

BERRYDEN CORRIDOR IMPROVEMENT PROJECT
HERITAGE STATEMENT

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On behalf of HFM Architects

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I.0 INTRODUCTION

I.1 Purpose of Heritage Statement

The existing Berryden Corridor facilitates journeys between the city centre, the north of Aberdeen and beyond. This heritage statement has been prepared to accompany the listed building consent and conservation area consent applications which are required for the Berryden Corridor Improvement Project.

The report will look at how the project impacts on the conservation area and other historic structures and suggest mitigation strategies.

I.2 Client

The client for this study is Aberdeen City Council (ACC).

I.3 Author

This report was prepared by Georgina Allison, RIAS RIBA on behalf of Halliday Fraser Munro Architects. She holds advanced accredited conservation status from the RIAS and has worked with listed buildings and historic environments for many years.

I.4 Scope of Site and areas/buildings looked at.

The structures within the affected areas have been arranged into several smaller groupings that have distinct characteristics and issues, and differing development histories and character. These groupings are used throughout the report and are as follows:

Group/ Area A: Structures around Caroline Place/ Rosemount Terrace

Nos. 1, 2, 3, 4, 5 and 6 Caroline Place

The Former Rosemount Parish Church (The Fathers House)

Group/ Area B: Structures on Hutcheon Street

Nos. 162-164, 166, and 168/170 Hutcheon Street

Loyal Order of Shepherds' Housing

Group/ Area C: Structures on Berryden Road including:

Remains of former industrial building to east (now electrical sub-station)

Remains of boundary wall to the former Royal Lunatic Asylum Site

Group D: Misc. structures on route

March Stone number 55

1.5 Designations of potentially affected properties.

Several of the properties are included within the Rosemount and Westburn Conservation area: nos. 1-6 Caroline Place, Rosemount Church, and the western wall of Berryden Road.

One listed building is affected, the former Rosemount Church, which is listed category C. The march stone is also listed, category B.

The trees within the church grounds are under a tree preservation order.

1.6 Summary of proposed scheme

The corridor represents a pinch point in the city road network and has been identified as a route operating beyond its capacity, leading to significant congestion and journey time delays, particularly at peak times. Acknowledgement of this issue, and the need to resolve it, is incorporated within the conservation area appraisal itself¹ as well as a general indication of strategy for doing so.

The Berryden Corridor Improvement Project involves widening the existing road and junction improvements between Skene Square and Ashgrove Road, and constructing a new section of road between Ashgrove Road and Kittybrewster roundabout. One key aspect of the proposals is that the pinch point at the end of Berryden Road (at Westburn Road junction) needs to be widened.

1.7 Methodology

Given that the proposals have the potential to be detrimental to the historic environment, an overview of relevant planning policies has been included in order to inform and achieve a balance between the potentially conflicting aims of road development and the historic environment.

In order to understand the impact on the historic environment, the report will then examine and identify the historical and architectural qualities of both the relevant individual structures as well as the wider groupings. The relevance of these qualities to the conservation area will also be identified.

These assessments then allow a clear understanding of the significance of structures, which then allows the impact of proposals to be assessed adequately. It also allows for mitigating strategies to be developed to ensure that the works are carried out with the minimum of alteration to the heritage character of the area and to allow identification of any opportunities to enhance the qualities of the area.

1.8 Images Credits and Copyright

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¹ Aberdeen City Conservation Area Character Appraisal and Master Plan, Rosemount and Westburn. Draft 2016.

2.0 PLANNING CONTEXT

2.1 Introduction

When managing change within the historic environment it is often necessary to balance the benefits of new development with its potentially negative effects on the historic environment. This section will outline relevant planning policies which have informed the approach taken within this statement and the wider proposals that it supports. This is predicated on the principle that the alterations proposed are part of a project that should deliver benefits outweighing the negative impacts. It will also outline the principle of mitigation within the planning context.

This section deals only with planning policies and establishing this strategy as a viable approach to managing change. The specific road proposals, transport strategies and their impacts beyond physical changes to the historic environment will not be assessed within this report.

2.2 Planning Context: National Guidance

2.2.1 Scottish Planning Policy (SPP)

“4. Scottish Ministers expect the planning service to perform to a high standard and to pursue continuous improvement. The service should:

- focus on outcomes, maximising benefits and balancing competing interests;*
- play a key role in facilitating sustainable economic growth, particularly the creation of new jobs and the strengthening of economic capacity and resilience within communities;”*²

The SPP defines the principle of balancing incompatible interests by weighing wider benefits and long term sustainable strategies with negative impacts on specific aspects of work.

2.2.2 Historic Environment Policy (HEP)

“HEP5 ‘Decisions affecting the historic environment should contribute to the sustainable development of communities and places’.

“HEP 6 ‘ Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand’.”

“Changes to our society, climate and economy create significant challenges for the historic environment. Resources need to be managed sustainably to balance competing demands. The different ways communities and individuals place value on the historic environment should be recognised.”

“When making decisions about the historic environment, different interests need to be taken into account. Decision-makers need to consider the consequences of decisions for a range of people. In

² Core values of the Planning System, point 4. Introduction to SPP. <https://www.gov.scot/publications/scottish-planning-policy/pages/3/>

doing this, tensions and conflicts can arise. Interrelationships and areas of common ground should be identified to encourage dialogue and collaboration, rather than focusing on competing views.”³

Both HEP 5 and 6 establish the principal of looking at heritage in the context of a wider physical environment as well as part of more intangible communities and local economies, in order to balance conflicting interests.

In terms of this report and proposal, it confirms the principle of assessing the negative effects of limited demolition and alteration within the historic environment against measured benefits to the local community, the wider city and its surroundings, by the effects of the new road on achieving improvements to the wider traffic management of the city as well as its contribution to achieving greater sustainability within the transport system.

“HEP4 ‘If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place’.”

- *Good decisions make sure that nothing is lost without considering its value first and exploring options for avoiding its loss.*
- *To manage the historic environment in a sustainable way, its cultural significance and the cultural significance of elements within it have to be understood.*

This report is based on the approach set out in HEP4: we have assessed the nature and significance of each structure, both individually and as part of local groupings and in relation to the wider conservation area. We have then been able to define the impacts that the proposals will have on these structures and groupings, and have suggested and implemented, where viable, mitigation works within the proposals, all as defined in HEP4:

“Making decisions about impact:

- *Avoid negative impact where possible.*
- *Minimise any impact that cannot be avoided.*
- *Keep intervention to a minimum.*
- *Ensure changes to a site or place are proportionate to its cultural significance.*
- *Consider less detrimental alternatives if they can deliver the same objectives.*
- *Identify opportunities for mitigation throughout, and as early as possible.*
- *Identify opportunities for furthering our knowledge and understanding where possible.”*

In section 6, we have identified impacts on the historic environment from the proposals, and mitigation strategies which have been followed to minimise negative aspects of these.

³ Historic Environment Policy for Scotland, April 2019

2.2.3 Interim Guidance on the designation of Conservation Areas and Conservation Area Consent (Conservation Area Consent guidance)

“16. The demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a conservation area, or part of it.

17. In deciding whether conservation area consent should be granted, planning authorities should therefore take account of the importance of the building to the character or appearance of any part of the conservation area, and of proposals for the future of the cleared site.

18. If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated.

19. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult. In instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there are acceptable proposals for the new building.

20. Decision makers are required to have regard to the desirability of preserving or enhancing the appearance of the conservation area in exercising their responsibilities under the planning legislation, and this statutory duty should always be borne in mind when considering demolition applications (Scottish Planning Policy, paragraph 143).”

The new Interim Guidance for Conservation Areas⁴ no longer defines the categories of projects that demolition may be considered for explicitly, although the previous guidance for both conservation areas and listed building demolition has been retained within the newer listed building guidance (see point 2.2.4 below). Where buildings are proposed to be demolished as part of the proposals, we have identified their significance both as individual structures and as part of wider groupings.

2.2.4 Managing Change: Demolition (Listed Building Consent Guidance)

“Is the demolition of the building essential to delivering significant benefits to economic growth or the wider community?”

Some projects may be of such economic or public significance that their benefits may be seen to outweigh the strong presumption in favour of retaining a listed building. Often these projects form part of wider strategies at national or regional level. Examples may include major transportation schemes or significant regeneration projects.”

Although not directly relevant to the demolition of a building within a conservation area, this policy explicitly states acceptance of the concept that the wider benefits of major infrastructure schemes can be used to justify change within the historic environment.

⁴ <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=e4800852-69da-46fd-bd49-aa3a0108bb80>

2.3 PLANNING CONTEXT: LOCAL POLICY

2.3.1 Planning Context: Rosemount and Westburn Road Conservation Area

The conservation area appraisal defines two key aspects of the conservation area designation. The first is “the preservation of the street pattern and granite buildings that make an important positive and lasting contribution to the City’s character and building stock”. And the second is the “preservation of the parkland setting of both Westburn and Victoria Parks and the Cornhill Estate for the benefit of future generations”.

The appraisal also divides the conservation area into two areas: A- south of Rosemount Place; and B- north of Rosemount Place. When referring to key characteristics of the conservation areas in the sections below we are referring to those characteristics, policies and issues of area B.

2.3.2 Local Transport Policy: Berryden Corridor

Whilst this report will not deal with the specific traffic and wider planning issues and impacts of the full implementation of the Berryden Corridor, the general Historic Environment policy guidance does refer to the requirement to weight the benefits of national and regional strategic projects against damage to the local historic environment. We therefore refer to the following local transport policies:

- .1 Local Transport Strategy (LTS)
- .2 Aberdeen City Centre Masterplan
- .3 Aberdeen Sustainable Urban Mobility plan (SUMP) (Dec. 2019)

3.0 AREA CONTEXTS

3.1 Introduction

The area proposed for alteration by the development of the Berryden Corridor has always been on the outskirts: originally on the edge of the city of Aberdeen, then situated between the industrial zone of Broadford Mill to the east, the Royal Lunatic Asylum and grounds to the north west and the later nineteenth century suburban cottages and tenements of Rosemount to the south and west.

In the mid nineteenth century it was recognised as a key transport corridor when the GNSR railway line northwards was taken through just to the east of Caroline Place, and further south the Rosemount viaduct was carved through the south eastern edge. Further development of the area to the north of the viaduct in the twentieth century, saw the former industrial premises being cleared to create the road northward, made up from Skene Square, Caroline Place and Berryden Road.

As part of the road widening works, alteration and demolition of some buildings and structures clustered along Berryden Road is required, centred on the Berryden Road junction with Westburn Road which sit at the edge of the conservation area. In order to assess the impact of these works, we need to understand the significance not just of the individual buildings but also the general area, in particular the land defined by the Rosemount and Westburn conservation area.

To do this, we need to identify the way that the whole area developed initially, primarily through map analysis. Although the area affected is relatively small, it is diverse and somewhat fractured and in the following section, we will examine how each sub section was developed to ensure we understand the links and significance of each structure to its immediate neighbours *and* to the wider area. These smaller groupings are described in I.4.

3.2 Map Analysis

3.2.1 Late Eighteenth Century: Milne plan (1789)

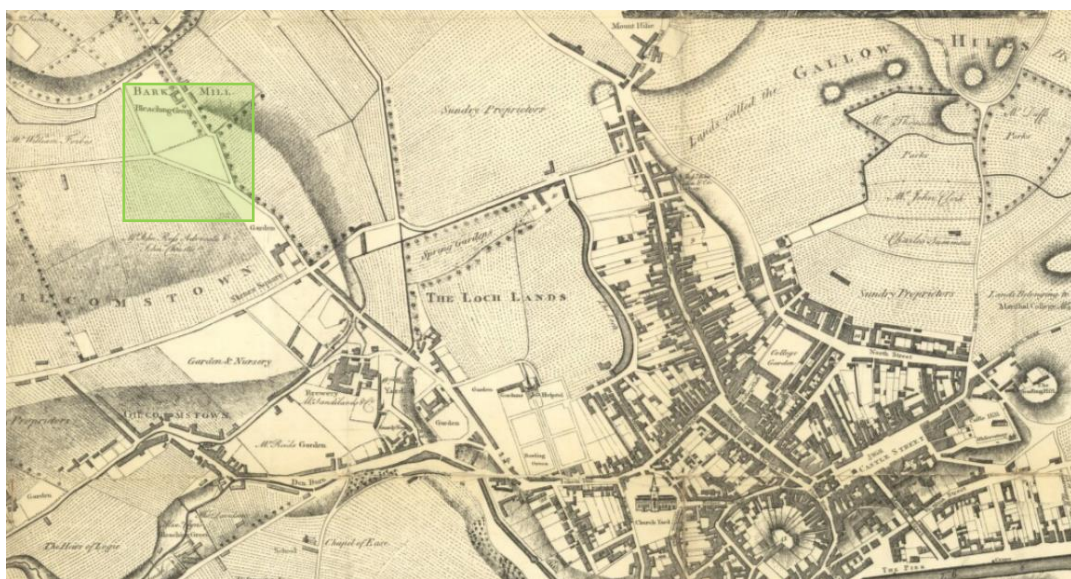


Fig. 1: Alexander Milne, *Town Plan of Aberdeen, 1789*. Reproduced with the permission of the National Library of Scotland

This shows the area prior to the construction of Hutcheon Street and the Asylum, with the whole area unbuilt and used as a drying green. The curved road northwards from the city to the northwest which will become Rosemount Terrace is identifiable.

3.2.2 Early Nineteenth Century Woods Plan- 1828



Fig.2: Woods Town Plan of Aberdeen, 1828. Reproduced with the permission of the National Library of Scotland

Between these two maps being drawn up, Aberdeen had gone through fundamental changes. The re-planning of the city centre with the new classical Union Street being taken through the medieval heart of the city.

The area covered by this study is shown here still with a generally rural nature. But the installation of Hutcheon Street to link Westburn Road and George/ King Street has started the process of the suburbanisation of the area, with some ribbon development starting to appear along Westburn Road and Rosemount Terrace. Hutcheon Street being taken through the drying green has created the triangular island that we see today.

At this point the hypotenuse of the triangle is formed by what is now Rosemount Terrace but was then the primary road north west, curving smoothly from north to west as it left the city. Caroline Place and Berryden Road did not align. There are no buildings shown around this island, but there is an avenue of trees on the east side and a structure to the lower Skene Square, corresponding with a now demolished property, although the feu lines are still apparent in later property boundaries.

Hutcheon Street at this point does not align with Mary Place (now Westburn Road). Its northern edge is defined by Maybank House, with two small structures fronting the street. The area to the south of Hutcheson Street, with its good water source is already beginning to be industrialised.

Berryden Road is shown as a relatively minor road in comparison with the parallel George Street. To the west is the Asylum and the grounds of several suburban villas- the Asylum is already showing as having a hard edge to the road and the main building is present. To the east, the eponymous Berryden House is shown, sitting back from the road.

3.2.3 Reform Plan of 1832



Fig. 3: Town Plan of Aberdeen, 1832. Reproduced with the permission of the National Library of Scotland

This map shows little change in development from the earlier Woods map but does highlight how the main road north west was formed with the now Rosemount Terrace curving and being part of the way west rather than North via Berryden. The first house in Caroline Place (no.5/6, built 1828) is not yet shown.

3.2.4 First Edition Ordnance Survey (c.1866)

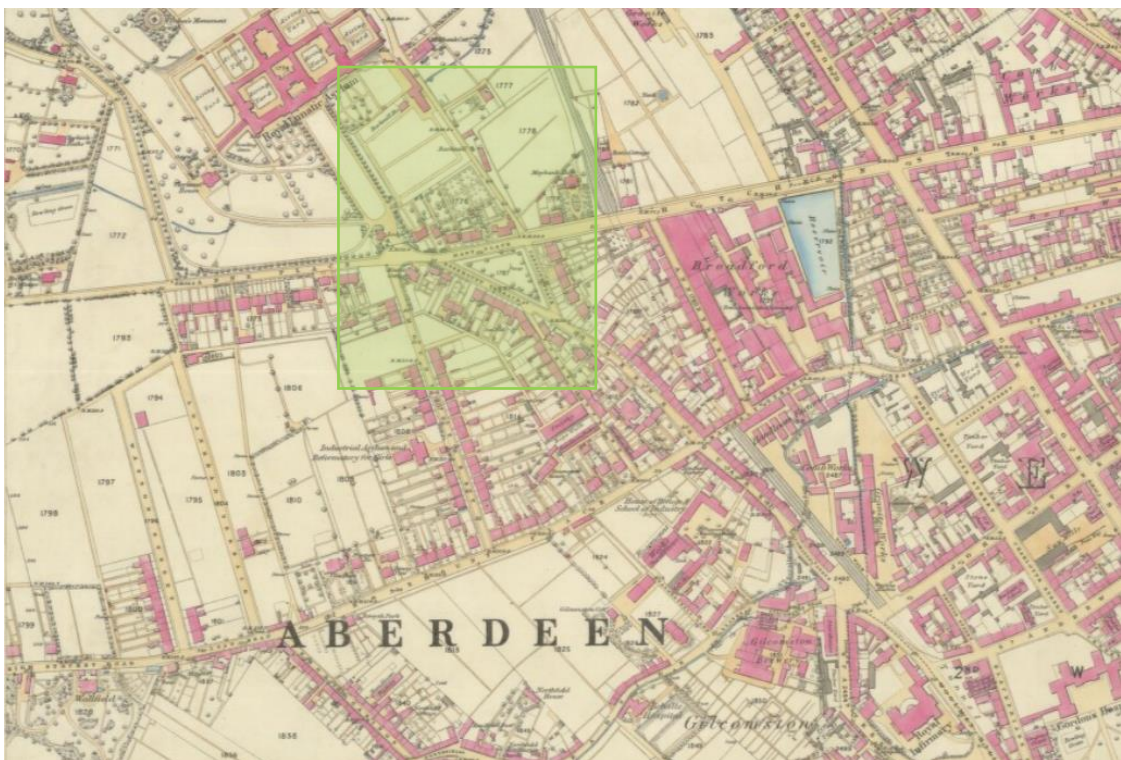


Fig. 4: First Edition OS- 1866 Reproduced with the permission of the National Library of Scotland, Reproduced with the permission of the National Library of Scotland

By the time of the first edition town plan by the Ordnance Survey in c,1866, the development of Rosemount Terrace, Mary Place and Caroline Place was well established, with ad-hoc groups of small cottages and terraced houses.



Fig. 5: First Edition OS- 25" town plan version. Reproduced with the permission of the National Library of Scotland

By this point the Rosemount Viaduct had been built, as had the railway. These changes destroyed the “Rotten Holes”⁵ of the Gilcomiston Steps, which further separated Caroline Place from the east of the town, and reinforced the industrial usage of the area to the south and east.

North of the line created by Hutcheon Street and Westburn Road, the land is dominated by large suburban villas and grounds and the Asylums, with some industrial and market garden operations to the east of Berryden Road.

To the SW, the lands between Rosemount Place and Westburn Road have begun to be laid out with the suburban development which today forms the core of the Rosemount and Westburn Conservation area.

3.2.5 Second Edition Ordnance Survey (c.1899)



Fig. 6: OS – 2nd Edition , 1899. Reproduced with the permission of the National Library of Scotland

⁵ The ‘Rotten Holes’ of Gilcomiston Steps were infamous slums, even by Victorian standards.

By this point the church and church hall have been built in the gusset site between Rosemount Terrace and Caroline Place and the development of the Gilcomiston lands is complete. The area to the east of Berryden Road has had the scale of industrial use increased, although the Asylum continued to retain open garden ground to the west.

It appears that the south end of Berryden Road has been realigned to meet better with Caroline Place. The corner building on Hutcheon Street (no. 168-170) had been developed, and possibly curtailed, as has the wing of the villa to the north west of the junction (replaced later by a tenement).

3.3 Summary

This area has always been on the edges of various zones: industrial use with mills and factory to the north and south east; the Rosemount place development of the late nineteenth century terraced cottages to the south west; the green park spaces of the suburban villas and asylums, (now public parks) to the north west.

Today, a similar mix of uses is apparent. The affected properties are on the edge of the main development of Gilcomiston Lands and, as they predate this, the urban typology and setting out is somewhat different. The area to the east of Berryden Road and Caroline Place is used for commercial and industrial use, and the gardens of suburban villas to the west are now public parks (Westburn Park and Victoria Park).

As it has historically been on the edge of the various areas, it is interesting to note that the nineteenth century chose a similar route for the GNSR lines northwards and the Rosemount viaduct itself was part of the town planning which helped open up this area, and the north of the city centre, for development in the late nineteenth century.

4.0 DESCRIPTION OF LOCALISED GROUPINGS

4.1 Group A – Caroline Place

4.1.1 Introduction

Caroline Place is a very short street that leads from Skene Square onto Berryden Road. On its western side is the former Rosemount Church, which sits within a triangular plot of land bounded by granite rubble wall.

On the east side, there are five detached domestic buildings. Nos. 1-4 Caroline Place are detached cottages of 1-2 storeys, and Nos. 5/6 Caroline Place are a single Regency villa designed as two dwellings. The front gardens shown in the 1866 first edition OS map have been curtailed at some point, likely when the street was aligned with Berryden Road (mid twentieth century). The front garden walls are therefore not contemporary with the houses.

4.1.2 Development



Fig.7: Extract from Woods' Town Plan of Aberdeen, 1828. Reproduced with the permission of the National Library of Scotland

There is only one property shown in James Woods plan in 1828. This clearly shows a building addressing Skene Square, and correlates with a cottage that was situated below No. 1 Caroline Place, now demolished.

In the following decade, Caroline Place developed until today's six properties were completed (c. 1833), from the former lands of Maybank House: this land had been divided from Maybank House by the construction of Hutcheon Street,

The first edition OS is the best image we have of this development of Caroline Place, with small villas somewhat haphazardly aligned along it. The 'square' or, more accurately, the triangular island formed when Westburn Road/ Hutcheon Street cut across the former

bleaching greens is shown as a garden with boundary path and some tree planting. In 1872 this was described as a feued garden ground, shared between three properties, only one being identified (No. 5 Caroline Place)⁶

The properties to the east (Caroline Place proper) all have much larger front gardens than exist today, and they area shown with decorative planting, paths and boundary walls to front. No. 1-4 have long, narrow rear gardens which are subdivided into distinct sections. Nos. 5 and 6 are paired, with a small wing on to the north shown. Their inhabitants were part of the merchant/ gentry class, with church ministers, clerks and clothiers among them.⁷



Fig. 8: extract from OS – 1st Edition, 1866 Reproduced with the permission of the National Library of Scotland

The garden island was built upon in when the Rosemount church was built in 1877. This was extended by a church hall in the 1890s.

4.1.3 Description

Although of similar materials, granite and slate, the buildings in Caroline Place are individually designed or in pairs without a cohesive building line or plan, very much the result of ‘ribbon’ development on a route from town. The ‘island’ originally is more likely to have been a ‘buffer’ green space to the properties along Mary Street and Caroline Place, from the main road (now Rosemount Terrace). A more detailed description of the individual properties is given in the next section.

⁶ Advertisement, Aberdeen Press and Journal, 1872.

⁷ Post office directory 1828-40. National Library of Scotland.

In terms of landscaping, the pavements are generally modern, with some areas of granite kerbstone, and some localised granite paving to primarily the south but also limited areas to the east.

The front gardens at Caroline Place have already been truncated, with rebuilt granite walls and some modern ironwork. Apart from the trees at no. 2, there is little established green garden space to the houses. The churchyard has some established trees, with a mixture of grass, gravel, tarmac, car parking and enclosed garden. These form a distinct green island in the route along Westburn Road.



Fig. 9: View along Westburn Road towards Caroline Place



Fig. 10: Granite paving at junction of Rosemount Terrace and Westburn Road

4.1.4 Contribution to Conservation Area.

.1 Materials

The paving is generally modern, but there are some areas of early granite paving which are of value. There are also some traditional black tile street signs.

Although fabricated from granite, the boundary walls to the houses are not old or original.

.2 Urban Form and typology

Although not designed as an overall group the properties form a boundary to the domestic area of the CA, separating it and shielding it from the railway and former industrial areas to east, as well as defining the green area of the church gardens.

Approached from the south, the buildings do not form a strong 'entrance' to the conservation area, with no. 1 set back from the main road, hidden by trees in the foreground.

.3 Vistas

The trees and church are part of the route along Westburn Road

.4 Street trees

Apart from no. 2, the gardens have little in the way of green planting and established trees. The church yard has some important trees with tree preservation orders.

.5 Signage

Caroline Place and the boundary wall to the church have several black tiles street name signs which are important. There is also a bench mark to the wall at no. 2.

4.2 Group B: Hutcheon Street/ Westburn Road-

4.2.1 Introduction



Fig. 11: View of Hutcheon Street from Caroline Place, looking North

Hutcheon Street (to the east of Berryden Road) has again a mixture of property types. It is dominated by the Broadford Mill, a large and important early mill complex which sits on its south side, to the east of the railway. On the west of the railway are some late nineteenth century tenements which are developed partly in what was the backyard of No. 5-6 Caroline Place.

On the north side of Hutcheon Street, there are a variety of detached domestic buildings, mainly all 1-2 storey single houses, but with some tenements further along. There is evidence again of ribbon development rather than any cohesive urban design. The three detached buildings at the Berryden Road are not designed as a group.

On Westburn Road, most of the properties are low in scale, set back from and below the road level, giving a sense of the green area rather than a built edge to the road. The exceptions are the tenement properties from the corner of Berryden Road. The main corner block is a tenement block which has some fine arts and crafts type detailing and shows little alteration. A later companion block to this was developed in Berryden Road.



Fig.12: Westburn Road towards Hutcheon Street.

4.2.2 Development

Hutcheon Street was formed in the early nineteenth century.

Maybank House (dem.) was the first development of suburban villas on this street and which included the paired lodge cottages one of which survives to the east (Nos. 162-64). Gradually, as the area densified, the land along Hutcheon Street was developed, first with 166 in the first half of nineteenth century then 168-70 on the corner being built later. This last building was then curtailed by a widened Berryden Road.

Westburn Road was extended to meet Hutcheon Street, originally by Mary Place. This was built up by a series of smaller cottages set back from the road and at a lower level (fig. 13). Most of these are surviving, but the corner to Berryden Road was densified in the early twentieth century with the construction of a tenemental housing block, replacing the winged cottage to the corner. This was extended with a further block to the rear along Berryden Road.

The properties on Hutcheon street sit outwith the conservation area.

4.3 Group C: Berryden Road

4.3.1 Description

Berryden Road (above Caroline Place) today is a priority route which does not have any buildings directly addressing it for most of its length. On its western edge, the Asylum had been the dominant property, with solid estate walls being used to separate grounds from the public. Remnants of these walls have survived the current redevelopment of the Asylum, and their plan locations still determine the road layout.

At the junction to Westburn Road, the corner tenement of the Shephard's Association were further developed by a second block of tenemental housing to the rear, facing Berryden. The garden/ orchard shown on OS maps was developed with courtyard flatted housing in the later twentieth century.

On the east, both the suburban villas and market gardens of the first half of the nineteenth century as well as the industrial mills and warehousing which replaced them have both disappeared. To the north east, the Berryden Retail Park is separated from the road by its car park and the drop in ground level. Closer to Westburn Road, there are some remains of the earlier industrial buildings.



Fig. 13: OS – Berryden Road, looking south

4.3.2 Historical Development

Berryden Road in the nineteenth century was the side road to the Asylum, which was approached centrally from Westburn Road to the south. At its southern end were gardens of the villas to Mary Place and an orchard reached via Berryden Road. A solid wall bounded the Asylum which had the wash house and laundry built into it. In 1866, at the time of the first OS mapping, the area to the east of the road was still primarily detached suburban villas, market gardens and cottages. In the latter half of the nineteenth century, mills proliferated, with the development of nearby railway and yards.

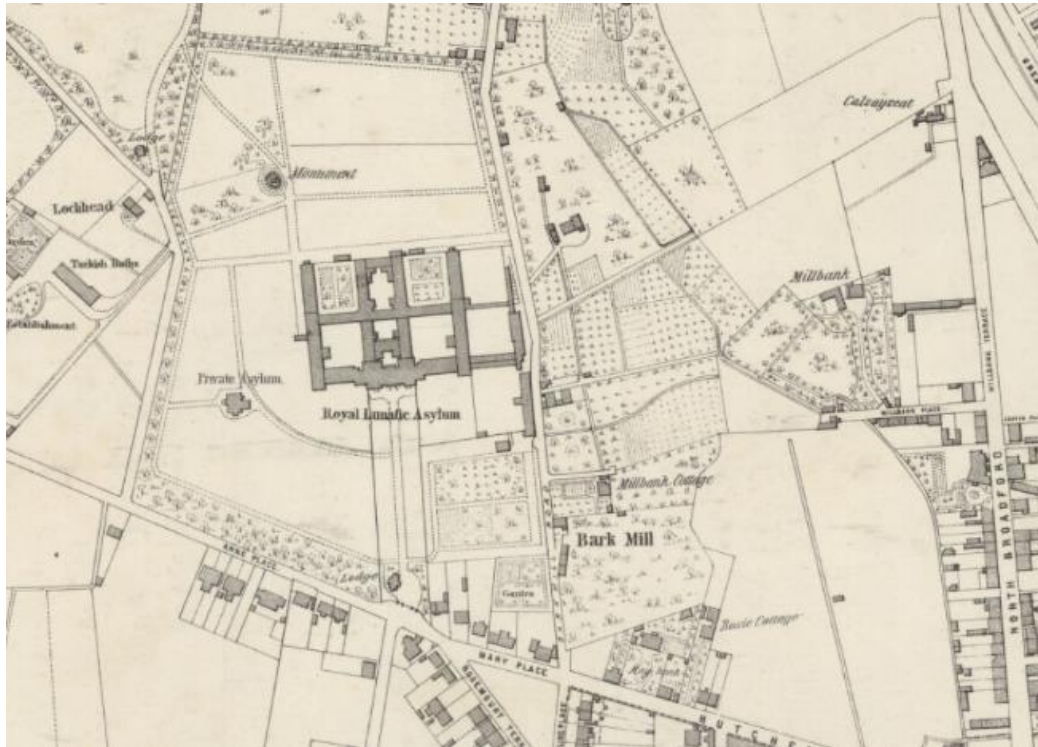


Fig. 14: Extract first edition OS, 1866 Reproduced with the permission of the National Library of Scotland

4.3.3 Contribution to Conservation Area

.1 General

The eastern wall of the former asylum forms the NE boundary of the Rosemount and Westburn conservation area but does not include Berryden Road itself. This section of the conservation area is primarily important as a green parkland setting⁸. The grounds of the Cornhill estate are mentioned as one of these key green areas. At the southern end, although the building plots/lines of the old gardens have been retained very little of their character is left, as the walls have either been roughcast or rebuilt. The scale of the development and hard landscaping mean that little of their garden character has been retained.

The role of the boundary wall in either protecting the green space beyond and separating it from the road or whether it could or should form a more open and designed edge to the parkland needs to be considered. At this point, it is somewhat divorced from both functions, and has a very 'leftover' quality from Berryden Road.

.2 Green space

Although Berryden Road bounds the 'green' space of the parkland, very little of this is currently visible, particularly since the current redevelopment of the Asylum buildings is ongoing. At the lower section of the retained Cornhill hospital, green areas with mature trees are visible (fig. 14).

⁸ Conservation Area Appraisal notes importance of former Cornhill Estate and Westburn Park to the Conservation Area designation.

.3 Materials

Some sections of the wall are of local granite. Others have been rebuilt with render and brickwork.

.4 Views/ Vistas

Progression along Berryden Road at this point gives very little idea of the presence or character of the conservation area to the west. Because of the orientation and levels of the road at present, the approach to Caroline Place does not allow the conservation area to be appreciated, as it is first viewed from the rear of the tenement properties fronting Hutcheon Street and Westburn Road, which mask the church.

5.0 CHARACTER OF INDIVIDUAL STRUCTURES

5.1 Rosemount Parish Church



Fig. 15: The Father's House, formerly Rosemount Parish Church.

5.1.1 Alternative names.

Originally built as the Rosemount Parish Church, it has been called the Fathers House more recently. It has also been referred to by the three streets to which it addresses: Westburn Road, Caroline Place and Rosemount Terrace.

5.1.2 Designations

The church is a listed building of category C (reference LBI99949). This includes the church hall and curtilage of the building, although the latter is not described within listing description.

5.1.3 Development

The Rosemount Parish Church was built in 1875-77 to a design by William Smith. He was the city architect between 1852-1890 and was responsible for many public buildings around Aberdeen. The 19th century rebuilding of Balmoral Castle is perhaps his most well-known work.

The church was built on the gusset site created by the junction of Rosemount Terrace, Westburn Road and Caroline Place, land which had formerly been feued shared grounds between nearby properties.

The building was extended to the north/ Westburn Road with a church hall by Jenkins and Marr in 1889-1890. This was converted to residential accommodation, linked to the church, in the 1990s.

The southernmost end of the site was altered to form a wider curve when the junction at Rosemount Terrace and Caroline Place was realigned. This is presumably when the new entrance drive across the site was installed and when the gates at the southern apex were removed.

5.1.4 Description

The church is a substantial gothic designed granite building with a cruciform plan, complicated by the partially attached church hall. This leads to a complex building envelope which expands into its island site. The original spire was never built, but the church still has a commanding presence. The moving of the entrance from the east to the south, has reduced the legibility of the building, which relied on landscaping to delineate the primary entrance, which is only moderately successful. The east elevation side doors have been blocked and stairs removed, and the main door relegated to a side entrance, with plain granite steps and modern ironwork balustrade.



Fig. 1: East entrance to church (now side door)

5.1.5 Description: Boundary walls

The boundary walls area remain consistent around the 'island' and are built with rubble granite of a distinct scale, using 'splinters' (small off cut stones, laid horizontally) with steeply sloped dressed granite copes. There are several sets of subsidiary gates with ashlar grey granite piers and cast/ wrought iron double gates. The main entrance to the church is from a modern slapping through the southern end of the site: the boundary wall has been cut back and a modern barrier gate installed. and a through entrance drive to the main entrance. Each

entrance to this has one larger pier and one section of earlier gate as well as a modern car barrier.



^Fig. 17: East entrance gates to church: these can't be opened owing to change in level behind

>Fig. 18: Boundary wall along Westburn Road



5.1.6 Exterior surfacing/ design

The inner area of the churchyard appears generally modern and utilitarian; with a mix of tarmac to drive and west, gravel and planting to NE car park and grass to NW area (fig 19). There are several entrances to church at various levels, some of which have had steps removed to from car park/ drive and one with a new ramp to north. There are also some level changes in relation to the footway outside, with a drop to the west and a retaining section to the NE corner.

There are several mature trees surrounding the church and these help to reinforcement the 'separateness' of the island design of the church and setting, from the terraces and tenemental surrounding domestic properties



Fig.19: Ramp / wall at Westburn Road



Fig. 20: Surface finishes and lack of steps to east side doors

5.1.7 Condition

The landscaping appears reasonably well maintained, but some areas, particularly to the west are inappropriate, with areas of tarmac hardstanding immediately adjacent to building. There is also a rather haphazard/ random mix of materials and spaces which do not relate to each other, despite being part of the same surroundings.

5.1.8 Boundary walls: condition



^Fig. 21: cement pointing, missing areas and cracking

<Fig. 22: Boundary wall along Caroline Place showing bulging at north end

The condition of the boundary walls is generally poor. Although the stones appear in reasonable condition, the cementitious pointing is failing in many locations. To the north is a long strip of copes which is offset to the wall below, possibly caused by ground movement/tree root growth at low level.

To the east, a particular area of concern is adjacent to the mature tree which appears to have caused bowing out of the wall, with cracks and significant lateral movement.

At the smaller pired gates there is some evidence of earlier iron fittings to wall sides of piers. Whether these indicate earlier railings, or other ironwork, or whether the piers have been relocated from another site is unclear and requires further research. However, it can be assumed that they are not contemporary with the walls.

Most of the original gates are corroding and some have been bent or distorted (fig. 17).

5.1.9 Relevance to Conservation Area: General

As one of the few listed buildings in this section of the conservation area, and one of the few non-domestic buildings the church has an important role of the Conservation Area. The following items are of most relevance to the church and its curtilage.

.1 Relevance to Conservation Area: Street Trees

The trees along the edge of Westburn Road, particularly the one on the west, play an important visual role in the vista along Westburn Road.

.2 Relevance to Conservation Area: Church building- types and patterns

As a public religious building, the church is deliberately separate and different from the traditional housing stock of the surrounding area.

.3 Relevance to Conservation Area: Materials

The church is built of grey granite a traditional material, key to the character of the conservation area. The boundary walls are built in a traditional NE manner, with steep copes and small horizontally bedded stones.

.4 Relevance to Conservation Area: Signage

The boundary wall has several of the black tile road name signs.

5.2 No.1 Caroline Place



Fig.23: No. 1 Caroline Place

5.2.1 Designation

The house is unlisted but sits within the boundary of conservation area.

5.2.2 Description and development: General

This is a detached cottage with a ground floor and attic level and which sits back from the building line of Caroline Place. It has been extended to the rear (later twentieth century) with a large, semi glazed room at a lower, rear garden level and bedrooms above, accessed from the main stair, at mid landing level. Generally symmetrical in the original plan and front elevation, with granite masonry. There are no entries for No. 1 Caroline Place in the Dean of Guild archives and from early maps the only apparent change is the extent and layout of gardens, with the loss of much of the front garden to street widening and some of the rear to industrial uses.

5.2.3 Description: Exterior

The exterior envelope is of plain rubble granite masonry, with projecting ashlar dressings to windows, quoins and wall head. Side elevations are plain gables with exposed stone copes and central chimney stacks. These appear to have been capped and pots removed with the exception of one flue per stack. The masonry has been cement pointed. Doors and windows are modern UPVC (brown) of a double pane pattern. The roof has been re-slatted, possibly

with Spanish slate, and the dormer joinery replaced with UPVC to a modern pattern. The central dormer is smaller than the two flanking ones and may also be a later alteration.

To the south is an attached garage structure of modern appearance, with a plain door and granite pier, and a very low pitched slate roof. A gravel drive gives access. Although the first edition OS shows a wedge shaped extension at this point, it is unclear whether this was a workshop converted to garage.

5.2.4 Garden areas



Fig. 24: Front gate and boundary wall, No. 1 Caroline Place.

There is a front and rear garden. The front garden is bounded by mid height rubble granite wall to the side, with taller hedge behind. The wall is of squared dressed stone, with gate piers to central gate (modern metalwork) and hedge behind. There is a bench mark on LH section of wall. The garden is set to lawn, with central path to front entrance door.



Fig. 25: Rear garden, No. 1 Caroline Place.

The rear garden has a mix of grassed and concrete slab paved areas. It is bounded by high masonry walls: rubble granite with brick dressings to north; hand made bricks to south; and a modern roughcast wall to east, which has curtailed the original extent of the rear garden/ area.

5.2.5 Interior

On the ground floor, the house is set out traditionally with a central hallway leading onto a rear stair, flanked by a pair of rooms to each side.

The rooms to the north are the primary reception rooms, now connected through. The rooms retain a shallow cornice and rear fireplace, of an early twentieth century pattern. Some panelled door joinery is retained. To the south is a bedroom, with Victorian stone (slate?) and tile fire surround, and there is a kitchen to the rear. A slapping in the kitchen, with steps down, gives access to the modern rear extension which sits against the original rear wall and is glazed on the two garden sides.

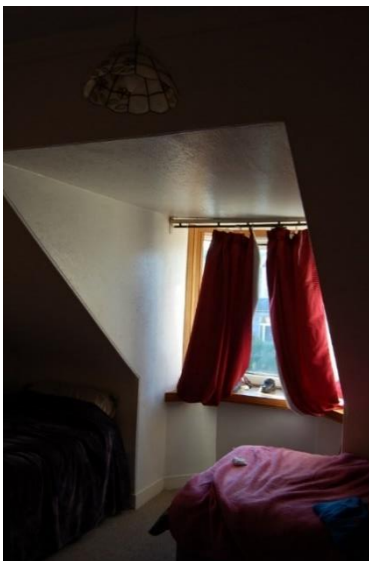


Fig. 26: Ground floor, front



Fig. 27: ground floor front

On the upper floor there is a series of five bedrooms laid out around the central landing. These rooms have coombed ceilings and dormer windows. The majority of the joinery is modern and the surviving fireplace to north is a tiled twentieth century model.



<<Fig. 28: attic to front

<Fig. 29: attic finishes

There are some original architectural features in the house including stair, joinery and fireplaces and some plaster detailing.

5.2.6 Condition

The building is in reasonable condition internally and is inhabitable.

5.2.7 Relevance to Conservation Area:

.1 Building types

No 1 follows the pattern of typical Aberdeen suburban cottage, with granite walls and pitched slated roofs and front garden addressing street. Some of the exterior character has been lost with replacement UPVC windows, especially at dormers.

.2 Materials

The cottage is of Aberdeen granite, a finite resource and one which plays a key part in the conservation area. The slate roof appears to be a replacement, without diminishing courses.

.3 Orientation/ building patterns

As No.1 sits back behind the street building line and does not address the 'square' as directly its impact on the conservation area is lessened, As the area is approached from the south, it has some presence but the trees and church and opening up of square have more impact.

5.3 No. 2 Caroline Place

5.3.1 Introduction



Fig.30: No. 2 Caroline Place

No. 2 Caroline Place is a traditional granite cottage, with one primary entrance floor, a coombed attic floor with dormers, and a lower ground floor. There are two rear extensions: a rendered porch to the back elevation; and a two storey block of modern materials.

5.3.2 Designation

No.2 Caroline Place is unlisted and sits within the conservation area, adjacent to the eastern boundary of Rosemount and Westburn Conservation Area

5.3.3 Historical Development

There are several sets of Dean of Guild drawings for no. 2 Caroline Place from the 1890-1950s, all of which related to various workshops and garaging in the rear garden. It appears from the site plan of that at least some of these were in semi industrial use, with no apparent relation to the house. To the south of site there was also a single storey shop/workshop (now demolished) which went out to the edge of the pavement. This is shown on DoG drawings in 1887 and the footprint is shown on earlier maps (OS first edition). This map also shows the front garden extended from today's footprint.

5.3.4 Description: Exterior

No.2 Caroline Place is a detached cottage of one and a half storeys, with basement, of a typical Aberdonian pattern. It has a slated pitched roof, with two hipped, slated dormers to the front attic rooms. Although the dormer window joinery has been replaced, the dentiled cornice remains. A black tile road sign is fixed to front elevation.

The envelope is of granite masonry, symmetrically laid out, and with flush ashlar dressings to openings, quoins and wall head. The main entrance has steps and railings leading up to it of traditional pattern, but the door itself is modern. All other external joinery has also been replaced. There are two light wells to the front basement rooms.



Figs. 31, 32: Front of No. 2 Caroline Place

No. 2 does not continue the line of Nos. 3-6, but is set back a little. The side elevation also has a side window to the front room. On the north, a modern extension block sits to the back of the site. This is a cement rendered block of unsympathetic design (fig. 34).

To the rear the original rubble façade is visible, but there has been an accretion of drainage pipes and the rear porch has either been rebuilt on has had a modern cement wet dash applied (fig. 35). Windows are modern.



<Fig. 33: North extension block No. 2 Caroline Place

^Fig. 34: Rear elevation, No. 2 Caroline Place

The rear extension to the north is of modern construction, and of poor material and design quality. This extends part way along the north (side) elevation. The main house gable elevations are of rubble granite, with original return window openings, although these have modern double glazed windows within.



Figs. 35, 36: Rear of No. 2, Caroline Place

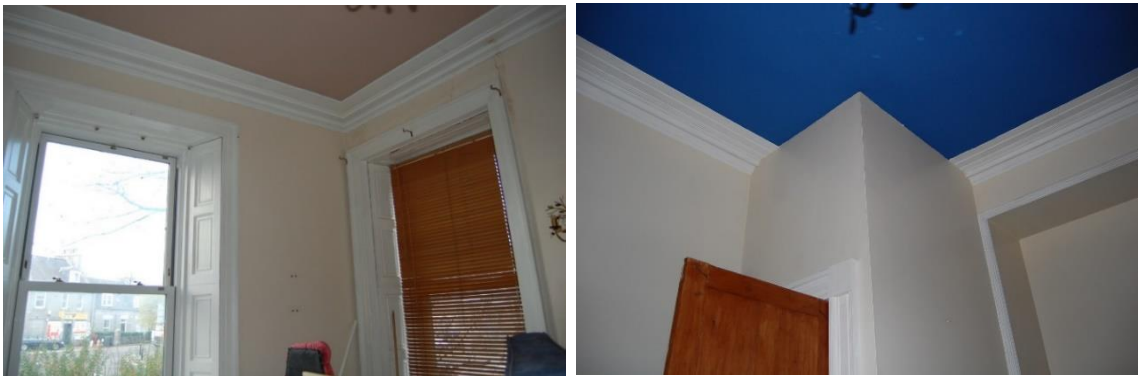
5.3.5 Description: Gardens

The front garden is bounded by a mid-height granite wall, with dressed copings and ashlar pillars at each end. The house is reached via a set of granite steps with wrought/cast iron balustrade. There are two open, curved lightwells to basement windows.

The rear garden is a mix of grassed and slabbed areas, bounded by masonry walls, of both handmade brick and small rubble granite.

5.3.6 Description: Interior

The general internal organisation is unchanged with four primary rooms on each floor arranged around a central hall and stair. There are some original finishes, but the removal of the windows and blocking of flues has reduced the overall character of the rooms as holistic entities, although a reasonable amount of fabric is retained.



Figs. 37, 38: front sitting room(s) No. 2 Caroline Place



Figs.39, 40: Attic rooms, with water ingress, No. 2 Caroline Place



^Fig. 41: cement pointing to gables

<Fig. 42: Stair and Hall, No. 2 Caroline Place

5.3.7 Condition

The building is in moderate condition. There appear to have been localised leaks at windows and flues which have damaged internal finishes. The external masonry has been cement pointed.

5.3.8 Relevance to Conservation Area

.1 General

No. 2 is a more typical example of the granite residential properties which make up the conservation area, but its more secluded, set back and doesn't continue the building line of Caroline Place.

.2 Relevance to Conservation Area: Orientation/ building patterns

No. 2 is set back from the building line of Caroline Place, and the screening mature trees to garden and different scale to 3&4 emphasise this variation.

.3 Relevance to Conservation Area: Street Trees.

The two mature trees within the garden contribute to the pattern of street trees within the conservation area, although these are oversized in relation to the current scale of the house and front garden.

.4 Relevance to Conservation Area: Use and Design

No 2 is a typical Aberdeen suburban cottage, although some of the exterior character has been lost with replacement UPVC windows. In this case the double sash layout is at least an approximation of what was there and some historic details such as the external steps and balustrade and dormer dentil course have been retained.

.5 Relevance to Conservation Area: Materials

The cottage is of Aberdeen granite, a finite resource and one which plays a key part in the conservation area. The slate roof appears to be a replacement, without diminishing courses.

The house has a black tile street sign applied to front façade.



Fig.43: No. 2 Caroline Place (to right), Nos 3&4 (to left)

5.4 No. 3 Caroline Place

5.4.1 Introduction



Fig.44: No. 3 Caroline Place

No. 3 Caroline Place is a typical two and half storey suburban cottage, with granite masonry and slated roof.

5.4.2 Development

Although it appears of a single design phase, No. 3 was actually built in two stages. A single storey cottage was built c. 1835 and was increased in scale by the addition of an entire storey in 1882⁹. The masonry matches extremely well to the point where there is little building fabric evidence for this change. Although the doorway to the gap that separated them and their similarity in elevation would suggest so, no. 3 and 4 were not built as a pair. As with all the properties on Caroline Place the front garden was truncated and the boundary wall rebuilt closer to the building at some point in late twentieth century.

5.4.3 Designation

The building is unlisted but within the Rosemount and Westburn Conservation Area

5.4.4 Description: Exterior

The house is a simple two storey granite masonry construction, with dressed quoins, opening and wall head. The façade is designed in three bays, with windows arranged symmetrically

⁹ Dean of Guilds Entry approved 23.5.1887

around a central opening. The current fenestration is modern UPVC wood effect, with a plain double sash appearance. There are no dormers, with a small central rooflight only. Chimney stacks sit in middle of gable with original pots.

5.4.5 Description: Garden



Figs.45, 46: No. 3 Caroline Place, front garden

The garden is bounded by a low level granite wall, with well trimmed hedge behind. A modern metalwork gate sits on the centre axis. A very small garden is laid with path and flower beds to each side.

5.4.6 Condition

From cursory external inspection from street, there are no obvious important condition items for No. 3.

5.4.7 Relevance to Conservation Area

.1 General

In general, No. 3 continues the building line that defines Caroline Place and reflects the traditional suburban cottage typology which is important to the conservation area. The building line is emphasised and clearly defined by the screen walls which continue and link the front facades of Nos. 3, 4 and 5/6.

.2 Relevance to Conservation Area: Orientation/ Building patterns; Use and Design

The building line is emphasised and clearly defined by the screen walls which continue and link the front facades of Nos. 3, 4 and 5/6.

Although built in stages, the form of the building and roof and its residential use are typical of the area.

The low garden walls define the front garden, a typical part of the building pattern, but these are modern and serve to define a front garden 'buffer' area, not a historic building line.

.3 Relevance to Conservation Area: Materials

The cottage is of Aberdeen granite, a finite resource and one which plays a key part in the conservation area. The slate roof appears to be a replacement, without diminishing courses.

5.5 No 4 Caroline Place

5.5.1 Introduction

No. 4 Caroline Place is a typical example of a two and a half storey suburban cottage. It is a simple gabled box, with a pitched slated roof and chamfered timber dormers with hipped slate roofs.



Fig.47: No. 4 Caroline Place

5.5.2 Development

At some point in the recent past, the original joinery has been replaced to external windows and doors, and the front boundary wall moved closer to the building.

5.5.3 Description: Exterior

Like its neighbours, this cottage is built in rubble granite, with dressed quoins, opening surrounds and wallhead course. The rubble work to the front appears to be carried out in a slightly pinker stone. The building is cement pointed,

The fenestration is laid out symmetrically around the central entrance: this door is UPVC, with faux panelling and timber effect. Windows at ground level are divided into two equal panes, but upstairs and in dormer there is a modern glazing pattern.

The slated roof spans between two stone gables, with central chimney stacks. These retain traditional clay cans. A plain rooflight sits between the two dormers.



^Fig. 48: No. 4, front Garden

<Fig. 49: No. 4, front gate and door

The house is linked to No. 3 via a small masonry screen, which presumably gives access to a separate flat on one of the upper levels. This has the original stone doorcase, but with a modern infill joinery and pitched slated roof over. A structure with the same floor plan appears on the 1866 map.

5.5.4 Description: Garden

The front garden has had, like its neighbours, its front garden truncated at some point in the twentieth century. The granite boundary wall is heavy in appearance in comparison with the scale of the new garden and has modern ironwork. The use of the front as bin store is also not ideal.

5.5.5 Designation

No. 4 Caroline Place is not listed but sits in the conservation area of Rosemount and Westburn.

5.5.6 Condition

The house appears in reasonable condition, although the cement pointing is detrimental to appearance and performance of the house. The cast iron gutter to the front elevation is in need of resetting and decoration.

5.5.7 Relevance to Conservation Area:

.1 General

In general, no. 4 continues the building line that define Caroline Place and reflects the traditional suburban cottage typology which is important to the conservation area.

.2 Orientation/ building patterns

No. 4 continues the building line of Caroline Place, and this is highlighted by the built up nature of the 'gaps' between each building, which helps to reinforce this street line.

.3 Relevance to Conservation Area: Materials and Design

The cottage is of Aberdeen granite, a finite resource and one which plays a key part in the conservation area. The roof appears to have been re-slatted.

No 4 is a typical Aberdeen suburban cottage, although much of the exterior character has been lost with replacement UPVC windows, including at dormers. As these buildings can be plain, they rely much on getting simple materials and layout correct and are vulnerable when 'basic' designs are not reinstated correctly.

5.6 Nos. 5/6 Caroline Place

5.6.1 Introduction

This is a regency style double villa, relatively unusual in this area. It consists of two terraced houses, each of four floors, with two principal levels, a lower garden level and an attic. There are two small wings to each side, the northern one of which has been extended into further domestic accommodation.



Fig. 50: Nos 5/6 Caroline Place

5.6.2 Designations

The double villa at Nos. 5/6 Caroline Place is unlisted but sits within the Rosemount and Westburn Conservation Area.

5.6.3 Development

The building was constructed in 1828. Described as a newly built cottage with coach house, it appears to have been developed by the owner of Maybank House on Hutcheon Street. This was the first property to be inhabited in Caroline Place, by Mrs Lieutenant Burton. She was the mother of Mary Burton, a noted nineteenth century political campaigner on women's rights and John Hill Burton, whose career was partly funded by the sale of the house and removal to Edinburgh.¹⁰

In the 1866 first edition OS map, the first visual record of the building, it is shown as a pair of terraced houses with central entrance, and symmetrical layout, including within the gardens, which appear almost identical, if mirrored. There is no fabric evidence that the building was converted from a single cottage to a double, and the Regency style used in the design ties in with a date of 1828. Unfortunately, very little of the original joinery has survived for dating purposes and it is not shown on maps predating the 1866 OS first edition.

¹⁰ John Hill Burton, 1809-1881, Oxford Dictionary of National Biography.

In the early twentieth century, the rear gardens were truncated to form a site for tenement housing blocks facing Hutcheon Street. The garden wall to the north dates (generally) from 1926, when a garage was installed behind and new double doors formed. Its use of brick may indicate the brick sections of the building are from the same date.

The northern outshot was extended towards Hutcheon Street although the date for this is unclear. The footprint of the building exists in 1866, but is not shown in the second edition OS. Given the change in materials and lack of symmetrical design (to the whole building), it is very unlikely to be original, but likely a rebuilding from late 19th/ early 20th Century, with a further modern garage and garden door fitted to the cement rendered section to east.



Fig. 51: Nos 5/6 Caroline Place, side elevation to Hutcheon Street

At some point the front garden was also truncated, presumably when Caroline Place was widened in the later half of the twentieth century, with a new, low-level boundary wall. The railings and steps to the main doors also appear to have been altered or re-used, presumably when the garden was redesigned: some appear to be from a cope below railings. The railing are also not original, and likely mid to late twentieth century.

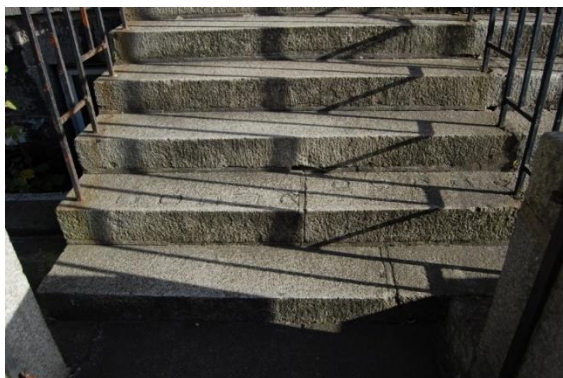


Fig. 52, 53: Nos 5/6 Caroline Place, external details

5.6.4 Description: exterior

The front façade of the building is little changed, with the exception of the replacement windows which are unfortunately not to the original pattern and materials, which cannot now be determined. It retains its windows bands and string courses, and the light wells to basement rooms. The varying decorative treatment to both houses has given a patchwork effect, rather than the single villa originally intended.

The house is of characteristic early nineteenth century design, but its deep eaves cornice, overhanging shallow roof are unusual for Aberdeen. The eaves to no. 5 appear to have been replaced with plastic.

The rear elevation has been rendered, likely with cement, which is beginning to fail and again has different decoration to both sides.

The side elevations have chimney stacks and small arched windows at upper level. Exposed cast iron waste/ soil pipes have been installed on the north and rear elevations.

5.6.5 Description: Gardens



Fig. 54: Rear Garden, Nos 5/6 Caroline Place



Fig. 55: Front Garden, Nos 5/6 Caroline Place

The front garden is very truncated to that shown on the OS map of 1866. It currently has a low-level rubble granite wall, with chamfered cope and black tile street sign. The space between this and the house is paved, with unguarded oval light wells to basement. The steps to the house are salvaged granite, with modern steel balustrades.

The rear garden is a utilitarian backyard, with some areas of stone paving and the remnants of the curved retaining wall and steps to the main gardens areas: these are now built over and a modern garage sits over the northern half. The lower section is used as bin storage.

5.6.6 Exterior Condition

The building is in moderate condition but is in need of decoration and some repair of joinery, particularly no. 6. The rear elevation has some failing render, pointing and masonry.

5.6.7 Description Interior

Access was available to the basement and upper floors of No. 6, but not entrance level or no.5 (The fabric of no. 5 is not currently proposed for alteration).

No. 6 has been subdivided into three flats: basement/ lower ground; entrance; first and attic. The entrance hall and stair are communal, with a timber screen at the upper landing (fig. 57).

The entrance hall retains much of its historic finishes- the stair, doors and ceiling plaster.

The basement flat is reached via the original servants' door at the lower half landing to the rear of the building. The flat internally is generally modern in appearance and has no visible opening or fireplace to north gable wall.

Internally the layout is generally as original, although most finishes are modern. There is a modern chimney piece in front, north room.



<<Fig. 56, 57: No. 6 main stair, ground and upper floor levels

f



Fig.58: Upper flat, No. 6 looking north



Fig. 59: Basement flat, no. 6 looking north

5.6.8 Relevance to Conservation Area

.1 General

The villa that constitutes number five and six Caroline Place plays an important part in the conservation area. It defines the corner of Hutcheon Street and Caroline Place, and its elevated height and scale compared with its domestic neighbours on Caroline Place, creates a buffer between them and the larger scale of Hutcheon/ Westburn Road.

.2 Orientation, Vistas

The building's orientation, facing the church, allows the far northern corner of the open space to be well defined, setting out the line of houses on the eastern edges, and matching the scale of Hutcheon Street.

The cement render/ brickwork wall to the north is of negative significance when approached from Berryden Road.

Approached along Westburn Road, it provides an adequately scaled backdrop to the church and green space.

.3 Design, typology, materials

As a rare Aberdonian example of Regency villas, the materials and classical design nevertheless fit well into the suburban fabric of this area. The walls are of Aberdeen granite, but unfortunately the later outshot to the north has unbalanced the symmetry of the front façade. The loss of the original joinery and its replacement with modern unsympathetically designed windows is also unfortunate.

Although the low level granite wall is typical of the detached cottages nearby, it is uncomfortable with the truncated garden and is overly dominant on façade, without adequate garden space between.

The black tiled road sign to the front wall is part of the urban character of Aberdeen.

5.7 Nos. 168/170 Hutcheon Street

5.7.1 Introduction

Nos. 168-170 Hutcheon Street sits on the NE corner of the junction of Hutcheon Street and Berryden Road. It is a three storey building, with a granite ground floor to the front, a cement rendered first floor and a slated mansard attic. It is flatted accommodation, although no access was possible to the interior to confirm layouts etc.



Fig.60: Upper flat, No. 165 front elevation



Fig. 61.: Basement flat, No. 165, side elevation to Berryden Road

5.7.2 Designation

Nos. 168-170 Hutcheon Street is not a listed building and does not sit within the conservation area.

5.7.3 Development

This was one of the later buildings in this area, built after the 1866 OS map, where the site is shown as a fenced/ walled but open site. Given the distribution of the openings at ground level, it appears to have been truncated to the west, presumably when Berryden road was realigned and widened previously. The render to the upper floor and certainly the mansard shape of the attic suggests heavy alteration and redevelopment in the latter half of the twentieth century.

5.7.4 Description

The entrance to the building is from a lane to the north, rear, side of the building. The front elevation (to Hutcheon Street) has a mixture of materials. On the ground floor there is exposed granite masonry with flush ashlar dressings to openings. Currently there are three windows, all double pane, of modern design; although the two central ones show evidence of being doors.

As this façade appears to be of symmetrical design and there is no evidence of another window to the west, it is reasonable to assume that the façade has been truncated at Berryden Road. This is further reinforced by the lack of finished masonry to the Berryden Road elevation, which is almost entirely cement rendered. From the sections exposed, this

appears to be rough rubble work with some brick infill- likely an internal previously plastered wall. The render finish to the upper levels may indicate that the building was extended upwards: the mansard roof is certainly a new floor level.

The rear of the building has an external stair giving access to upper levels.

5.7.5 Condition

No access was gained to the interior because of health and safety concerns. The exterior appears in moderate to poor condition, as there are issues with poor quality materials in surfaces and windows reaching the end of their life.

5.7.6 Relevance to conservation area

This building sits outwith the conservation area but is immediately adjacent.

The heavily altered nature of this building, its lack of original finishes and its unsympathetic design means that it has a negative impact on the Conservation Area.

5.8 No. 166 Hutcheon Street

5.8.1 Introduction

This is a deceptively large one and half storey dwelling, in granite masonry, with slate roof.



Fig. 62: 166 Hutcheon Street, front elevation

5.8.2 Designation

The building is unlisted and sits outwith the Rosemount and Westburn Conservation Area

5.8.3 Development

This dwelling appears on the 1866 OS map but does not appear on earlier maps. It has an unusual plan in that the entrance is on the west gable elevation, which presumably addressed Berryden Road at the time of construction. The OS map shows a long obliquely angled garden to the rear which is retained, including the sheds at the back wall. Although it bears some similarities with the adjacent 162-164, it was not built contemporaneously and cannot be seen as part of the Maybank House group.



Fig.

63: North side of Hutcheon Street, 166 to centre

5.8.4 Description Exterior

The house has two windows to the front elevation, which is symmetrical, with granite masonry, and gabled side elevation, still with chimney stack and pots. The windows are modern in layout and construction. There are two chamfered dormer in the slate roof with hipped slated roofs.

The entrance is up a narrow lane to the west, with a single door in this otherwise blank façade. To the rear a modern cement rendered extension block sits to the east, containing a small utility room.



Figs. 64, 65, 66: External Details No. 166 Hutcheon Street.

The front garden is set to lawn, with modern steel railings over a granite cope. The rear garden is grassed and retains sheds similar in footprint to those in 1866. The rear extension has been rebuilt/ rendered over.

5.8.5 Description: Interior

From the entrance door, there is a central hall off from which sits two reception rooms to the front with the stair, bathroom and kitchen to the rear. There are four bedrooms above.

The majority of the interiors retain their original joinery and plasterwork, including the arched recesses to the reception rooms. The windows have been replaced, but much of the original surrounds retained.



Fig.67: Sitting room ground floor, No. 166

>Fig. 68: coombed bedroom, upstairs, No. 166



5.8.6 Condition

The house is in generally reasonable condition.

5.8.7 Relevance to Conservation Area

166 does not sit within the conservation area, although it shares some of the typical qualities of many dwellings within it: granite masonry construction; formal design and chamfered dormers in attic. Its unusual entrance has been compromised by the building of Nos. 168-170. Like many of the cottages further west on Westburn Road, it does not line perfectly with its neighbours to each side and is not part of any formal grouping.

5.9 Tenements to Westburn Road

5.9.1 Introduction

The two tenement blocks built by the Loyal Order of Shepherds define the corner of Berryden Road / Westburn Road, with a three and a half storey block to Westburn Road and a two and a half to Berryden Road. They replaced a small villa which was set back from the pavement line, shown on nineteenth century OS maps.



^Fig.69: Tenement to Westburn Road/ Berryden Road

>Fig. 70: Part elevation to Westburn Road showing stonework detailing



5.9.2 Designation

The buildings are unlisted but sit within the conservation area.

5.9.3 Development and Description

The building warrant drawings survive for these two developments by Sutherland and Pirie Architects.¹¹

¹¹ "George Sutherland was born in 1861 and was articled to Pirie & Clyne of Aberdeen in 1878 but transferred to Ellis & Wilson before completing his apprenticeship. He then moved to Glasgow where he served as draughtsman to an unspecified firm before commencing practice on his own account in Banff in 1884. By 1890 he had moved to 51 High Street, Elgin, where he was elected to the School Board and designed the towered H H Richardson-Romanesque Victoria School of Science and Art, evidently only one of several commissions as Honeyman had seen 'some creditable buildings' designed by him prior to 1894. At that date he had also received a commission for a mission hall in Aberdeen. Sutherland sat the qualifying exam in Glasgow in March 1894 and immediately sought admission as ARIBA, his proposers being John Honeyman, Arthur Cates and Lacy William Ridge. In his application he acknowledged his lack of travel abroad but stated that he had spent a good deal of time measuring Elgin Cathedral, Pluscarden Priory, 'some old Scotch castles' and 'old buildings in Aberdeen': He was admitted on 11 June of the same year. He entered into partnership with Louis Harper of Aberdeen at the beginning of 1896. When in partnership with Harper, Sutherland's one major commission was a large block in Bridge Street, the remainder being speculative housing, some of it for himself. " Dictionary of Scottish Architects.

The first block (to Westburn Road) has a number of interesting features, including the double chimney stack, strong façade modulation caused by bay windows and wall head bay dormers/ They also have some carved stone detailing, all of which is unusual for the what was low cost housing in a difficult to work granite stone.

The first part of the main building was designed in 1904 on the corner of the newly revised line of Berryden Road, with simple tenemental flats laid out around a central stair. This block was repeated to the west (drawings not in archive). In the original drawings the upper level windows are shown with quarry glazing which gave further Edwardian character to the building., but although the flats appear to retain timber sash windows these quarries have been lost.

The blank gable to Berryden Road emphasises that this road was of lesser importance, and perhaps allowed the flats to look over the green space to the centre, not the industry to the east. Originally the gable was shown with side windows to rear kitchens in this gable but there is no evidence that these have been subsequently infilled.

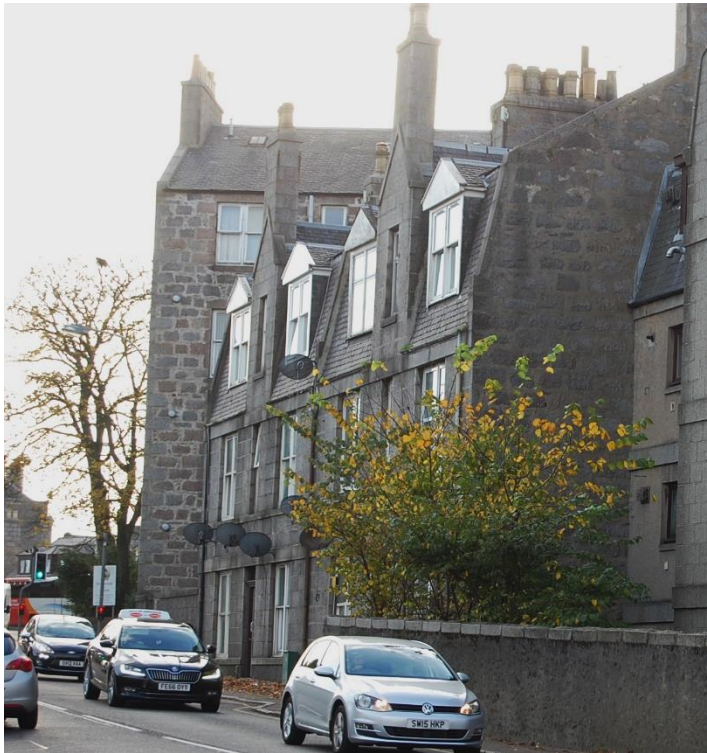


Fig. 71: Rear Block, to Berryden Road.

The rear block is a storey shorter, with two tenement stairs. The flats to ground level are simple room and kitchens, but an additional bedroom has been fitted in to upper levels. Although the elevation is less decorative than the front block, the front gables chimney stacks and double sash timber dormer give some interest. The upper windows originally had square quarries to the upper sash: again these have been lost.

5.9.4 Condition

Generally in acceptable condition although windows and roofs are in need of redecoration and maintenance. Their character would be considerably enhanced by reinstatement of original paint colours beyond the off white currently in use.

5.9.5 Relevance to Conservation Area

.1 Setting, Orientation, Building lines

Although at a larger scale to the other buildings surrounding the 'island' formed by Rosemount Terrace and Caroline Place, the two front tenements are in scale with the earlier church building, being a result of the densification of the area in the turn of the twentieth century. They provide a 'gateway' from the residential area to the more densely scaled industrial areas to the east and north east.

.2 Views. Vistas

On the east /west route, they skilfully increase the scale from the set back suburban cottages on Westburn Road to the taller Hutcheon Street, with its mills and tenements. They also frame the green space to the south.



Fig.72: Elevation to Westburn Road.

Approaching from the north via Berryden Road the effect is less pronounced. The back block is dwarfed by the modern development adjacent: the grey cement rendered wall of this newer development encroaches on this view, leaving a rather dull and dark impression (fig.73).

.3 Materials and detailing

The granite masonry is skilfully worked and the arts and crafts detailing link to much of the Edwardian cottage character of the conservation area to the south.

The bay windows provide a visual link to the lower cottages and the mansard upper storey prevents too steep a step up. The design of this tenement has been mirrored in the contemporary block behind 5/6 Caroline Place.

5.10 Walls to west of Berryden Road

5.10.1 Introduction

The western boundary of Berryden Road is complex, with varying types and designs of walling, very little of which now reflects the use of the land behind. Originally, this wall separated the Asylum ground from the street, and was built and developed at various stages of that building's history.



Fig.73: Berryden Road, South west: modern rendered wall to recent flatted development



Fig.74: Berryden Road, southern edge of orchard wall to right.



Fig. 75: Berryden Road, northern edge of orchard wall to left, modern swept drive to Cornhill Hospital.



Fig. 76: Last section of Cornhill wall to left then former Asylum boundary wall going northwards, showing various phases of construction



Fig.77: Berryden Road, former Asylum boundary walls, showing remains of wash-house and laundry



Fig.78: Berryden Road, former Asylum boundary walls to new housing development to west, recently reduced in height and capped.



Fig. 79: Asylum Layout c. 1899 – wash house and laundry to right hand. Reproduced with the permission of the National Library of Scotland

5.10.2 Development and Description

The walls are generally built with Aberdeen granite, but the nature of the masonry changes slightly, as is usual with a wall which has had so many alterations.

The northern section, at the new housing development (fig.78), is very likely to have been the earlier side boundary wall (it follows the line exactly) of the Asylum grounds, but this has been lowered, and a new cope added. This is too shallow (and perhaps is re-used kerbstones given the fixed width) and a ledge has been formed to rear, with unsightly cement-based mortar fillet. Although granite is an extremely durable stone, the long term effect of this cement is likely to be detrimental.

The next section southward (fig.76, 77) is formed from the remains of John Smith's wash house and laundry building, with evidence of doors and windows blocked up. The upper section is rough and unfinished, the result of partial demolition rather than conscious design.

Following south from this, the next section has partially collapsed (fig.77). It is/ was made of granite rubble, and the collapsed sections are still in-situ.

This solid section of wall runs south on to the 'new' entrance to the Cornhill Hospital, where again a swept drive/ entrance has been extended and adapted for vehicular use and to form an entrance to the twentieth century hospital. The wall has been replaced with a cement rendered wall with modern ironwork railings above (fig. 75)

The next section of the wall (which returns around the northern half of this housing plot), is of substantial height, with quoins stone corners and saddle profile copes; all in granite. This is likely to be a part of the original wall to the Asylum. Mature trees sit behind this wall. (fig. 74, 75)

The southern-most section of wall to Berryden Road fronts onto what was a small formal garden/ orchard in the mid nineteenth century. This land has been redeveloped with two blocks of flatted accommodation set back from the road. The higher section of wall to the south is rendered, with a flat granite cope (kerbstones?) and the newer swept driveway is of

granite rubble work with similar copes. This is likely to date from the late twentieth century housing development (fig. 73, 74).

5.10.3 Condition

The condition of the walls varies from extremely poor and partially collapsed to moderate. Almost all is granite rubble work, with some later additions, and this rubble work is generally cement pointed, which is not appropriate for historic masonry structures and will exacerbate decay.

5.10.4 Relationship to Conservation Area

.1 General

This wall forms the eastern boundary of the conservation area, in particular the green park areas of Westburn Park and the former Cornhill Estate, one of the key aspects in the designation of the Conservation Area. Although some of the mature trees can be glimpsed in the southern end, the demolition and current housing redevelopment of the former Asylum gives the immediate boundary some impermanence and it appears in a state of transformation without a clear outcome.

.2 Materials

The granite materials should be retained for re-use where viable as Aberdeenshire sourced granite is a finite resource which is commercially unavailable as new stone today. This applies particularly to cope stones and large scale stones.

5.11 Boundary walls/Road edge structures to East of Berryden Road

5.11.1 Introduction

The vast majority of the historic fabric on the east side of Berryden Road has been previously demolished. There is a low level granite wall to the commercial retail park and some ruins remaining of an industrial building to the south end.



Fig.80: Berryden Road, remains of Industrial Building

5.11.2 Designation

These wall and ruins are unlisted and are not part of the conservation area.

5.11.3 Description

The low level wall to the retail park is c. 600mm high and made of rubble laid granite, with triangular cope of pinkish red granite/reconstituted stone, typical of developments along this road.



Fig.81: Berryden Road, boundary wall to Retail Park

The ruins are the end of a former industrial structure and contain an electricity sub-station. They consist of a squared rubble single storey 'room' with flat roof. The west wall extends beyond this space to the south and protects the footway from the steep drop to east. Beyond this wall, there is an area of set paving which are the remains of the access into the mill.



Fig.82: Berryden Road, Former Mill/ sub- station



Fig.83: Berryden Road, granite setts and kerbstones to former mill entrance

5.11.4 Condition

The ruins are in moderately poor condition, with eroded joints to upper edges as well as plant growth. Openings have been blocked and metal door in north façade is corroding. The cobbled section is partially complete and overgrown.

5.11.5 Relevance to Conservation Area

The ruins and wall do not sit within the conservation area but are immediately adjacent to it. As this section of land (to the east of Berryden Road) was most recently industrial with textile mills, bakeries and warehousing, it bore little resemblance to either the green spaces or residential areas of the Conservation Area. The lack of any interaction with the road and adjacent modern developments has a negative significance on the conservation area.

5.11.6 Other Heritage Qualities

The materials used in the buildings are of some quality, particularly the Aberdeen granite which is not available, and particularly the paving setts and cobbles. Their significance in situ is much reduced given condition and their incompleteness.

5.12 March Stone 55

5.12.1 Introduction

March stone no. 55 sits against a low rubble wall with a triangular cope. It is a grey granite block carved with 55 ABD.

The Aberdeen March Stones are boundary marker stones which designated the traditional limits of the lands owned by the City, the 'freedom lands'. These boundaries changed over time as ground was acquired from the 14th century. The earliest markers were likely to have been landfast boulders or other small landmarks. They were gradually replaced with formal marker stones and cairns, some of which were carved and had a lead section imprinted with the city seal. Others noted the farms adjacent.

The stones were catalogued in c.1780. Between 1790 and 1810, all of the marker stones were replaced with the pattern common today; a number followed by ABD. Some of the inner boundary stones also have CR and the first and last include an alpha and omega.

Until 1884, a traditional Riding of the Marches was held annually, in which the boundaries were ridden ceremonially, ostensibly to check for encroachments and condition.

It is recorded that some boundary stones have been replaced following on from 1810 and some have certainly been moved to accommodate railways, changing farm lanes, hedges, watercourses etc.

5.12.2 Designation

This march stone is a listed building, category B (LB- 20035)

5.12.3 Development and Description

March Stone 55 was one of the outer boundary stones of Aberdeen City. A boundary stone is recorded in this position in 1698, being marked with saucer and key. The stone was replaced, believed by the current stone, at some point between 1790 and 1810.

According to the 1929 description published by the City¹² the original stone (in 1698) was found by:

“ turning again on the Laigh and holding down the said laigh east or south east or thereby, betwist Colestone Dyke and the lands of Caperstown to the fourd found above Petersdown called the Kings Fourd”

In the same book it was noted that “the sudden bend of the March northward between stones 55 and 56 is due to the former den of Kittybrewster which had to be circumvented. This den has now been filled up.”

In pre railway maps, this sudden bend is not recorded, nor is the location of the stones, but road layouts determine the approximate position (fig. 84)

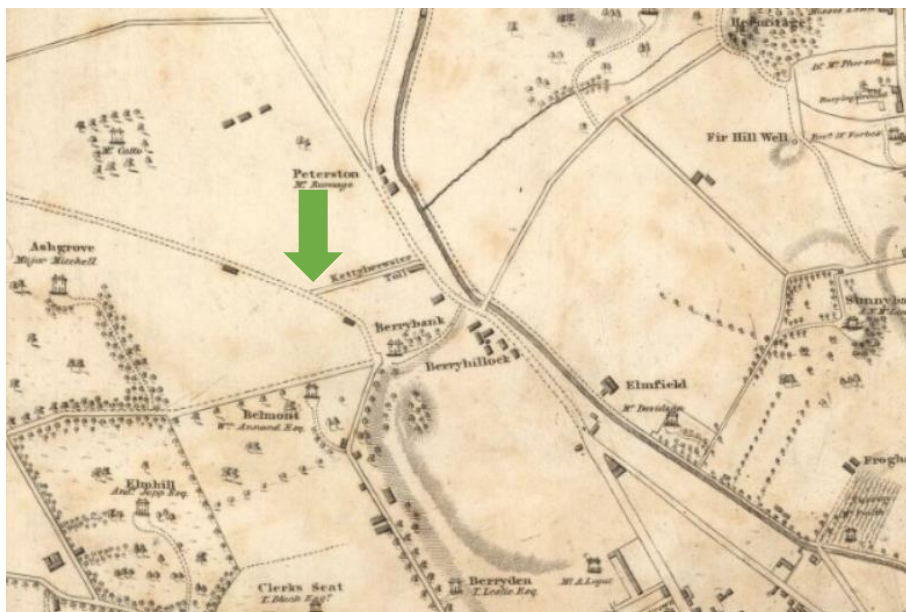


Fig.84 James Woods map of Aberdeen overlaid with approx. location of march stone 55. Reproduced with the permission of the National Library of Scotland

From the mid nineteenth century, maps show the clear location of the stone sitting within the boundary of central park, with the northward route to stone no. 56 demarcated by a boundary hedge. This line is noted as defined on the OS map of 1924, although no physical wall is recorded and none survives today after the redevelopment of the auction site.

Whether the boundary wall to Back Hilton Road that survives today, and predates the formation of Cattofield Terrace, is a remnant of the old central park wall or has been rebuilt

¹² The Freedom Lands and Marches of Aberdeen 1319-1929

is unclear. However, the building which defines the SW corner of the auction site (on the corner of Ashgrove Road) and is shown on the 1924 OS is still existing and this wall does continue that same line, although only partially and in very poor condition. It is therefore extremely likely that the boundary stone was moved at some point to the outer face of the wall, probably when the auction site was redeveloped and demolished. An undated, colour photograph within the city archives shows a stone being set into a higher wall and this photograph is labelled as no. 55, although the actual number is unclear from the photograph.

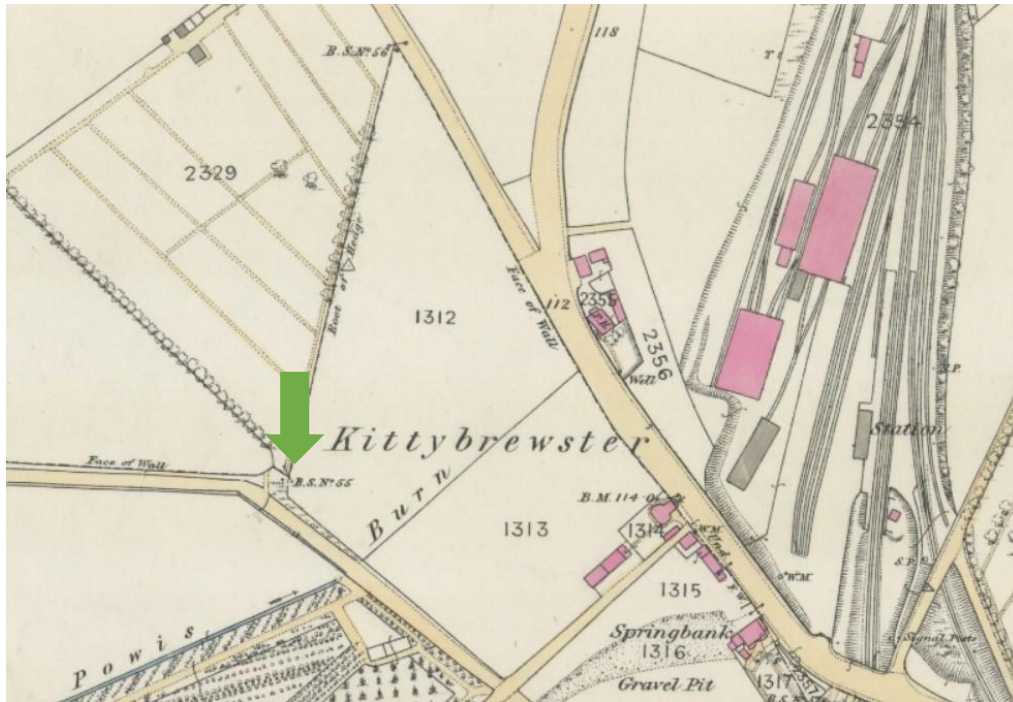


Fig. 85: OS map 1868 Reproduced with the permission of the National Library of Scotland

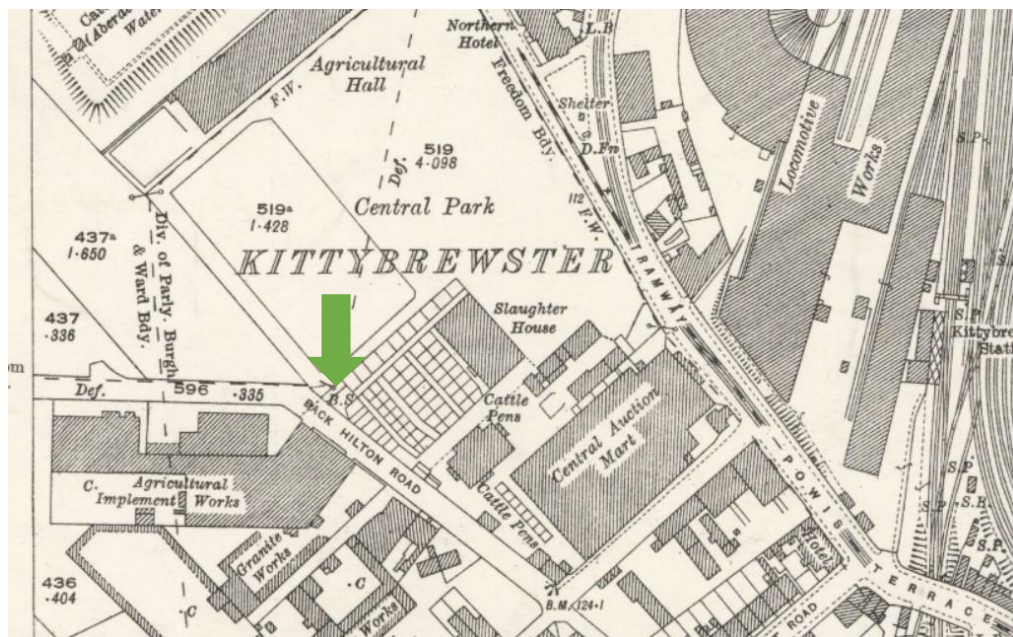


Fig. 86: OS map 1924 Reproduced with the permission of the National Library of Scotland



Fig.87 : Stone being reset into wall (photo courtesy of City Archives. c. ACC)

5.12.4 Condition

The March stone is in fair condition but had been chipped on upper corner.

5.12.5 Other Heritage Values

The March stone is part of a wider grouping of boundary stones which are important cultural monuments in the history of the city of Aberdeen. They are recorded and part of the formal Heritage Trail – the Boundary March Trail.

6.0 Statement of Significance

- 6.1 The townscape of the area around Caroline Place/ Berryden Road is of MODERATE to HIGH townscape significance
- 6.2 The Former Rosemount Parish Church is of HIGH architectural significance and HIGH townscape significance
- 6.3 No. 5/6 Caroline Place are of MODERATE architectural significance, HIGH townscape significance and MODERATE historical significance.
- 6.4 No. 3 and 4 Caroline Place are of MODERATE architectural significance and MODERATE townscape significance.
- 6.5 Nos. 1 and 2 Caroline Place are of MODERATE architectural significance and NEUTRAL townscape significance.
- 6.6 Nos. 168/170 Hutcheon Street are of NEUTRAL architectural significance and NEGATIVE townscape significance
- 6.7 No. 166 Hutcheon Street is of MODERATE architectural significance and MODERATE townscape significance.
- 6.8 Shepherds' Tenement is of MODERATE architectural significance and HIGH townscape significance.
- 6.9 Berryden East walls (former industrial building) are of NEUTRAL architectural significance, MODERATE historical significance, and NEGATIVE townscape significance.
- 6.10 Berryden West walls are of MODERATE historical significance and NEGATIVE townscape significance.
- 6.11 March Stone 55 is of MODERATE townscape significance and HIGH historical significance.

7.0 Conservation Issues: Impacts and Mitigation

7.1 Proposals

The proposals referred to throughout are those shown on the following drawings:

Halliday Fraser Munro:

- I 1365 SK(00)007A – *Existing Site Plan*
- I 1365 SK(00)008A – *Existing Site Photographs*
- I 1365 SK(00)009B – *Proposed Site Plan & Downtakings*
- I 1365 SK(00)010A – *The Fathers House (former Rosemount Parish Church) Eastern Boundary Wall – Plans*
- I 1365 SK(00)011A – *The Fathers House (former Rosemount Parish Church) Eastern Boundary Wall – Elevations*
- I 1365 SK(00)012B – *No. 6 Caroline Place – Proposed Layout Boundary Wall & Downtakings*
- I 1365 SK(00)013A – *No. 6 Caroline Place*
- I 1365 SK(00)014B – *166 Hutcheon Street – Boundary Wall*
- I 1365 SK(00)015B – *Berryden Road – Boundary Wall - Proposed Layout Plan & Downtakings*
- I 1365 SK(00)016B – *Berryden Road – Boundary Wall - Existing & Proposed Elevations*
- I 1365 SK(00)017A – *The Fathers House (former Rosemount Parish Church) Western Boundary Wall – Plans*
- I 1365 SK(00)019 – *Frontage of Westburn Gardens – Proposed Boundary Wall & Downtakings*
- I 1365 SK(00)020 – *No. 1, 2 & 3 Caroline Place – Proposed Boundary Wall & Downtakings*

The principal changes which may affect the conservation area and listed buildings are shown on these drawings and are described below in terms of the individual building groupings, as previously described, in order to account for the affected area not having a cohesive style or overall consistency of design.

7.1.1 Proposals for Area A (Caroline Place)

The works proposed in Caroline Place include:

- .1 Demolition of two cottages, Nos. 1 and 2 Caroline Place, including front garden walls and two garden trees. Garden walls to be reinstated in a more easterly position
- .2 Removal of front garden wall of No. 3 Caroline Place and No. 6 Caroline Place and replacement of both in a more easterly position.
- .3 Removal of extension and side wall (to Hutcheon Street) to No. 6 Caroline Place.

- .4 Alteration of boundary and tree removal to Rosemount Parish Church.
- .5 New road layout and surfaces.

7.1.2 Proposals for Area B (Hutcheon Street)

The works proposed for Hutcheon Street include:

- .1 Demolition of Nos. 168-170
- .2 Demolition of No. 166
- .3 New side boundary wall to Nos. 162-164.
- .4 New road layout and surfaces.

7.1.3 Proposals for Area C: Berryden Road

The works along Berryden Road include:

- .1 Removal of existing boundary walls.
- .2 Demolition and removal of sub-station and adjacent stone remains.
- .3 New boundary wall to east and west.
- .4 New road layout and surfaces.

7.1.4 Proposal for March Stone

The March stone is to be moved to new position further NW to allow for new road construction.

7.2 IMPACT AND MITIGATION: GENERAL

7.2.1 Introduction

In terms of the overall impact on the conservation area, the project involves widening the existing road and junction improvements between Skene Square and Ashgrove Road. This work involves the demolition of several buildings and structures and alterations to others. Impact on significance and mitigation have been considered for the localised groupings identified earlier and for the conservation area as well as for individual structures.

The proposals include for demolition of historic buildings within the conservation area. This will have a negative impact within the conservation area when looked at purely from a historic environment policy standpoint. In determining whether there are acceptable benefits which supersede this, the key issues are: whether the road work is required; the benefits to the city from the infrastructure improvements; the benefits to the conservation area from the improvements; and whether detrimental works have been kept to the minimum and mitigated against as far as viable.

The first two issues are outwith the scope of this heritage statement, this section concentrates on the third and fourth issues.

7.2.2 Impact on Conservation Area: General

It should be noted that when identifying suitable routes northwards from the city centre, this work primarily affects buildings at the very edge or outwith the conservation area and the setting of one listed building and one structure. None of these were planned out as formal urban/ suburban areas unlike the majority of the rest of the conservation area, which has formal parkland and regularised street patterns.

In terms of the impact on the historic environment, the defining aspect of the project is the treatment at the 'pinch point' of the south end of Berryden Road. In simple terms, to widen the road requires the demolition of buildings at one side. Although the buildings on the eastern side (i.e. Hutcheon Street) are historic, they have much less influence on the character of the conservation area than the tenement buildings to the west. Widening of the road to the east, also avoids any alteration of the only listed building affected (Rosemount Church), but it does necessitate the demolition of no. 1 and 2 Caroline Place, in order to achieve the desired road standards and widths. Should these cottages require to be retained, the necessary width of the road would mean loss of the tenement on Westburn Road and alteration of the church building (the proposed project already uses up all available space up to the church's west elevation).

In general, the removal of severe traffic congestion from this part of the conservation area is beneficial, as are the proposals to rebuild the wall along the west of Berryden Road to a consistent pattern and material, as well as at a lower height, allowing potential for a 'green edge' to the conservation area to be formed in future. The removal of the unsightly and piecemeal side wall to No. 6 Caroline Place, will also create a more appropriate 'entrance' into the area from Berryden Road.

7.3 IMPACT AND MITIGATION: Area A (Caroline Place)

7.3.1 Impacts and Mitigation: General to Grouping

For impacts on specific structures please refer to next section.

.1 Materials

Impact

The paving is generally modern, but there are some areas of early granite paving which are of value. There are also some traditional black tile street signs.

The boundary garden walls which are proposed to be removed and rebuilt are not old or in their original location, although fabricated from granite.

Mitigation

The scheme has been developed to minimise disturbance of the church wall along Westburn Road, with some sections being retained, as well as retain all the buildings that are physically linked to create the building line of Caroline Place.

The new boundary walls to Caroline Place will be built to match the existing, using salvaged materials from the works where viable. Where there is insufficient salvaged material, this should be used on public front faces, with alternative masonry materials to rear. Generally new granite from non- UK sources is not appropriate and should not be used.

The proposals have been developed to allow retention of the boundary wall at Nos. 4 and 5 Caroline Place in situ.

Existing street name tiles will be salvaged and reinstated where possible. Granite kerb and paving stones will be salvaged where viable for re-use.

.2 Urban Form and Typology

Impact:

Although not designed as an overall group, the properties form a boundary to the domestic area of the CA, separating it and shielding it from the railway and former industrial areas to east, as well as defining the green area of the church gardens.

The loss of two traditionally constructed villas of typical Aberdonian design is negative, but they do not adhere to the building line established by 3-6 Caroline Place, only the orientation.

Approached from the south, the buildings do not form a strong 'entrance' to the conservation area, with no. 1 set back from the main road, hidden by trees in the foreground.

Mitigation:

The three buildings (nos. 3-6) which do form the building line for Caroline Place are to be retained.

.3 Vistas and Views

Impact:

The trees and church are part of the route along Westburn Road and the green character of the 'island' and the conservation area. Their alteration and/or removal will have an adverse effect on the view along this road.

Mitigation:

Alterations to the listed church building itself have been avoided by pushing the increased width of road primarily east. The project has been developed to retain as much of the boundary wall along Westburn Road as possible, but the majority of the trees need to be felled as they stand in affected areas. The churchyard (not ACC property) behind the revised wall is being retained and future tree planting (by others) within is not compromised by the proposals.

.4 Street Trees

Impact

Apart from No. 2, the gardens have little in the way of green planting and established trees, as the gardens are already much reduced in size. The church yard has some important trees with tree preservation orders, some of which will require to be felled. One of these is likely causing issues with the stability of the existing wall in any event.

Mitigation

The proposals will not prevent future replanting of trees within the churchyard.

7.3.2 Impact and Mitigation Proposals to Individual Buildings

7.3.2.1 Rosemount Church

As one of the few listed, and public, buildings in this section of the conservation area, the church has an important townscape role. As regards the conservation area, the following items are of most relevance to the church and its curtilage: the church building and composition; materials and forms; street trees. Proposals have been developed which have minimised the alteration of the character of the church building and its setting.

.1 Church building- types and patterns

Impact

As a public religious building, the church is deliberately separate and different from the traditional housing stock of the area. It is not proposed that the fabric of the church building is altered and care has been taken to avoid this.

Mitigation

The walls have been carefully designed to avoid conflict with, or damage to, the church building and will highlight the east entrance, which has been altered (negatively) in the past. The church building and the majority of the church boundary walls are being retained without alteration: some of the sections being rebuilt are in extremely poor condition, and the wall in general is in need of repair.

The retention of the untouched church building has required that the widening of the road is primarily created by alteration and demolition of the unlisted properties to the east side of Caroline Place.

.2 Materials

Impact

The church is built of grey granite, a traditional material which is key to the character of the conservation area. The boundary walls are built in a traditional NE manner, with steep copes and small horizontal stones. The church boundary wall to Caroline Place will require to be removed and relocated closer to the church.

Mitigation

Where being removed and relocated, the 'new' sections of boundary wall are designed to match the original style and material and use as much salvaged material as possible. The section of walls proposed to be removed are also those in the worst condition, and would require rebuilding in the near future in any event. The extent of removed wall has been minimised.

7.3.2.2 No. 1 Caroline Place

As noted before, No. 1 Caroline Place is proposed to be demolished to allow for the widening of the road and retention of the unaltered church building. The proposals involve the loss of this traditional building: its demolition is of negative significance to the conservation area. No 1 follows the pattern of typical Aberdonian suburban cottage, with granite walls and pitched slated roofs and front garden addressing street. Some of the exterior character has been lost with replacement UPVC windows, especially at dormers. The rear elevation is also very poorly designed and constructed.

.1 Building Design and Materials

Impact

As a traditional detached cottage, this building conforms to the traditional forms of the conservation area and its demolition is a negative impact of these proposals. However, it is not unaltered, and suffered from inappropriate alterations to its fabric. The cottage is of Aberdeen granite, a finite resource and one which plays a key part in the conservation area. The slate roof and external joinery appear to be modern replacements.

Mitigation

Any granite from the buildings should be salvaged for re-use elsewhere within the city. Any replacement structure should be designed reinforce the boundary and character of the conservation area. The now obsolete bench mark to front garden wall will be reinstated and the rear garden walls will be retained where viable.

.2 Orientation/ building patterns

Impact

As no.1 sits back behind the street building line and does not address the 'square' as directly as the other buildings and is not linked physically to them, the impact of its demolition on the conservation area is lessened. As the area is approached from the south, it has some presence but the trees and church and opening up of square have significantly more, and the proposals, which favour the church, reflect that.

Mitigation

The garden wall will be reinstated to a more easterly location to allow continuity of street paving and detailing along Caroline Place

7.3.2.3 No. 2 Caroline Place

No. 2 is a typical example of the granite residential properties which make up the conservation area, but again, it was not built as part of a wider grouping; it is slightly set back from the others and doesn't continue the building line of Caroline Place. As a single storey building, it also does not match the density and scale of nos. 3-6.

It is proposed that this building is demolished and its front garden wall reinstated, further to the east.

.1 Building Design and Materials

Impact

The proposals involve the loss of this traditional building: its demolition is of negative significance to the conservation area. It is, however, not unaltered, and is unlisted. Although of better quality than the cottages adjacent, it is also in poorer condition, with more extensive alterations, both internal and external. The front garden wall is not original but of traditional pattern and materials.

The cottage is of Aberdeen granite, a finite resource and one which plays a key part in the conservation area. The house has a black tile street sign applied to front façade.

Mitigation

Traditional materials will be salvaged from the building for re-use where viable, particularly large dressed granite stones such as copes. The black tile street sign will be salvaged and reinstated on a new, traditionally built, boundary wall. If there is insufficient salvaged material of suitable size and quality to reinstate boundary wall, salvaged material should be used to the

street elevation and other traditional masonry to the rear. Imported granite is not appropriate.

.2 Orientation/ building patterns

Impact

No. 2 is set back from the building line of Caroline Place, and is of a different scale to the adjacent nos. 3-6. The mature trees to the garden contribute to the pattern of street trees within the conservation area generally, although are oversized for scale of garden.

Mitigation

Nos. 3-6 Caroline Place, the structures which define the building edge, will be retained. The proposals do not preclude future replanting of trees on cleared site.

7.3.2.4 Nos. 3 & 4 Caroline Place

In general, both Nos. 3 and no. 4 establish and maintain the building line that defines the east of Caroline Place and create the hard 'edge' to the boundary of the conservation area. This is achieved by the regularity of the front elevations, the similar scale of 3 and 4 and the use of screens to link buildings. They also reflect the traditional suburban cottage typology which is important to the conservation area, although both have been altered.

.1 Orientation/ Building patterns; Use and Design

Impact

Nos. 3 and 4 are proposed to be retained. The front garden wall of No. 3 is to be taken down and rebuilt further east.

Mitigation

The retention of these properties is of benefit to the conservation area. The boundary wall to no. 4 is being retained in situ, and the new boundary wall will be of similar design and materials, using salvaged materials from works where viable.

7.3.2.5 Nos. 5 & 6 Caroline Place

The villa that constitutes Nos. 5 & 6 Caroline Place plays an important part in the conservation area. It defines the corner of Hutcheon Street and Caroline Place, and its elevated height and scale compared with its domestic neighbours on Caroline Place, creates a buffer between them and the larger scale of Hutcheon/ Westburn Road. It is proposed that this building is altered to its northern and north western edges.

.1 Orientation, Vistas

Impact

The building's orientation and scale, facing the church, allows the far northern corner of the open space to be well defined, setting out the line of houses on the eastern edges, and matching the scale of Hutcheon Street. This scale will not be altered by proposals

The cement render/ brickwork wall to the north is of negative significance when approached from Berryden Road and is proposed to be demolished.

Mitigation

Removal of the low brickwork extension and brick and cement render garden wall along Hutcheon Street will enhance the appearance of this building, at a crucial corner within the conservation area.

.2 Design, Typology, Materials

Impact

Nos 5 and 6 are unusual in Aberdeen, being an example of a Regency double villa; the materials and classical design nevertheless fit well into the suburban fabric of this area. The walls are of Aberdeen granite, and of symmetrical design with the exception of the brick extension to the north. The loss of the original joinery and its replacement with modern unsympathetically designed windows is also unfortunate.

Although the low level front garden granite wall is typical of the detached cottages nearby, it is uncomfortable with the truncated garden and is overly dominant on façade, without adequate garden space between.

The black tiled road sign to the front wall is part of the urban character of Aberdeen.

Mitigation

The removal of the later outshot, but retention of the original side 'wing' will enhance the symmetry of the overall building and help it regain the character of a single building, as well as increase garden area. All new walls will use traditional materials and forms; and materials salvaged from elsewhere will be reused here where viable.

7.4 IMPACT AND MITIGATION: Area B: Hutcheon Street

7.4.1 General

The eastern most of the buildings intended to be demolished on Hutcheon Street is a relatively well kept, unaltered and early cottage. However, it is unlisted and does not sit within the conservation area. Neither does it have a strong visual presence on the approach along Westburn Road.

Crucially, one of the key requirements of the road project is that the bottle neck junction at Berryden Road/ Westburn Road is widened: if widened towards to west, it would require the demolition of both of the tenement blocks, which *do* sit within the conservation area and certainly have more impact to the urban fabric, as a larger scaled, well designed corner features. As these are tenements, more people and homes would also be lost from the local area.

7.4.2 Nos. 168/170 Hutcheon Street

This building sits outwith the conservation area but is immediately adjacent, defining the north east corner of the crossroads. It is proposed to be demolished as part of these proposals.

Impact

The heavily altered nature of this building, its lack of original finishes, poor condition and its unsympathetic design all mean that it has a negative impact on the Conservation Area and its demolition will be of benefit.

7.4.3 No. 166 Hutcheon Street

No. 166 Hutcheon Street does not sit within the conservation area, although it shares some of the typical qualities of many dwellings within it: granite masonry construction; formal design and chamfered dormers in attic. Its unusual entrance has been compromised by the building of Nos. 168-170. Like many of the cottages further west on Westburn Road, it does not line perfectly with its neighbours to each side but is a product of the ad hoc individual house building in this area. It is proposed to be demolished as part of the proposals.

Impact

The building makes little impression on the conservation area as it is tucked away behind the higher building to the west and is unprotected either by listed building status or conservation area consent, although of good quality and built from traditional materials such as Aberdonian granite. It is not part of a designed group, unlike its neighbour to the east.

Mitigation

Traditional construction materials should be salvaged where possible from this building for reuse, particularly large granite stones such as copes, quoins and string courses. The original building line between 162-164 (retained) and 166 will be reinstated in masonry, using salvaged materials where viable.

7.4.4 Loyal Order of Shepherds Tenements

These two buildings define the corner of Berryden Road and Westburn Road and provide a 'gateway' from the residential area of Rosemount and Westburn to the more densely scaled industrial (now commercial) areas to the east and north east.

Approaching from the north via Berryden Road the effect is less pronounced. The back block is dwarfed by the modern development adjacent: the grey cement rendered wall of this newer development encroaches on this view, leaving a rather dull and dark impression.

On the main block there is good quality granite masonry with some arts and crafts detailing, linking stylistically to much of the Edwardian cottage character of the conservation area to the south. The bay windows provide a visual link to the lower cottages and the mansard upper storey prevents too steep a step up. The design of this tenement has been mirrored in the contemporary block behind 5/6 Caroline Place.

Impact

The proposals allow for the full retention of these tenement blocks. This is of benefit to the conservation area for the above reasons. However, this does mean that the required widened road junction will result in the loss of 166-170 Hutcheon Street.

7.5 IMPACT AND MITIGATION: Area C: Berryden Road

7.5.1 General

The principal work along Berryden Road is the removal of the remains of boundary walls and their rebuilding further east. It is proposed that these walls are rebuilt at a lower height.

Impact

The removal of the remains of the boundary walls of the former asylum is loss of original fabric of moderate historical value. At the southern end, although the building plots/lines of the old gardens have been retained very little of their character is left, as the walls have either been roughcast or rebuilt. The scale of the development and hard landscaping mean that little of their garden character has been retained. The walls to the east are not within the conservation area.

Mitigation

Within the conservation area appraisal, the area west of Berryden Road is designated as important primarily because of its green parkland setting. The grounds of the Cornhill Estate are mentioned specifically as one of these key green areas. In changing the design of the boundary wall to a more open, low level design, this can allow the 'green parkland edge' of the conservation area to be more appreciated, particularly as the potential for future tree planting behind wall is retained in the proposals. Greater visible greenery should also help improve the appearance of the buildings to the rear of Westburn Road.

7.5.2 Materials

Impact

Some sections of the wall are of local granite and there are limited areas of original cobbles and kerbstones which will be removed as part of the proposals.

Mitigation

These granite materials should be salvaged for re-use where viable as Aberdeenshire sourced granite is a finite resource which is commercially unavailable at present.

7.6 IMPACT AND MITIGATION: Area D- March Stone

7.6.1 General

Impact

The March Stone is proposed to be moved from its current location to another. It should be noted that the March Stone was relocated previously at some point between. Moving risks mechanical damage.

Mitigation

The significance of its exact location as a marker stone of earlier boundaries is much reduced given its likely removal and reinstatement. The stone will be protected and reinstated in an appropriate location nearby which will minimise the risk of mechanical damage and be closer to the original position as is viable.

To avoid damage, the removal and reinstatement should be carried out by appropriately trained object conservators after agreement of method statement.

7.7 Archaeological Impacts

Given the lack of early development on this site, it is not expected to find below ground built archaeology of significance prior to the nineteenth century. Any buildings or structures proposed for demolition should be appropriately recorded prior to removal and desktop assessment carried out.

8.0 Outline Conservation Policies

The purpose of the conservation policies set out below is to provide a guide to the development and future maintenance of the development and its environs in ways which retain, enhance and mitigate damage to their significance and to the wider historic environment.

8.1 Definitions

The following definitions are taken from the Burra Charter (Australia ICOMOS Charter for the Conservation of Places of Cultural Significance) and the British Standard for Conservation

Place means site, area, land, landscape, building or other work, group of buildings or other works and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific or social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means the state of having been conserved.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which involves respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a place.

Policy 1: Basis of Approach

The road development should be carried out in such a way as to minimise and mitigate effects of Road Development works on the Conservation Area and the historic environment.

Action

The statement of cultural significance (see section 6) and the assessments of individual items or areas contained within this document and in the policy section should be accepted by the owners and users/tenants as one of the bases for future planning and work. The policies recommended and options discussed throughout this document should be endorsed as a guide for future planning and work.

Policy 2: Relation between assessed level of significance and policy

Whenever works are carried out to structures within or adjacent to the Conservation Area, they should retain, and where appropriate, reinforce the significance of the whole site, including its character, quality and ability to reveal its past history.

Action

The more significant a fabric, relationship, space or vista, the more care should be exercised in planning work which may affect it, so that the work will not reduce, and may reinforce, its significance. Where some reduction of significance is necessary to achieve overall project objectives, alternatives should be tested to reveal the least damaging, viable approach.

Policy 3: Use of the buildings

To ensure that the buildings, landscapes and structures remain suitable for use, whether as originally designed or, where not viable, with a new suitable use within the conservation area.

Action:

The policies set out in this document should be applied irrespective of the use to which the buildings or their sites are put. Proposals should allow for the retention of the existing uses of historic buildings and their sites where these remain viable. If these are not viable, new uses should be found which minimise alteration and adaptation on the historic environment and structure.

MANAGEMENT

Policy 4: Character and quality of buildings and townscapes and continuity of conservation advice

Decisions to carry out any works or alterations should be made with continuity of relevant and experienced conservation advice and employing experienced contractors.

Action

This conservation statement should form the basis of the conservation input into the project and serve as a guide to future care and development but it will not be effective unless it is

interpreted and implemented by people with relevant conservation experience. Where technical advice is needed and where work is required to be carried out, it is important to choose consultants, and contractors with proven expertise in the relevant field.

Policy 5: Training and Education

Training and educational opportunities for advancing understanding of the affected historic area and how these proposals augment this should be identified and implemented.

Action:

A conservation management plan (or similar strategic document) for the Berryden Corridor should set out all opportunities for training, advancement of knowledge and understanding of the buildings, the processes of conservation and the history of the site; to increase and expand knowledge and understanding of the site's significance and matters relating to its conservation.

DESIGN

Policy 6: Removal of Intrusive Elements.

Elements identified as intrusive or of negative significance in this conservation statement should be removed or modified.

Action:

Work essential to the Corridor Project should be concentrated on areas and structures of lesser or negative significance.

Policy 7: Design, Materials and Workmanship

The character and quality established by the form of the buildings, structures and the townscape and their designed relationships and their original materials should be retained or complemented in any future work.

Action:

Any new work should be designed to complement or match the original and existing characters of the building and area. Any demolition works should be carefully considered for impact on townscape.

Policy 8: Salvaged Materials

Any material from the demolition of a traditional building should be re-used or stored for re-use wherever viable and practicable.

Action:

Granite, tiled signage and slate from both buildings and pathways should be taken down and removed in a way which allows the maximum amount of usable material to be salvaged as these are finite resources.

Policy 9: Alteration and adaptation

Any changes, technical improvements and upgrading of road should be carried out without loss of quality and character in the existing spaces involved.

Action:

Any new work should be subservient to the original fabric in design terms and should not have detrimental physical or visual effects on the existing building. Where appropriate, new elements should be distinct stylistically from existing fabric.

Existing original fabric should be retained where possible, and only removed where no other option is proven viable.

Policy 10: Landscaping

Any new landscaping should be sympathetic to the architecture of the site and environs and allow greater access and understanding of the site, both physically and perceptually.

Action:

Any landscaping scheme should recognise the primacy of the original architectural and design concepts of the site and any negative effects onto views within, from and onto the site.

Landscape and townscape changes should take account of physical and aesthetic impacts of new design onto existing structures.

Policy 11: Mature Trees

Any alterations to townscape should be sympathetic to the existence of mature trees.

Action:

Any landscaping scheme should recognise the negative impact of tree removal and take steps to mitigate this or make allowance for new trees elsewhere if it is not viable to retain existing trees. Landscaping should promote tree planting beyond boundaries of site where possible.

Policy 12: Building Regulations

Comply with all relevant Building Regulations and other statutory standards relevant to use, as necessary without reduction in significance of buildings

Action:

Any alterations of the buildings, new design work (including services installations) should be designed and carried out to meet the relevant standards without negative effects on significance or the historic fabric of the building. Where modern regulations and requirements conflict with the conservation needs of the existing building, for example fabric insulation values; a conservation specialist should advise on the most appropriate solution that mitigates damage to the building's significance and negotiate with relevant authorities.

REPAIRS AND MAINTENANCE

Policy 13: Repairs

Repair work should be conservative.

Action:

Any repair work carried out should be based on soundly researched historic methods and should aim to retain existing fabric wherever possible with the minimal intervention required to create an appropriate result. Work should be carried out by skilled contractors, experienced in the type of work.

Policy 14: Maintenance

Establish and maintain a proper programme of inspection and careful, regular maintenance and repair.

Action:

The long term schedule of repair and maintenance work should be considered in conservation terms, with maximising authentic fabric and using appropriate craftspeople for traditional trades and materials.

ACCESS AND INTERPRETATION

Policy 15: Interpretation

Facilitate greater public understanding of the affected area's significance and impact of project.

Action:

Any displays or communication media should ensure that all aspects of the area's history and significance are explained and interpreted in as many ways as possible.

RECORDING

Policy 16: Recording prior to major alteration or demolition

Structures should be recorded before demolition or substantial alteration.

Action:

Buildings and structures to be demolished should be recorded in a method appropriate to their significance.