



From mountain to sea

Udny Green

Conservation Area Appraisal

July 2023

Visit [aberdeenshire.gov.uk](https://www.aberdeenshire.gov.uk)



Contents

1	Introduction	4
1.1	Implications of Conservation Area Designation	4
1.2	Purpose of this Document	5
2	Justification for Udny Green Conservation Area	7
3	Historical Development	8
3.1	Location	8
3.2	Early History	8
3.3	18 th Century	9
3.4	19 th Century	10
3.5	20 th Century	11
3.6	1950 to Present Day	12
4	Townscape Appraisal	13
4.1	Topography	13
4.2	Gateways	13
4.3	Conservation Area Boundary and Edges	14
4.4	Character Areas	15
4.5	Plot and Street Pattern	16
4.6	Architectural Character	17
4.7	Buildings at Risk	18
4.8	Condition	18
4.9	Townscape Detail	18
4.10	Building Materials	19
4.11	Landscape and Trees	20
5	Appendices	23
5.1	Appendix I – Conservation Area Boundary Map	24
5.2	Appendix I – List of listed buildings within the conservation area	25
5.3	Appendix II – List of addresses within the conservation area	26
5.4	Bibliography	27

1 Introduction

The local authority has a statutory (legal) duty to review existing conservation areas and review settlements that have been identified as potential conservation areas. It is proposed by Aberdeenshire Council to review the Udny Green Conservation Area.

This document provides a full review of the settlement, identifying the special characteristics of its history, development, architecture and appearance. This will then be used to determine whether the settlement is still worthy of conservation area status and to also inform planning advice.

This document is designed to be used as part of a public consultation process with the local community. It will form part of the reporting to committee where a final decision on whether to adopt the proposal is made.

1.1 What is a conservation area?

Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that for a settlement to be designated as a conservation area it must.

‘Be an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.

Aberdeenshire currently has over 40 conservation areas varying in character from central Stonehaven to the small coastal settlement of Pennan, all of which represent a grouping of buildings and open space which have one, some or all the following characteristics.

- special architectural or historic importance.
- distinct character.
- value as a good example of local or regional architectural style.
- value within the wider context of the village or town
- present condition, and the scope for significant improvement and enhancement.

1.2 Implications of conservation area designation

In a conservation area it is the buildings and the spaces between that contribute to the special character including buildings, structures, memorials, parks, gardens, landscapes, and trees. It is not always large change but small incremental change that can be damaging to our most attractive and sensitive settlements.

Therefore, building and property owners in a conservation area need to apply for planning permission for changes to the external appearance of their properties that would normally be classed as permitted development. However, to encourage

owners to care for their property this does not apply to 'like for like' repairs and maintenance.

Trees also often contribute significantly to the character of a conservation areas. It is an offence for any person to cut, lop, top, uproot, wilfully damage, or destroy any tree in a conservation area unless six weeks' notice has been given to the local authority.

Conservation Area Consent will also be needed for the demolition of any unlisted building over 115 cubic metres in size located within the Udny Green Conservation Area.

There may be other permissions required so please check with the local authority before undertaking works. The benefit of the planning application process is that the local authority can assess if an application preserves or enhances the special character of the settlement. It also gives the community an opportunity to comment on the proposal.

1.3 Purpose of this document

The Conservation Area Appraisal forms part of a suite of documents including a Conservation Area Management Plan. The purpose and function of these documents are detailed below.

Conservation Area Appraisal - this document provides a full review of the settlement. Identifying the special characteristics of its history, development, architecture, open space, landscape, and appearance. Otherwise known as a Townscape appraisal. It is used to assess if the settlement has a special character and if it is worthy of conservation area status. It is also used to identify any areas of enhancement and the proposed boundary.

Conservation Area Management Plan – this document builds on the information obtained as part of the appraisal process and lays out a detailed plan for the conservation, management, and enhancement of the settlement.

Should the proposal be adopted the appraisal and the management plan become supplementary planning advice to the policies set out in the Aberdeenshire Local Development Plan.

1.4 Community consultation

The draft documents are produced to form the basis of a public consultation exercise where those people most directly impacted are consulted on the proposal. This includes the local community, community groups, landowners, tenants, and other interested parties. Their views are sought not only on the proposal but also on how they view the settlement, what they deem to be important and the aspects of the settlement that matter to them. The community's views are then incorporated into the final drafts which is presented to committee.

1.5 Final approval of proposal

Once the final Conservation Area Appraisal and Management Plan have been drafted and a full, open and transparent public consultation process has been undertaken. The resulting recommendation is put forward to the relevant area committee for a final decision.



2 Justification for Udny Green Conservation Area

Udny Green was first proposed as a conservation area by the then Gordon District Council, outlining that the centre of the village should be designated a conservation area in the Gordon District Local Plan in 1980. An Udny Green Conservation Area Consultation Report was produced in 1984. As its name suggests, the settlement has the appearance of a traditional cluster of buildings around a village green, not a particularly common form of development in the north-east of Scotland. For this reason, the village has a very individual character, quite different from other settlements in the area. Although some of the buildings are relatively recent additions, the overall layout remains largely unaltered ensuring that Udny Green still merits its conservation area designation.



3 Historical Development

3.1 Location

Udny Green is situated on an unclassified road, with the main approach from the A920 and the B999, approximately 15 miles of Aberdeen and 7 miles west of Ellon. The village of Pitmedden is less than 2 miles to the north-east and Udny Station 2.5 miles to the south-east. Udny Green is situated in the parish of Udny, within the Formartine administrative district of Aberdeenshire, and is covered by the Udny Community Council.

3.2 Early History

The Udny family are believed to have held the barony from the early 13th Century, but the names of the earliest possessors have not been recorded. The first baron, Patrick de Uldeney, died in 1406. In the same year, Ronald, his son and successor, gave land lying between Bronie and Coullie Burns for the support of a chaplain of the Holy Trinity, in return for the chaplain saying daily prayers for Ronald's late father.

There is very little know about the settlement of Udny Green or the wider area until a parish was established by an Act of Parliament, passed on 19th December 1597 separating Udny from the surrounding parishes. There is evidence of a church dating from this time, inevitably playing an important role in the village. This church was dedicated to Jesus Christ, being replaced around 1600 by a new building of a simple design within the present churchyard. This new church was renamed Christ's Kirk and it is thought that this church is the "Christ's Kirk on the Green" referred to in an ancient poem describing the place where King James I witnessed "rustic sports".

The succeeding generations enlarged the estate from time to time, although it is known that from 1574 William Udny of Udny had financial difficulties and made over much of his estate to his brother and sold other parts. His son took over in 1604 but was also forced to sell parts of the estate and eventually the remainder came into the hands of the younger brothers, Robert and John Udny, who were successful business merchants in Amsterdam. Robert died without heirs and John continued with the estate. He had made considerable money in Amsterdam and purchased the land and baronies of Belhelvie and Newburgh. In 1636 at the time of the religious disputes between Charles I and the Covenanters, John became involved as a follower of the Gordons of Huntly, who were the chief anti-Covenanters, along with John Gordon of Haddo and Sir Alexander Irvine of Drum.

In 1664, John's son, Alexander succeeded his father and in 1685 received permission from Parliament to hold fairs at Newburgh and Udny. At Udny, a fair was to be held on the third Tuesday in September and to continue for 3 days. Around 1696 Udny Green was known as Kirkton of Udny with a population of 17 people.

Alexander Udny of Udny, the succeeding son, was responsible for many improvements on the estate, including a plan for irrigating the meadows and considerable tree planting. The avenues of trees commonly known as the "Walks of Udny" were laid out in his time, though the inner rows of trees have since been felled.

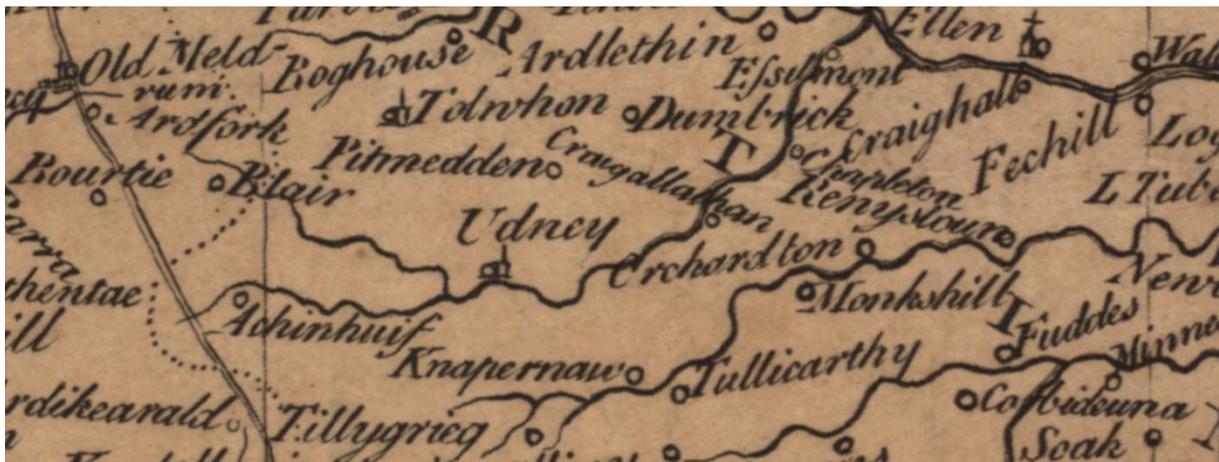
From this time, the succession passed between different branches of the family and the estate has been considerably reduced in order to raise money to pay death

duties. The Castle of Udny is thought to have been built during the 16th Century and would have looked then very much as it does today with the tower standing 100 feet high and the walls thick enough to contain bed spaces.

3.3 18th Century



Roy Highlands 1747-52 – Showing the “Walks of Udny”



James Dorret 1750

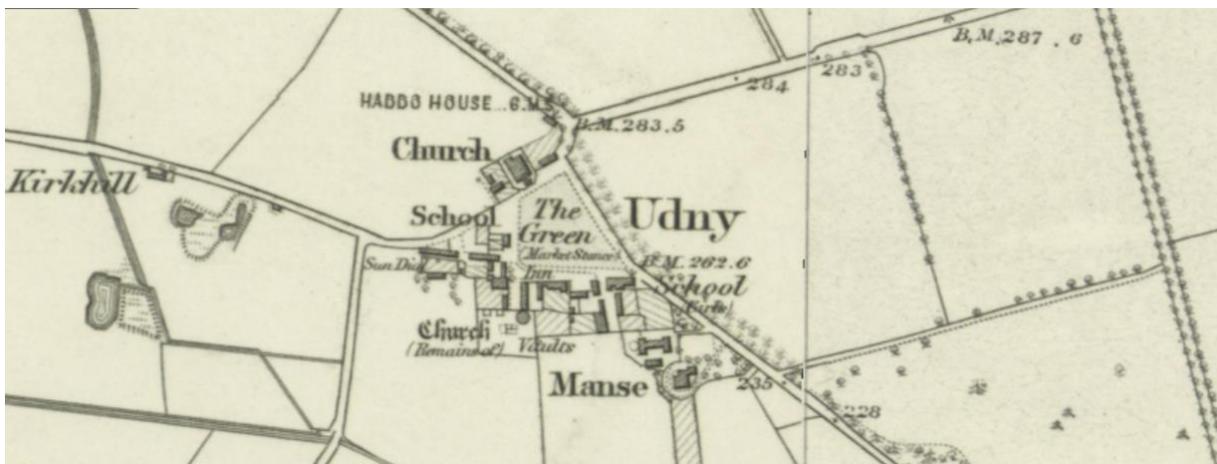
During the 18th Century Udny is depicted at Udny on mapping. There were two schools in Udny, a parish school and a second school described by the Rev John Leslie in 1845 as an “other on the teachers own venture”. The headmaster of the parish school had the schoolhouse which was constructed in 1786. Throughout the 18th and 19th Centuries, the village school gave rise to a certain amount of fame and prestige for the small village of Udny Green. George Bisset was appointed schoolmaster of the parish of Udny in 1784 and was responsible for the school’s early success. In 1786 he added a boarding establishment to the school, naming it the Udny Academy.

Under George and his son James, the Academy became a very important preliminary school and attracted many sons of country gentlemen, giving them an education sufficient for entry to university. The school was attended by 20-30 gentlemen’s sons, who were provided board and education for 13 guineas a year. It was claimed that by 1845 there was no-one in the parish over the age of 15 who could not read or write.

During this time the manse had been built to the south of the green, with construction finished in 1759. Further works were carried out to the building to have it repaired and enlarged in 1781. Christ's Kirk was partially rebuilt in 1760 and again received further repairs in 1786 however it was deemed to be too small by the current Rev Mr John Rose in 1791.

3.4 19th Century

During the 19th Century, many buildings which are still recognisable within Udny Green today were constructed, as can be seen by the Ordnance Survey map published in 1870. It is interesting to note that by this time the name of Udney had changed to Udny.



Ordnance Survey 1st Edition 1870

Christ's Kirk, located in the churchyard, had become too small to accommodate the growing parish population and although it had been renovated at the beginning of the 19th Century, it was eventually replaced in 1821 by the present church situated on the upper border of the green with a seating capacity of 750. The location on the north boundary of the parish was stated to be an inconvenience for those in the south of the parish by the Rev John Leslie.

Udny Green churchyard contains an excellent example of a morthouse, which was renovated in 1976/77 by Gordon District Council. The morthouse was erected around 1830, a period during which the worst activities of the Resurrectionists (or body-snatchers) were taking place. Their objective was to obtain human bodies for anatomical dissection and for medical education as no legitimate provision existed for this purpose at that time. The raiding of churchyards within easy distance of medical schools was a normal means of securing fresh bodies.

Several methods existed for protecting the bodies of the recently deceased. The simplest was to guard the churchyard for a week or two after burial and "watchhouses" were often built at the entrance to facilitate this. An alternative was the mortsafe, a large iron grill or case erected over the grave that was too heavy to remove, except by a squad of men. The most sophisticated method was the morthouse which, in Udny Green, was a solid circular granite building with a slated conical roof. The stout oak door had a protective bar arrangement for the keyhole. Inside, the coffin was placed on a revolving platform which was moved round one

space each time a new coffin was brought to the graveyard. By the time the first coffin reached the door again, the body was too decomposed to be of any use for dissection. However, it was never used as a morthouse as the Anatomy (Scotland) Act 1832 was introduced, rendered it obsolete. It was used to store ammunition during the Second World War.

Other prominent buildings were constructed during this time, including the Manse of Udny, the School House and the former Udny Arms Hotel. The Manse was built in 1851, not far from the graveyard, and was enlarged in 1885. Udny School House was constructed 1867 and The Udny Arms Hotel, now known as “Eat on the Green”, was constructed in 1800 from a former farmhouse which stood on the site. The design is not dissimilar to that of the Aberdeen Arms Hotel in Tarves. It is a simple yet imposing design.

Built five years after the Ordnance Survey map of 1870, the Udny Castle South Lodge was built in 1875, the same time as the baronial mansion was added to the tower house of Udny Castle, but these later additions were demolished, and the original tower restored in 1964-7.

3.5 20th Century



Ordnance Survey, 1928

The Ordnance Survey map published in 1928 shows a very recognisable Udny Green, with the South Lodge Gates to Udny Castle to the north of the settlement.

Further development continued throughout the 20th Century to achieve the settlement we have today, particularly with the addition of public buildings. A library was built to the west of the church in 1912, presented to the village by a local farmer. This was converted into a house in the 1960s, with a plaque on the building's frontage describing its former use. The Dr Spence Memorial Hall, also known as the Udny Parish Hall, was built for the use of the people of the parish and the church using funds which were raised locally. It was opened in a ceremony on 29th September 1937 by the Marquis of Aberdeen Lord Lieutenant.

Following the end of the First World War, and the considerable number of local lives lost throughout the parish of Udny, the Udny War Memorial was constructed in 1919 to the side of the church, overlooking the green.

3.6 1950 to Present Day

Udny Green has seen the expansion of the village through different housing developments over recent decades. The largest lie out with the boundary of the conservation area, with the majority having little visual impact on the historic core of the village due to the sloping contours of the land. Newer development, such as the school, Fleeman Park and the new cemetery to the east of the settlement are screened from the conservation area by a line of birch trees.

A new school was constructed in its current position in the 1960s resulting in the former school site lying vacant. Local authority housing (Academy Court) was constructed to replace the former school buildings. These are situated within the conservation area but constructed in a design of their time rather than in keeping with the existing buildings of Udny Green.

More recently, the former Smiddy building was restored, with two new builds constructed on the site of the bothy. The two new houses are of a simple design, echoing the scales and design of the surrounding buildings in Udny Green, one and a half storeys in height with pitched roofs with dormers and harled external walls.

4 Townscape Appraisal

4.1 Topography

There are some interesting features which form an important part of the character of Udny Green. Firstly, the green has been built into the contours of the sloping land, which gives it an irregular shape rather than the perfectly square grassed area which you might find in other towns and villages. The village is built into the slope, with many buildings being tucked out of view at the bottom of the green, as well as being screened by trees, creating an intimate settlement hidden in the landscape. Secondly, the impression of an estate, and the settlement's association with Udny Castle, has been achieved through the planting of the trees to the east of the green starting at the entrances to the settlement and following the road into the centre of the green and South Lodge gates. The drystone dykes which follow these tree lines further contribute to the appearance of an estate. The natural topography of the land helps to screen modern development within Udny Green, allowing a historic core to remain dominant.



4.2 Gateways

The five roads leading to the village are narrow and lined by high banks, topped with hedges or mature trees. Both are an indication of the age of the settlement, and, when travelling from the east, the straight road and the avenues of trees suggest that one is close to the heart of an estate which was planned and laid out centuries ago.

From the north, east and west approaches to the village, the road follows the boundary walls associated with the Udny Castle estate, culminating at the gate lodge on the entrance to the village, connecting the Udny Castle estate and the village. The drystone dyke and tree lined approach continues southwards. Out to the south-

west, the approach is more of a typical rural road with open agricultural land to either side.

Despite the characteristic and somewhat formal approaches to Udny Green, only the road from the south-west offers a long-distance view of the village. A traveller would certainly not suspect that the roads would open out to a wide-open space as they do.

Once within the centre of Udny Green, there is no direct view out along the five roads, each road has either a slight bend as it reaches the village, or it joins another road at an angle. Although the buildings only run along three sides of the green, the fourth is effectively filled in by a line of trees planted on a bank some three to four feet above the level of the green and there is also an avenue of mature trees in the distance.

From the centre of the village, the barriers on all sides and the lack of a long-distance view along any of the roads gives an impression of enclosure. Although enclosed, the green itself is spacious and from the top border of the green open countryside can be seen beyond the village.



4.3 Conservation Area Boundary and Edges

The existing boundary of the Udny Green Conservation Area follows the boundary lines of the pre-20th Century development and historic core as shown in historic mapping, following the treeline up the east side of the green to the South Lodge and gates. Newer housing developments within the village are not included within the boundary, except for Academy Court and No.3 & 5 Hawthorn Gardens. The boundary should provide a clear distinction between the historic core and the later phases of expansion, and therefore it is proposed that the boundary is reviewed to remove the two properties on Hawthorn Gardens from the Udny Green Conservation

Area. The former manse is not included within the conservation area. It is, however, designated as a listed building which provides statutory protection.

4.4 Character Areas

The most significant area of character within Udny Green is the green itself. It follows the natural contours of the land, therefore not following the pattern of a regular shape. In the “New Statistical Accounts of Scotland” (1834-1845 Vol.XII, dated 1845) it is noted that the green was the location of cattle fairs held three times a year within the Parish of Udny, which were well attended. Similar to Aboyne, also a Burgh of Barony, the development of the settlement has been laid out to surround the market area/green, with all properties positioned to face into the green.

As well as the collection of different buildings within Udny Green, there are significant areas of character which contribute to the conservation area, such as the church, the churchyard, the green and the South Lodge.

The church (Category B Listed) is the only building which rises above the height of the buildings in Udny Green making it the most prominent building within the settlement. The positioning of the church in this way signifies its importance within the community. Originally the church was located within the old graveyard but was rebuilt in this position on the northern side of the green in 1821 by architect John Smith. This elevated position along with the height of the structure makes it appear to tower over the green. To the right of the church is the Udny War Memorial, overlooking the green. The memorial is a figure of a service man in mourning pose carved from granite, with the plinth carved by Frank Coutts, Udny, in 1919.



Udny Churchyard (Category C Listed) is a large enclosed rectangular graveyard, which slopes downwards to the south. It is now closed for new burials and a newer cemetery at the east of the village is now in use. The lower section of the graveyard was the original position of the village church, a thatched building of which no trace remains. The churchyard has a morthouse (Category B Listed) which is not unusual in Aberdeenshire, however it is of a design which is not found anywhere else in north-east Scotland. The morthouse was built in 1830, a time when the body-snatchers were rife looking to obtain human bodies for anatomical dissection for medical education.

The grand South Lodge and gate entrance to Udny Castle are set slightly out of the village green setting and are set back from the road and are decorative but not over dominant. The lodge has heavy bargeboard eaves and a double chimney in the centre of the roof. The lodge and gate give the reminder of the connection between Udny Castle/estate and the settlement.



4.5 Plot and Street Pattern

The layout of Udny Green is what defines its character, with its neat layout set around a large village green. There is no continuity to the size of the dwellings, however they all face inwards to the green with little or no front gardens; gardens are either to the side or rear. Boundary treatments within the settlement generally follow two patterns: open to the roadside, with evidence of previous boundary treatments

with low borders or fully open to the pavement/roadside; or having low stone walls with railings enclosing a small garden.

Little alteration to dwelling size and position appears to have occurred since the Ordnance Survey First Edition Map (1842-1882). A small number of buildings have been demolished over the years and replaced, such as the former school. Others, such as the Dr Spence Memorial Hall, have been extended, but with little impact on the overall appearance of the village.

The buildings are regularly spaced out and in line with adjacent properties while the scale of the buildings following a certain regularity.

4.6 Architectural Character

Udny Green has a strong vernacular character which comes from the variety of buildings situated around the green, from the single storey residential cottages to the traditional one and a half storey architecture typical of rural Aberdeenshire. The variety of design comes from every building having been built for individual purposes, i.e. inn, smiddy, hall, school, manse, church, typical of a burgh of barony developing through the 18th and 19th Centuries.

There are 15 buildings in the Udny Green Conservation Area, excluding Academy Court, which have all been constructed with the use of natural local building materials with traditionally steep roof pitches, providing cohesion between the properties. The older buildings are constructed of coursed granite rubble while some of the later buildings are smooth granite block. Like the variety of buildings, there is a variety of size and shape of windows and dormer design and ornamentation. The Dr Spence Memorial Hall has a very modest appearance, giving a domestic feel, despite the scale of the building to the rear. This ensures it is in keeping with the simple traditional cottages on the south side of the green. On the west side, the two-storey schoolhouse balances the height of Eat on the Green. Despite these differing designs, the collection of buildings fit together to create an attractive village with a unique character.



4.7 Buildings at Risk

There are no buildings or properties in Udny Green that are on the Buildings at Risk Register.

4.8 Condition

Udny Green is an attractive and very well-kept village. There are very few negative factors that detract from the general appearance of the village, with great care being applied to these buildings.

A small area for improvement could be to the garage/store to the left of the churchyard entrance. This building has an asbestos roof, a material not in keeping with the conservation area.

The dwellings of Academy Court were built during the 1970s and were constructed in a design common of their time, rather than following the traditional pattern of other properties. However, some traditional elements have been incorporated into their design, such as slate roofs, stonework and timber windows and doors, allowing them to sit comfortably within the conservation area. However, there have been alterations to these buildings over time which has resulted in them becoming detached from the conservation area.

The village benefits from the vast majority of properties having timber windows, albeit a variety of designs can be found. There are a small handful of uPVC windows which are found on the newer bungalows at Academy Court, and which are not in keeping with the character of the area. Similarly, the introduction of roof lights, where roof space has been converted, has seen oversized modern design rather than conservation style roof lights installed.

Throughout Udny Green there is a large use of cast iron rainwater goods which is suitable for conservation areas keeping within the character of the historic settlement. There are however a considerable number of properties with uPVC rainwater goods noted at Academy Court, which are not in keeping with the character of the historic settlement.

Udny Green also benefits from having a very small number of satellite dishes and no visible solar panels within the settlement. Items such as these can have a detrimental effect on the streetscape.

4.9 Townscape Detail

The street furniture within Udny Green complements the small village well. The introduction of cast iron street signs, heritage style lantern street lighting, wooden benches and the retention of the red phone box are all appropriate in a setting such as this and should be further encouraged. The bus stop has been constructed of granite walls with a slate roof, which positively contributes towards the historic setting of the village.

There have been newer additions to the street furniture with a plastic waste bin positioned outside the village hall, the bus stop sign adjacent to the bus shelter, and newer style street lighting which are considered inappropriate in this setting. Similarly, a standard yellow grit bin is found within the settlement which is also not complementary to the character and appearance of the conservation area.

4.10 Building Materials

Traditional materials to be found in the conservation are:

- Cast Iron
- Dressed Timber
- Scotch/Welsh Slate
- Clay Chimney Pots
- Granite
- Lime Mortar, Harl and Wash.
- Lead

Modern materials are also found in conservation areas and are associated with later repair and improvement works. They are not a direct replacement of existing traditional materials, and would not be sympathetic to the character of Udny Green including:

- Corrugated Cement Sheet (Asbestos entrained)
 - Mineral Roofing Felt
 - Concrete Block
 - Galvanised Steel
 - Extruded Plastics
 - uPVC
 - Cement Mortar, Harl & Render
 - Pre-Cast Concrete Elements
 - Acrylic Paints
-

4.11 Landscape and Trees

Trees were planted on the Udny Estate during the 18th Century by Alexander Udny, who was responsible for many improvements to the estate. One such improvement was the irrigation of the meadows and introduction of considerable tree planting. This saw avenues of trees, commonly known as the “Walks of Udny”, planted. These can be seen on Roy’s Highland maps of 1747-1752.

By the 19th Century this had been altered, as can be seen on the Ordnance Survey (OS) 1st Edition 1870 map, showing a tree boundary to the east of the conservation area boundary, and again on the OS Map 1900 with the further planting around the church and the South Lodge/gate.

The tree line from the 19th century mapping still survives and makes a positive contribution to the Udny Green Conservation Area by providing the feel of being in a country estate village and providing invaluable screening from newer development within the village.

There are no Tree Preservation Orders (TPOs) within the Udny Green Conservation Areas however the trees within the Conservation Area are protected and require a six-week notification to Aberdeenshire Council of any proposed works or felling.



4.12 Aspects of the settlement vulnerable to climate change

The most prevalent challenge for Udny Green is severe weather and the impact this can have on traditionally constructed properties from warmer winters, frequent intense rainfall and high winds and storms. Regular maintenance and carefully designed alterations to a property can ensure that the building is protected from the

worst of these. More information can be found in Historic Environment Scotland's Climate Change Adaptation for Traditional Buildings

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=a0138f5b-c173-4e09-818f-a7ac00ad04fb>

4.13 Aspects of the built heritage that would benefit from a holistic approach to energy efficiency

Buildings that already exist represent a significant past investment in carbon spent during the building's construction, including extraction of materials, manufacture, transport, installation, and waste generated during its construction. By retaining an existing building, you save the embedded carbon in its original construction and do not add to its carbon cost through the process of demolition.

Retrofitting a traditional building in a material that has a high carbon cost in production or is incompatible with traditional construction could be counter intuitive. Historic Environment Scotland promote a holistic approach to emissions reduction.

- 1) Reduce your heat loss – this covers aspects such as ensuring your external fabric is in well maintained to avoid damp. Ensuring windows and doors are in good condition or improved in a sustainable manner. Ensuring the property is well insulated.
- 2) Improve space and water heating – this can include looking at more efficient heat sources i.e. using your fireplaces, biomass, ground source heat pumps, air source heat pumps or even just a more efficient boiler.
- 3) Electricity generation – this should always be carried out last, there is no point installing solar panels, wind power or hydro power until you have first undertaken steps 1 and 2.

4.14 Buildings, structures, and spaces identified by the community as important

At the time of writing, the Udny Green Parish Church has recently been sold by the Church of Scotland to a private owner in their efforts to streamline their building stock by merging congregations and selling redundant buildings and churches. The Parish Church is a prominent structure within the settlement, built on the highest point overlooking the green, therefore efforts must be made to preserve the building and its historic significance. Any proposals for alteration to the structure which may materially affect its character must be the subject of an application for consent to the Planning Service.



5 Appendices

5.1 Appendix I – Conservation Area Boundary Map





© Crown Copyright and database rights 2023. OS Licence No. 0100020767

Scale - 1:1250
28 June 2023



5.2 Appendix I – List of listed buildings within the conservation area

HES Reference	Statutory Title	Category
LB15950	Udny Parish Church (Christ Church)	B
LB15953	Udny Schoolhouse Udny Green (West Side)	C
LB15951	Udny Mort-House	B
LB15952	Udny Churchyard	C
LB15954	Udny Arms Hotel Udny Green (South Side)	C
LB15918	Smiddy Cottage Udny Green (South Side)	C
LB15919	Primrose Cottage Udny Green	C

5.3 Appendix II – List of addresses within the conservation area

Udny Parish Church, Udny Green, AB41 7RS

Schoolhouse, Udny Green, AB41 7RS

Eat on the Green, Udny Green, AB41 7RS

Shoemakers Cottage, Udny Green, AB41 7RS

Exchange Cottage, Udny Green, AB41 7RS

Smithy Cottage, Udny Green, AB41 7RS

The Smithy, Udny Green, AB41 7RS

The Bothy, Udny Green, AB41 7RS

10 Manse Road, Udny Green, AB41 7RT

Primrose Cottage Udny Green, AB41 7RS

Rae's Cottage, Udny Green, AB41 7RS

Norcroft, Udny Green, AB41 7RS

Old Library, Udny Green, AB41 7RS

1 Academy Court, Udny Green, AB41 7RU

2 Academy Court, Udny Green, AB41 7RU

3 Academy Court, Udny Green, AB41 7RU

4 Academy Court, Udny Green, AB41 7RU

5 Academy Court, Udny Green, AB41 7RU

6 Academy Court, Udny Green, AB41 7RU

7 Academy Court, Udny Green, AB41 7RU

South Lodge, Udny Castle, Udny Green, AB41 7RR

Dr Spence Memorial Hall, Udny Green, AB41 7RS

3 Hawthorn Gardens, Udny Green, AB41 7RZ

5 Hawthorn Gardens, Udny Green, AB41 7RZ

5.4 Bibliography

- The Statistical Accounts of Scotland 1791-1845. *Udny, County of Aberdeen, OSA, Vol. IV. 1792*, University of Edinburgh, accessed 16 June 2022, <https://stataccscot.edina.ac.uk/static/statacc/dist/viewer/osa-vol4-Parish_record_for_Udny_in_the_county_of_Aberdeen_in_volume_4_of_account_1/>
 - *The Statistical Accounts of Scotland 1791-1845. Udny, County of Aberdeen, NSA, Vol. XII, 1845*. University of Edinburgh, accessed 16 June 2022, <https://stataccscot.edina.ac.uk/static/statacc/dist/viewer/nsa-vol12-Parish_record_for_Udny_in_the_county_of_Aberdeen_in_volume_12_of_account_2/>
 - Gordon District Council, January 1984. Udny Green Conservation Area Consultation Report.
-

For further information concerning the contents of this document, contributions for its improvement or any matters concerning conservation areas or listed buildings, contact the Historic Environment Team.

Historic Environment Team,
Aberdeenshire Council,
Gordon House,
Blackhall Road,
Inverurie
AB51 3WA

Aberdeenshire
COUNCIL

