connections between people and places. It promotes a positive image of Scotland across the world. It can also help to improve communities and provide educational, training and employment opportunities. Because of this, Scottish ministers place great weight on protecting our history through the planning system. We support this view and recognise the importance of the historic environment to the character of the area and to the quality of life of the people who live here. We want to maintain and strengthen our commitment to protecting the historic environment, both by putting into practice a historic environment strategy and in the way we manage development.

Aberdeenshire Council supports the protection, improvement and conservation of the historic environment. There will be a presumption against development that would have a negative effect on the quality of these historic assets. Different parts of the historic environment require to be subject to specific guidance and controls to make sure that we maintain and improve their value.

The way we will do this is published separately in the following supplementary guidance.

SG Historic Environment1: Listed buildings

SG Historic Environment2: Conservation areas

SG Historic Environment3: Historic gardens and designed landscapes

SG Historic Environment4: Archaeological sites and monuments

SG Historic Environment 2: Conservation areas

We will refuse planning permission and/or conservation area consent for any development, including change of use or demolition, which would have a detrimental effect on the special character or setting of a conservation area. We will only approve new development wholly or partly within a conservation area, subject to other policies, if:

1) all details are provided under cover of an application for full planning permission; AND

2) the design is of the highest quality, and respects and enhances the architectural, historic and visual qualities that give rise to the designation;

AND

3) any trees that contribute to the conservation areas setting and character are retained.

Reasoned Justification

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

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

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

Article 4 Direction Orders restrict permitted development rights, and in certain cases have been put in place to prevent incremental change such as replacement doors and windows, which would otherwise cumulatively undermine the character of the conservation area over time. The conservation area legislation provides for their regular appraisal, which may result in new Article 4 Directions and/or supplementary guidance in the form of conservation area policies or other design guidelines. Existing and proposed conservation areas in Aberdeenshire, together with relevant

Article 4 Directions and further guidance will be provided in planning advice.

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

In the event of the planning authority being minded to grant conservation area consent for demolition of an unlisted building, the planning authority must notify Historic Scotland. Historic Scotland will therefore be consulted at an earlier stage, where appropriate on such proposals. The agency's "Managing Change in the Historic Environment" is recommended in this regard. To help assess proposals we will also seek the views of the Architectural Heritage Society for Scotland, The Scottish Civic Trust, Architecture and Design Scotland and appropriate local bodies.

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

Appendix 2.

2013 Huntly Conservation Area Revised Boundary & Listed Buildings Location Plan.



Appendix 3

Huntly Listed Buildings & Buildings of Historic Interest

NAME OF BUILDING	DESCRIPTION	LISTING CATEGORY
GORDON'S SCHOOLS ORIGINAL BUILDING ONLY.	Archibald Simpson 1839-41; good additions to match original A. Marshall Mackenzie (Matthews and Mackenzie) 1888. Jacobean; symmetrical 2-storey ++Plan ashlar; centre pend arch and ogee capped octagonal tower. Mears bell 1840.	A
HUNTLY WAR MEMORIAL	Frank Troup (London) C. 1920. Classical; granite. Elongated octagon plan; square piers with entablature panel screens between open at top; surmounted by obelisk.	B
ST. MARGARET'S R.C. CHURCH, WESTPARK STREET AND CHAPEL STREET	Rt. Rev. James Kyle 1834. Rubble built octagon with lunette windows; tetrastyle pedimented ashlar fronts-piece surmounted by 3-stage tower of Spanish baroque character with console scrolls; belfry top stage with concave sides surmounted by console crown; impressive saucer domed interior with 7 contemporary Spanish religious paintings; altar piece and stencilled decoration c. 1902. Mears bell 1834.	A
BALVENIE HOUSE 3 WEST PARK STREET	Circa 1835. 2-storey 3-window harled with margins; pedimented anta porch.	B
30 CASTLE STREET	Late 18 th century. 2-storey 3-window granite ashlar.	B
19 CASTLE STREET	Originally 18 th century. 2-storey; 3-bay harled to East Park Street. Castle Street gable ashlar faced. Entrance porch and wing with tripartites of circa 1840. Wall with 2 sets ogee capped gatepiers with ball finials to Castle Street.	B
20, 22 CASTLE STREET	Dated 1793. 2-storey 4-window dark squared granite with club-skews; semi-elliptical pend arch.	B
16, 18 CASTLE STREET	19 th century. 2-storey 2-window with modern shop; harled with margins. Later canted dormer.	C(S)
14 CASTLE STREET	Late 18 th century. 2-storey 3-window; modern harl with margins; 2 later canted dormers.	C(S)
32 OLD ROAD	18 th century. 2-storey 2-window squared granite with cherry cocking and coped chimneys; arch link to adjoining cottage of earlier date.	C(S)
8-12 CASTLE STREET	Late 18 th century. 2-storey and attic; 4-bay. Dark squared granite with quoin ends and club skews. Later canted dormer.	B

18, THE SQUARE, HUNTLY HOTEL.	Late 19 th century. Coursed granite with extensive sandstone dressings; bull-faced granite base course. 2 storeys with large canted 3-storey corner block rising full height to octagonal turret with brattishing; 4 bays to both the Square and Castle Street elevations; near centre doorway to the Square recessed under wide depressed arch flanked by polished granite engaged columns. String courses above ground and 1 st floor windows; eaves cornice; bipartites to ground and 1 st floors 5 gabled dormers rising through wallhead; 2 wide wallhead gables with apex stacks; corniced stacks; slate roof; tiled ridge crest.	C(S)
BRANDER LIBRARY, 17 SQUARE	J. Rhind; Inverness 1883-5. Neo-perpendicular; Kemnay granite and Auchindoir freestone dressings. 2-storey; mullioned and transomed windows. Impressive staircase and library hall 54ft x 24ft with open timber roof. Davidson (Inverness) sculptor.	B
22, 23 THE SQUARE	Mid/late 18 th century; 2 storey with later pronounced mansard attic; 4 bays. Regularly coursed dressed granite façade and dressings; rubble granite flanks and rear. Corniced and lugged architraved doorpiece flanked by early shop windows and depressed; keystone arch to pend to west (left). 4 narrow symmetrical windows (4-pane sashes) 1 st floor; 2 modern dormers to mansard; end stacks; slate roof. Long 2 storey 10 bay wing to rear in pend.	C(S)
POST OFFICE 15, 16 SQUARE	Ministry of works 1934-5; sensitive to Aberdeen tradition. 3-storey 5-window granite ashlar; channelled ground floor with 2-Greek Doric columns. Coped chimneys.	B
24 AND 30 THE SQUARE	Said to have been begun late 17th century for William Forsyth; present building looks circa 1760. 3-storey; 6-bay with centre pend arch and semi-circular wallhead gable with chimney; club-skews. Granite ashlar; chamfered margins; 2 shops inserted later. 2-storey section at right angles in courtyard with semi-circular steps; 2-storey and blind attic stuccoed drawing room wing set back from The Square with small front garden.	B
DUKE OF RICHMOND STATUE AND STANDING STONES SQUARE	Alex Brodie; 1862. Large pedestrian statue; sandstone: red granite panels in base. 2 standing stones at base.	B
28 THE SQUARE	Mid 18th century. 3-storey; 3-bay granite ashlar; chamfered openings; segmental pend arch altered as shop window and modern display window inserted.	B
STRATHBOGIE MANSE DEVERON ROAD	1852. Cottage style; large 2-storey asymmetrical with bay window; broad eaves.	B
DISTRICT SANITARY INSPECTOR'S OFFICE, 3, 5 DEVERON ROAD	J. & W. Smith 1845. Former Police office and prison. Cottage style; squared granite with symmetrical 2-gablet front shafted chimneys. Chamfered openings.	B
31 DEVERON STREET	Early 19th century. 2-storey and basement 2-window; semi-circular pend arch.	C(S)
29 DEVERON STREET	Early 19th century. 2-storey attic and basement ashler granite 3-window; cavetto splay-to-door modern dormers. Original 2 doors to street.	C(S)

27 DEVERON STREET WITH PEND TO 25	Late 18th century. 2-storey 3-window granite ashlar chamfered openings; pend arch. Inserted shop front; modern roof.	C(S)
26 THE SQUARE	Circa 1870. 2 storeys and attic; 3 bays to square; 1 in return gable; rear wing fronting Deveron Street. Painted granite. Original shop front with central door and flanking windows; segmentally arched stilted segmental arches to 1st floor windows by continuous hood mould. Cornice; 3 piended dormers with finials. Cast iron ridge cresting. Angle turret with conical slate roof and weathervane corbelled at 1st floor on angle with Deveron Street.	C(S)
8, 9 SQUARE	Dated 1835. 3-storey and attic squared granite with later shops; wallhead chimney with 4 diagonal shafts.	C(S)
STATHBOGIE PARISH CHURCH BOGIE STREET	1840-1; extended new front and tower James Matthews 1862 probably reusing material from previous facade. Large harled rectangle; squared granite front with coupled R-doric pilasters and pediment; asymmetrical Italianate tower. Original glazing. Hall later. J.C. Wilson Bell; 1864.	B
54 BOGIE STREET	Mid 19th century single storey and attic; 3 bay with centre door; flanking windows have 12-pane double sashes. Coursed squared rubble with straight skewes; rectangular end-stacks and slated roof.	C(S)
56 BOGIE STREET	Probably late 18th/early 19th century; altered in later 19th century. 2 storey gable to road has centre door; two windows to first floor and gablehead stack. Side elevation irregularly fenestrated. Rendered and lined as ashlar. slated roof. Extending to rear is a taller two-storey 4 bay; two-house block later altered to store; and 3 bay; two storey house with centre door; both of coursed rubble with broached dressings. Slated roofs; rectangular end-stacks.	C(S)
58 BOGIE STREET	Dated 1793 at skew ends; looks older. 2-storey 3-window pinned rubble; ogee coped chimneys; stone roof ridge; unaltered except for one gable window now closed.	B
1 AND 1A BOGIE STREET	Dated 1907. Large pair shops and dwellings; mansarded 3 storeys; 5 bays; granite ashlar; regular cherry-caulked granite shaped gable to Macdonald Street. Pair round headed centre doors with flanking and centre polished red granite engaged Roman Doric columns; flanking shops; that to right with original glazing and centre door; to left modern facade. Outer bays with 2 storey canted windows to 1st and 2nd floors; centre wall-head hipped and corniced chimney with ornate datestone flanked by pedimented dormers in mansard roof. Original glazing to all windows; multi-pane upper sashes; single pane plate-glass to lower sashes. Deep balcony runs full length of building at 1st floor level; with decorative cast-iron balustrade and brackets. Heavy moulded eaves cornice; ball finials to mansard gable ends; corniced end stacks; slate roof. Macdonald Street gable end with bipartites to centre in ground and 2nd floor mansard end; symmetrical outer windows at 1st floor.	B

43-45 DUKE STREET	Circa 1840. 2-storey 3-window squared heathen stone; droved freestone dressings; architraved and consoled doorpiece. Single-storey piended roof at 43.	C(S)
3 CHURCH STREET AND 35 DUKE STREET	Late 18th century. 2-storey 4-window harled with chamfered openings; 2-doors; club skews.	B
7-11 DUKE STREET	18th century. 2-storey 3-window granite ashlar with club skews; modern ground floor shop. Chamfered corner corbelled to 1st floor with shop door in recess at No 9.	C(S)
32 THE SQUARE	Earlier 19th century. 2 storeys; 3 bays; granite-built central door; 2 windows in outer 1st floor bays. Straight skews; coped end stacks with thack stanes; slate roof.	C(S)
THE SQUARE FOUNTAIN.	Dated 1882. Heavy square drinking fountain on bullfaced granite plinth with semi-circular polished granite trough to each face; supporting 4 polished granite colonnettes enclosing key-stone arches; corniced frieze bearing pinnacles; escutcheons and moulded overthrow.	C(S)
7 THE SQUARE, ABERDEEN SAVINGS BANK.	Dated 1885. 2 storey and attic; 5-bay. Coursed granite; modern 3-bay bank facade to ground floor incorporating 4 original pilasters. Outer bipartites to 1st floor; cornice and parapet with end ball-finialled dies and centre pilastered pediment with bull's eye. 4 segmental headed dormers in slated mansard; corniced end stacks. Return gable to Duke St with 2 windows to ground and 1st	C(S)
1-5 DUKE STREET	Circa 1760; similar style to 24 and 26 the Square. 2-storey 3-window granite ashlar with semi-circular wallhead gable; club-skews	C(S)
7-11 DUKE STREET	18th century. 2-storey 3-window granite ashlar with club skews; modern ground floor shop. Chamfered corner corbelled to 1st floor with shop door in recess at No 9.	C(S)
3 CHURCH STREET AND 35 DUKE STREET	Late 18th century. 2-storey 4-window harled with chamfered openings; 2-doors; club skews.	B
GORDON ARMS HOTEL THE SQUARE,	Late 19th century. 3 storey and attic; 3 bay. Coursed; dressed granite; bull-faced granite pilasters flank centre recessed doorway; wide canted 5-light bay window projects above centre porch with parapet and semi-circular plaque enclosing re-used crest: string course between 1st and 2nd floors links bay window parapet. Slightly advanced 2nd floor centre bay rising through eaves to form truncated pyramidal roof with cast-iron crown brattishing. 3 jerkin-headed dormers with margin glazing; stilted heads to outer 1st floor windows; mock angle turrets at wallhead; corniced end stacks; slate roof with tiled cresting.	C(S)
5 CHURCH STREET	Early 19th century. 2-storey 4-window part with basement: 2-window addition with garage To south: harled with chamfered openings.	C(S)

1 GORDON STREET CORNER OF SQUARE	Circa 1844. 2-storey granite rough ashlar; curved corner corbelled to square at wallhead and blocking course. Local version of Simpson's Clydesdale Bank chimney gable to Gordon Street. Modern shop.	B
6 CHURCH STREET	Early 19th century. 2-storey and basement 3-window ashlar with cherry cocking; arched doorpiece with cavetto splay and steps. Iron gate and detached coachhouse.	B
CLYDESDALE BANK 2 SQUARE AND GORDON STREET	William Henderson 1863. Georgian survival; finely detailed. 2-storey 3-window granite ashlar; consoled doorpiece; cornice and blocking course.	B
7-11 GORDON STREET	Early 19th century. 2-storey granite ashlar; 4-window at 1st 2 later shops and centre door with interesting fanlight.	C(S)
STEWART'S HALL 15, 17 GORDON STREET	James Anderson (Huntly) 1875; rebuilt Matthews and Mackenzie 1886-7 after a fire. Symmetrical 2-storey with 4-storey clock tower with corbelled angle turrets and truncated pyramid roof; Syllavethy granite with Rhynie free-stone dressings; badly weathered. 1886. J.C. Wilson bell. Slopes on ground floor.	C(S)
10 GORDON STREET	Early 19th century. 2-storey 2-window granite ashlar; curved corner.	C(S)
RICHMOND LANE AND GRANARY STREET, GRANARY	Circa late 18th century 2-storey 7-bay building; altered late 19th century and subsequently; possibly built as granary. Grey granite rubble with red sandstone dressings and quoins; pitched slated roof with unobtrusive circa late 19th century skylights in slope of roof over eaves to N; ashlar skews. Regular openings of late 18th century date; with chamfered arrises; some altered and several blocked with rubble or brick infill. N (RICHMOND LANE) ELEVATION: larger rectangular windows with 12-pane sash and case windows at ground; square openings; some 9-pane sash and case; some blocked; close up at eaves at 1st floor. Arched entrance at 2nd bay from left. Large garage door slapping off-centre through both floors adjacent to centre bay which has blocked 1st floor hoist door. S ELEVATION: regular openings; rubble-built; circa late 19th century lean-to porch masking centre ground floor bays. GABLES: single bay; with blocked arch doorway to Granary Street. INTERIOR: gutted circa 1950. 1st floor and partitions removed. Lathe and plaster platformed ceiling of circa late 19th century date (seen 1992).	C(S)
CHRIST CHURCH EPISCOPAL CHURCH PROVOST STREET	Thomas Mackenzie (Mackenzie and Matthews) 1848. Lancet style; unaisled nave and chancel with S.W. porch and octagonal spirelet. Harled with freestone dressings.	B
9 CHURCH STREET	Late 18th century. 2-storey 3-window harled with chamfered openings. single-storey wings N. and W.	B
8 CHURCH STREET AND JOHNSTON AND CARMICHAEL'S OFFICE	Early 19th century. 2-storey and basement 3-window ashlar; rectangular fanlight and steps to door. Single-storey and attic piend roofed wing; c. 1900.	B
14 GORDON STREET	Early 19th century. 2-storey and attic granite ashlar; 1-window to Gordon Street 2-window to Granary Street.	C(S)

15, 17 CHURCH STREET	Dated 1797. Originally the Wrights' Hall; converted to store mid 19th cent. 2-storey ashlar granite; tall 1st floor; moulded eaves course and coped chimneys: shopwindow insertion	B
PARISH CHURCH OF HUNTLY, CHURCH STREET	Alexander Laing (Edinburgh) 1805. Refurnished and glazing altered. Very large rough ashlar rectangle. 4 round-arched windows and centre arched doorway with R-doric pilasters and pediment each flank; 2-storey 3-window treatment of W. gable; centre deeply recessed doorway; windows in arched recesses either side; tripartite lunette in pediment; tiny bellcote. Impressive scale. J.C. Wilson bell 1869.	B
19 CHURCH STREET	Early 19th century. 2-storey 3-window squared granite cavetto splay to door; coped chimneys.	C(S)
23 CHURCH STREET	Late 18th century. 2-storey 3-window; squared granite; chamfered openings; badly altered; ground floor windows altered to 2-light; door to a window; 1st floor windows built up. Coped chimneys.	C(S)
25 CHURCH STREET	Early 19th century. 2-storey 3-window mixed squared rubble with 1st floor belt course. Good later arched door-piece. Coped chimneys	B
10 CHURCH STREET	Late 18th century. 2-storey 3-window granite rough ashlar; coped chimneys. Set back with front garden.	C(S)
THE MANSE, PRINCES STREET	Circa 1840. 2-storey 3-window plain granite.	C(S)
12 CHURCH STREET	Early 19th century. Single-storey attic and basement 2-window and centre door; rough ashlar; later splayed dormers.	C(S)
59-61 GORDON STREET	Mid/Late 18th century. Single-storey and attic 4-window and centre door granite; Gibbs surround to door; quoined and keystoned windows: quoin angles. Modern roof with good swept dormers.	B
78-80 GORDON STREET	Circa 1835. Single-storey pair. 2-window and centre door with R-doric columns:- no 80 stuccoed with original glazing; 78 harled with glazing altered.	C(S)
THE COTTAGE, QUEEN STREET	Circa 1835. Single-storey and dormerless attic-plan; harled with margins; low-pitched broad-eaved roof. Unaltered.	B
SCOTT'S HOSPITAL, GLADSTONE ROAD	A. Marshall Mackenzie 1901. Large Scots-perpendicular symmetrical composition. 3-storey centre block with square battlemented porte-cochere tower; 2-storey advance wings. Snecked granite with Auchindoir freestone dressings. Previous symmetrical group of hospital buildings by William Smith 1853/60/68 incorporated at rear. Scots baronial; harled.	A

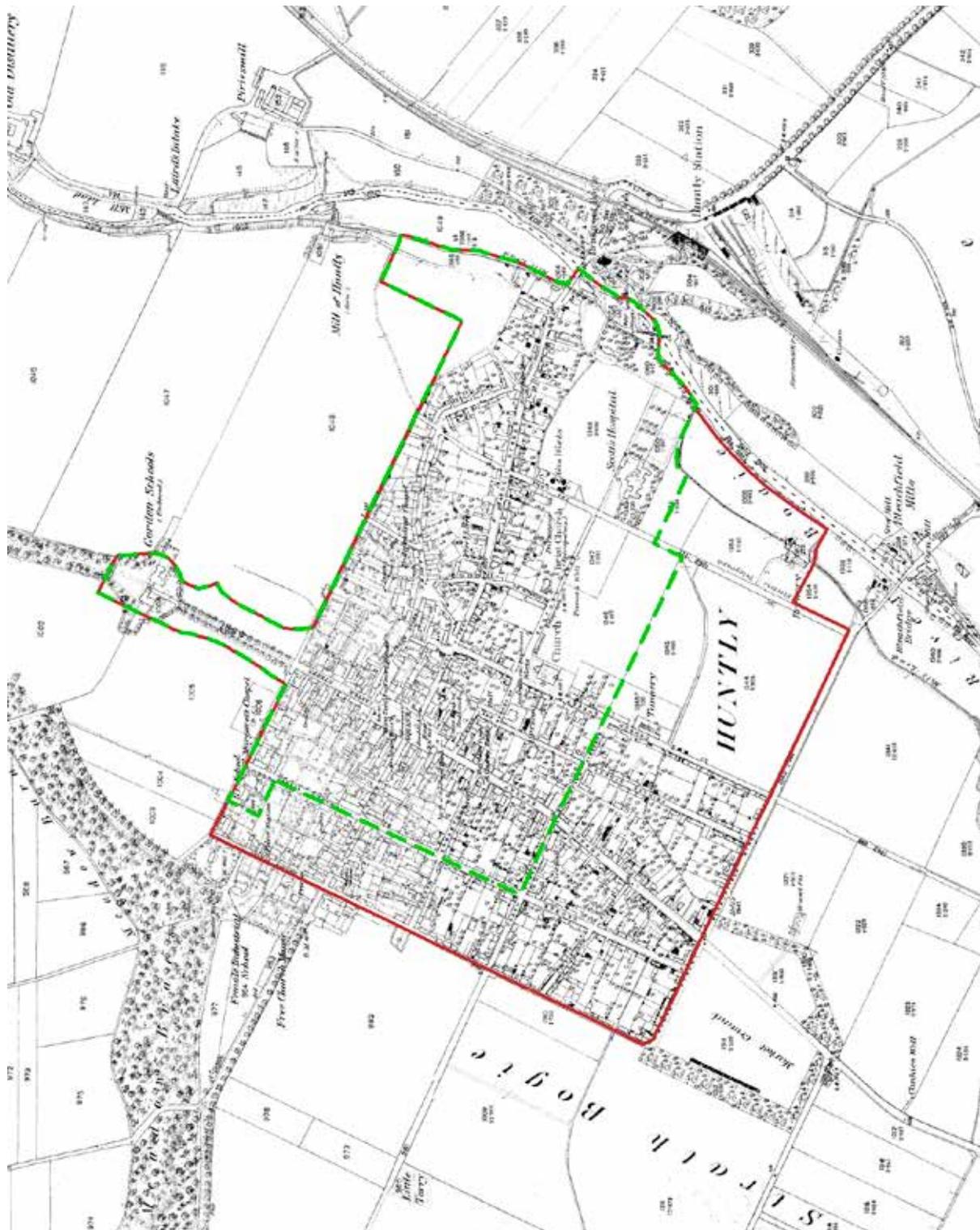
Appendix 4

Huntly Timeline

1150-75	First (wooden) Huntly Castle built
1314	Gordon Family gifted lands at Strathbogie after Bannockburn
1470	Construction of Palace of Strathbogie (Castle) starts
1488	Royal Charter creates Milntown of Strathbogie locally known as "The Rawes" as a Burgh near the River Bogie fording point.
1585	Royal Charter also creates Torrisoule as a Burgh
1700-1800	Huntly developing as a centre for weaving and spinning as well as the place for makets
1737	Hugh McVeagh moves to Huntly from Belfast to develop towns linen industry
1769	Duke of Gordon commences formation of the planned town of Huntly incorporating The Rawes and Torrisoule
1770	First town plan of Huntly by a Mr. Milne for the Duke of Gordon showing the feus already in place around The Square, Duke Street, Gordon Street and Deveron Street
1839	Gordon School constructed.
1854	Railway line to Aberdeen and Inverness opened and Huntly Cricket Club formed.
1863	Huntly Express newspaper started
1867	Fresh water piped into town from Clasmach Hill
1899	Jubilee Hospital
1928	Huntly Football Club founded

Appendix 5

Huntly circa 1867 Ordnance Survey Plan.



 Existing conservation area boundary

 Proposed new boundary

Appendix 6

Huntly Planning Applications 1996 to 2004 Location Plan.



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Appendix 7

Huntly Planning Applications 2004 to 2011 Location Plan

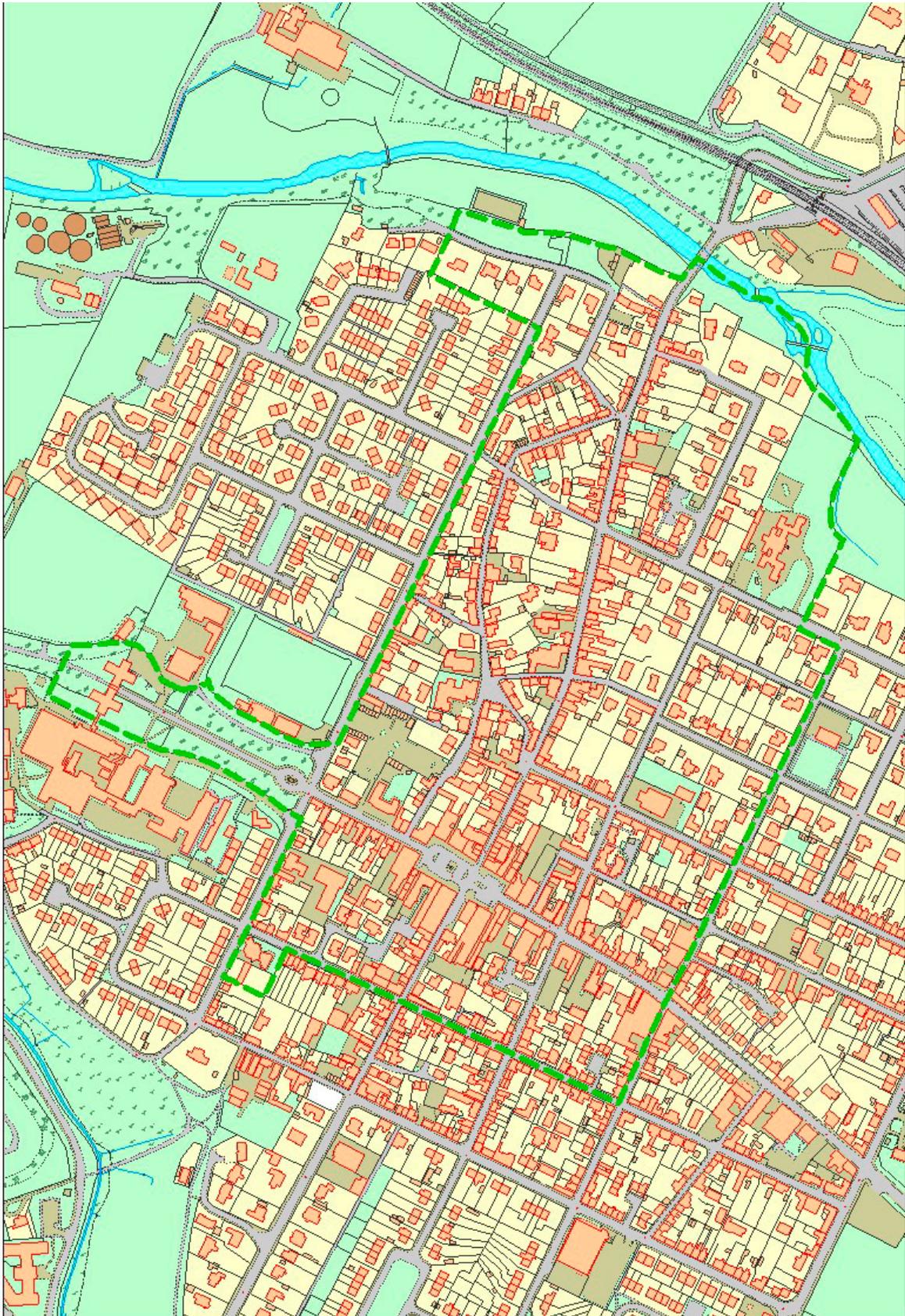


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Appendix 8

Built Up and Open Space Relationship



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24 September 2012

