

Ardmore Distillery, Kennethmont



DRAFT Proposed Conservation Area Appraisal

March 2016

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1 INTRODUCTION

This document is a proposal to designate the Ardmore Distillery and surrounding area at Kennethmont as a conservation area. The purpose and aims of this appraisal are to evaluate the architectural and historic interest of the settlement, define a conservation area boundary and to invite feedback from interested parties on the proposal.

Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Building 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 protection, management and enhancement of the designated areas.

A conservation area is defined as an area of architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. *“Conservation areas embrace the urban and rural: from the historic cores of our cities to isolated rural settlements or landscapes there is a wide range of historic places that are designated as conservation areas”* (Scottish Historic Environment Policy).

Aberdeenshire currently has 41 conservation areas varying in character and size including big town centres, coastal villages and small rural hamlets. Ardmore distillery and surrounding buildings are unique in Aberdeenshire as a purpose built, rural distillery linked to the development of the Great North of Scotland Railway and Leith Hall. Whilst the settlement of Kennethmont has been in existence from at least the mid-17th Century and possibly earlier the distillery was built in 1898 at this location to benefit from the rail links to Aberdeen and nearby water source. Whilst small and compact, Ardmore Distillery and surrounding settlement contribute to Aberdeenshire’s heritage and the buildings, history and landscape merit conservation area status.

1.1 Purpose of a Conservation Area Appraisal

The purpose of this proposed conservation area appraisal is to define what is important about Ardmore Distillery and the surrounding area’s character and appearance and to identify its important characteristics. It would also become a tool to enable the active management of the area should conservation area designation be successful. It identifies the area’s special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

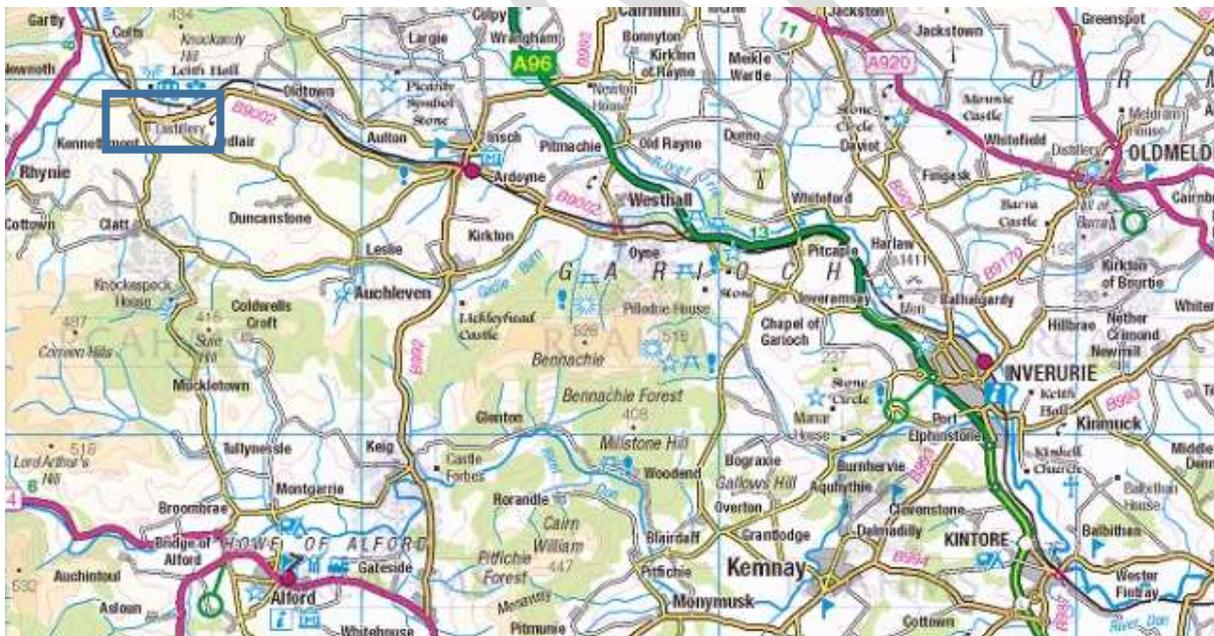
This information informs consideration of the proposed conservation area boundary as well as providing a context for the assessment of development proposals within the area. It identifies opportunities and

priorities for enhancement and sets out the policy framework for the determination of development proposals.

Conservation area designation should be regarded as the first positive step towards an area's protection and enhancement. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features, which together create the area's special character and appearance. It is being proposed through this Draft Proposed Conservation Area Appraisal that the Ardmore Distillery and surrounding area is worthy of conservation area status.

1.2 Location

The village of Kennethmont is located at the foot of Knockandy Hill in rural Aberdeenshire, 18 miles from Inverurie and on the mainline from Aberdeen to Inverness. The settlement has developed in two phases; an early settlement centred on the historic Kennethmont Parish Church and Kirkhill, followed in the 19th Century the formation of further a settlement associated with Ardmore Distillery, located less than one mile to the east of the original village of Kennethmont. The settlement is bounded on its northern edge by the railway line and River Bogie, to the west by the estate of Leith Hall and to the east the estate of Warehouse.



Map 1 Kennethmont Location map



Map 2 The wider settlement of Kennethmont

2 HISTORICAL DEVELOPMENT

2.1 Development of Kennethmont

There are two distinct areas of Kennethmont; the parish Church and village (Kirkhill) which appear as '*Kinethmouth*' on Robert and James Gordon's map of 1636-1652, and the latter distillery development and associated workers houses adjacent to the original Kennethmont Station house and station cottages, half a mile to the east. It is for the easterly part of the settlement surrounding the Ardmore Distillery that conservation area status is proposed.

The original village of Kennethmont was made up of two smaller parishes of Christ's Kirk (sometimes referred to as Rathmuriel) and Kinnethmont, which merged together in around 1630. The estate at Leith Hall was built in the 1650s for the Leith-Hay family on the site of the medieval Peill Castle to the north-west of the settlement of Kennethmont. The Warehouse Estate lies to the east, built around 1757 by the Gordon family. During the 17th and 18th Centuries these estates were predominantly farming estates. Leith Hall Estate was a large producer of oats. Before the coming of the railway, it is said to have taken three days to transport oats from the estate to Aberdeen to sell.

Between 1750 and 1830 the population of Kennethmont rose from 791 to 1131. In 1819 the road from Kennethmont to Inch was constructed in its present location and before this the roads in the area were poorly constructed and maintained making travel difficult.

In 1834 the great northern Turnpike Road was cut through the parish; this resulted in an income being generated to pay for road maintenance and improvements. Two stage coaches a day passed through the village every day during this period, allowing farmers to send their grain or meal along it to markets

at Inverurie and on to Aberdeen more easily. The author of *A New History of Aberdeenshire*, written in 1875, comments that in Kennethmont “*markets for the sale of cattle, horses and sheep are held on the 3rd Monday of every month throughout the year*”. There was also the ‘Sleep Market or Christ’s Fair’ held in the village on a regular basis on the site of old church to the north-west of Kennethmont.

The mid-Victorian era has been described as the parish’s golden age. Its population reached a peak of 1187 in 1866. Half a mile to the east of the original Kennethmont village, Kennethmont Railway Station was built in 1854 adjacent to the new Aberdeen to Inverness main line. This was followed in 1898 by the development of the Ardmore Distillery, adjacent to the existing railway line and station.

Despite these two important developments, the village population declined steadily from that time onwards and after 1880, never rose above 1000 residents.

2.2 Development of the Railway

1844 saw the first major proposal to construct the Aberdeen to Inverness Railway undertaken with the first survey of the route. Both Leith Hall and Wardhouse estates supported the development of the route and were keen to have the railway on their land. At Wardhouse (2 miles east of Kennethmont) a private station was built for the residents and visitors, which still survives today. The track was initially dualled to Inch in 1888 and then onto Huntly in 1896. When the line first opened, there were three passenger trains and one goods train each day stopping at Kennethmont.

A special siding was constructed for Ardmore Distillery along with two signal boxes, both opened in July 1888 located at either side of the main station building. The East Box closed in 1896 and the West Box was renamed ‘Kennethmont’ shortly after. Kennethmont Station was constructed as a 2-platform station. The station building that survives today is the down-platform building.



1. Signal Box



2. Distillery sidings

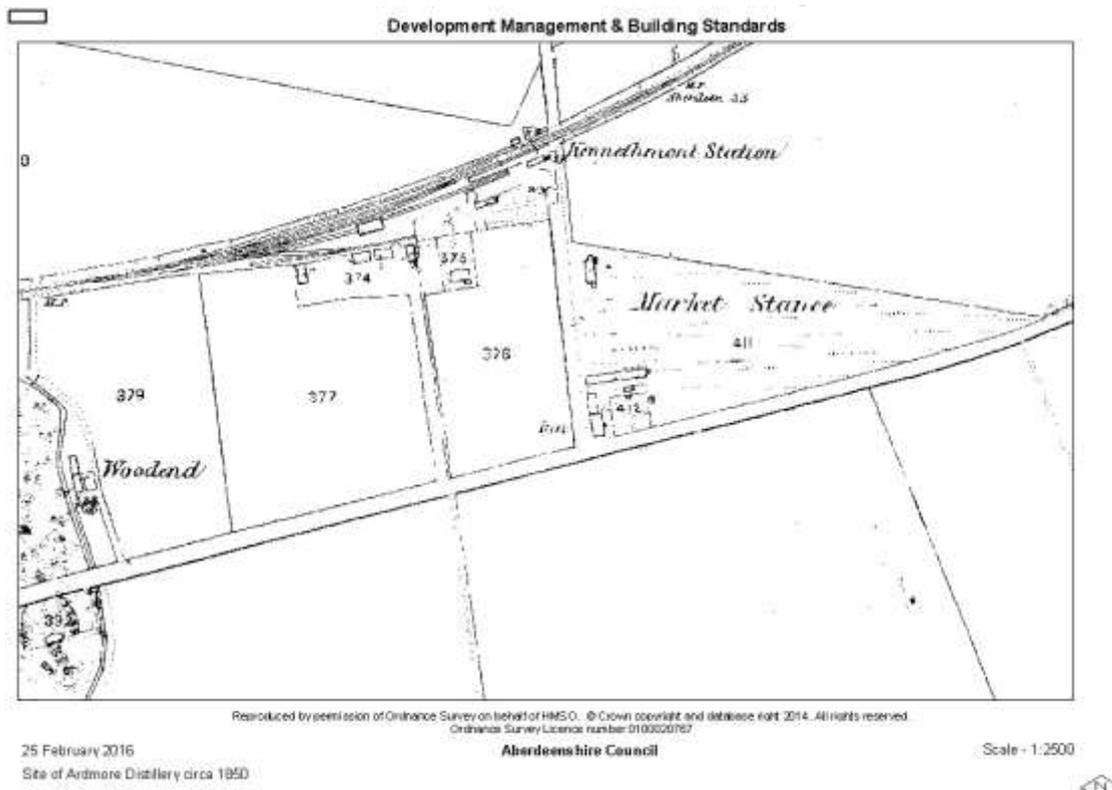


3. Former Train Station

The traffic on the train line was predominantly used to transport farming produce and tweed manufactured in Keith and hosiery from Huntly. The journey time for getting goods from Kennethmont to Aberdeen was reduced from 3 days to 90 minutes by train.

In 1971 the GNSR track was reduced to single track, apart from the Inch to Kennethmont section. This was as a result of the findings of the Beeching Reports carried out in the 1960s, which led to closures of stations and dismantling of track. The Station at Kennethmont closed to passengers in 1968 and to goods in 1984; at this time, only coal was being transported.

Map 3 Site of distillery circa 1850



The map above shows the distillery site before construction around 1850 shortly after the railway line was laid. Kennethmont Station is clearly identified as are two buildings adjacent to the railway line to the south and the corner building of station road (marked *Inn*). The map also makes reference to a '*Market Stance*' in the triangular field to the east. By 1870 the western edge of the stance area had been developed and by the end of the 19th century, the market place appears to have fallen out of use.



1. Former station buildings



2. Woodend, part of the former Station Hotel building

2.3 Development of Ardmore Distillery

Ardmore distillery was founded by Adam Teacher in 1898. His family were well established in the whisky blending industry and decided to open their own distillery to help meet increasing demand. This was to be William Teacher & Sons first distillery but Adam, William's son, died before construction was complete. The site near Kennethmont was selected for its good rail and road links. It was also close to the fertile barley growing areas of the Highlands and there were good local supplies of peat and water from nearby natural springs on Knockandy Hill.

Workers' houses were constructed to the south of the distillery, known as Ardmore Cottages. It appears from historical maps that initially four cottages and two villas were built around 1900 as depicted on the 2nd Edition Ordnance Survey map (Map 4). This corresponds with an extract from the Aberdeen Weekly Journal dated October 23rd 1899, which contains the following advert;

"To Builders - Estimates are wanted for the mason, carpenter, slater, plumber, plaster, painter and glazier works of workmen's houses to be erected at Ardmore Distillery, Kennethmont". It also tells us that the architect for the houses was Charles C Doig of Elgin. Doig was a pioneer of distillery architecture and invented the pyramidal vented roof on distillery kiln buildings.

"Another of the nice double cottages for the workmen at the distillery is now nearing completion". Aberdeen Weekly Journal from 16 May 1900.



1. Strathallan Bank Villa



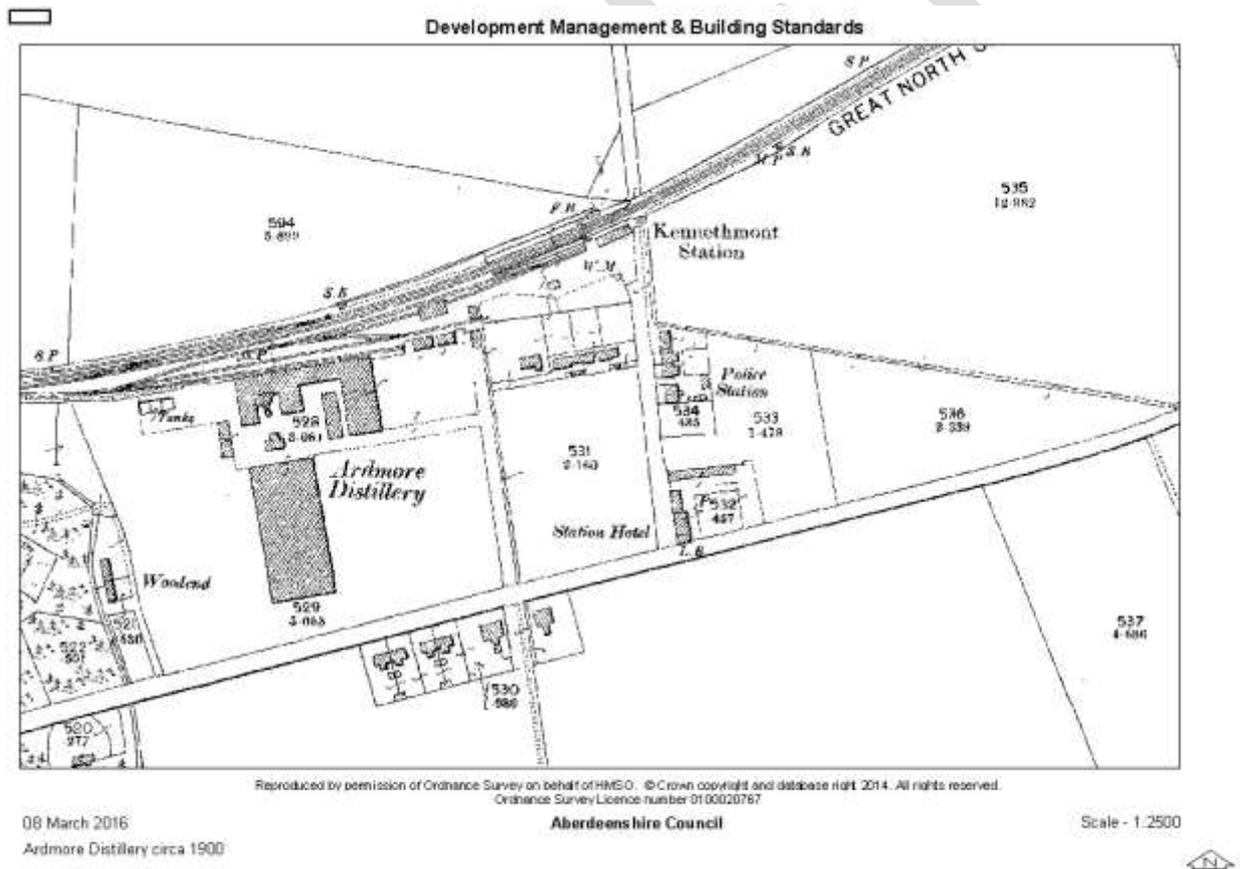
2. Nos 5 & 6 Ardmore Cottages



3. Ardmore Malthouses

4. Ardmore office buildings

The map of 1900 below shows a Police Station, the Station Hotel and Kennethmont station as well as row of cottages to the south of the train line and the newly built distillery and associated housing at Ardmore Cottages. It also shows the original distillery buildings of 1898.



Map 4 Kennethmont Distillery and Station, c1900



1. Nos 1 to 3 Station Cottages



2. Greenbank & 4 & 5 Station Cottages



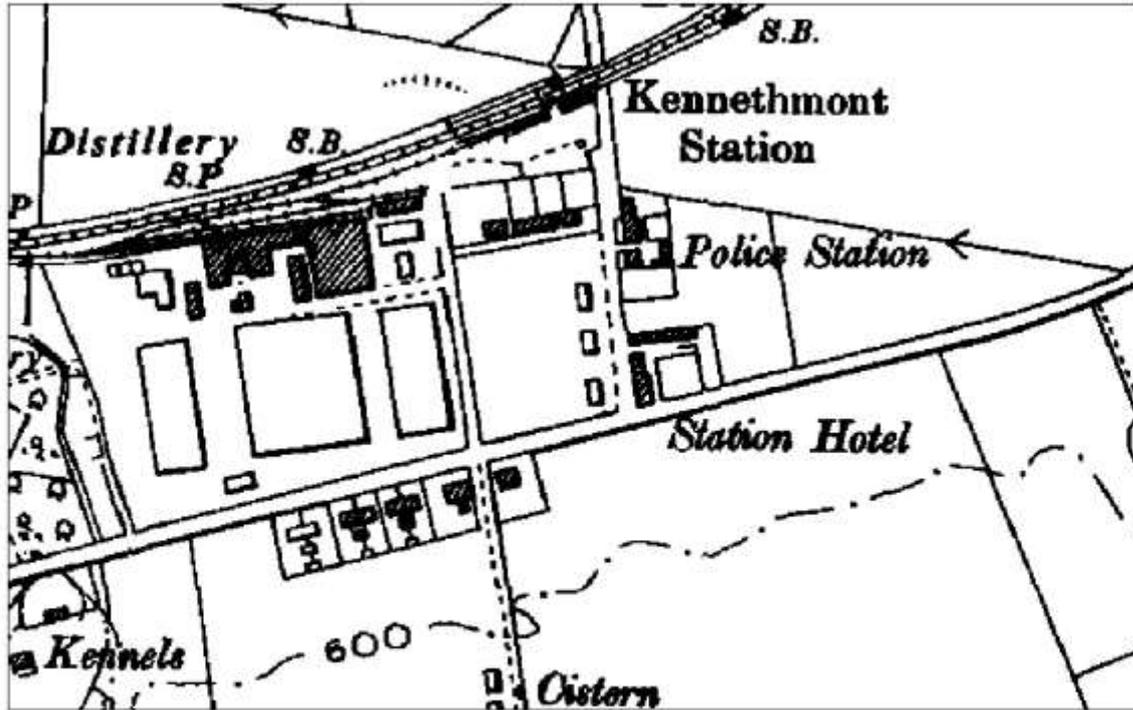
3. Greenbank Cottage
(Dated 1892 former Police Station)

Reference is made in the Aberdeen Weekly Journal from 2nd August 1892 that a “*Floral Fete and Temperance Demonstration were held in buildings near Kennethmont Railway Station on Saturday, on the occasion of the cattle show there*”. Mention of the area around the station being used as a market is shown on the 1845 map as a Market Stance in the field to the east of the former Inn building.

“It had been decided to re-establish the monthly cattle markets formerly held at Kennethmont Railway Station” Aberdeen Weekly Journal, April 22nd 1899.

By 1945 as shown on the following map 5, a further two cottages to the west of the original four have been added (Nos 5 and 6 Ardmore Cottages), as well as an extension to the distillery warehouses. The distillery site was used during the Second World War to house three huts to the east and the larger rectangular NAFFI (Navy, Army & Air Force Institute) building to the west.

Map 5 Ardmore Distillery circa 1945



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03 February 2015
Kennethmont Distillery, circa 1945

Aberdeenshire Council

Scale - 1:2500



Aerial photo of Kennethmont Distillery, circa 1950 (RCAHMS)

The distillery historically had its own maltings (ceased mid-1970s) and its own cooperage (ceased late 1980s) and until early 2001, used coal to fire the stills.



Photograph dating to circa 1950 of the railway sidings for the distillery (RCAHMS)



The map above shows Ardmore distillery and Kennethmont as it is today. The four pairs of semi-detached houses on the west side of Station Road were constructed during the 1950s. In addition, there are a number of newer properties referred to as Ardmore House, Ardmore and Spring Grove. The

house at the Kennels first appears on the map dating to 1900. The distillery warehouses have been extended significantly eastwards and an additional warehouse built behind the Ardmore Cottages in the 1980s.

3 TOWNSCAPE APPRAISAL

3.1 Topography

1 Ardmore Distillery with Knockandy Hill in background



The distillery is on a relatively flat site situated between Knockandy Hill and Gartly Moor to the north and Tap O' North to the west. The local topography of the area contributes significantly to the setting of the distillery and surrounding settlement. Glimpses of the distillery can be gained on the approach from the open north, south and east with the distinctive roofline of the malt barn and chimney.



2 Tap O North behind the distillery



3 Field to east of distillery



4 Pittendriegh Woods



5 Playing field looking south

3.2 Gateways

The main entrance to the distillery is from the B9002 Road, connecting Inch to Huntly. The distillery is a prominent feature as you travel through the settlement as are the properties Ardmore Villa, Strathallan Bank and cottages on the opposite (south) side of the road. The only other road in the settlement is Station Road, which leads down to the former Kennethmont station building. From the west the gateway to the settlement is through Pittendrieh Woods, which once formed part of the designed landscape of Leith Hall. A quarry is first depicted on the 1901 OS Map in Pittendrieh Woods, although evidence of this today is not apparent. Furthermore, there is nothing visible of a cottage that was also located in the woods, referred to as a game keeper's cottage (50 metres north of Ardmore House).

3.3 Conservation Area Boundaries and Edges

The following map shows the proposed draft conservation area boundary with Ardmore Distillery at its centre.



Map 6 Proposed Conservation Area Boundary

The proposed boundary would include all associated distillery housing along with the train station buildings to the east of the distillery. The proposed boundary also incorporates the woodland area to the west of the distillery (Pittendrieh Woods) and the open fields to the east, which would serve to protect the setting of the distillery and wider settlement in the landscape. The railway line would form

the boundary to the north. The southern boundary follows the field boundaries behind Ardmore Cottages, incorporating the older property at the Kennels.

The proposed boundary has been chosen so that it includes all buildings that form part of the settlement's history and record its development as well as the areas of land around the buildings that contribute to its character and serve to protect the settlement's setting.

3.4 Plot and Street Pattern

The proposed area is relatively small with two roads; the B9002 running through the settlement from east to west and Station Road, leading down to the former train station, which is now a private residence. It has a simple and unique settlement form reflecting its status as a distillery village, which has largely retained its original layout and historic plot and street pattern.

The plots for Ardmore Cottages, Ardmore Villa and Strathallan Bank share a building line along the main road. Ardmore Cottages are characterised by formal front gardens bounded by a small wall with similar sized plots. The Distillery Cottages are uniform in design, appearance and plot area with a less formal, more organic pattern of development on the east side of Station Road. Most of the residential properties within the proposed conservation area have substantial gardens to the rear.

The Station Cottages also have a unique plot pattern. There is an access lane behind the cottages from Station Road through to the distillery with the original coal store buildings to the south and gardens to the north. These cottages are particularly distinctive with their tall chimneys and coal stores.

3.5 Open Space

The open space within the proposed conservation area boundary is primarily along the boundaries at Pittendreich Woods (which contains a footpath to Leith Hall) and the open farmlands to the east. There is a playing field located to the south of the main road, which is a protected area of open space in the Aberdeenshire Local Development Plan. The private front gardens form more structured areas of open space as well as the area of ground in front of the distillery warehouses, to the north of the main road.

3.6 Activities/Uses

With the train station no longer in use (it was converted into a dwellinghouse in 2008), the two primary uses within the settlement are residential and commercial operations for the distillery. These two uses have coexisted for a long time and the distillery was fundamental in establishing the majority of housing at this location and for providing employment. Whilst the majority of residential properties within the boundary were built initially by the distillery for distillery workers, the houses are now in private ownership. The juxtaposition between the industrial use and purpose built housing is fundamental to

the character of the proposed conservation area as is the visual (if not practical) interdependence between them. Conservation area status would seek to protect and enhance this relationship; it is the only such example in Aberdeenshire of a rural distillery settlement.

3.7 Architectural Character

The architectural character of the proposed conservation area is defined by the industrial architecture of the distillery; its distinctive stonework, use of red paint, the bonded warehouse roof patterns and choice of building materials. This style is first replicated in the Ardmore Cottages, Ardmore Villa and Strathallan Bank.



1



4



2



5



3

1. Bonded warehouses,
2. Ardmore office building
3. Typical window detail at distillery
4. Repeated dormer window design at Ardmore Cottages
5. Distillery Cottages, Station Road

None of the residential properties within the proposed boundary are listed. Conservation area status would ensure the future protection and enhancement of these buildings as well as the areas of land between them. There is a distinct pattern of development for the Ardmore Cottages, which is replicated by the houses known as the Distillery Cottages along the west side Station Road with two semi-detached properties forming a distinct pairing.

Whilst these properties are clearly 20th Century in date and have been constructed from modern materials, they are uniform in style and add to the architectural character of the settlement. The order and uniformity of the Distillery Cottages the west side of Station Road is seen in contrast to the earlier Station Cottages, which are older and simpler in terms of architectural style and more organic in their form and siting.

The Ardmore Distillery buildings have a very distinct architectural character, particularly with the bonded warehouses that create a striking roof pattern with their 'w' shaped roofs. This pattern was extended as the distillery expanded. Their location and proximity next to the main road contributes significantly to the character of the area and is unique in Aberdeenshire.



The distillery buildings are functional and their architectural character is industrial, designed for a specific purpose. Distinct architectural features include the bonded warehouses pattern, the malthouse roof, distinctive chimney and barrel store. This is complemented by the surrounding residential architecture at Ardmore Cottages, Ardmore Villa and Strathallan Bank.

3.8 Listed Buildings

The original distillery buildings date to 1898. Ardmore distillery, including the kiln, former malt barn, still house and bonded warehouses are Category B listed buildings and were listed in 2004. These are the only listed buildings within the proposed conservation area. By definition Category B listed buildings are *"buildings of regional or more than local importance, and major examples of some particular period,*

style or building type which may have been little altered (Historic Environment Scotland). The distillery is a good and largely intact example of a Highland distillery complex. It is also very unusual in that it has retained its coal fired stills. Ardmore Distillery is a multi-phase complex with several 20th century additions and alterations. Those dating to the 20th century are mainly of little or no architectural or historical merit, but adjoin or form part of, or affect the setting of the important older structures of the complex.

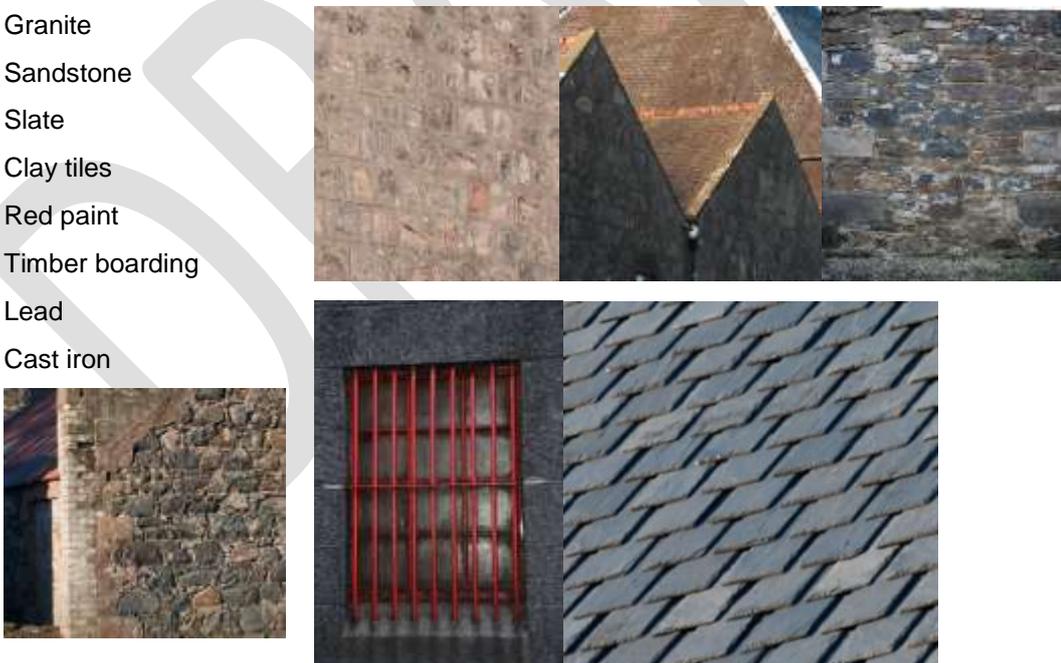
The distillery's listed building status means that listed building consent is required for any proposed works that would affect the character or appearance of the buildings. Conservation area designation would not alter the requirement for listed building consent. It would mean that consent would be required for the demolition of any unlisted buildings within the proposed conservation area.

3.9 Building Materials

The mix of materials both traditional and modern, define the character of the settlement at this point in time. The following images are examples of the materials and building styles found within the proposed conservation area.

Traditional building materials:

- Granite
- Sandstone
- Slate
- Clay tiles
- Red paint
- Timber boarding
- Lead
- Cast iron





The following more modern materials are also found in the proposed Conservation Area:

- UPVC windows and doors
- Corrugated roofing
- Concrete
- Cement render
- Brick
- Plastic rainwater goods



1 Greenbank & Greenbank Cottage

A variety of building materials can be seen in the above photograph of residential properties Greenbank, Station Cottages 4 & 5 as well as Greenbank Cottage. Granite ashlar blocks (pink and grey granite), clay chimney pots, timber and UPVC framed windows, roof lights, brick porch extension, plastic and cast iron rain water goods and cast concrete boundary walls. It appears that Greenbank has also had its roof raised at some point in the past.

Conservation area designation would require a high standard of design and materials used in new development that would complement and enhance the existing buildings within the area

3.10 Condition

The condition of the buildings within the proposed conservation area is good. Buildings are well maintained and add value to the overall appearance of the area.

There are some areas of land around the former train station where there is evidence of abandoned railway infrastructure as well as a pair of ruinous buildings adjacent to the distillery that are in a poor condition. These areas of land and buildings would benefit from enhancement and could make a positive contribution to the proposed conservation area, which are detailed further in Section 5.

3.11 Townscape Detail

It is the individual features that make Ardmore Distillery and the surrounding buildings unique and distinctive. The townscape is comprised of many elements relating to the pattern of development (building lines, plot size, plot density and layout) as well as the architectural details and building materials used, many of which have already been highlighted and include; windows and doors, walls; granite ashlar or rubble, porches, chimneys and boundary treatments,

The residential properties in the settlement represent typical 19th and early 20th century Scottish building styles with dressed granite blockwork on principle elevations and rubble walls on less important elevations. The majority of the houses are 1 ½ storey in height with either full or dropped dormers. Some were intentionally built this way such as the Ardmore Cottages with other single storey buildings have had their attic space converted with dormer windows added at a later date.

The building line of the Ardmore Cottages and Distillery Cottages is purposely set back from the road with uniform front gardens. This division of space and plot ratio also add to the character of the area.



Map extract detailing uniformity of plots and building lines for the Ardmore Cottages, Ardmore Villa and Stathallan.



Ardmore Cottages 1-6 (Nos 1-4 were built around 1900 & 5 & 6 sometime later before 1940).



The tall chimney stacks at the rear of the Station Cottages are a distinctive and unique townscape detail. Their height being the most striking feature. Opposite each house on the other side of the lane is a coal bunker with an access between them to the Ardmore Distillery.

All of these details shape the townscape of Ardmore and the surrounding area. Over time, the loss of such features or their replacement with alternative designs and materials would result in the erosion of the historic character of the area. Conservation area designation seeks to protect the details that make a significant contribution to the character of the area.

3.12 Landscape and Trees

Trees can contribute significantly to the character of an area. Conservation area status would give protection to the trees within the conservation area. Within the proposed boundary there is the wooded area to west of the Distillery referred to as Pittendreich Woods. Whilst this area has been replanted with trees in recent times, originally formed part of the Designed Landscape of Leith Hall. The current boundary for the designed landscape follows the boundary of the replanting to the west.

Individual trees within the conservation area would also be protected. Anyone wishing to carry out works to or remove a tree in a conservation area would be required to notify the Planning Authority of their intention to carry out those works.

4 CHARACTER ASSESSMENT

4.1 Defining Character

It is the character of an area that conservation area status seeks to protect and enhance. The features that contribute to the proposed conservation area and Kennethmont have been described in the previous sections and are summarised in the table 4.2.

Ardmore Distillery and this part of Kennethmont is a distinctive, small planned settlement built to serve the distillery business, and located to benefit from the railway connection. Beyond the B listed distillery complex, the simple linear planned layout of the settlement, its distillery worker's houses, other warehouses, and former station, further contribute to its historic interest and setting. The surrounding open landscape also contributes to its setting, with good views to and from the settlement, in particular its approach from the east, but also from the Ardlair standing stones to the south.

4.2 Key Characteristics

Location & Landscape Setting	Unique rural setting in Aberdeenshire surrounded by hills and open countryside. The distillery chimney can be seen from some distance from the south and east.
Distillery	The heart of the proposed conservation area. Category B listed, with distinct building function, form and architecture that has influenced the further development around it.
Ardmore Cottages	Built alongside the distillery in a style that is clearly read alongside the industrial buildings opposite. Three pairs of semi-detached houses; half drop dormers; defined front garden areas; traditional stone and slate.
Station building, station cottages & signal box	Pre-date the distillery. Evidence of Kennethmont before the distillery was here, signifying the importance of railway line and associated infrastructure; functional and residential.
Distillery Cottages	Simple, linear, distinct character and function of mid-20 th century housing.

Many of the houses have lost original features such as their original window styles, and there are some utilitarian alterations and extensions. Nonetheless, this does not detract in any significant way from the overall historic relationship between the distillery and the housing that is the essence of the settlement's character. It is the overall function and form of the settlement, as well as its historical and aesthetic

relationship with its landscape setting, which represent a well-preserved example of industrial heritage. This gives the proposed conservation area its special character.

4.3 Key Challenges

The distillery and existing houses within the conservation area are attractive and well maintained. On the whole, there is a uniformity to the three main groupings of housing: Ardmore Cottages, Station Cottages and the Distillery Cottages with more individual houses on the east side of Station Road.

Should designation be successful, property owners within the conservation area wishing to carry out works to their properties would be encouraged to use materials that respect the character of the area and complement the existing building styles.

The key challenges for the proposed conservation area would affect the areas of ground within the boundary that are either derelict or unused and the row of derelict former railway buildings adjacent to the railway line to the immediate east of the distillery. These sites would benefit from enhancement and are further detailed in section 5.

5 ENHANCEMENT AND PROTECTION

5.1 Enhancement Opportunities

There are a number of buildings and areas within the proposed conservation area that would benefit from redevelopment and enhancement. Designation could mean that these sites could be eligible for grants to assist in their improvement.

Should the distillery and surrounding area be designated as a conservation area, the following sites are highlighted as ones that would benefit most from enhancement schemes:

- (1) Derelict former Railway Cottages - these buildings are within the settlement boundary for the village and would lend themselves to commercial use. Applications for new development within the settlement boundary would be assessed under the policies of the adopted Aberdeenshire Local Development Plan.



- (2) Bus shelter and entrance into the settlement – this area of ground is visually prominent upon entering Kennethmont from the east. The bus shelter is utilitarian and adds little to the streetscape. An Article 4 Direction (see section 5.4) could be sought requiring the Local Authority to apply for planning permission for such structures to enable a higher quality of design for street furniture.



- (3) Areas of land around the former railway platform – this area is littered with former railway track infrastructure and whilst serving as a reminder of Kennethmont's history, these areas detract from the overall appearance of the settlement. Consideration could be given to the restoration of the railway elements as a heritage/tourism destinations.



- (4) Area of ground/ garden adjacent to bus shelter – the use and ownership of this piece of land is unclear, but it appears to have been used for storage in the past and may now be part of a private garden on the corner of Station Road and the B9002. The site is prominent upon entering the settlement and its current condition could be reconsidered to help improve the appearance of the proposed conservation area.



5.2 Permitted Development

If designated, Ardmore Distillery and surrounding area would be a new conservation area and as such the residents and property owners in the conservation area would be affected by the additional controls over permitted development rights and planning permission. The distillery buildings are already listed buildings and are therefore already subject to additional planning and listed building regulations.

In February 2012 the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 came into force. This removed permitted development rights for householders within conservation areas. Owners of domestic properties within conservation areas must apply for planning permission for the following types of development:

- Extensions
- Alterations or additions to the roof

- Installation of access ramps
- Erection of sheds or other structures within the curtilage of the house
- Provision of hard surfacing
- Decking larger than 4 square metres
- Additional control over demolition
- Erection of gates or fences
- Stone cleaning or painting the exterior of a property

In 2014 various amendments to the permitted development rights for non-domestic developments were implemented by The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2014. New permitted development rights were created for small extensions or alterations to shops, schools, colleges, universities and hospital and office buildings. Additionally permitted development rights were created for off-street recharging of electric vehicles and disabled access ramps. Please check with the Development Management Team at Aberdeenshire Council if you are unsure if consent is required.

Such minor alterations can cumulatively have an adverse effect on the character and appearance of a conservation area. These additional controls do not mean that planning permission will not be granted for the above types of development but that greater consideration would be given to the design of the proposed development, the materials used and the impact of that development on the wider conservation area. It would also give added protection to the features that define the settlement and contribute to the character of Ardmore and the surrounding area. Conservation area status would ensure the future protection and enhancement of the buildings within the area, as well set a high standard for any new development on the areas of land between the buildings, including landscaping and trees.

Conservation Area status also means:

- Opportunities for enhancement
- Opportunities for re-development
- Any new development must respect the character of the area and add value
- Protection of historic character
- Positive aspects of an area are renewed
- Promotion of heritage

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 would be taken into account by Aberdeenshire Council when making a decision on the planning application.

5.3 Planning Policy

All new development that requires planning permission must conform to the policies contained within the Adopted Aberdeenshire Local Development Plan, Aberdeenshire Council's Supplementary Planning Guidance as well as National Planning Policy. For further information on these policies and their contents, please contact the Planning Authority. The relevant legislation and planning policy is listed below.

National Legislation

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is the primary piece of legislation.

Historic Environment (Amendment) (Scotland) Act 2011

National Guidance

Scottish Historic Environment Policy (SHEP), 2011

Historic Environment Scotland, Managing Change in the Historic Environment Guidance Series

Planning Advice Note (PAN) 71 Conservation Area Management

Aberdeenshire Local Development Plan

Aberdeenshire Local Development Plan 2012 and Supplementary Guidance:

SG Historic Environment 1: Listed buildings

SG Historic Environment 2: Conservation Areas

SG Historic Environment 3: Historic Gardens and Designed Landscapes

SG Historic Environment 4: Archaeological Sites and Monuments

5.4 Article 4 Directions

Article 4 Directions can be made by the Planning Authority to remove permitted development rights for certain classes of development defined in the General Permitted Development (Scotland) Order 1992. This means that development that would not normally require planning permission, would require planning permission within a conservation area.

Should conservation area designation be successful, Article 4 Directions could be sought for the following classes of development from the General Permitted Development (Scotland) Order 1992, in summary:

Part 10	Class 28 Repairs to Services (including sewers, mains & breaking open of land)
Part 12	Class 30 Development by Local Authorities (which includes lamp standards, refuse bins, public shelters etc)
Part 13	Class 38 Development by Statutory Undertakers (which includes the laying of underground mains, pipes etc and of a building, plant, machinery or apparatus. Class 39 Gas Suppliers Class 40 Electricity Undertakings

Further consultation would take place on the further removal of permitted development rights.

5.5 Management, Monitoring & Review

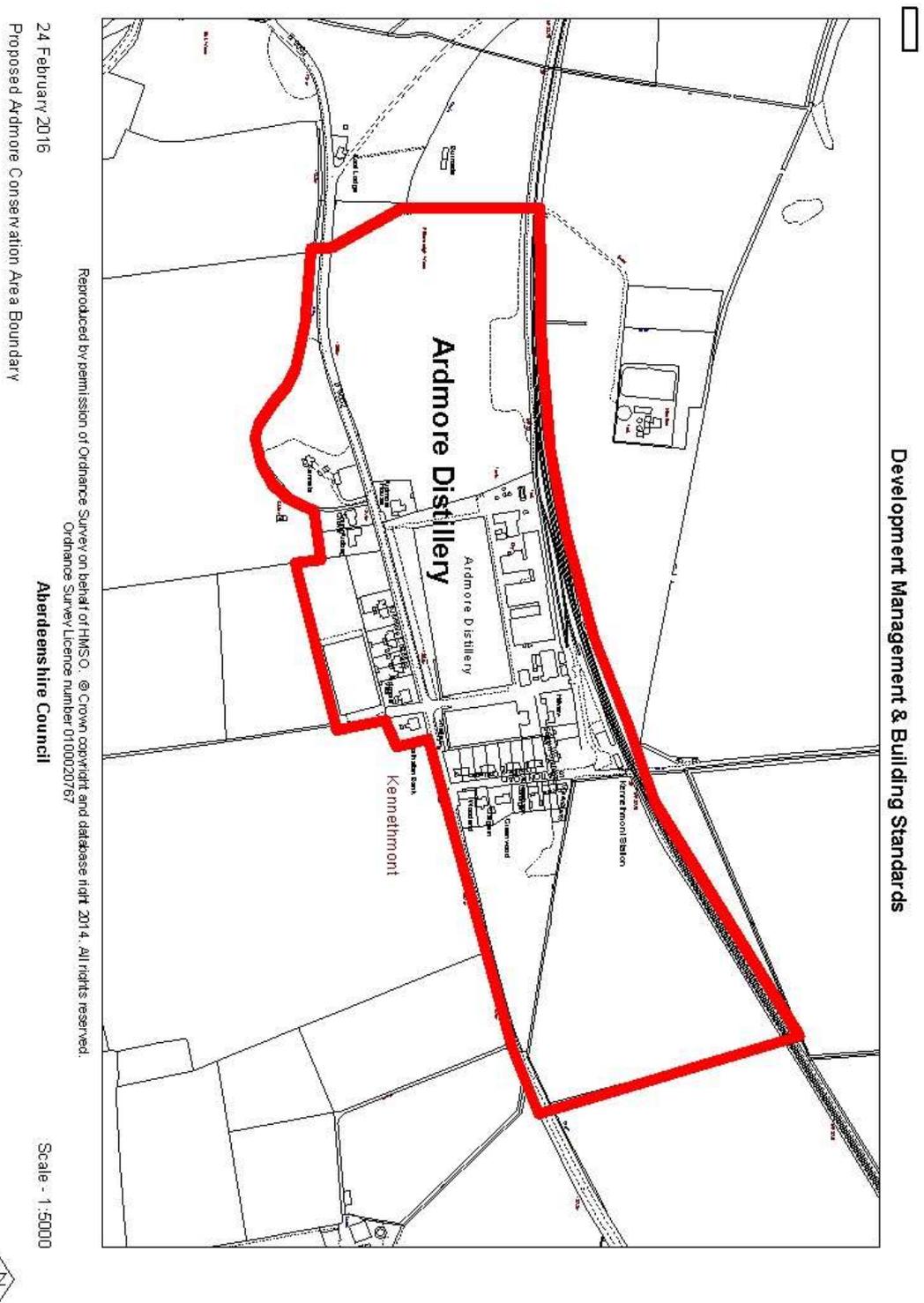
Legislation provides for the regular appraisal of conservation areas, which may result in new Article 4 Directions, supplementary guidance or planning advice. A Management Plan will be produced for the area. As part of the mechanism for review and monitoring, a photographic record can be undertaken as a means to record change. This would act as an important tool in the management of the proposed conservation area by providing an indicator of the impact of development and form the basis of future reviews, should designation be successful.

APPENDICES

Appendix I List of addresses within Proposed Conservation Area:

The Kennels	Station Road
Pittendreich	Station Road
Ardmore House	Station Road
Spring Grove	Station Road
Ardbeg	Station Road
Ardmore Distillery	Station Road
1 Ardmore Cottages	Station Road
2 Ardmore Cottages	Station Road
3 Ardmore Cottages	Station Road
4 Ardmore Cottages	Station Road
5 Ardmore Cottages	Station Road
6 Ardmore Cottages	Station Road
Ardmore Villa	Station Road
Hillview	Station Road
Strathallan Bank	Station Road
1 Station Cottages	Station Road
2 Station Cottages	Station Road
3 Station Cottages	Station Road
4 Station Cottages	Station Road
5 Station Cottages	Station Road
Kennethmont Station	Station Road
1 Distillery Cottages	Station Road
2 Distillery Cottages	Station Road
3 Distillery Cottages	Station Road
4 Distillery Cottages	Station Road
5 Distillery Cottages	Station Road
6 Distillery Cottages	Station Road
7 Distillery Cottages	Station Road
8 Distillery Cottages	Station Road
Greenbank	Station Road
Greenbank Cottage	Station Road
Woodend	Station Road
Green Wood	Station Road
Craig Erin	Station Road

Appendix II Proposed Conservation Area Boundary



Appendix III Bibliography

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A New History of Aberdeenshire, A Smith 1875, Aberdeen, Lewis Smith

A History of the Great North of Scotland Railway, Sir Malcolm Barclay-Harvey

A Regional History of the Railways of Great Britain, Volume 15 North of Scotland

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"Aberdeenshire: Donside and Strathbogie - An Illustrated Architectural Guide", by Ian Shepherd, 2006.
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<http://www.scotchwhisky.net/distilleries/ardmore.htm>

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