



# FEASIBILITY DOCUMENT

No. 10 CROVIE  
ABERDEENSHIRE

aka

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SIMPLE NOT COMPLICATED

DON'T MAKE SOMETHING  
UNLESS IT'S BOTH  
NECESSARY AND USEFUL;  
BUT IF IT'S BOTH NECESSARY  
AND USEFUL, DON'T HESITATE  
TO MAKE IT BEAUTIFUL

“Introduce the project, its background and identify the context.”

This feasibility has been prepared to consider options to alter & extend No.10 Crovie Village, near Gardenstown.

The proposed works comprise:

- A minimal intervention approach
- A modest & sympathetic rear extension
- Minimal internal alterations
- Traditional dormer in keeping with surrounding area
- Full refurbishment of existing elements using traditional techniques and materials all to a high standard

The existing building at Number 10 Crovie is Cat C listed and is located within the Crovie Conservation Area.



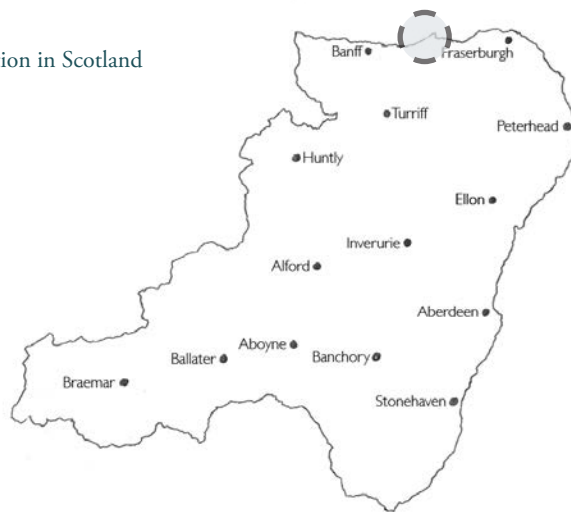
OS MAP



Aerial Photo



Location in Scotland



Location in Aberdeenshire





Old maps 1843 - 1882



Old maps 1900s

HISTORIC MAP



#### Location & Background

Crovie is a small 18th Century fishing village on the north Banffshire Coast, sitting along the coastline from, and linked by a footpath to, the larger village of Gardenstown. The village of Crovie is located on a narrow strip of land between the sea to the west and steep embankment to the east. Pedestrian access is via the concrete walkway between the neighbouring properties and the shore.

The site is defined by the existing building footprint, extending to the east to include the steeply sloped rear garden ground of Number 10 Crovie.

A modest domestic property, Number 10 Crovie was group listed as a Cat B in 1972 and revised in 1990 to a Cat C early 19th Century building. Its listed as having cement reharl, scotch slate roof, extended rear store.

#### Listed Building Description

Early 19th century. Single storey, 3-bay cottage. Modernharl, rendered reveals. Centre entrance with modern door; 2 windows in seaward (N) gable; modern 2-pane glazing (wooden frames). Coped end stacks; slate roof with modern rooflights. Continuous single storey, single bay addition at S gable with corrugated asbestos roof.





## Description

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

In a conservation area it is the buildings and the spaces between them that are of architectural or historic interest and frequently both. Therefore it is important that the integrity of the area as a whole is safeguarded and enhanced. This is achieved by: Defining the character that merits protection; Use of appropriate controls over development, demolition and advertising; Protection of trees; Appropriate management and enhancement schemes.

Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not damage the appearance or character of the area. Local residents especially property owners have a major role to play in protecting and enhancing the character and appearance of the Crovie Conservation Area.

As part of the feasibility we have reviewed the Crovie Conservation Area Appraisal July 2017 and this has been taken into consideration when developing our ideas.

### Architectural Character

A detailed appraisal of the architecture of the buildings within the conservation area was carried out, noting what elements provide a positive contribution to the historic fisher-toun and those of a negative impact that impinge on its wider character and appearance.

The traditional buildings of Crovie are predominantly single storey detached cottages largely built with the same materials in the same manner with short chimney stacks above the roof line at their gables, their attic spaces being non-domestic work rooms, some having space for a rear store resulting in three wall heads to the roof. Almost all of these are now heightened for increased domestic accommodation into attic spaces forming 1 1/2 storey dwellings served by dormer windows.

As the settlement developed and expanded, building details change to that of the period in which they were built and their design to that of necessity, including:

- i) Two storey buildings with separate ground and first floor houses, external stone stairs leading to the 1st floor, often with the low range of a separate dwelling house at the gable facing the shore.
- ii) Two storey buildings built into the slope where the ground floor is half that of the upper floor, often the low range of the separate dwelling at the gable incorporates the ground floor of the principle house.
- iii) Two storey pair of mirrored houses with ground floor access.
- iv) Typical later Victorian 1 1/2 storey cottages with sash and casement windows and roofs clad in Scotch slate.

The roofs of the traditional cottages are now largely clad in either machined, single sized Welsh slate or modern reproduction clay pantile, many with modern detailing and modern Velux type windows. The rest retain their cement profiled roofs from the need for swift repair after storm damage, whilst a few are clad with modern cement tiles and once temporary mineral felt. There are however remains of natural clay pantile to some roofs. Some of the pantile roofs have slate easings, usually 3 courses, laid at their wall heads. This detail may not be typical of Crovie but is a recognised detail from an earlier type of roof finish and is thought to offer greater protection to the wall heads. There is photographic evidence of this detail in historic images.



Fig 13 – 2 Storey, Former Access to 1st Floor



Fig 14 – 1 1/2 Storey (heightened)

## Building Materials

Traditional materials to be found in the conservation area:

- Cast Iron
- Wrought Iron
- Vertical Sawn Timber Boarding
- Dressed Timber
- Scotch Slate in Diminishing Courses (Original 1½ Storey later Victorian Houses)
- Machined Welsh Slate (To storm-damaged roofs, prelisting)
- Clay Pantiles & Ridges (All Traditional Dwelling Houses including slate easings)
- Clay Chimney Pots
- Cement Mortar Pot Haunching & Skews
- Cement Harl and Smooth Render (Repairs of Existing)
- Lime Mortar Pointing, Harl, Wash and Paint
- Field/Beach Stone
- Igneous Stone/Granite
- Whinstone
- Fissile Stone
- Brick
- Lead
- Zinc
- Single Plate Glazing
- Concrete Pour (Local Hard-Standings and Public Areas for task only)
- Natural Welsh Slate (Single sized natural hand cut slate)

Modern Materials are also found in the conservation area and are associated with later repair and improvement works. They are not a direct replacement of existing traditional materials and many are found not to be sympathetic to the character of Crovie, including:

- Profiled/Corrugated Cement Roof Cladding (Asbestos entrained)
- Mineral Roofing Felt
- External Unfinished Concrete Block (Utilised in Repairs to Dwellings)
- Galvanised Steel (Cladding, Flashings or Extrusions)
- Aluminium (Cladding, Flashings or Extrusions)
- PVC & Plastics (Grey/Brown/White above Ground Drainage, Flashings or Extrusions)
- Pre-Cast Concrete Elements
- Powder Coating
- Extruded Metals
- Double Glazing
- Solar Panels



## Planning Policy

A Pre-Application Enquiry was submitted to Aberdeenshire Council in Feb 2023 (ENQ/2023/0222 - The response is within the Appendix), to ascertain if the client's brief would be supported by the planning service. The planner advised that the client's outline proposals for a radical refurbishment to form open plan living space with a new spiral stair and altered/enlarged bedrooms with dormers and en-suites would require further consideration.

### Internally

The advice given in the assessment is that the acceptability of alterations to a listed building should be assessed on the basis of the potential loss of original fabric and whether the proposed modifications will undermine the property's architectural or historic significance. The general premise should be based on the principle of 'minimum intervention' to avoid the loss of authentic fabric and finishes which contribute to the perceived value of the building.

It is recognised that the interior of a listed building can often make a significant contribution to its character and perceived importance so any proposal to alter it needs careful consideration with respect to the impact on existing fixtures, layout, and decoration. Room configurations and floor plans are an important physical record of the original design principles in context to the purpose, fashion and functional requirements of the building.

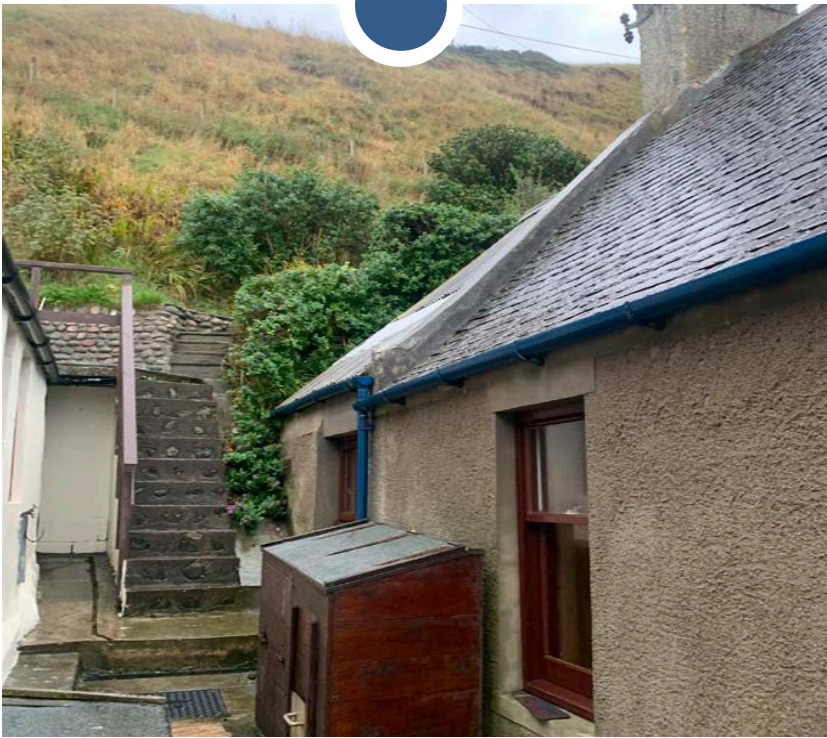
The desire to facilitate increased living space is appreciated but this should not be at the cost of removing existing partitions and thereby a physical record of the previous interrelationship of the rooms.

### Externally

The principle of replacing the extension with a structure of a larger footprint could be potentially conceded on account of historic maps suggest that the listed building previously had two ancillary structures on its gable. However, it should be noted that additions require to be carefully designed to sit well with the existing building, and also not result in significant amenity impacts to neighbouring properties.

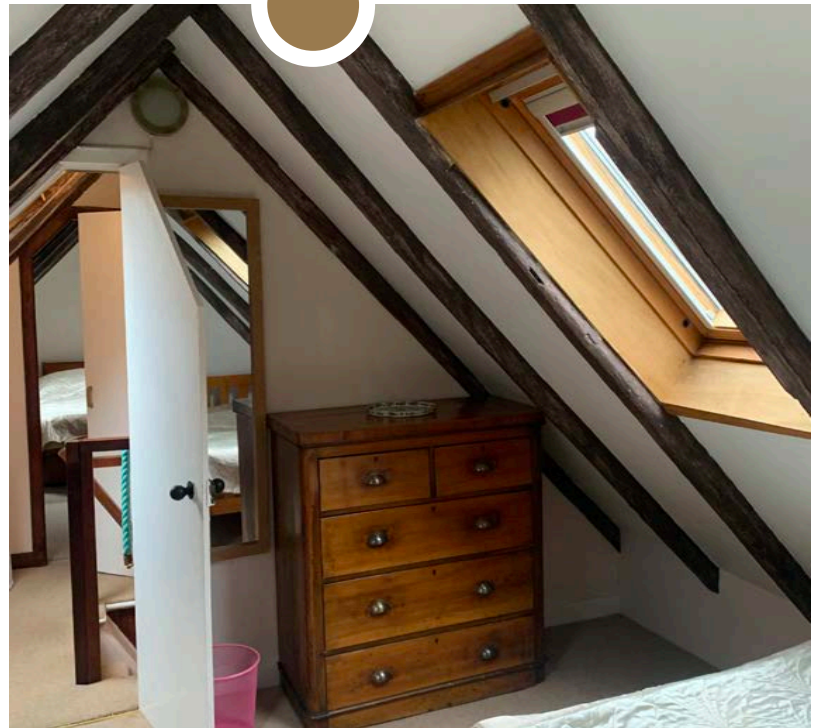
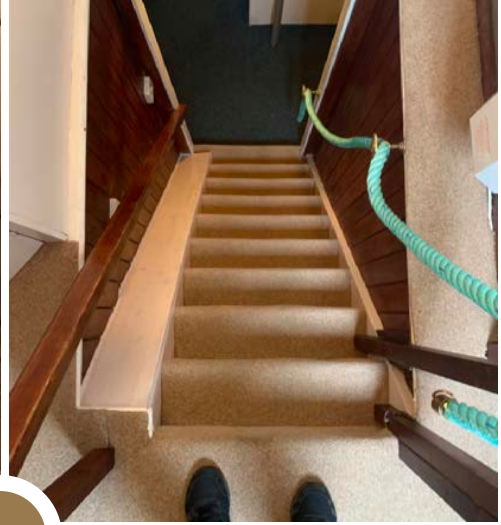
An extension to the property should sit subservient to the original cottage to ensure the character and prominence of the original cottage would remain.

The introduction of dormers to improve head height in the building could potentially be supported if they were of an acceptable design and scale, and would not result in a loss of privacy to neighbouring properties.



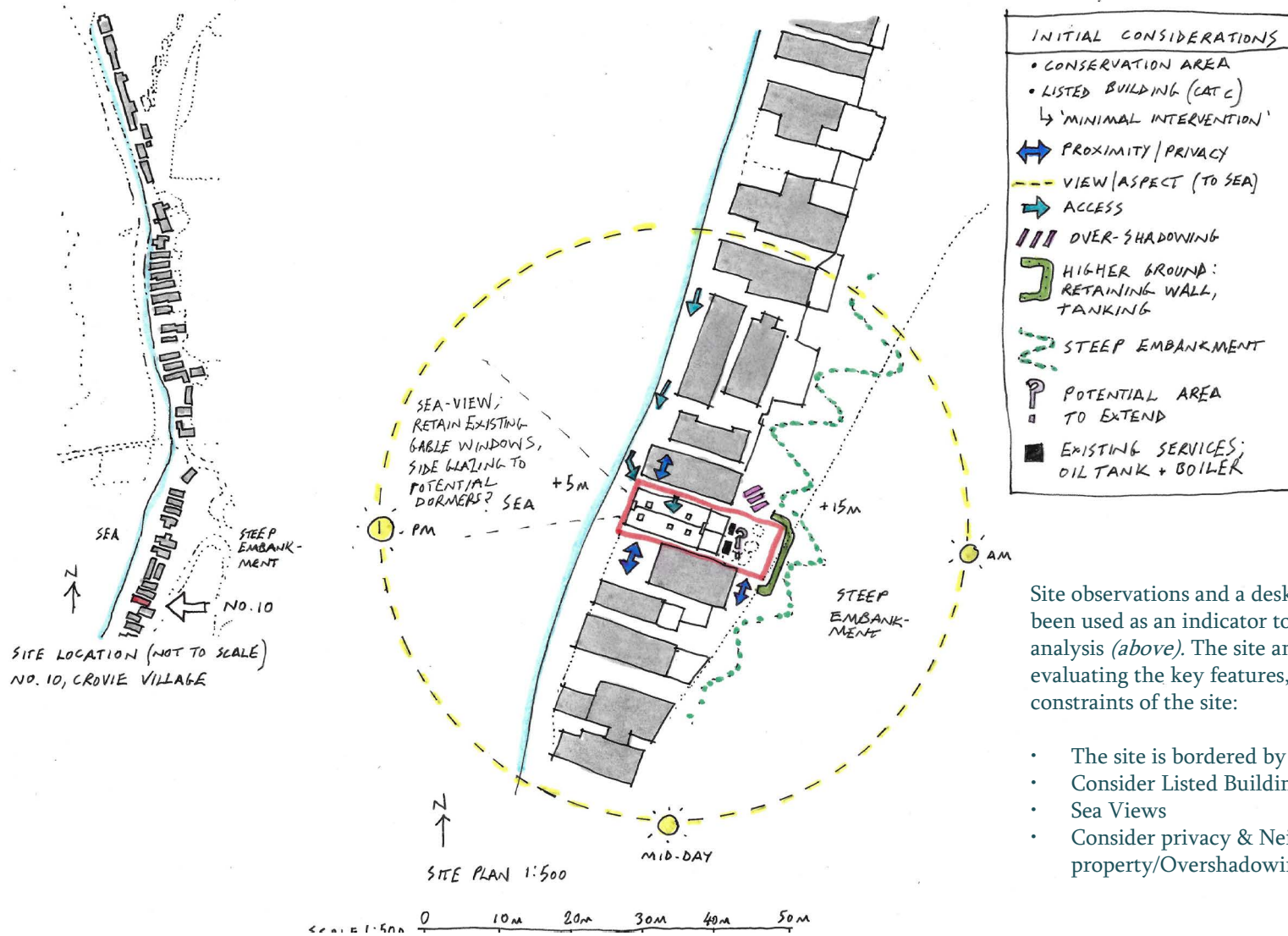
SITE PHOTOS EXTERIOR





SITE PHOTOS INTERIOR

“Identify and evaluate options for development in response to the specific features identified”.



Site observations and a desk top study have been used as an indicator to inform the site analysis (above). The site analysis is a way of evaluating the key features, opportunities and constraints of the site:

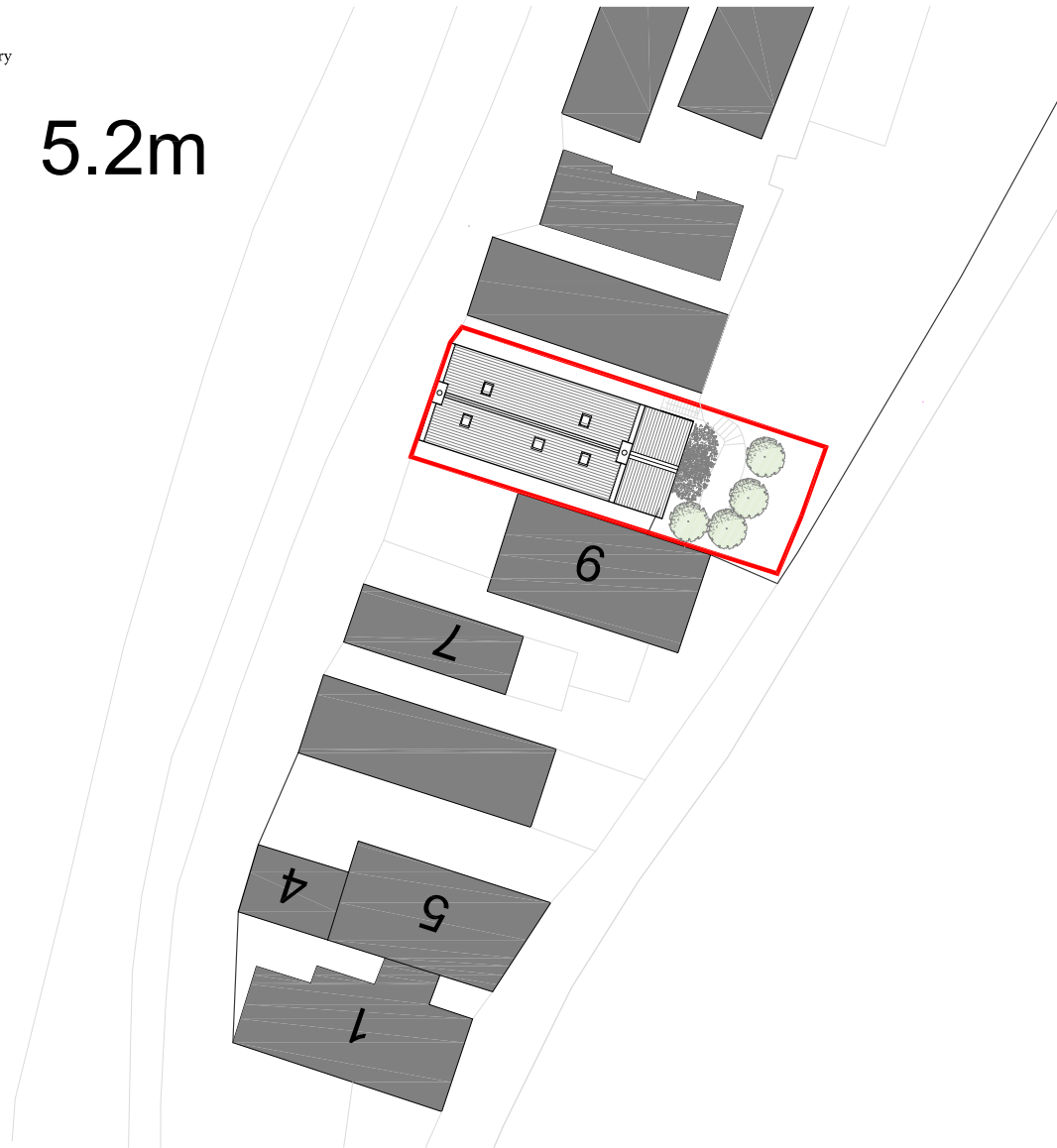
- The site is bordered by the North Sea
- Consider Listed Building Status (Cat c)
- Sea Views
- Consider privacy & Neighbouring property/Overshadowing

# SITE ANALYSIS



■ Site Boundary

5.2m



SITE PLAN

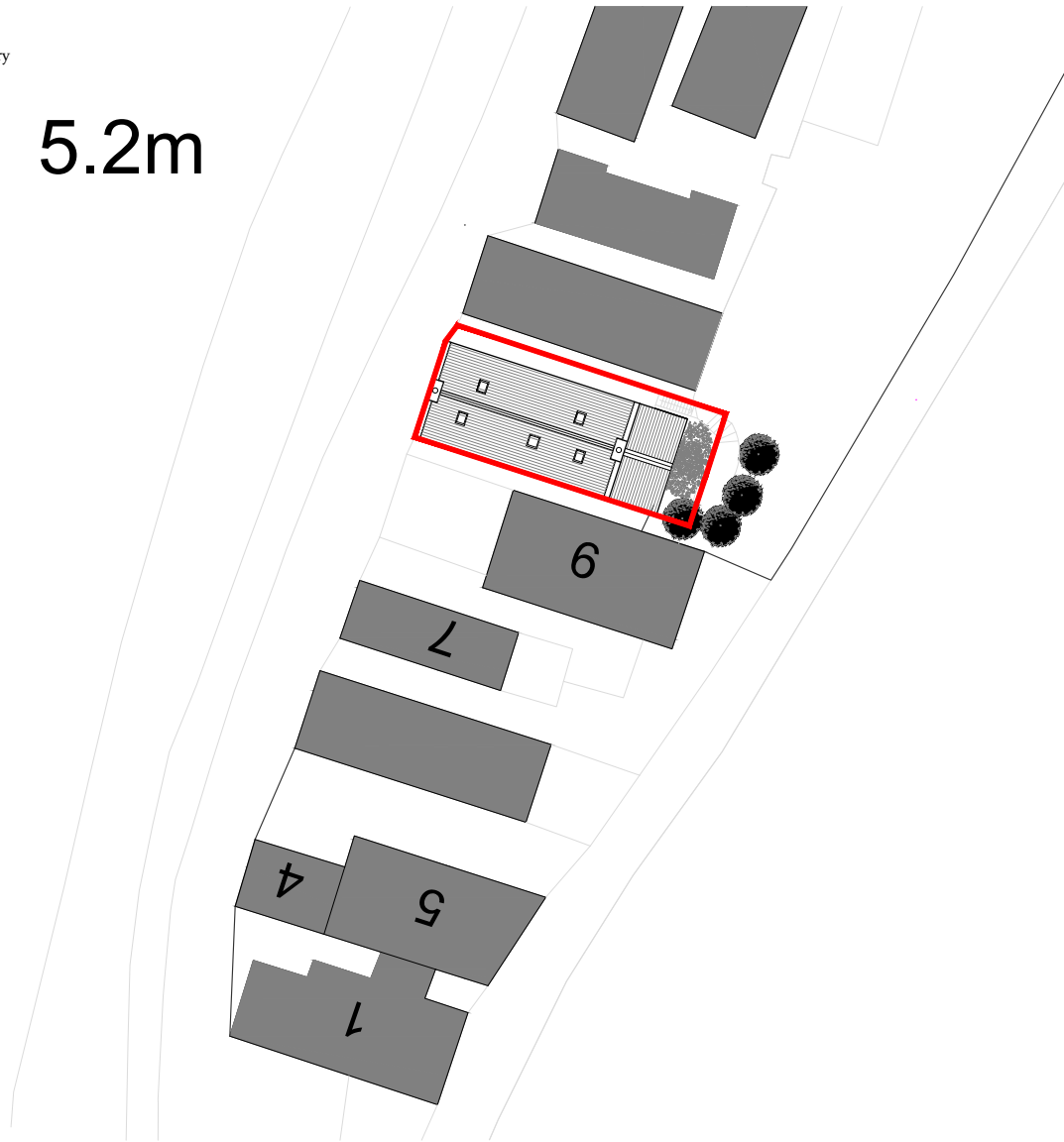
### Existing Building

A measured survey of the existing building has been carried out and are included within this document. As with many of the neighbouring properties, Number 10 sits gable on towards the sea. The building is simple, modest, and typical of the local vernacular in terms of form, proportion, materials, and detailing. The rear store, currently used to accommodate a kitchen/bathroom, is understood to perhaps be a later non-original addition.

The existing building is habitable, however the layout is not optimal for how the applicant would like to use the space available. The interior would also benefit from sympathetic restoration.

■ Site Boundary

5.2m

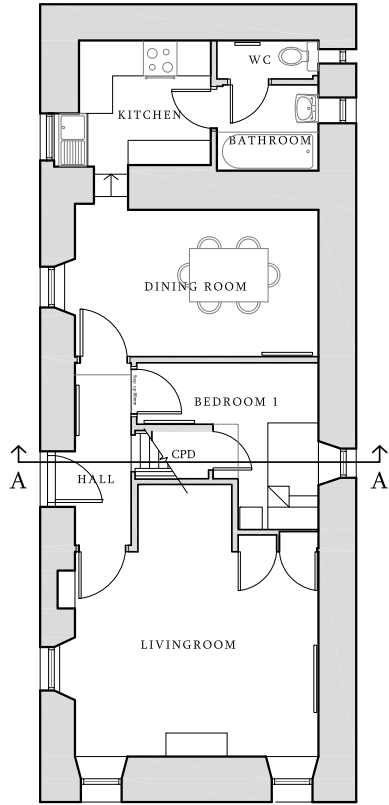


SITE PLAN

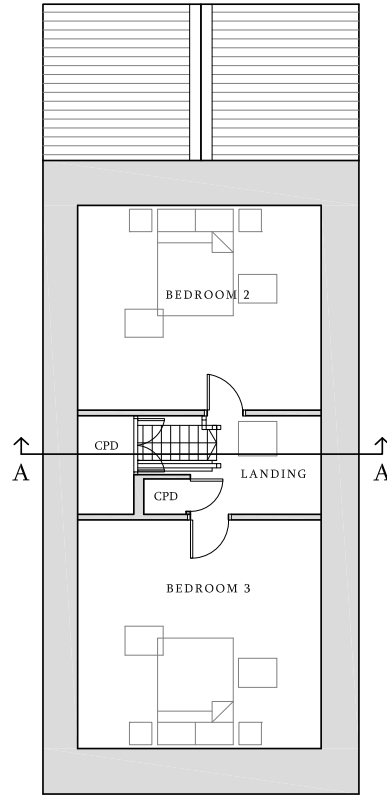
### Existing Site Plan

On further research into the titles of the site it was found that the boundary had to be updated to reflect what the client owned. This is the revised Site Plan, showing the extent of the site.

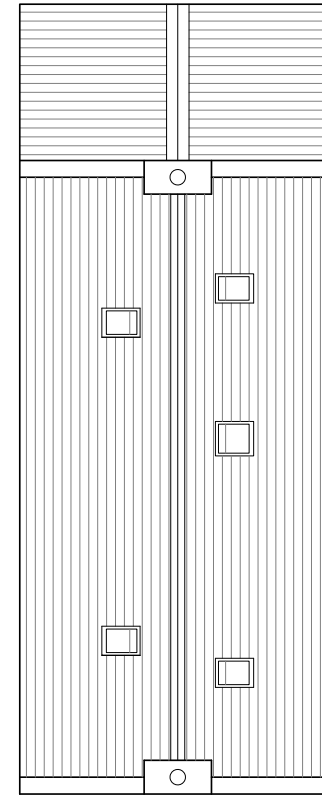
EXISTING SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

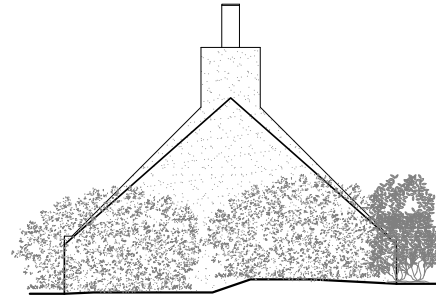


ROOF PLAN

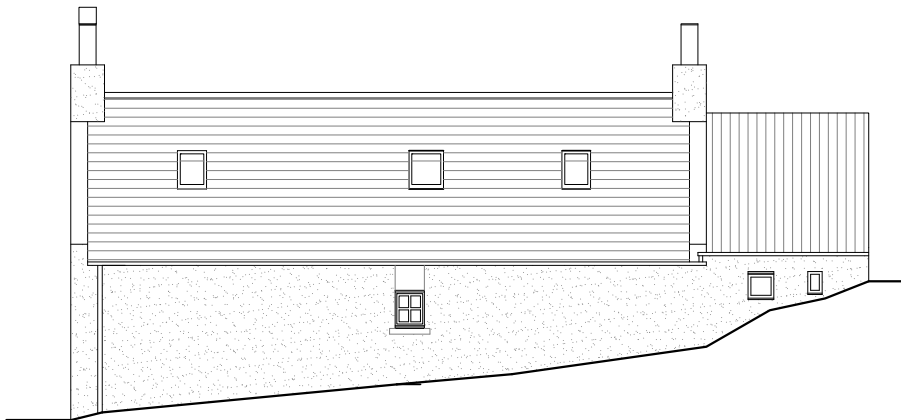
EXISTING HOUSE FLOOR PLANS



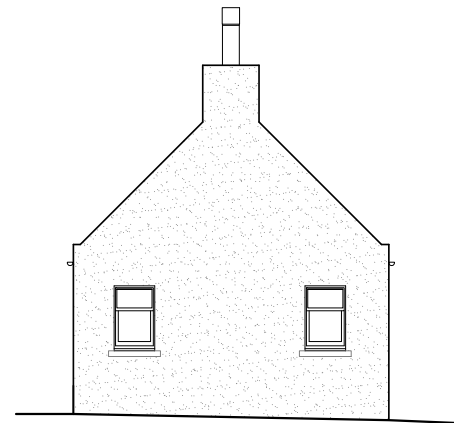
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



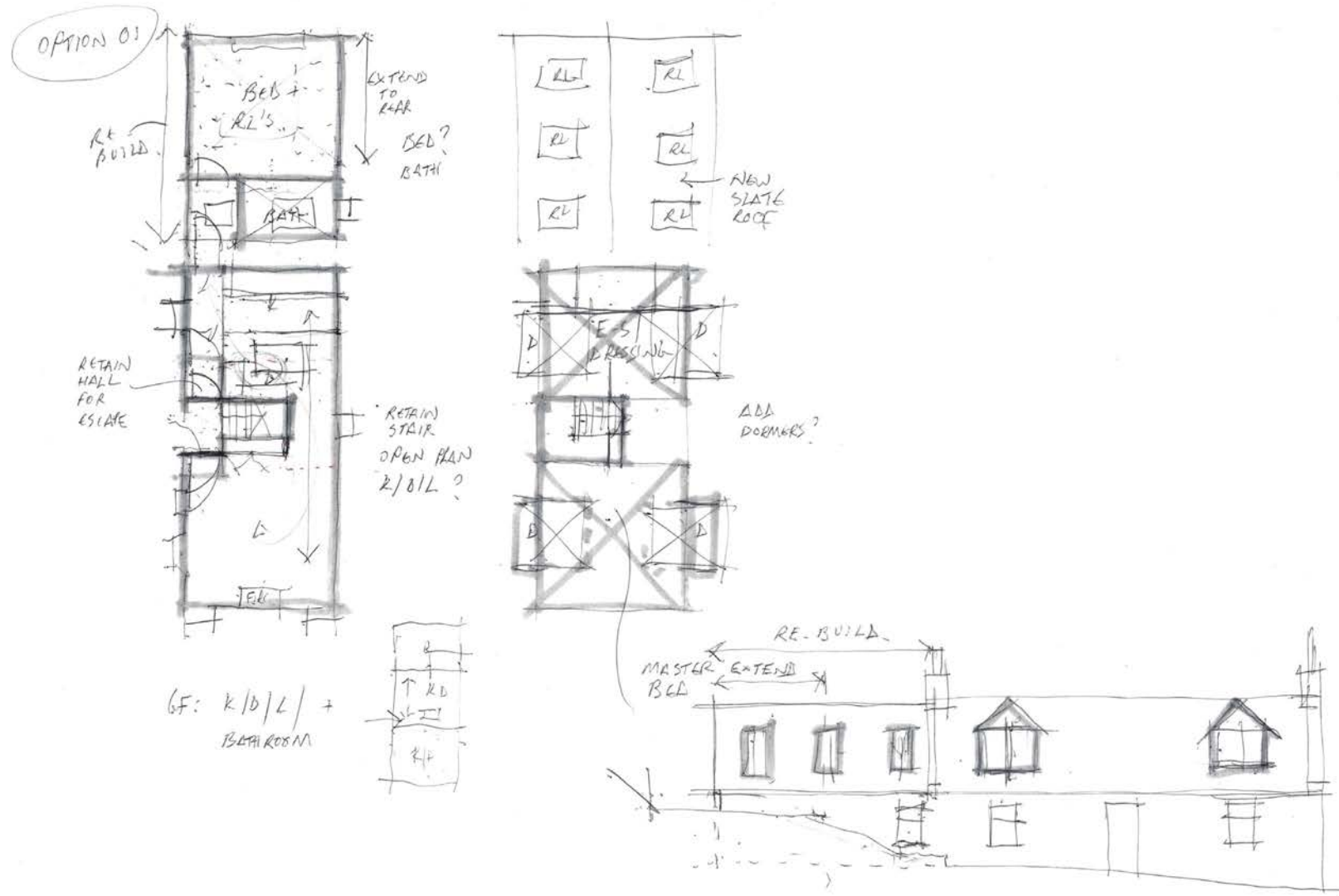
SOUTH WEST ELEVATION



NORTH WEST ELEVATION

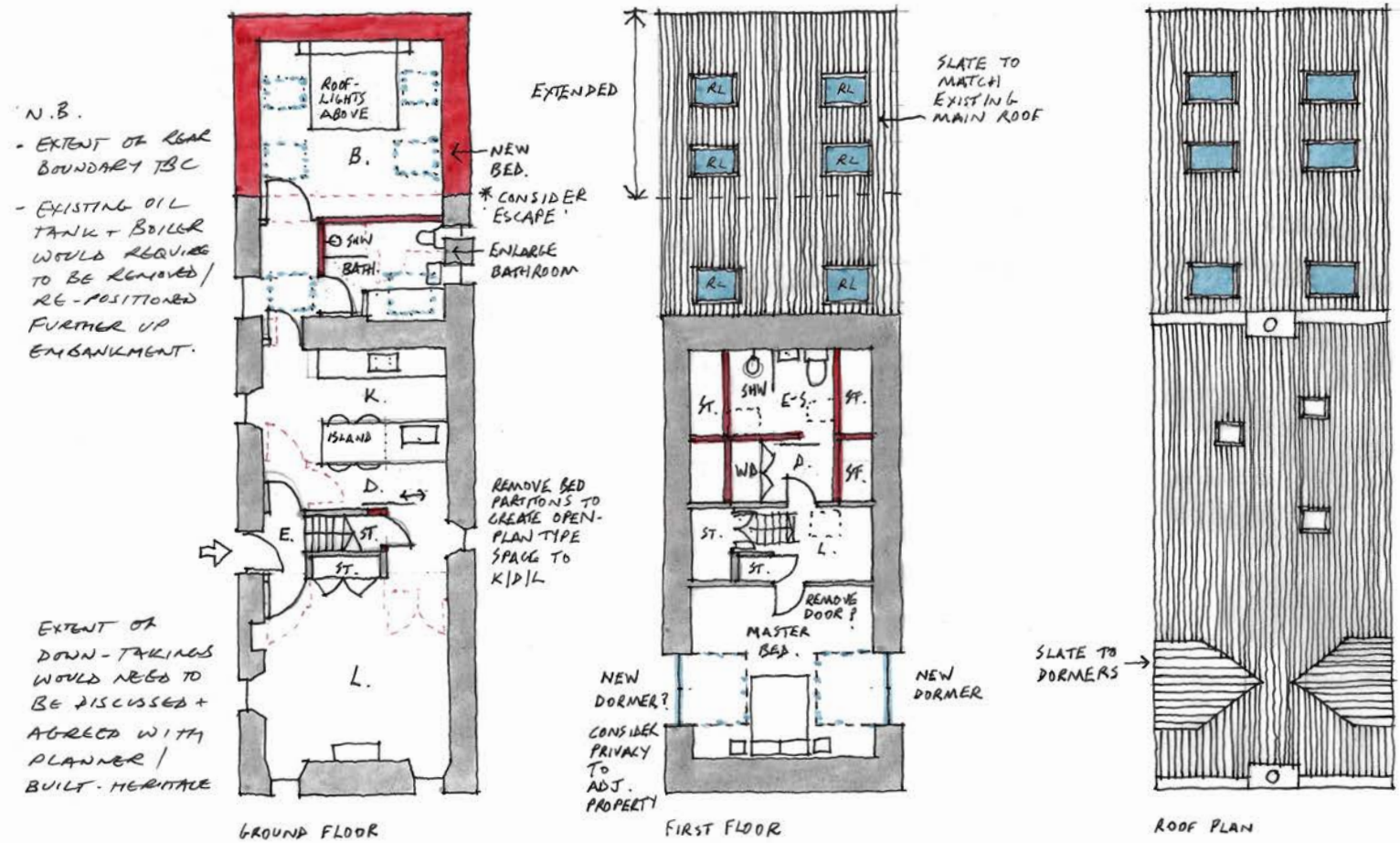
EXISTING HOUSE ELEVATIONS

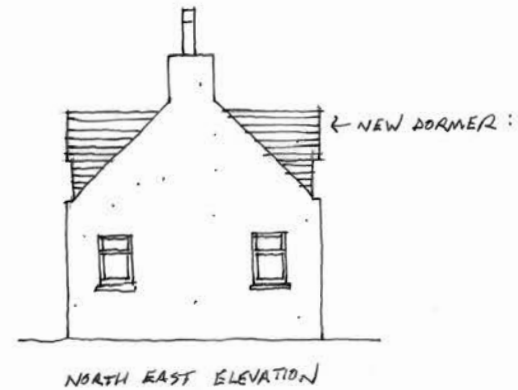
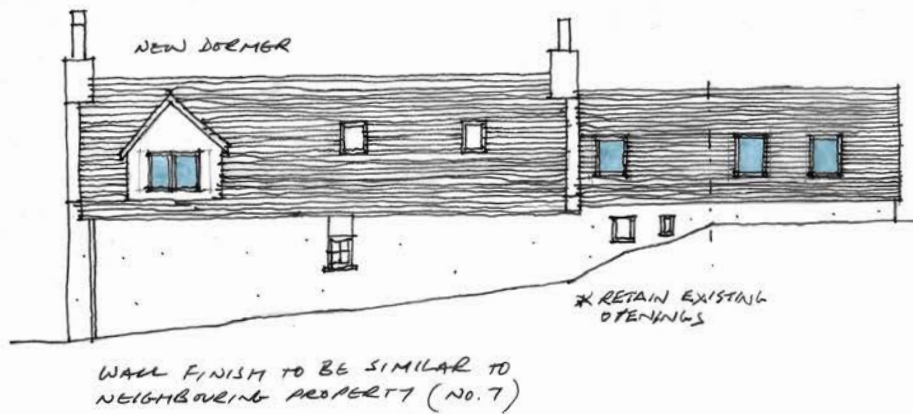
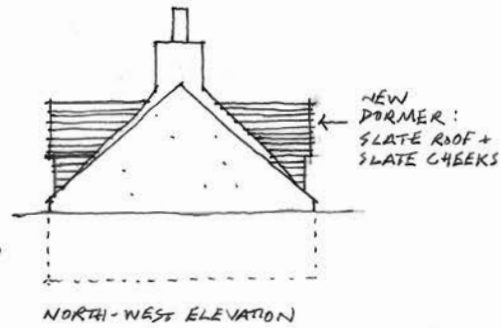
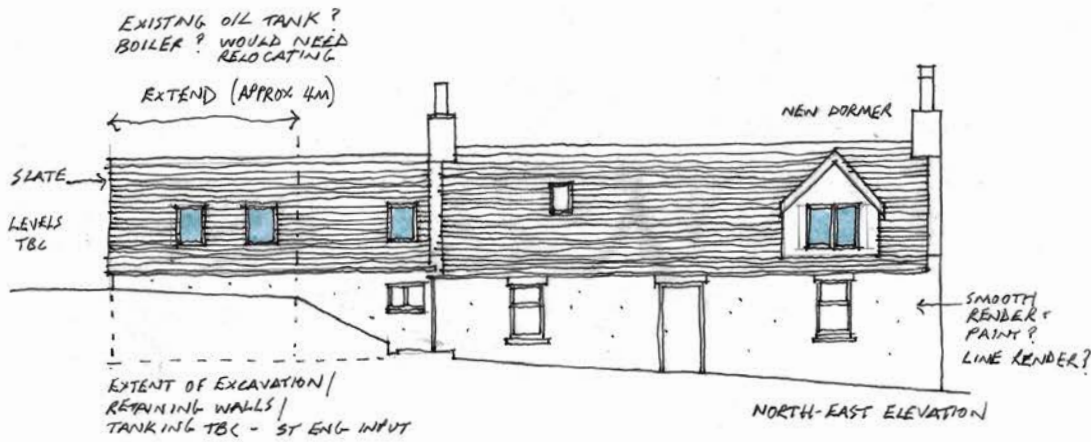




OPTION 1 INITIAL IDEAS

# OPTION 1 FLOOR PLANS





# OPTION 1 ELEVATIONS

## Option 01

Option 01 proposes to form a smaller entrance vestibule area and take down a series of doors/partitions to form an open plan kitchen/dining area to one side of the stair, and open to the living area on the other side. The extent of down-takings would require further discussion with the planner to ascertain if this level of intervention to the existing interior would be supported. A different floor pattern/finish would be proposed to retain a historic reference to the locations of previous partitions, and recording the original spaces for prosperity.

A new bathroom suite would be located in the same position as existing, enlarged to allow for a bath & shower, with the existing kitchen removed and repositioned as shown.

The existing extension could be extended to allow for a ground floor bedroom served with rooflights above for natural daylight and ventilation, whilst minimising any impact on privacy to adjacent properties.

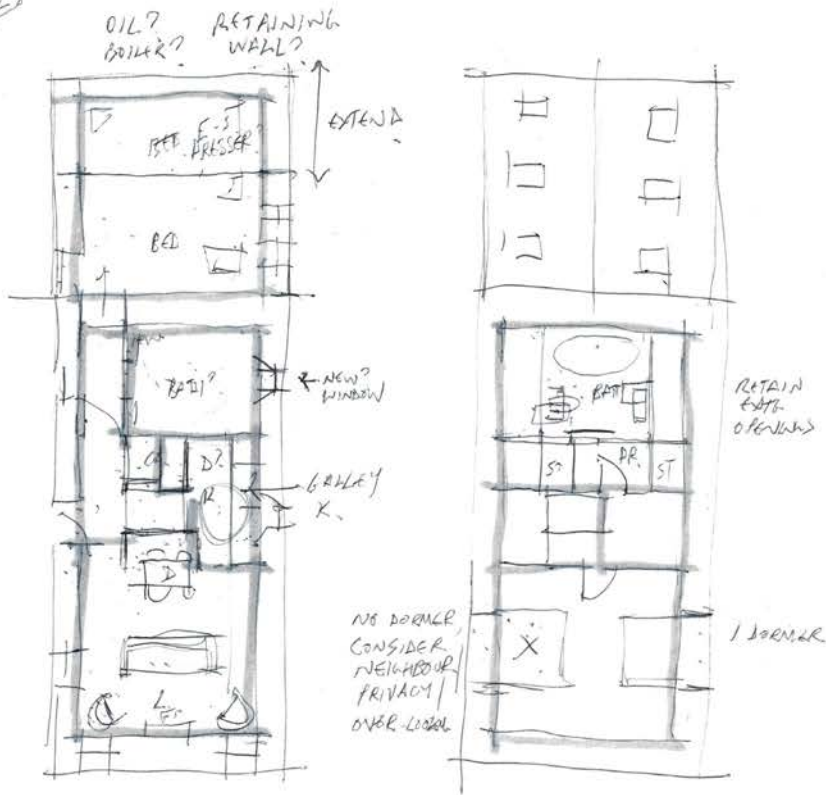
As you ascend the existing stair, you reach the existing landing which serves as access to the master suite. The bedroom would be to one side, and the existing rear bedroom would be converted into a contemporary en-suite with storage and dressing area. The bedroom could also remain as-is if this is more preferable. New dormers are proposed to the bedroom to improve head-height.

Internally it is proposed to sympathetically refurbish all fixtures and finishes, with new kitchen & sanitaryware, new flooring throughout, new joinery to match existing, and fully decorated, all to a high standard. All existing timber linings are to be retained, sanded, and white-washed. Internal walls to receive skim-plaster finish.

Externally it is proposed to remove all the existing concrete re-harling and add a lime render with colour wash, and allowing for white coloured reveals to openings. The existing rainwater goods are to be removed and new black coloured cast iron goods installed. The existing sheet roof above the extension is to be fully removed and replaced with a new slate finish to match existing or terracotta red coloured corrugated metal roof. All existing windows and doors are to be retained, repaired where needed, sanded, and re-painted.

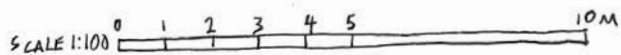
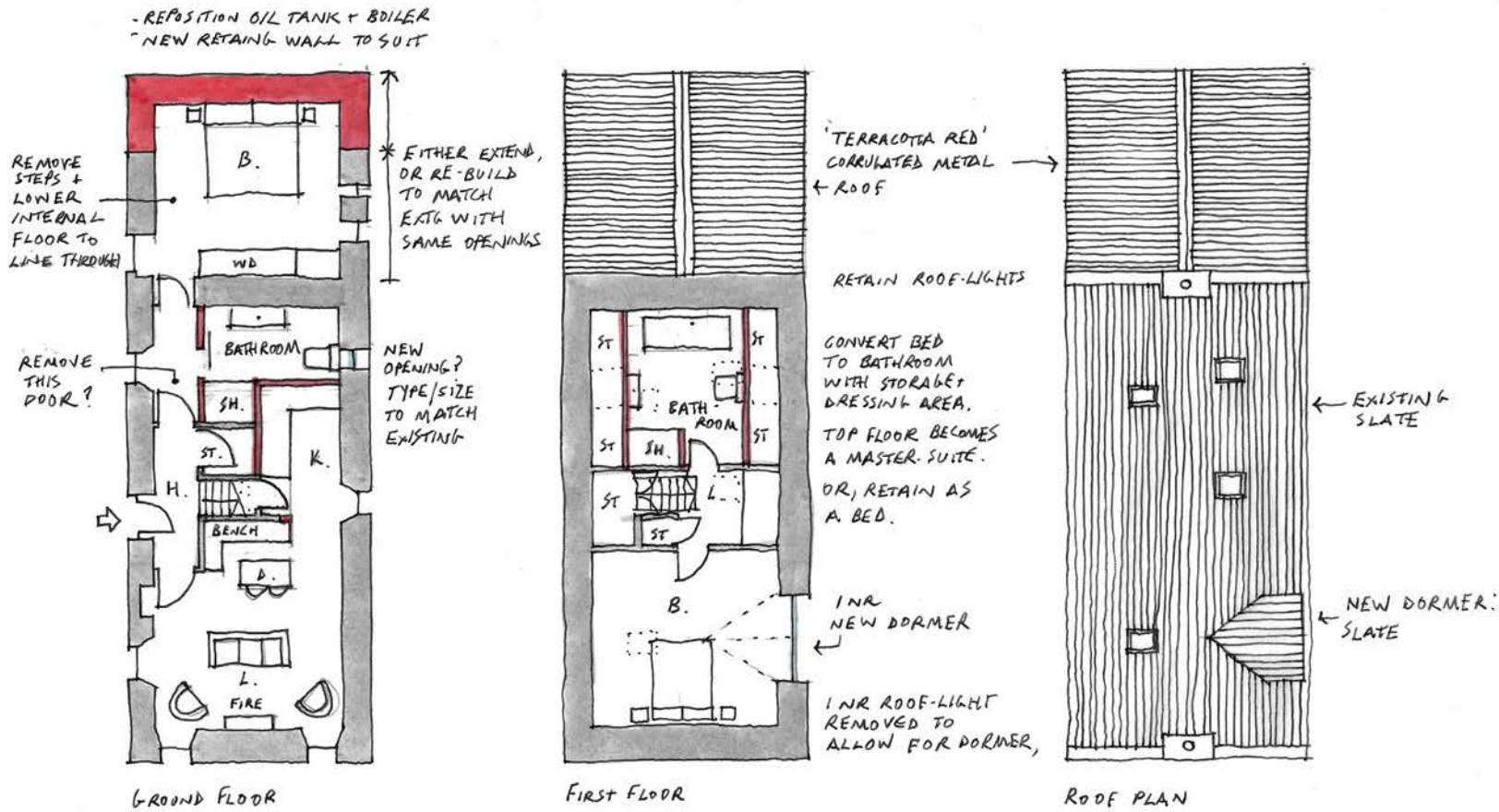


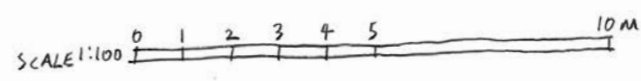
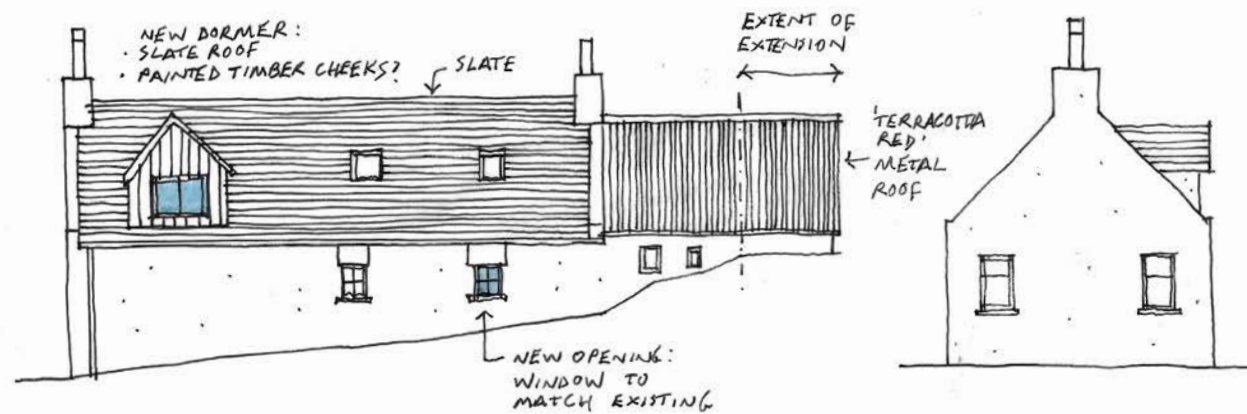
OPTION 02



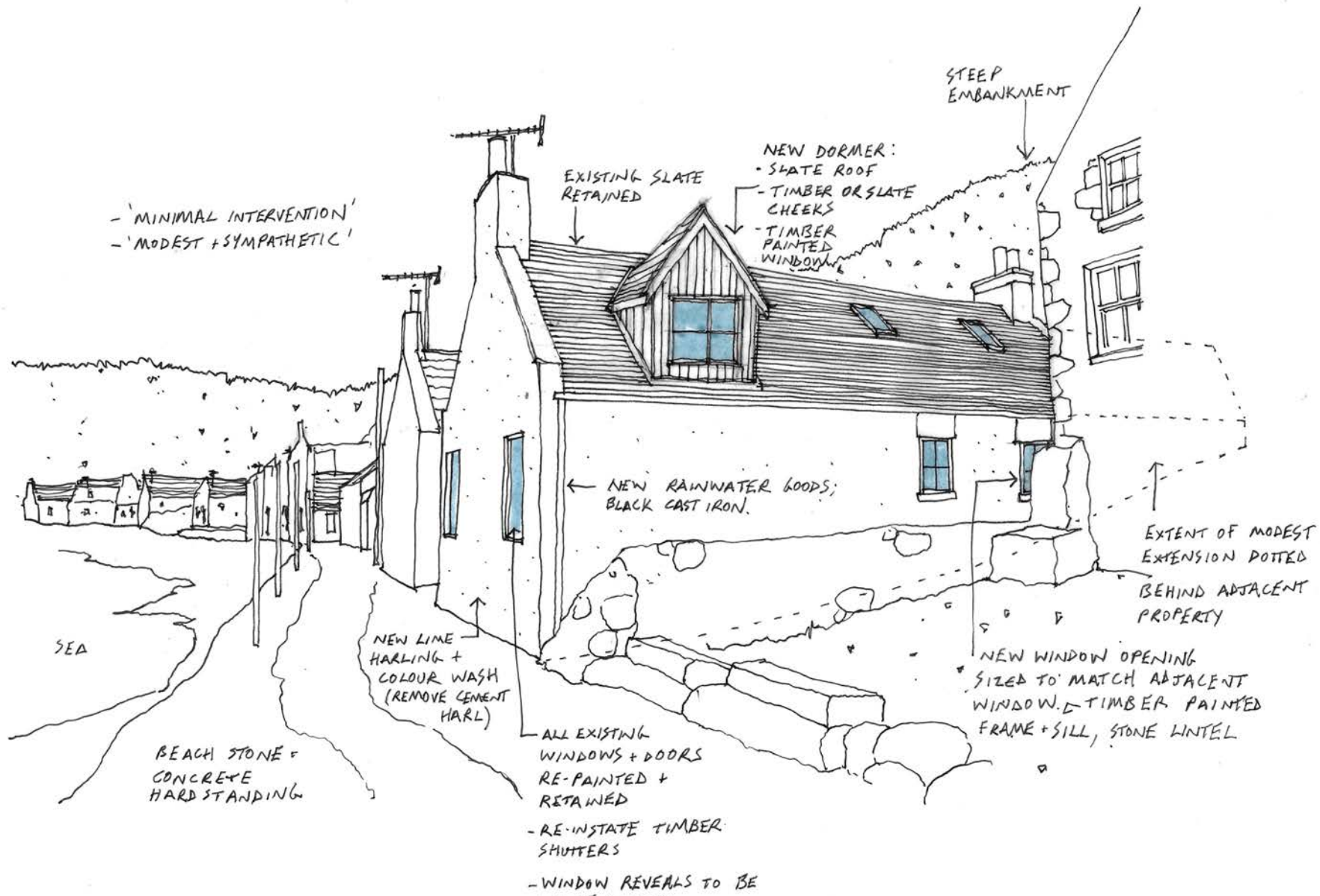
# OPTION 2 INITIAL IDEAS

# OPTION 2 FLOOR PLANS



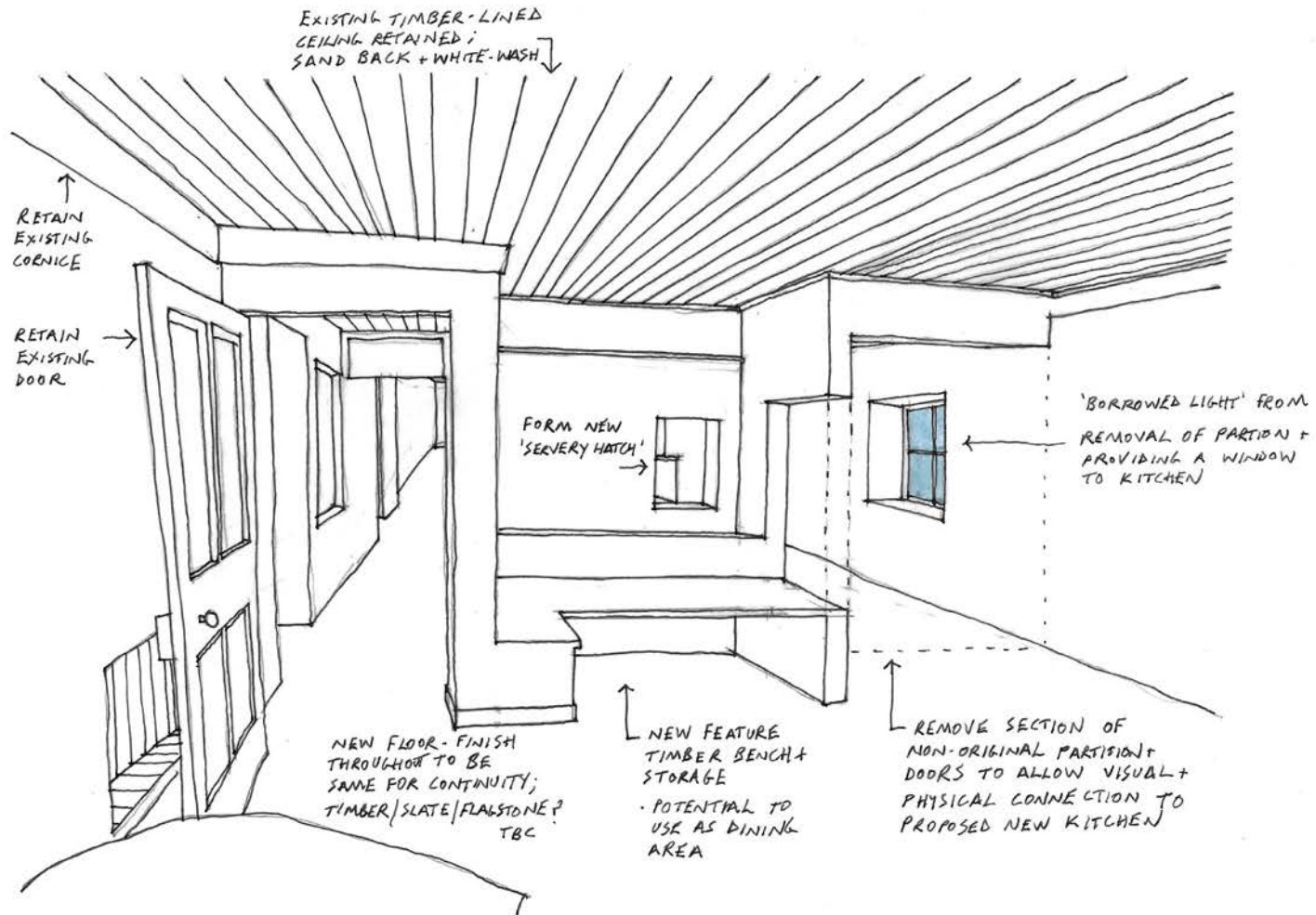


OPTION 2 ELEVATIONS



OPTION 2 EXTERIOR





OPTION 2 INTERIOR

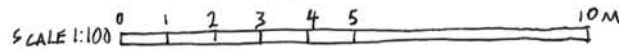
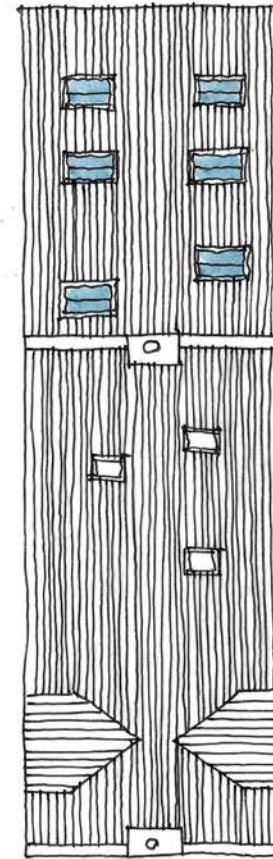
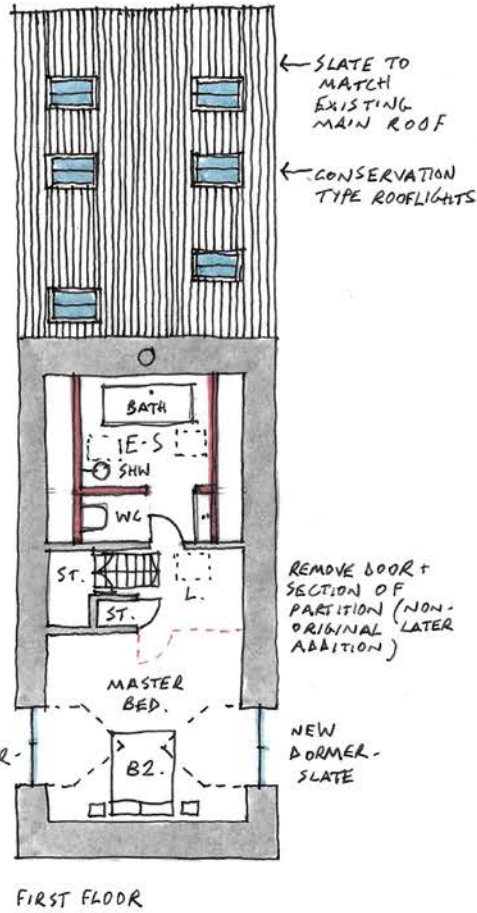
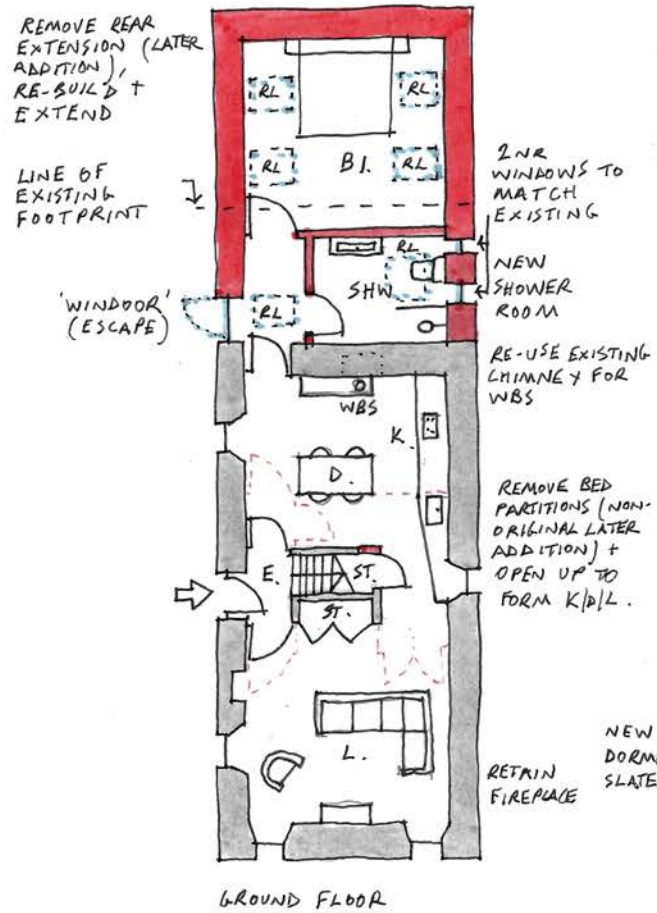
## Option 02

Option 02 proposes to retain more of the existing internal partitions, and making a key move in altering/removal of the partition in the living room in order to connect the kitchen/dining/living area, allowing borrowed light from the existing ground floor bedroom window. A new galley type kitchen would have a clear view through to the living area, and a framed view through the existing window in the gable. A new fitted bench would create a contemporary addition and allow for use as a dining area. A new bathroom is proposed with a potential new window opening, sized to match the adjacent window. The existing extension is extended slightly to allow for a modest sized bedroom to the rear. The existing ground floor in the rear area could be lowered to allow for a fully accessible ground floor.

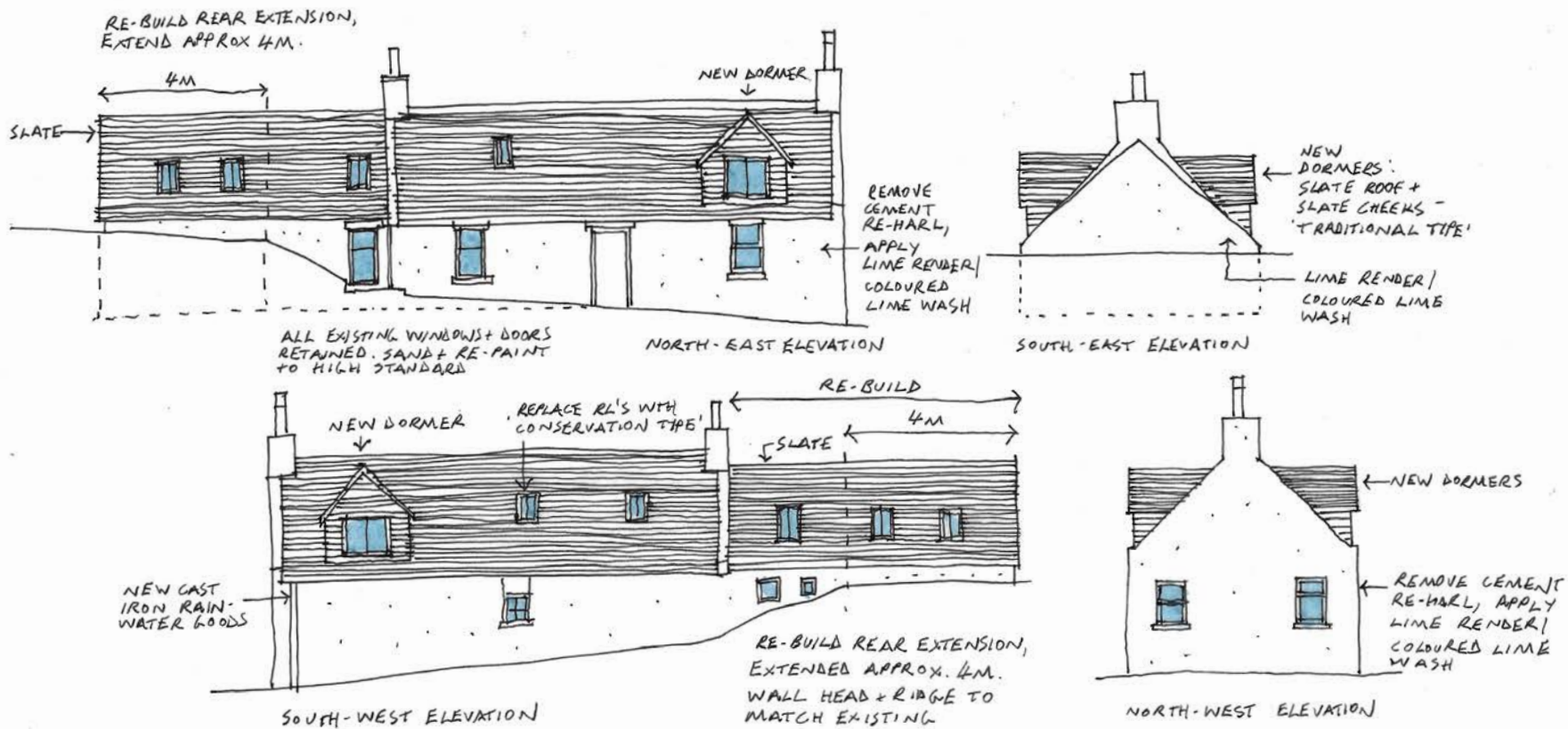
As with Option 01, as you ascend the existing stair, you reach the existing landing which serves as access to the master suite. The bedroom would be to one side, and the existing rear bedroom would be converted into a contemporary en-suite with storage and dressing area. The bedroom could also remain as-is if this is more preferable. A single new dormer is proposed to the bedroom to improve head-height.

Internally it is proposed to sympathetically refurbish all fixtures and finishes, with new kitchen & sanitaryware, new flooring throughout, new joinery to match existing, and fully decorated, all to a high standard. All existing timber linings are to be retained, sanded, and white-washed. Internal walls to receive skim-plaster finish.

Externally it is proposed to remove all the existing concrete re-harling and add a lime render with colour wash, and allowing for white coloured reveals to openings. The existing rainwater goods are to be removed and new black coloured cast iron goods installed. The existing sheet roof above the extension is to be fully removed and replaced with a new slate finish to match existing or terracotta red coloured corrugated metal roof. All existing windows and doors are to be retained, repaired where needed, sanded, and re-painted.



# OPTION 3 PLANS



SCALE 1:100 0 1 2 3 4 5 10M

OPTION 3 ELEVATIONS



### Option 03

Option 03 proposes to form a smaller entrance vestibule area and take down a modest amount of non-original doors/partitions to form an open plan kitchen/dining area to one side of the stair, and open to the living area on the other side. The extent of down-takings would require further discussion with the planner to ascertain if this level of intervention to the existing interior would be supported. A different floor pattern/finish would be proposed to retain a historic reference to the locations of previous partitions, and recording the original spaces for prosperity. It is noted that the doors and partitions to be removed were erected in the 1960s by the clients grandfather. As these are not part of the buildings original fabric we would seek support from the planners to remove as shown. Likewise it is intended to fully remove the existing non-original rear extension and re-build to same wall head and ridge height, and extended further back by approx. 4m, to form a new bedroom, served with conservation type rooflights above for natural daylight and ventilation, whilst minimising any impact on privacy to adjacent properties. The floor level would be excavated down to match the existing main dwelling, creating fully accessible accommodation.

A new bathroom suite would be located in the same position as existing, with the existing kitchen removed and repositioned as shown.

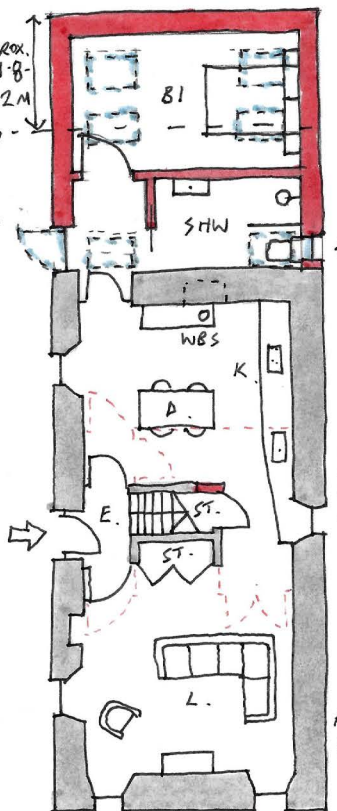
As you ascend the existing stair, you reach the existing landing which serves as access to the master suite. The bedroom would be to one side, and the existing rear bedroom would be converted into a contemporary en-suite. New dormers are proposed to the bedroom to improve head-height.

Internally it is proposed to sympathetically refurbish all fixtures and finishes, with new kitchen & sanitaryware, new flooring throughout, new joinery to match existing, and fully decorated, all to a high standard. All existing timber linings are to be retained, sanded, and white-washed. Internal walls to receive skim-plaster finish.

Externally it is proposed to remove all the existing concrete re-harling and add a lime render with colour wash, and allowing for white coloured reveals to openings. The existing rainwater goods are to be removed and new black coloured cast iron goods installed. The existing sheet roof above the extension is to be fully removed and replaced with a new slate finish to match existing main roof. All existing windows and doors are to be retained, repaired where needed, sanded, and re-painted.

REMOVE REAR  
EXTENSION (LATER  
ADDITION),  
RE-BUILD +  
EXTEND BY  
1.8 M - 2M APPROX.  
2M  
LINE OF  
EXISTING  
FOOTPRINT →

'WINDOW'  
(ESCAPE)



GROUND FLOOR

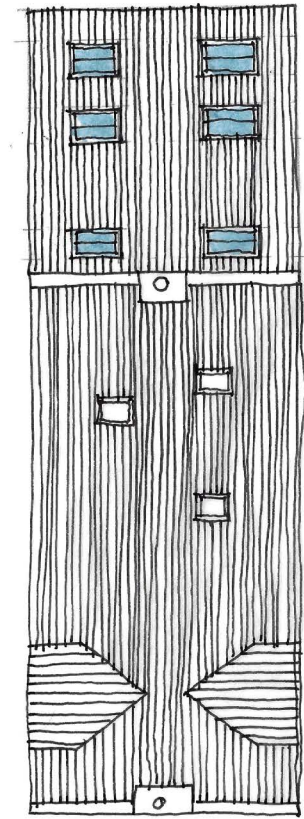
NEW SHW  
ROOM  
← WINDOW SIZE  
TO MATCH  
EXISTING  
RE-USE EXTG.  
CHIMNEY FOR  
WBS  
REMOVE BED  
PARTITIONS (NON-  
ORIGINAL LATER  
ADDITION) +  
OPEN UP TO  
FORM K/D/L.

RETAIN  
FIREPLACE



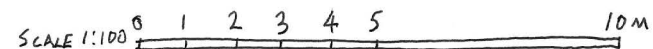
FIRST FLOOR

SLATE TO  
MATCH  
EXISTING  
MAIN ROOF  
← CONSERVATION  
TYPE ROOFLIGHTS  
REMOVE DOOR  
SECTION OF  
PARTITION (NON-  
ORIGINAL LATER  
ADDITION)  
NEW  
DORMER -  
SLATE



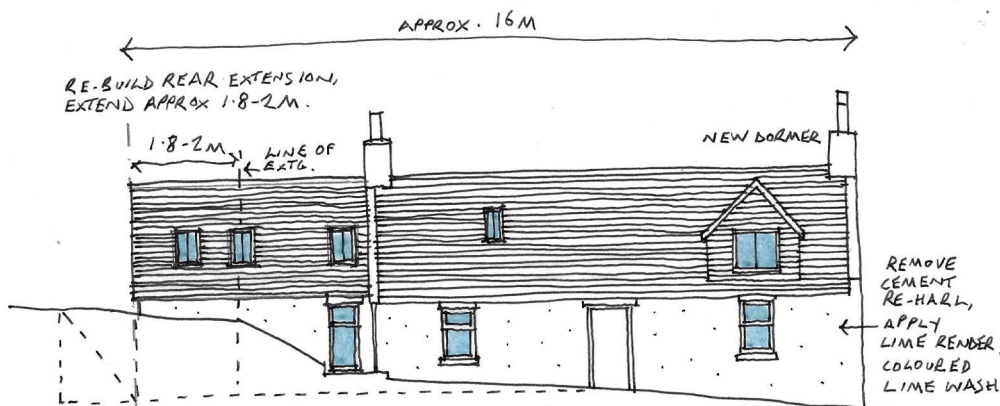
ROOF PLAN

APPROX.  
16M

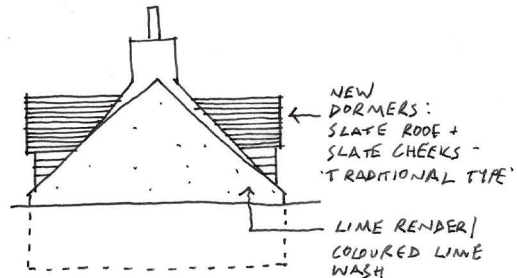


OPTION 4 PLANS

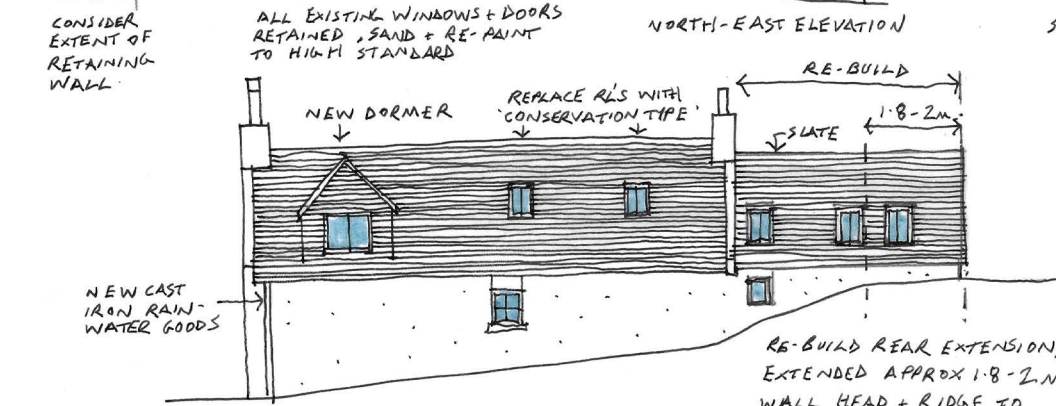
OPTION 4 ELEVATIONS



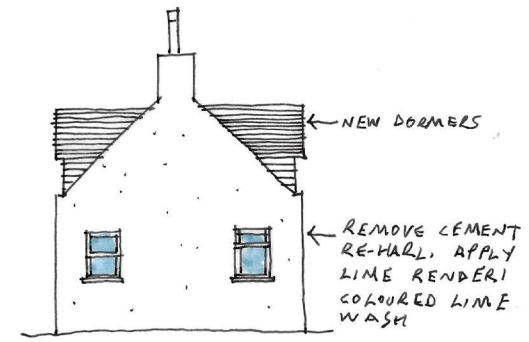
NORTH-EAST ELEVATION



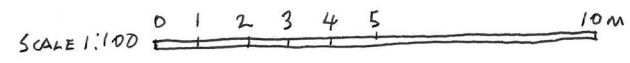
SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



## Option 04

Option 04 is similar to Option 03, with a smaller rear extension. This is following confirmation of revised smaller plot boundary from client.





DESIGN INSPIRATION



**PRE-APPLICATION REPORT**  
Planning Reference: ENQ/2023/0222

**PRE-APPLICATION REPORT**  
Planning Reference: ENQ/2023/0222

Outcome

For the reasons outlined below, the Planning Service concludes that the proposed development does not accord with the Aberdeenshire Local Development Plan 2023 and National Planning Framework 4 and would not be supported by the Planning Service as the proposal currently stands. While no detailed plans have been provided, it is clear from the information contained in the enquiry form that the proposal would require various amendments in order to be considered acceptable by the Planning Service.

Reasoning

The key planning issues and constraints for this proposal are the design of the proposal, along with the impact the works would have on the historic building and surrounding conservation area.

Any planning application will primarily be assessed against National Planning Framework 4 and the Aberdeenshire Local Development Plan 2023. National Planning Framework 4 is available via this [link](#). The Aberdeenshire Local Development Plan 2023 supplementary guidance, settlement statements, associated maps, appendices and any relevant planning advice are available online via this [link](#).

Based on the information available at the time of writing, the proposal is considered to fail to comply with the following policies:

National Planning Framework 4 (NPF4)

- Policy 14: Design, quality and place
- Policy 7: Historic assets and places

Aberdeenshire Local Development Plan 2023 (ALDP23)

- Policy P3: Infill Developments within Settlements and Householder Developments (including home and work proposals)
- Policy HE1: Protecting Listed Buildings, Scheduled Monuments and Archaeological Sites (including other historic buildings)
- Policy HE2: Protecting Historic, Cultural and Conservation Areas

Policy P3 of ALDP23 advises that we will approve a house extension or an ancillary development associated with an existing house providing it respects both the character of the surrounding area and the design/scale of the existing house, and does not significantly reduce the amenity of neighbouring residents. Policy 14 of NPF4 seeks to ensure that all new developments demonstrate compliance with the six qualities of a successful place, and advises that development which is poorly

designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy HE1 (Protecting Listed Buildings, Scheduled Monuments and Archaeological Sites (including other historic buildings) advises that alterations to listed buildings should be of the highest quality, and respect any features of special architectural, cultural or historic interest in terms of design, materials, scale, and setting. A Design Statement is required to support any proposed development and demonstrate how the proposal would not have an adverse impact on the character, integrity and setting of the listed building. Policy 7 of NPF4 advises that development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting.

The above policy is reinforced by national guidance produced by Historic Environment Scotland, which states that alterations to historic interiors should be considered in the context of the type and quality of the existing interior and plan form.

Policy HE2 advises that the design, scale, layout, siting and materials used in development within a conservation area must be of the highest quality and respect the individual characteristics for which the conservation area was designated. Policy 7 of NPF4 advises that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced.

In some cases, other material considerations such as national policy, supplementary guidance, planning advice or recent planning history can be taken into account in reaching a recommendation.

Assessment

*Internally*

The acceptability of alterations to a listed building should be assessed on the basis of the potential loss of original fabric and whether the proposed modifications will undermine the property's architectural or historic significance. The general premise should be based on the principle of 'minimum intervention' to avoid the loss of authentic fabric and finishes which contribute to the perceived value of the building.

It is recognised that the interior of a listed building can often make a significant contribution to its character and perceived importance so any proposal to alter it needs careful consideration with respect to the impact on existing fixtures, layout and decoration. Room configurations and floor plans are an important physical record of the original design principles in context to the purpose, fashion and functional requirements of the building.

The desire to facilitate increased living space is appreciated but this should not be at the cost of removing existing partitions and thereby a physical record of the previous interrelationship of the rooms.

A concern is therefore raised about the wholesale removal of the existing walls on the ground floor along with the stair being replaced with a central spiral stair. Also, the idea of 'knocking through' the first floor of the original fisherman's cottage along with the proposed removal of all the existing fittings and fixtures in the two bedrooms could not be supported.

#### *Externally*

The principle of replacing the extension with a structure of a larger footprint could be potentially conceded on account that historic maps suggest that the listed building previously had two ancillary structures on its southern gable. However, it should be noted that additions require to be carefully designed to sit well with the existing building, and also not result in significant amenity impacts to neighbouring properties.

An extension to the property should sit subservient to the original cottage to ensure the character and prominence of the original cottage would remain.

The introduction of dormers to improve head height in the building could potentially be supported if they were of an acceptable design and scale, and would not result in a loss of privacy to neighbouring properties.

I would be happy to enter into further pre-application discussions to review proposed plans.

#### Conclusion

In conclusion, the applicant should be advised to address the concerns raised above to align with the principles of minimum intervention. As the proposal currently stands, this would not comply with policies P3, HE1 and HE2 of the Aberdeenshire Local development Plan 2023, nor policies 14 and 7 of National Planning Framework 4 due to the proposal taking on a design form which is not considered to be suitably designed and scaled for the listed building and historic setting.

If you decide to proceed with an application, details of fees can be found [here](#) and you can apply using the ePlanning Scotland [Portal](#) or alternatively you can print off the forms and return these to us with the relevant fee, plans and supporting information (see Appendix). Please note that any need to place an advertisement in the press will require an additional fee that must be paid before any decision can be issued. Further guidance on how to submit a planning application can be found via this [link](#).

Please note that the above comments and advice are given strictly without prejudice to the eventual decision of Aberdeenshire Council on any formal planning application. Whilst every effort has been made to provide you with accurate professional advice, the Council is not bound by this advice in the event of submission of a formal application.

Only at that stage will the Council be in receipt of all the necessary information and received all technical consultations. Furthermore, neighbours and other members of the public have a right to make representations. Such representations and

consultation responses will be taken into account when a planning application is determined. Please be aware that the decision may be taken by a planning officer or by the relevant committee. Aberdeenshire Council aims to determine applications of this type within the statutory 2 month period from the date of validation. Where this is not possible, for whatever reason, we will endeavour to keep you updated on the progress of your application.

If you require clarification on any points covered in this response, please do not hesitate to contact the officer named at the top of the letter. Please note that a substantially different proposal or site, or a significant delay in coming back to us, may require submission of a new enquiry. If there has been a change in planning policy or interpretation, our advice may also be different.