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To: Councillor Milne, Convener; Councillor Finlayson; Vice Convener; and Councillors Boulton, Corall, Cormie, Crockett, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Jennifer Stewart, Stuart and Thomson.

Town House,
ABERDEEN 7th January 2015

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 15 JANUARY 2015 at 10.00 am.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION, INCLUDING THOSE NOT IN THE REPORT PACK, ARE AVAILABLE TO VIEW IN THE MEMBERS' LIBRARY

- 1 Determination of Exempt Business
- 2 Minute of Meeting of the Planning Development Management Committee of 04/12/14 - for approval (Pages 1 - 8)

PLANNING APPLICATIONS WHICH ARE THE SUBJECT OF WRITTEN REPORTS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 3 Co-op Earnsheugh Road - Installation of Refrigeration / Plant Unit to existing Rear Yard of Retail Store - 141589 (Pages 9 - 26)

WHERE THE RECOMMENDATION IS ONE OF REFUSAL

- 4 3 South Avenue - Cults - Erection of 4 Dwellings - 140568 (Pages 27 - 86)

OTHER REPORTS

- 5 Conservation Area Character Appraisals CHI 14/091 (Pages 87 - 230)

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Should you require any further information about this agenda, please contact Martin Allan on 01224 523057 or email mallan@aberdeencity.gov.uk

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 4 December 2014. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Cameron (as substitute for Councillor Corall), Crockett, Dickson, Donnelly (as substitute for Councillor Boulton), Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Jennifer Stewart, Stuart, Thomson and Townson (as substitute for Councillor Cormie).

The agenda and reports associated with this minute can be found at:-

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MIId=2888&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

DETERMINATION OF EXEMPT BUSINESS

1. The Committee was requested to determine that the following item of business, which contained exempt information as described in Schedule 7(A) of the Local Government (Scotland) Act 1973, be taken in private:-

Item 4.1 – 25-29 Queen’s Road.

The Committee resolved:-

in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting during consideration of the aforementioned item of business (Article 8 of this minute refers) so as to avoid disclosure of exempt information of the classes described in paragraph 12 of Schedule 7(A) of the Act.

WELCOME

2. The Convener explained that Councillor Crockett was now a member of the Planning Development Management Committee, and welcomed him accordingly.

MINUTE OF MEETING OF PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 6 NOVEMBER 2014

3. The Committee had before it the minute of its previous meeting of 6 November 2014.

The Committee resolved:-

to approve the minute as a correct record.

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STONEWOOD ESTATE, MARKET STREET, STONEYWOOD - 141316

4. With reference to Article 2 of the Minute of Meeting of the Development Management Sub-Committee of 29 September 2011, the Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Committee approve the application to vary condition 16 (l) to amend the number of houses that may be occupied on the application site from 50 houses to 140 houses, subject to the following conditions:-

(i) That no more than 140 houses on the application site shall be occupied unless the scheme of improvements to the junction at Stoneywood Road/Stoneywood Terrace/Market Street, as shown on SBA drawing number A064659/A/SK001, or such other drawing as may subsequently be approved in writing for the purpose by the planning authority, has been implemented and is fully operational; (ii) that in addition to (i) above; (a) that the development access on the south side of Stoneywood and Junction RJ3 (as shown on p28 of the Design and Access Statement and SBA drawing number AO64659/A/SK005 or such other drawing as may be approved in writing for the purpose by the planning authority) shall be constructed prior to the occupancy of any individual development plot but need not be made available for public use until completion of all houses on development Blocks S1a and S1b; (b) that Junction RJ4 (as shown on p28 of the Design and Access Statement and SBA drawing number AO64659/A/SK002 or such other drawing as may be approved in writing for the purpose by the planning authority) shall be constructed but need not be made available for public use until completion of all houses on Development Blocks S2, S3 and S4; and (c) that Junction RJ5 (as shown on p28 of the Design and Access Statement and SBA drawing number AO64659/A/SK004 or such other drawing as may be approved in writing for the purpose by the planning authority) shall be constructed but need not be made available for public use until completion of all houses on Development Block S5; (iii) that no individual development plot in Blocks S2, S3 and S4 shall be occupied unless the development access on the south side of Stoneywood Terrace and junction RJ3 shown on p28 of the Design and Access Statement and SBA drawing number AO64659/A/SK005 or such other drawing as may be approved in writing for the purpose by the planning authority, together with their associated link roads have been constructed and are available for public use; (iv) that no individual development plot in Blocks S5 shall be occupied unless the development access on the south side of Stoneywood Terrace and junction RJ4 shown on p28 of the Design and Access Statement and SBA drawing number AO64659/A/SK002 or such other drawing as may be approved in writing for the purpose by the planning authority, together with its associated link road has been constructed and is available for public use; and (v) that no individual development plot in Block S6 shall be occupied unless junction RJ5 shown on page 28 of the Design and Access Statement and SBA drawing number SK004, or such other drawings as may be subsequently approved in writing for the purpose by the planning authority, and link road through Block S5 have been constructed, are available for public use and are fully operational.

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The Committee resolved:-

- (i) to request that officers explore all means of publicising planning applications in the local media; and
- (ii) to approve the recommendation.

NORTH DEESIDE ROAD, OPPOSITE INTERNATIONAL SCHOOL - 141260

5. The Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Committee **refuse** the application in respect of planning permission for the erection of three detached properties and landscaping within the site at North Deeside Road (opposite the International School), on the following grounds:-

- (i) That the site lies within the Green Belt which is defined to protect and enhance the landscape setting and identity of urban areas and in which there is a presumption against most kinds of development with only limited exceptions. The proposed development does not comply with any of the specified exceptions to the presumption against development within the Green Belt, and would lead to the erosion of the character of the Green Belt which would adversely affect the landscape setting of the City. The proposal therefore does not comply with Policy NE2 (Green Belt) of the Aberdeen Local Development Plan, Policy NE2 (Green Belt) of the Proposed Local Development Plan or Scottish Planning Policy. If permitted, this application would create a precedent for more, similar developments to the further detriment of the objectives of the Green Belt policy, when sufficient land has been identified for greenfield housing through the development plan; (ii) that the site lies within land designated as Green Space Network which the Council seeks to protect, promote and enhance the wildlife, recreational, landscape and access value of. The proposed development would detrimentally erode the character or function of the Green Space Network and as such is contrary to Policy NE1 (Green Space Network) of the Aberdeen Local Development Plan and Policy NE1 (Green Space Network) of the Proposed Local Development Plan, and (iii) that the proposed residential dwellings, because of their design, would be unsatisfactory in this location taking account of the prevailing character of the immediate Pitfodels Conservation Area, in that they have not been designed with due consideration for their context. The introduction of the three identical houses, the loss of the area of Green Belt and Green Space Network would have a significantly detrimental impact on the character of this part of the Pitfodels Conservation Area in that the development would not preserve or enhance the Conservation Area. The proposals do not comply with Policies D1 (Architecture and Placemaking), D5 (Built Heritage) or NE5 (Trees and Woodlands) of the Aberdeen Local Development Plan, Policies D1 (Quality Placemaking by Design), D4 (Historic Environment) or NE5 (Trees and Woodlands) of the Proposed Aberdeen Local Development Plan, Scottish Planning Policy or Historic Scotland's Scottish Historic Environment Policy.

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The Convener, seconded by Councillor Greig, moved:-

That the recommendation contained in the report be approved.

Councillor Malik, seconded by Councillor Thomson, moved as an amendment:-

That the application be approved as the proposal did not represent overdevelopment of the site, would enhance the conservation area and would allow for better connectivity in the area, specifically in relation to access to the old Deeside Railway, subject to the following conditions:

- (i) That no development shall take place within the application site unless a full programme of works relative to the realignment of the core path along the eastern boundary of the site (to include but not limited to time lines for path closures and undertaking work, specification of path, soft and hard landscaping, and protective fencing during construction stage) has been submitted to and approved in writing by the planning authority. Thereafter, the path shall be implemented in full accordance with the approved details and be available for public use prior to, and during, any other construction works within the application site – in order to ensure the use of the core path is disrupted as little as possible and upgraded to the best possible standard;
- (ii) that no development shall take place within the application site unless the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority - in the interests of protecting items of historical importance as may exist within the application site;
- (iii) that no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority an updated detailed scheme of landscaping for the site, which scheme shall include measures for the protection of all existing trees on site in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting which should correspond with any discussions relative to condition 1 - in the interests of the amenity of the area;
- (iv) that all planting, seeding and turfing comprised in the approved scheme of landscaping relative to the individual house plots shall be carried out in the first planting season following the completion of the development, whilst the planting relative to the amenity landscaped area outwith the residential plots should be carried out in advance of any construction works relating to the new houses. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area;
- (v) that no development pursuant to the planning permission hereby approved shall be carried out unless a

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plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the planning authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation - in order to preserve the character and visual amenity of the area; (vi) that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the planning authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development; (vii) that a new access onto North Deeside Road shall be constructed, generally in accordance with the plan layout shown on Drg. No. 104591/0002 Rev. D, which shows a bellmouth radii of 6.0m. There shall be a refuse bin storage area provided on the west side of the access, located behind the wall at the rear of the footway. The wall on the east side of the proposed access needs to be realigned over approximately 10m to provide the required visibility splay of 2.4m x 120m – in the interests of road safety; (viii) that a 5.0m wide access road shall be constructed, generally in accordance with Drg. No. 104591/0002 Rev. D (which shows the plan layout) and Drg. No. 104591/0003 Rev. A (which shows the proposed vertical geometry); and (ix) that a minimum of three car parking spaces shall be provided adjacent to each house, with adequate turning space so that cars can enter and leave the access road in forward gear.

On a division, there voted:- for the motion (5) – the Convener; and Councillors Greig, Jean Morrison, MBE, Jennifer Stewart and Sandy Stuart; for the amendment (10) – the Vice-Convener and Councillors, Cameron, Crockett, Donnelly, Dickson, Jaffrey, Lawrence, Malik, Thomson and Townson.

The Committee resolved:-

to adopt the motion.

AIRYHALL HOUSE, LAND NORTH OF CRAIGTON ROAD, PITFODELS - 131354

6. The Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Committee **refuse** the application in respect of planning permission for the construction of five terraced houses and associated site works at Airyhall House, Craigton Road, Pitfodels, on the following grounds:-

- (i) That the proposal would not preserve or enhance the character and appearance of the conservation area, being detrimental to that character and

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appearance due to (a) the inappropriate location, form, design and external finishing materials of the proposed houses; (b) the inappropriate density of development and juxtaposition with adjacent buildings resulting in a pattern of development that is not reflective of or in keeping with the area; and (c) the loss of green space, all of which would be contrary to Scottish Planning Policy, Scottish Historic Environment Policy and Policies D1 (Architecture and Placemaking), D2 (Design and Amenity), D5 (Built Heritage), and D6 (Landscape) and the associated supplementary guidance of the Aberdeen Local Development Plan and Policies D1 (Quality Placemaking by Design), D2 (Landscape), D4 (Historic Environment) and H1 (Residential Areas) of the Proposed Aberdeen Local Development Plan; and (ii) that the proposal would be contrary to Policy LR1 of the Aberdeen Local Development Plan in that the proposal would exceed the number of residential units allocated for the area, to the detriment of the character of the area arising from the inappropriate density of development.

The Committee resolved:-

to approve the recommendation to refuse the application, as detailed in the report.

CONFIRMATION OF TREE PRESERVATION ORDER NUMBERS 131, 150, 191, 192, 218

7. The Committee had before it a report (CHI/14/043) by the Director of Communities, Housing and Infrastructure which asked that the Committee confirm the making of provisional Tree Preservation Orders.

The report explained that the exact details of the trees were as follows:

- Tree Preservation Order Number 131, Station Road, Dyce
- Tree Preservation Order Number 150, 40 Culter House, Milltimber
- Tree Preservation Order Number 190, 299 Queen's Road
- Tree Preservation Order Number 191, Former Raeden Centre
- Tree Preservation Order Number 218, Former Hilton Nursery School

The report recommended:-

That the Committee confirm the making of Tree Preservation Orders 131, 150, 191, 192 and 218 without modifications, and that the Head of Legal and Democratic Services attend the requisite procedures.

The Committee resolved:-

to approve the recommendation contained in the report.

In accordance with the decision recorded under Article 1 to this minute, the following item was considered with the press and public excluded.

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25-29 QUEEN'S ROAD, ABERDEEN - 140896

8. With reference to Article 10 of the minute of meeting of the Committee of 6 November 2014, the Committee had before it a report by the Head of Legal and Democratic Services which provided legal advice in relation to unauthorised works at 25-29 Queen's Road, Aberdeen.

The report provided background information on the case and explained that any powers that the Authority has can only be exercised after an Enforcement Notice has been served.

The report also provided details of the powers available after the period of notice under the Enforcement Notice has lapsed and if the Notice has not been adhered to. These include fixed penalty notices, prosecution proceedings and direct action.

The report recommended:-

that the Committee instruct officers in Legal and Democratic Services to issue a fixed penalty notice once an Enforcement Notice, served in connection with the current unauthorised works, is effective.

The Committee resolved:-

to approve the recommendation.

- **COUNCILLOR RAMSAY MILNE, Convener.**

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Agenda Item 3

141589

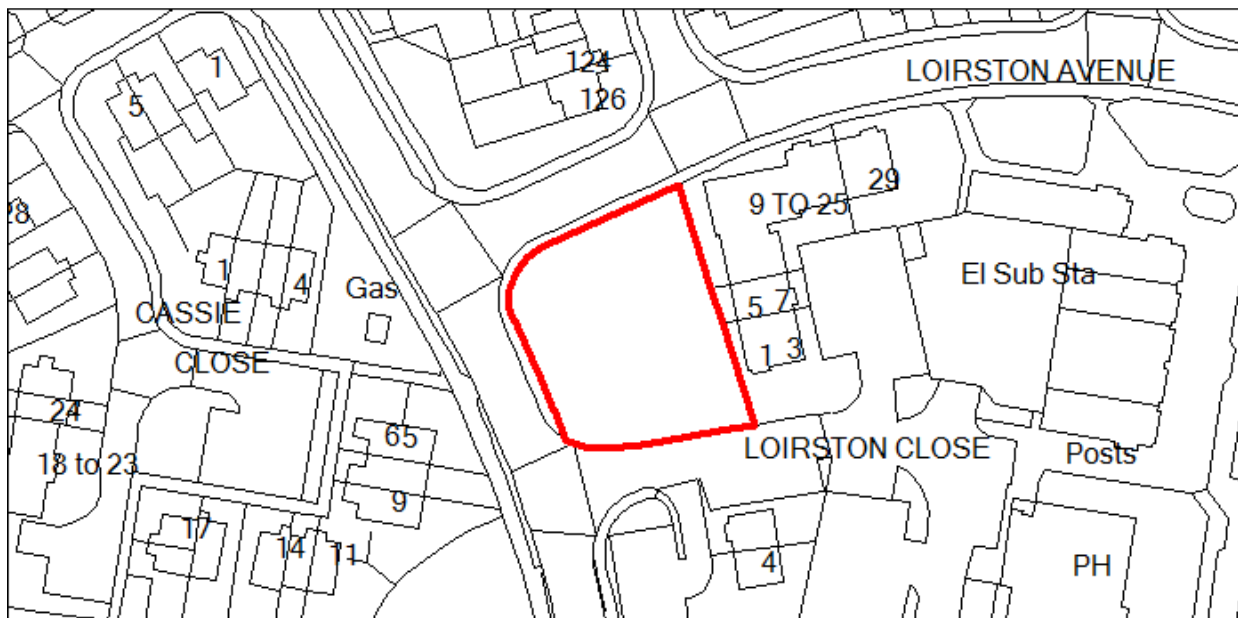
Planning Development Management Committee

THE CO-OPERATIVE, EARNS HEUGH ROAD,
COVE BAY

INSTALLATION OF REFRIGERATION/PLANT
UNIT TO EXISTING REAR YARD OF RETAIL
STORE

For: The Co-Operative Group

Application Type : Detailed Planning Permission	Advert : Can't notify neighbour(s)
Application Ref. : P141589	Advertised on: 26/11/2014
Application Date: 07/11/2014	Committee Date: 15 January 2015
Officer: Hannah Readman	Community Council : No response received
Ward : Kincorth/Nigg/Cove (N Cooney/C Mccaig/A Finlayson)	



RECOMMENDATION: Approve Subject to Conditions

DESCRIPTION

This rectangular site with an area of 963 square metres is situated adjacent to the village centre of Cove and is bounded within the three roads, Earns Heugh Road along its eastern boundary, Loirston Avenue to the north and Loirston Close to the south. The site is currently being developed to form a new convenience store. This application relates specifically to the south west corner of the site which will contain the service area. The surrounding area is predominantly residential with flats located directly to the east.

RELEVANT HISTORY

The site was formerly reserved by Aberdeen City Council as a site for village centre facilities, initially a library and subsequently a medical centre. These facilities have since been built nearby on alternative sites. Planning permission was granted in 1995 for a medical centre on this site but never built. The council apparently held an option over this site for a long time but this has been terminated and the site has now been offered for development.

Planning ref 120202 for the erection of a retail unit with associated car parking was refused by the Development Management Sub-Committee (visits) in July 2012 contrary to officer recommendations. The reasons for refusal were; *to refuse the application as the application will adversely affect the residential amenity, specifically the noise from the potential development would adversely affect neighbouring properties.*

That decision was appealed to the Scottish Government Directorate for Planning and Environmental Appeals in February 2013. Following a site inspection, the appeal was dismissed as it was felt the proposal would significantly detract from the existing residential amenity, specifically with regards;

- the impact of the 2m close boarded acoustic fence;
- the inadequacy of the noise assessment and the closeness of the delivery road to the eastern residential properties;
- the location of the refuse pick-up;
- switching off delivery vehicle mounted refrigeration units;
- plant noise.

A subsequent planning application ref 130652 for the erection of a retail unit with associated car parking was approved conditionally under delegated powers in September 2013. This is currently under construction.

PROPOSAL

Detailed planning permission is sought for the installation of a refrigeration unit within the service yard of approved permission ref 130652 which will be surrounded by a 2.4m high, timber painted fence. The unit will measure 1.5m in width, 2.6m in length and 2.6m in height.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=141589>

On accepting the disclaimer, enter the application reference quoted on the first page of this report.

- Noise Report

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because there have been eleven letters of objection received. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – No observations

Environmental Health – No objections subject to the requirements of the BRL noise impact assessment report of 12/2/14 being met by condition

Flooding – No observations

Community Council – No response received

REPRESENTATIONS

Eleven letters of objection have been received. The objections raised relate to the following material planning considerations:

- Noise
- Location of unit in proximity to homes
- Size of refrigeration unit

PLANNING POLICY

Aberdeen Local Development Plan

Policy H1 – Residential Areas

Within existing residential areas, proposals for non-residential uses will be refused unless: a) they are considered complimentary to residential use; or b) it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of the existing residential amenity.

Proposed Aberdeen Local Development Plan

The following policies substantively reiterate policies in the adopted local development plan as summarised above:

H1 – Residential Areas (H1 - Residential Areas)

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Impact on surrounding residential area

The proposed refrigeration unit will be concealed behind a fence on the south and west elevations, with only 20cm of the top of the unit being visible to the

public, and the retail unit to the north and east elevations. Therefore, the unit would have a neutral impact on the visual amenity of the area. The refrigeration unit would be located adjacent to the convenience store and approximately 20m from the nearest residential dwelling to the south and west and is therefore considered to be positioned in a suitable location that will not unduly disturb residential amenity. The noise generated by the unit will be negligible when compared to existing noise generated by traffic in the area and in that respect it is also worth noting that on reviewing the Noise Report, no observations were forthcoming from Environmental Health. Planning permission has been granted for a convenience store and it is considered that the refrigeration unit would not cause any additional conflict with or any nuisance to, the enjoyment of existing residential amenity.

Letters of representation

It is noted that the majority of objections came from residents out with the area and that the issues raised relate to the site as a whole which has already been granted permission, not specifically to this application.

Several letters of representation referred to the whole site. It is understood that these objectors were not aware that planning permission had been granted for a convenience store and thought that the refrigeration unit was going to occupy the whole site.

The non-material considerations raised in the objections, including; the impact on property values, the loss of a view, how would access the building, work being started without planning permission and the inconvenience of existing construction traffic – have not formed part of the evaluation of this application.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration

The foregoing can only be assessed on a case by case basis. In relation to this particular application, policy H1 *Residential Areas* substantively reiterates the guidance given from policy H1 Residential Areas in the adopted Local Development Plan.

RECOMMENDATION

Approve Subject to Conditions

REASONS FOR RECOMMENDATION

The refrigeration unit has been appropriately located so as not to have an adverse impact on the residential or visual amenity of the surrounding area. It is therefore compliant with Policy H1 (Residential Areas) of the Adopted Local Development Plan and the subsequent *Policy H1 (Residential Areas)* of the Proposed Local Development Plan.

CONDITIONS

It is recommended that approval is given subject to the following condition:

- (1) that the plant will meet the requirements of BRL noise impact assessment report of 12/02/14. Reason - in the interest of residential amenity.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2014 17:44
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Jennifer Caldwell
Address : 39E Fraser road
Aberdeen
Ab15 3Ue

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to this planning application on the grounds that excavation began before permission was granted. Furthermore it is in close proximity to many homes with young children and pets who while be severely sturbed as a result of a noisy building site and subsequent noisy refrigeration unit.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2014 15:34
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Ailieson Kerr
Address : 1 Heathlands Cottage
Kinellar
Aberdeen
AB21 0SG

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I 100% totally object to this planning application being granted on the grounds that this refrigeration unit is nowhere near the retail unit that it is supposed to supply but instead erected outside of residential houses front windows. Every resident is going to hear the constant drone of this unit and accessibility for any employee will be difficult. This structure has almost totally been erected without one thought to the people that live there. Had this been an individual residential application all surrounding neighbours comments and objections would have been sought before you could have put a brick in the ground. It is going to reduce the value of the property with this structure being sited here. If it was to go anywhere they should only be allowed to have this outside their back door. You do not see Asda or Tesco or the likes planting their refrigeration units outside the houses of the people who shop there! We will take this further and to the press, and highlight what the co-op are doing, they should not be allowed to get away with this and you as planners should not be granting this application or allowing construction beforehand! What is the point of having an objection process. I am appalled.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2014 13:19
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Alexis Shepherd
Address : 56 Hilton Terrace

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Absolutely disgraceful disruption to residents. such construction work will inevitably reduce prooerty values and very much upset the young families.under no ccircumstances should large organisatio have such disregard for people living near by - so much for an ethical company.

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 04 December 2014 21:13
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Martin Sherrit
Address : 6 Cassie Close
Cove Bay
Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : I am concerned that this plant will be located directly opposite out bedroom window. The noise that it makes will be audible in particular during the night when trying to sleep with a window open during the summer.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 20 November 2014 13:08
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Michael Kerr
Address : 5 Loirston Close, Cove
AB12 3AU

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I completely object to the development, this will have a large impact on my ability to sell my property not to mention the fact that it will also lower the value of my home and the rest of the residents homes in the area, it is completely unacceptable to me that this noisy eyesore will be allowed to be built directly outside my rear window, the building works have already woken me up several times, the heavy machinery onsite has literally shaken the foundations of my building. I think it is extremely unfair on the residents of the properties at Loirston close that this is allowed.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 30 November 2014 06:06
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Iain Houston
Address : 7a Castlevale,
Cornton,
Stirling
FK9 5NX

Telephone :

Email : [REDACTED]

type :

Comment : i feel that this planning proposal is totally wrong. It is too close to the homes of people next to the supermarket and would cause too much noise for those individuals living next to it!

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2014 08:42
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Amy rennie
Address : 30 fern drive
Portlethen
Aberdeen

Telephone : AB12 4Tb

Email : [REDACTED]

type :

Comment : I object due to the fact residents in surrounding areas will suffer for this, either due to the noise, the restriction in views or it will make selling of the flats surrounding more difficult or lower the value.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2014 10:09
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Ciara Moncur
Address : 5 St Michael's Way
Newtonhill

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to this planning permission. Already causing a large amount of noise and disruption out the window of my friend's flat and once erected will leave him with only a brick wall for a window.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2014 09:26
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Michael Howarth

Address: Dove Cottage

Udny Green

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to this application on the basis of the following:

- Restricting views from adjacent properties
- Noise pollution from unit
- better suitable locations in surrounding area

Kind regards

Michael

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2014 11:45
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Lauren Kerr
Address : Dove Cottage
Udny Green
Aberdeenshire
AB41 6RT

Telephone :

Email : [REDACTED]

type :

Comment : I am writing to object to this application. This unit would be built directly outside my brothers bedroom window making his view a brick wall and have the constant noise of a refrigeration unit directly outside his bedroom. My 2 year old son often stays over there and would be kept awake by this unit. It does not seem fair to allow a large refrigeration unit to be built directly outside a residential window. Already the excavation work that has taken place has been hugely disrupting and I don;t understand why they have been allowed to carry out that work with no warning to the residents and before the application has been approved. All this plus the fact it would be a huge eye sore on a main commuter road seems an obvious no.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2014 10:43
To: PI
Subject: Planning Comment for 141589

Comment for Planning Application 141589

Name : Jennifer crilly
Address : Flat p, 75 Rose Street
Aberdeen
AB10 1UH

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I completely object to this work being completed in such proximity to a busy residential area. This is unfair to begin work prior to planning permission being approved, the residents were not informed and their days have been rudely interrupted by noise and road disturbances. Please reconsider the location of this refrigeration unit out with the proximity of local houses.

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Planning Development Management Committee

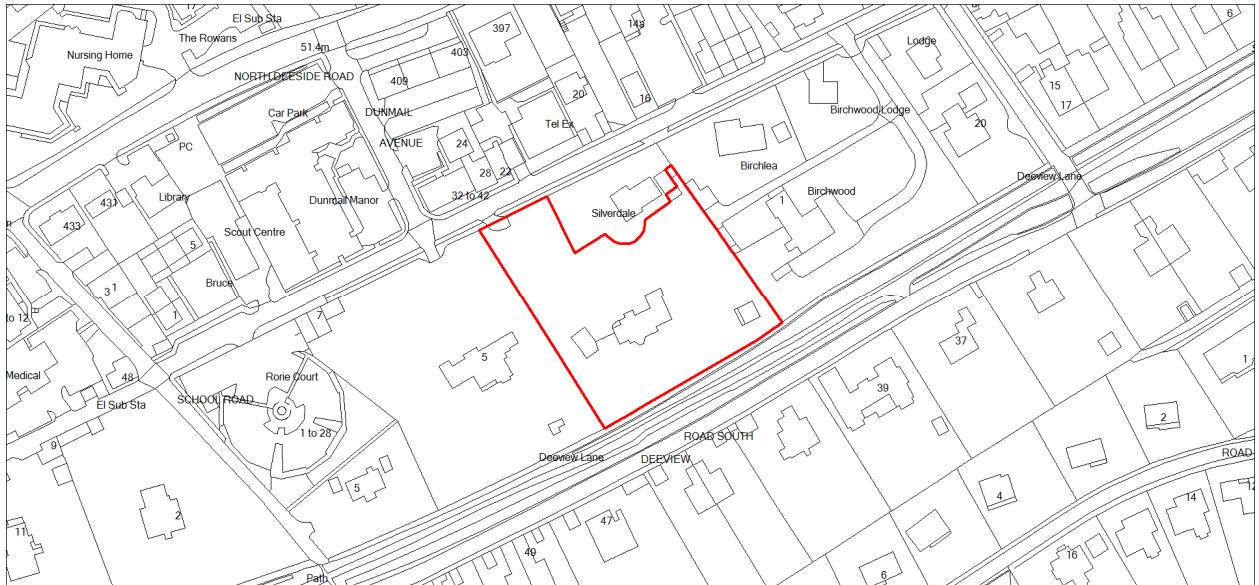
3 SOUTH AVENUE, CULTS

DEMOLITION OF EXISTING DWELLING AND
ERECTION OF FOUR HOUSES AND
ASSOCIATED INFRASTRUCTURE, INCLUDING
THREE DETACHED GARAGES (ONE WITH
STUDIO)

For: CALA Management Ltd

Application Type : Detailed Planning Permission
Application Ref. : P140568
Application Date: 15/04/2014
Officer: Gavin Clark
Ward : Lower Deeside (M Boulton/A Malone/M
Malik)

Advert :
Advertised on:
Committee Date: 15 January 2015
Community Council : Comments



RECOMMENDATION: Refuse

DESCRIPTION

The application site, which extends to approximately 5090 square metres (1.25 acres), is located on the southern side of South Avenue. It contains a large two-and-a-half storey detached dwellinghouse ('Dunmail') set within substantial private garden ground. There is a slight slope down from South Avenue towards Deeview Road to the south and then the disused Deeside railway line, now a popular public recreation route known as the 'Deeside Way'. The dwelling is designed to face this southern vista.

Access is taken direct from South Avenue, via a curved driveway leading to the existing dwelling.

Surrounding the site is: A one and a half storey dwelling is situated within a plot to the north-east; to the west, beyond an existing hedgerow, lies a further dwellinghouse, of a similar design and style to 'Dunmail', which is set within a plot of some 1.5 acres; To the east, beyond a stone dyke and row of trees, lies a further similarly large dwellinghouse, within a plot of around an acre.

There are a number of trees within the application site, the majority of which are located along the east, west and south boundaries.

RELEVANT HISTORY

An application for planning permission (Ref: A0/1828) was withdrawn on the 25th July 2001 for the demolition of the existing buildings and erection of 20 flats.

PROPOSAL

This application seeks detailed planning permission for the demolition of the existing property and erection of four dwellinghouses with associated infrastructure, including three detached garages, all within the existing plot at 3 South Avenue, Cults.

The proposal includes three separate house types. Three dwellings are located along the southern boundary (backing onto the Deeside Way/ Deeview Road South) and the fourth in the north east portion.

The proposed dwellinghouse to the north east is to be a "Roxburgh", set over two storeys, with a width of 13m, maximum depth of 12.5m and a height of 8.5m. The footprint would extend to some 151 sqm. Accommodation would comprise: Ground floor - lounge, dining area, family room/ kitchen, study, vestibule and toilet; and, First floor - four bedrooms, three of which are ensuite. External finishes include roughcast and stone. The plot would also include a detached quadruple garage (17m x 8.5m x 6.5m), to the west, with an extensive driveway. The garage would be finished in roughcast, smooth render and a stone basecourse. It is also proposed to include plot landscaping. The rear garden would be approximately 15.4m.

The three remaining properties along the southern boundary are from east to west:

A “Ranald” house type, again over two storeys in height, with an “L” shaped footprint measuring approximately 12.5m x 15m x 8m. The foot print would be some 146 sqm (including attached garage). Accommodation: Ground floor - lounge, hall, study, dining area, kitchen/ family room, utility room, bathroom and attached garage; First floor - four bedrooms and three bathrooms (two ensuite). The proposal would again include plot landscaping, to the side and rear, with a maximum garden depth of approximately 15m.

The middle dwelling would again be a “Roxburgh” and would have identical measurements and layouts as mentioned above. The proposal would also include a detached double garage (with studio flat above) to the east (rear). The garage would measure 8m x 5.5m and would have an overall height of approximately 6.5m and be finished in roughcast.

The fourth dwelling would be a “Waverley”, two storeys in height and measuring approximately 14.5m x 14m x 5m. The footprint would be approximately 200 sqm. Accommodation: Ground floor - a dining area, study, porch, hall, lounge, family room/ kitchen and sun room; First floor - four bedrooms, a master bedroom with dressing area and three bathrooms (two en-suite). External finishes include feature stone and roughcast. A detached triple garage would be located to the north-west (front), this would measure 13m x 6m x 6.5m. Landscaping would again be provided within the plot, with a maximum rear garden depth of 14.7m.

Access would be taken along a driveway starting at the same point on South Avenue, to the north-west corner of the site. A refuse storage area would also be provided close to this entrance, along with a turning lay-by. Access gates would be located beyond this point. The access driveway would be 5.5m to the gates and 4.5m thereafter. An area of landscaping/ woodland would be located along this section of initial driveway

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council’s website at:

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref= 140568>

On accepting the disclaimers enter the application reference quoted on the first page of this report.

- Supporting Planning and Design Statement (April 2014)
- Tree Survey (amended) (22nd July 2014)
- Drainage Impact Assessment (dated 2nd July 2014)

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee as Cults, Bieldside and Milltimber Community Council have objected to the application; in addition the Council has received 36 timeous letters of objection. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – have provided comment in relation to the application, and have advised that the levels of parking proposed would be acceptable. Some concerns were highlighted in relation to the proposed access / driveway and an advisory note in relation to Roads Construction Consent is attached. The internal road layout is also required to be to an adoptable standard. No concerns are made in relation to accessibility and no contribution to the Strategic Transport Fund is required. The applicant would be required to ensure that adequate refuse facilities could be provided and that the internal road layout was acceptable. A residential travel plan would also be required.

Environmental Health – no observations.

Enterprise, Planning & Infrastructure (Flooding) – have requested that further drainage proposals are submitted.

Scottish Water – no response received.

Community Council – have objected to the application for the following reasons:

1. The development requires an excessive number of trees to be removed, most of which are healthy and under a tree protection order (TPO159) with the developer having no plans to replace them one for one, as would be expected;
2. The Tree Survey submitted has not been completed to the required standard, as it has not considered all trees within 12m of the boundary, missing out those in adjacent properties, and has not addressed whether bats are present, noting only bat roost potential;
3. One of the proposed Roxborough design houses appears to be closer than 18m to the property of Silverdale and the side elevation will have windows which overlook the Silverdale house and gardens;
4. The housing density just meets the requirement of no more than 33% developed area but it is worth referring to the Supplementary Guidance which also says "Densities of less than 33% will be required in areas of lower density housing". A reduction in the number of houses proposed to 2 or possibly 3 would be more in keeping with the area.

5. That the proposed height of the separate garages which are planned to be built in the strips of land recognised in the title conditions exceeds that permitted in the recent Land Tribunal ruling.

The Community Council concluded that the proposed development is excessive for the area and the application should be refused and that the developer may wish to discuss a smaller scale proposal.

REPRESENTATIONS

36 letters of objection have been received. The objections raised relate to the following matters –

1. That the proposal breaks a condition of 'Dunmail's' Title conditions that prohibit the construction of single storey ancillary buildings over 5m in height on protected strips on the northern and western boundaries;
2. That the submitted tree survey is inadequate, insufficient discussions have been undertaken with the council, the proposal would see the removal of an excessive number of trees within the curtilage of the property, trees are not being replaced on a two for one basis and there is no justification for the removal of so many trees;
3. That some aspects of the submitted Tree Survey contravene Council policy tree conservation and protection, the report is more concerned with development than tree protection, trees within 12m of the site boundary have been omitted and inadequate levels of tree protection are proposed;
4. The submitted plans do not appear to comply with security requirements, as there is no fence between the development and an adjacent property;
5. That the proposed development would have an unacceptable impact on the levels of privacy afforded to neighbouring properties;
6. That the proposal fails to accord with the Council's Supplementary Planning Guidance on "Sub-Division and Redevelopment of Residential Curtilages" in that the applicants have failed to recognise the protection of large garden grounds, the character and amenity of the surrounding area and the setting of an undesirable precedent for future development;
7. That the proposed density is out of keeping with the character of the surrounding area, which consists predominantly of granite built villas in large plots with mature planting;
8. That there is already an over provision of housing land within the surrounding area and the development of four houses in a prime location serves only to pass as a premium for the developer, and is negligible in terms of housing provision in the area;

9. The contribution that large gardens make to the surrounding area has been overlooked, these gardens contain and attract more flora and fauna than is found on smaller garden plots;
10. That the development makes no mention of connection to foul and storm water sewers and the existing system is not sufficient to serve five dwellings (including the neighbouring property);
11. That asbestos may be present within the building. Concern that no demolition survey has been submitted in association with the application;
12. That no site sections have been provided with the proposal, concern that the application would result in a raised ground level, which in turn would compromise the wall along the southern boundary, result in road ridges that were too high and be out of keeping with south facing houses on the northern side of the River Dee;
13. That the removal of trees and raising of ground levels would change the character of the surrounding area, where houses are currently screened;
14. That the surrounding road network is already in a poor condition, and the construction of additional dwellings would have a negative impact on the surrounding road network and that access to the site is insufficient;

PLANNING POLICY

Aberdeen Local Development Plan

Policy T2: Managing the Transport Impact of Development – New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated. Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in the Transport and Accessibility Supplementary Guidance.

Planning conditions and/or legal agreements may be imposed to bind the targets set out in the Travel Plan and set the arrangements for monitoring, enforcement and review. Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standards that different types of development should provide.

Policy D1: Architecture and Placemaking – To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Policy D2: Design and Amenity) - states that in order to ensure the provision of appropriate levels of amenity certain principles will be applied, including: Privacy shall be designed into higher density housing. Residential development shall have a public face to a street and a private face to an enclosed garden or court. All residents shall have access to sitting-out areas. This can be provided by balconies, private gardens, terraces, communal gardens or other means acceptable to the Council. Individual houses within a development shall be designed to make the most of opportunities offered by the site for view and sunlight. Development proposals shall include measures to design out crime and design in safety. External lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky.

Policy D3: Sustainable and Active Travel - states that new development will be designed in order to minimise travel by private car, improve access to services and promote access to services and promote healthy lifestyles by encouraging active travel. Development will maintain and enhance permeability, ensuring that opportunities for sustainable and active travel are both protected and improved. Access to, and movement within and between, new and existing developments will prioritise transport modes in the following order –walking, cycling, public transport, car and other motorised vehicles.

Policy H1: Residential Areas – states that, within existing residential areas, and within new residential developments, proposals for new residential development will be approved in principle if it:

1. Does not constitute over development;
2. Does not have an unacceptable impact on the character and amenity of the surrounding area;
3. Does not result in the loss of valuable and valued areas of open space;
4. Complies with Supplementary Planning Guidance on Curtilage Splits; and
5. Complies with Supplementary Planning Guidance on House Extensions.

Policy NE5: Trees and Woodland – states that there is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity.

Policy R6: Waste Management Requirements for New Developments: states that housing developments should have sufficient space for storage of residual, recyclable and compostable wastes,

Policy R7: Low and Zero Carbon Buildings: states that all new buildings, in order to meet with building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.

Supplementary Guidance

Low and Zero Carbon Buildings

Sub-Division and Re-Development of Residential Curtilages

Proposed Aberdeen Local Development Plan

The following policies substantively reiterate policies in the adopted local development plan as summarised above:

- Policy D1: Quality Placemaking by Design
- Policy T2: Managing the Transport Impact of Development
- Policy H1: Residential Areas
- Policy H3: Density
- Policy NE5: Trees and Woodland
- Policy NE6: Flooding, Drainage and Water Quality
- Policy R6: Waste Management Requirements for New Developments
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency
- Policy CI1: Digital Infrastructure

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Principle of Development:

The application site is located within a residential area, as identified in the Aberdeen Local Development Plan (ALDP). Policy H1 of the ALDP advises that new residential developments will be approved in principle provided: it does not constitute overdevelopment, does not have an unacceptable impact on the character or amenity of the surrounding area, does not result in the loss of valuable or valued areas of open space, and complies with the associated Supplementary Guidance. For the reasons mentioned in the following evaluation it is considered that the proposal fails to accord with the general principles of Policy H1 (Residential Areas) of the ALDP.

Design, Scale and Massing of Development:

As noted above, and explained in detail below, the general principle of development cannot be supported. Notwithstanding this, it is still necessary to assess the design of the proposed dwellinghouses.

The surrounding area (on the southern side of South Avenue) predominantly includes large detached dwellings in sizable grounds. It is now proposed to demolish the single large detached dwelling to facilitate the erection of four large new dwellinghouses.

The supporting statement advises that the dwellings will be of a modern contemporary design, constructed with traditional materials. There are three separate house types, which would add a variety. As such the statement considers the design to be acceptable.

The Council's Supplementary Guidance (SG) on the sub-division and re-development of residential curtilages is considered to be relevant in the determination of this application. In terms of impact on privacy, adequate window-to-window provision would be provided, as windows within 18m would be related to bathrooms and would not impact on the privacy of neighbours. The guidance also states that dwelling houses of two storeys or more should provide at least 11m of rear enclosed garden ground, the proposal would provide between 14-15m. Site setting out is such that there would be negligible impact in terms of daylight and sunlight provision to either existing or proposed property. Additionally there would be a negligible impact on terms of pedestrian/ vehicular safety and car parking.

However, for reasoning mentioned elsewhere, the proposal would have a negative impact in terms of trees and woodland.

The SG, does, however, state that *“the construction of a new dwelling or dwellings within an established area will affect the overall density and pattern of development of the surrounding area, the acceptability of which will be dependent on the general form of development in the locality. Consideration must be given to the effect the dwelling or dwellings may have character or the area formed by the intricate relationship between buildings and their surrounding spaces created by gardens and other features. New dwellings must be designed to respect this relationship.”*

The existing detached dwellinghouse sits within a large plot and is predominantly surrounded by dwellings in a similar context to the west, east and south. The proposed layout seeks to insert four dwellinghouses, with three running along the southern edge of the site and one along the eastern boundary. This would see a significant increase in the density of development, with the site appearing cluttered and the layout not having regard for surrounding context. Particularly the individual plot to the north east is not well related to the overall layout and appears at odds with the others, closing off the rear elevation of the plot to the south and the driveway and garage of plot 2, such that they appear as 'back land' development. Given the proposed layout it is considered that the site itself would lend itself to a maximum of three dwellinghouses running along the southern section of the site. Whilst each of the dwellings would cover areas ranging from 31-33%, this is well below the average plot size within the area. As such the number of dwellings proposed for the site is considered an overdevelopment and

the proposal would have a negative impact on the character and appearance of the surrounding area.

Granting permission for the creation of the four proposed dwellings would also create an undesirable precedent for future development. As a result of the above, the proposal has not been designed with due consideration for its context and therefore fails to accord with Policy D1 (Architecture and Placemaking) and the associated Supplementary Planning Guidance in relation to the sub-division and re-development of residential curtilages.

In terms of Policy D2 (Design and Amenity), the proposal would have an acceptable level of privacy, would have a public face to a street (albeit leading only to the four houses), residents would have access to sitting out areas, adequate car parking would be provided and acceptable sunlight/ daylight would be provided. The proposal does not offend the general principles of this policy.

Roads and Access:

The proposed access arrangements and parking provision for each individual dwellinghouse have been arrived at following consultation with colleagues in the Council's Roads Projects Team, who have stated their satisfaction following the submission of amended plans and subject to condition, were Councillors minded to approve the application.

The proposal includes at least three car parking spaces per residential property (which is in line with Council car parking standards). Access would be taken from South Avenue and the driveway would curve round towards the proposed dwellings, with a turning circle and refuse storage facility located close to the entrance.

The proposal is also seen to promote sustainable methods of transport due to the proximity of prominent cycle routes and the proximity to bus stops (which are located on North Deeside Road). The Council's Roads Project's Team have requested the submission of a green travel plan, which could be controlled subject to an appropriate condition.

The proposal does not offend the general principles of Policy T2 (Managing the Transport Impact of Development) of the ALDP and its associated Transport and Accessibility Supplementary Guidance Note.

Trees and Woodland

It is noted that the site contains a number of trees which are proposed for removal. The submitted survey assesses 65 trees (which included scots pine, sycamore, birch and willow). Nine trees are considered to be unviable and have been recommended for removal. In addition, a further 50 trees are proposed for removal, six of which have been categorised as being of a condition that they cannot be realistically retained, seven were considered to be of a high quality, five of a moderate quality and thirty eight of a poor quality. Those that would

remain would comprise a mixture of mature, semi-mature and young coniferous species. It is noted that the proposed development would allow for replacement planting, which would be set out in detail via an appropriate condition. However, such planting would be within the confines of plots and not within dedicated 'landscaped' areas.

In assessing this issue it is noted that the current tree stock is not exceptional, but does undoubtedly contribute to the wider local landscape character and amenity. This includes the well maintained row of Norway maple pollards on the north-east boundary, which form an effective visual divide to the neighbouring property.

Indicative replacement tree planting of 31 trees is proposed, although no finalised details of: numbers, species and sizes of the replacement trees has been submitted.

The updated Tree Survey has addressed some issues raised from the initial proposal; particularly light levels and shade caused by new planting, by increasing planting to the north-east of the site and the planting of "small" species trees throughout the development.

However, the increased planting density to the north-east is less likely to produce trees of particular merit compared to the original proposal and would likely lead to management measures having to be undertaken in the future to minimise crown spread.

The current layout, and the loss of so many trees has not been justified and a revised layout would be required which places an emphasis on the retention of more of the current tree stock or a scheme which would allow for significant replacement planting and long-term management. Neither the current or the previously submitted schemes is considered to be acceptable, and no further information has been submitted along the lines of the suggested amendments. Overall the current layout for four dwellinghouses is excessive in its impact on trees.

Policy NE5 advises of a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to landscape character and local amenity, for the reasoning mentioned above the proposal does not accord with Policy NE5 (Trees and Woodland) of the Aberdeen Local Development Plan.

Drainage

In terms of foul drainage, the submitted Drainage Impact Assessment has indicated that the proposal will connect to an existing combined source (which has been agreed in principle by Scottish Water). The proposal would also include a total filtration system for all new roof and hard standing areas. The proposal has been assessed by colleagues in the flooding section who were generally content with the proposal, but have requested further calculations or infiltration

tests to confirm that the ground is suitable for soakaways. Layouts would also be required. This information could be requested via an appropriate planning condition, should planning permission be approved.

Low/ Zero Carbon Buildings

The application does not include any details to demonstrate how Low and Zero Carbon Generating Technologies will be incorporated into the flatted properties, or alternatively how the buildings could achieve deemed compliance with the Council's published 'Low and Zero Carbon Buildings' Supplementary Guidance. On this basis it will be necessary to attach an appropriate condition to secure such information should planning permission be approved and to ensure compliance with Policy R7 (Low and Zero Carbon Buildings) of the ALDP and associated Supplementary Guidance.

Waste Management

The applicant has provided details for the storage of waste. This is to be located in the north-west corner of the site. This location is considered to be acceptable. Subsequently the proposal is considered to be in accordance with Policy R6 (Waste Management Requirements for New Development and its associated Supplementary Guidance – Waste Management).

Response to Letters of Representation:

As has previously been commented, numerous letters of objection have been received. These points can be answered/ addressed as follows:

Community Council:

1. The loss of trees has been discussed elsewhere within the evaluation section of this report. The loss of so many trees has been assessed as unacceptable;
2. An amended tree survey/ details were submitted that took account of properties outwith the site in addition to those located within the application site boundary;
3. Impact on neighbouring properties has been discussed within the evaluation section of this report;
4. Accordance with the Council's Supplementary Guidance on the Sub-Division and Re-Development of Residential Curtilages has been assessed elsewhere within the evaluation;
5. This matter was highlighted to the agent, and amended plans were submitted, which reduced the height of the garage to below 5m;

Letters of Representation:

1. This matter was highlighted to the agent, and amended plans were submitted, which reduced the height of the garage to below 5m;
2. The tree survey has been discussed in great detail in the “Trees and Woodland” section of the evaluation;
3. See comment above; tree issues have been addressed elsewhere in the evaluation;
4. This matter is not a material planning consideration;
5. Privacy has been assessed elsewhere in this evaluation;
6. Accordance with the Council’s Supplementary Guidance on the Sub-Division and Re-Development of Residential Curtilages has been assessed elsewhere within the evaluation;
7. Density is discussed elsewhere within the evaluation section of this report;
8. The over provision of housing land is not a material consideration to the determination of the current application;
9. The levels of landscaping/ garden grounds etc. have been assessed elsewhere within the evaluation section of this report;
10. A drainage impact assessment has been considered and assessed as part of this application; further clarification would be required on a number of drainage issues and this could be controlled via an adequate condition, should planning permission be approved;
11. Potential asbestos within the building is not a material planning consideration; and would be an issue to be addressed with any subsequent building warrant application for the buildings demolition;
12. Any potential impact on boundary treatments is not a material planning consideration and would be an issue between the applicant and neighbouring properties;
13. The removal of trees and the impact on local amenity has been assessed elsewhere within this report; and
14. The Council’s Roads Projects Team have provided a response on the proposed access; improvements to the surrounding road network could not be sought via this planning application.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration

The foregoing can only be assessed on a case by case basis. In relation to this particular application, the policies in the Proposed ALDP substantively reiterate those in the adopted local development plan and the proposal is unacceptable in terms of both plans for the reasons already previously given

Conclusion

In summary, the proposal relates to land which is presently occupied by a large detached dwellinghouse. The proposal fails to accord with the general principles of Policy H1 (Residential Areas), D1 (Architecture and Placemaking) or NE5 (Trees and Woodland) of the Aberdeen Local Development Plan. In this instance there are no material planning considerations that would warrant approval of planning permission. The proposal is therefore recommended for refusal.

Should Members be minded to approve the application, it is recommended that any such approval includes planning conditions relative to: landscaping and tree protection/ tree planting, further details in relation to the road layout, submission of a green travel plan, waste facilities, low and zero carbon buildings and drainage. An informative would also be require in relation to the hours of construction work.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

1. The proposal fails to accord with Policies H1 (Residential Areas), Policy D1 (Architecture and Placemaking) and the associated Supplementary Planning Guidance by reason of the detrimental impact and incongruous relationship with the character and amenity of the locality arising from the inappropriate and unacceptable intensification of the residential use and the resultant high density of the development, as a result of which the proposal has not been designed with due consideration for its context.
2. The proposal fails to accord with Policy NE5 (Trees and Woodland) in that the proposal would result in an unacceptable loss of trees within the curtilage of the site. The existing tree coverage contributes to local amenity and to the landscape character of the surrounding area, and its loss, along with the proposed replacement planting is considered to be insufficient.

Dr Margaret Bochel

Head of Planning and Sustainable Development

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Marie McFarlane

From: [REDACTED]
To: <pi@aberdeencity.gov.uk>
Cc: "Marie Boulton" <mboulton@aberdeencity.gov.uk>; <mmalik@aberdeencity.gov.uk>; "Aileen Malone" <amalone@aberdeencity.gov.uk>
Sent: 16 May 2014 14:10
Attach: Dunmail Planning Application.odt
Subject: Planning Application 140568
Birchlea
1 South Avenue
Cults
Aberdeen
AB15 9LP

16 May 2014

Aberdeen City Council
Planning Reception
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

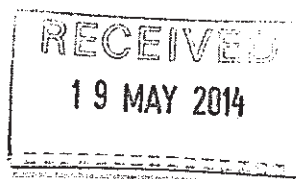
Dear Sirs,
Planning Application 140568 'Dunmail', 3 South Avenue, Cults, Aberdeen AB15 9LQ.

I hereby request that you give due consideration to the attached representations document on the above planning application by CALA for the demolition and replacement of the existing Dunmail house by 4 CALA mansions with garages and trust you agree that the application as submitted be refused for the reasons stated therein.

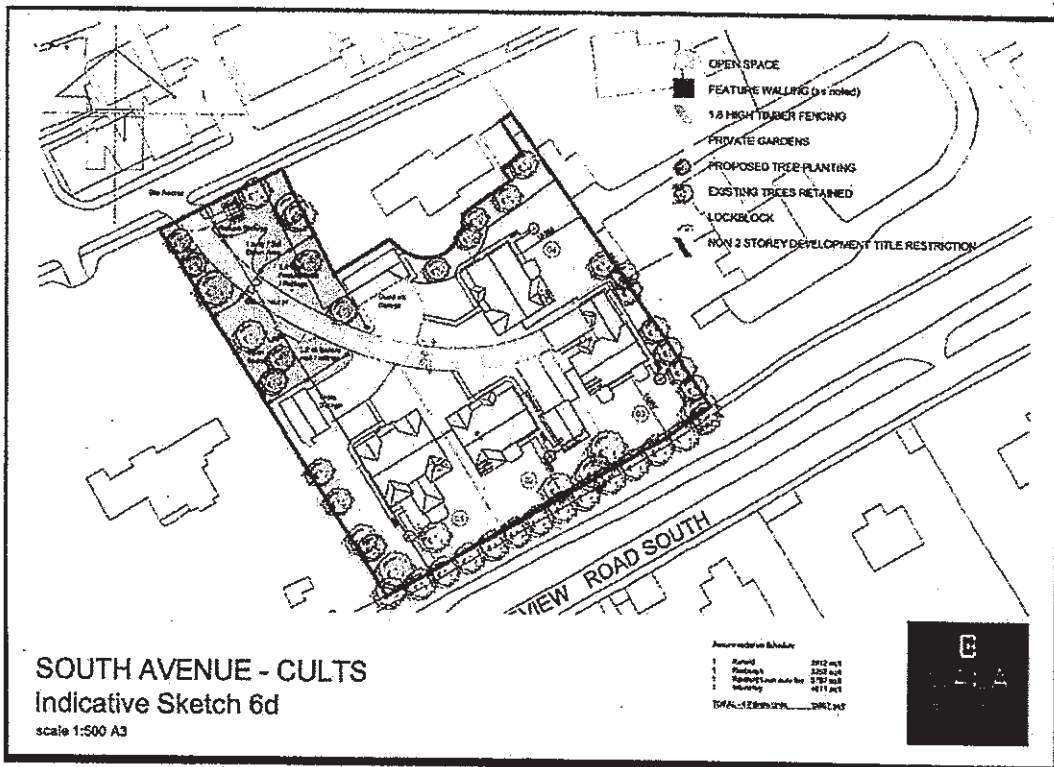
A signed copy of this submission has also been sent by snail mail today.

Yours faithfully [REDACTED]

David L McFarlane



REPRESENTATIONS BY DAVID L. McFARLANE on the Planning Application 140568 for the demolition and redevelopment of Dunmail, South Avenue, Cults, Aberdeen.



EXECUTIVE SUMMARY

- The vital requirement of the Local Development Plan that the tree survey is carried out independently of and prior to any development proposals being drawn up or any design ideas being thought up has been ignored rendering the Tree Survey incompetent that in turn renders the Planning Application as submitted incompetent. For this reason alone the application falls to be refused.
- A 'must' requirement of a Tree Survey that all trees that currently exist on the site and all those within 12 meters of the red line boundary of the site must be included within the tree survey has been ignored and South Avenue street trees, trees in the policies of Silverdale, Birchlea, Birchwood and Glendarroch together with trees on the Old Railway Walkway have been omitted from the survey rendering the application as submitted incomplete and incompetent.
- An assessment of the Tree Survey information, independent of the development masterplan, demonstrates that the constraints of the existing trees leaves a central development area measuring some 54m east to west by some 37m north to south (including the slope near the southern boundary) which is sufficient for 3 plots measuring 18m by 37m each or 2 plots measuring 27m by 37m each.
- Is the proposal to remove 47 viable mature trees (with a condition classification of 22 'Poor' and 24 'Fair or Good') because they are incompatible with the masterplan design in compliance with the Local Plan guidance? Surely it is the proposed masterplan that is incompatible with the existing viable mature trees. Can 47 viable trees be sacrificed to make room for only one additional CALA mansion?
- A precedent has been set in regard to mature trees adjacent to Birchwood Lodge such that similar large mature trees within the properties that lie between South Avenue and the Old Railway Walkway must also be protected whenever possible.

- Without the results of a Bat Survey and, if necessary the results of a Bat Licence Application the 7 trees in Zones 3 and the 4 in Zone 5 that have a bat roost potential must remain and be a constraint to the development of the site.
- It is submitted that 2 or 3 CALA mansions with hipped roofs on a building line some 18m from the southern boundary with the Old Railway Walkway would be proportionate and complimentary to the three adjacent properties of Silverdale, Glendarroch and Birchwood in terms of the scale and massing required by the Supplementary Guidance.

SUPPORTING PLANNING AND DESIGN STATEMENT

Planning Application 140568 by CALA is for the demolition of the existing dwelling at Dunmail, 3 South Avenue, Cults and the erection of four CALA mansions within the curtilage of the existing property. CALA have submitted a Supporting Planning and Design Statement produced by Knight Frank LLP to demonstrate that the proposed development is fully compliant with the relevant provisions of the Aberdeen Local Development Plan. Para 3.6 of this statement reads: *"There are a number of trees on the site. Policy NE5 – Trees and Woodland states that there is a presumption against development that will result in the loss or damage to established trees. The applicant has commissioned a Tree Survey which indicates that there are a number of unhealthy trees which should be removed and replaced by more native trees which will be better suited to the character of the area."* Para 5.5 reads: *"The trees which require to be removed to facilitate the development are unhealthy and will be replaced with more native species which will add to the biodiversity of the site overall."*

TREE SURVEY

CALA commissioned EnviroCentre Ltd to undertake a tree survey of the policies known as Dunmail, 3 South Avenue, Cults. An extract from Para 1.2 of the Introduction to the Tree Survey reads *"This survey has been undertaken to inform a detailed planning application for the development of four new dwellings at the site, including vehicular access and garages."* The Tree Protection Plan dated 30th January 2014 shows the development layout of 4 dwellings and a new access driveway. In addition an extract from the Tree Survey Summary reads *"A total of 47 trees and 1 hedgerow have been identified as incompatible with the masterplan design."* In this regard reference is made to the following extracts from the Aberdeen Local Development Plan - Supplementary Guidance – Trees and Woodlands – March 2012 *"It is vital that the tree survey is carried out independently of and prior to any development proposals being drawn up or any design ideas being thought up."*

It is clear from the foregoing that this vital (essential, mandatory, crucial, fundamental) requirement of the Local Development Plan has been ignored rendering the Tree Survey incompetent and unprofessional that in turn renders the Planning Application as submitted incompetent. **For this reason alone the application falls to be refused.**

Another extract from the Supplementary Guidance reads *"All trees that currently exist on the site and all those within 12 meters of the red line boundary of the site must be included within the tree survey."* Again a 'must' requirement of a Tree Survey has been ignored and South Avenue street trees, trees in the policies of Silverdale, Birchlea, Birchwood and Glendarroch together with trees on the Old Railway Walkway have been omitted from the survey. Accordingly the application as submitted is incomplete and incompetent.

However, the information within the Tree Survey is able to be assessed independent of the development masterplan and a Tree Constraints Plan produced. Consideration of this information

in five zones is appropriate.

Zone 1: Northwest corner containing existing driveway access to South Avenue and trees 762, 763, 764, 818, 819, 820, 822, 823, 824 and 825 (11 trees)(Age 8M + 3SM) (Condition 8G + 3F) (BRP 11 K3) (Quality Category 7A2, 1B2 + 3C2) (Unviable NIL) (Incompatible with design 7 trees 819 to 825 incl.) Hence the Survey does not identify any arboricultural reasons for the removal of any of the trees within Zone 1. The only reason given for the removal of trees 819 to 825 (7 No) is that they are incompatible with the design of the realigned and wider access driveway. It is submitted that if the development requires a wider driveway then the existing driveway could be widened using the procedures and technology detailed in Para 5.2 of the Tree Survey document. Accordingly in consideration of the foregoing, the TPO 159, Policy NE5 and the Tree Survey information it is submitted that no trees should be removed from Zone 1.

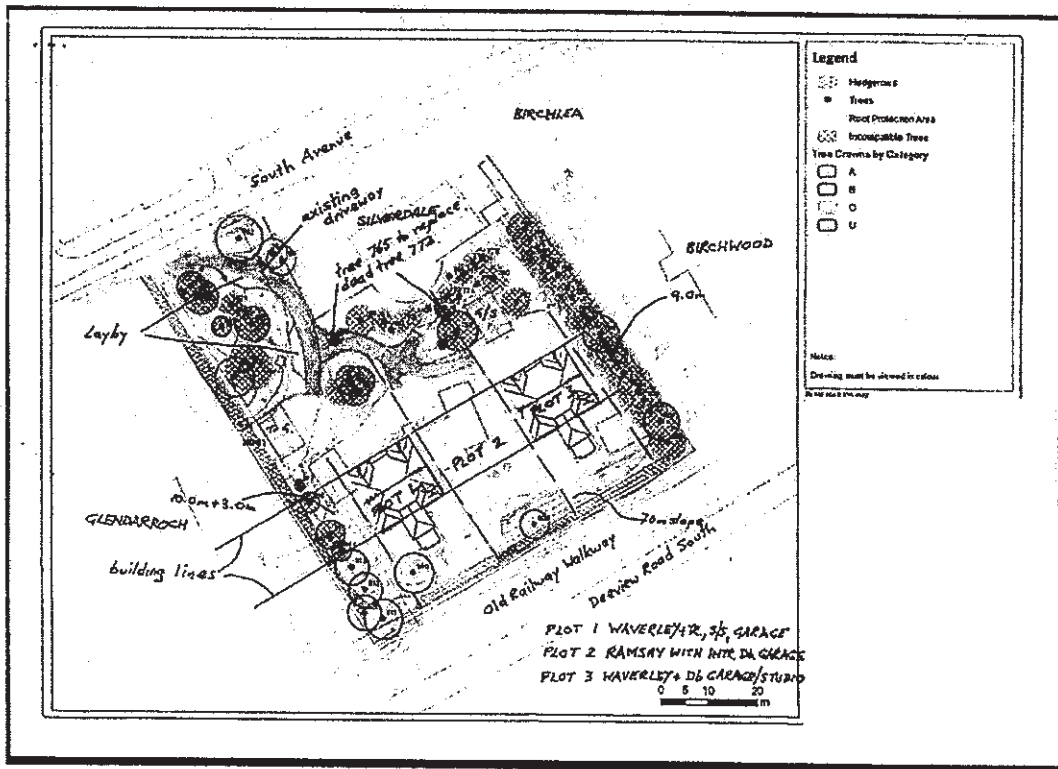
Zone 2: Area to the south of Silverdale containing trees 765 to 787 (23 trees) (Age 16Y + 6M + 1SM) (Condition 21G + 1P + 1D) (BRP 23K3) (Quality Category 5A2 + 17C2 + 1U) (Unviable tree 772 dead) (Incompatible with design 773 to 787 incl. 15 No). Hence with the exception of tree 772 that is dead the Survey does not identify any arboricultural reasons for the removal of any of the trees within Zone 2. The only reasons given for the removal of trees 773 to 787 incl. (15No) is that they are incompatible with the design because they prevent the development of Plot 4, Roxburgh with Quad Single Storey Garage and the new access driveway. Accordingly in consideration of the foregoing, the TPO 159, Policy NE5 and the Tree Survey information it is submitted that with the exception of tree 772 that is dead no trees should be removed from Zone 2. The substantial neatly trimmed cypress hedge on the southern boundary of Silverdale has not been included in the Tree Survey.

Zone 3: The line of trees adjacent to the east boundary between Dunmail and Birchwood containing trees 788 to 808 (21 trees) (Age 20M + 1SM) (Condition 21P) (BRP 1K1* + 7K1 + 1K2 + 12K3) (Quality Category 2U + 19C2) (Unviable Trees 798 + 807 i.e. 2 No) (Incompatible with design all 23 trees). Table 2-2 describes Condition Category "Poor" as "A tree in poor structural condition with defects that could not be easily remedied". This suggests that the defects might be remedied albeit with some difficulty. The Survey lists "past poor management including repeated heavy reductions and poor finish cuts". For over 10 years these trees have been included in TPO 159 and as such any pollarding work was authorised by the City Council which authorisation would have required the tree work to be done by professionals approved of by them with the work inspected on completion. Clearly the Tree Survey is criticising the City Council tree management under the TPO procedures. Seven trees in Zone 3 have definite bat roost potential with one tree, 788, having highly suitable features capable of supporting larger roosts. Para 2.3.6 and Para 5.3.3. recommends that an elevated survey for the presence of bats should be undertaken prior to scheduling any tree removal. It is submitted that a Bat Survey should be undertaken for the whole of the Dunmail policy including the house. If bats are found to be present I understand that a Bat Licence is required before the bats are disturbed by tree felling etc. and / or demolitions. Furthermore I understand that obtaining a licence is not a formality. Without the results of a Bat Survey and, if necessary the results of a Bat Licence Application the trees in Zone 3 must remain a constraint to the development some 9m wide adjacent to the eastern boundary with Birchwood. Moreover a decision must be taken to determine whether the condition of the trees in Zone 3 can or cannot be remedied. Currently these deciduous trees are showing a healthy leaf cover.

Zone 4: The southern boundary area containing trees 809 and 810 together with HGD2 an overgrown Lawson's cypress hedge. Trees 809 and 810 (2 trees) (Age 1M + 1SM) (Condition 2G) (BRP 2K3) (Quality Category 2B2) (Unviable trees NIL) (Incompatible with design NIL trees but HGD2 recommended for removal). The Survey does not recommends any of the two Cherry Trees for removal but suggests that HDG2 could be replaced with a Beech hedge or a mix of native hedgerow including thorn species which would not be a constraint to development.

Zone 5: The line of trees adjacent to the southern half of the western boundary between Dunmail and Glendarroch containing trees 811 to 817 + 826 (8 trees) (Age 6M + 2SM) (Condition 3F + 4P + 1D) (BRP 4K1 + 1K2 + 3K3) (Quality Category 6U + 2B2) (Unviable trees 811, 812, 814, 816, 817 and 826 i.e. 6 trees) (Incompatible with design 814, 815, 816 and 817 i.e. 4 trees). Table 2-2 describes Condition Category "Poor" as "A tree in poor structural condition with defects that could not be easily remedied". This suggests that the defects might be remedied albeit with some difficulty. The Survey lists "past poor management including repeated heavy reductions and poor finish cuts". For over 10 years these trees have been included in TPO 159 and as such any pollarding work was authorised by the City Council which authorisation would have required the tree work to be done by professionals approved of by them, with the work inspected by them on completion. Clearly this Tree Survey is criticising the City Council tree management under the TPO procedures. Four trees in the Zone 5 have definite bat roost potential. Para 2.3.6 and Para 5.3.3. recommends that an elevated survey for the presence of bats should be undertaken prior to scheduling any tree removal. It is submitted that a Bat Survey should be undertaken for the whole of the Dunmail policy including the house. If bats are found to be present I understand that a Bat Licence is required before the bats are disturbed by tree felling etc. and / or demolitions. Furthermore I understand that obtaining a licence is not a formality. Without the results of a Bat Survey and, if necessary the results of a Bat Licence Application the trees in Zone 5 must remain a constraint to the development some 13m wide adjacent to the western boundary with Glendarroch. Moreover a decision must be taken to determine whether the condition of the trees in Zone 5 can or cannot be remedied. Currently these deciduous trees are showing a healthy leaf cover.

This assessment of the Tree Survey information, independent of the development masterplan, demonstrates that the constraints of the existing trees leaves a central development area measuring some 54m east to west by some 37m north to south (including the slope near the southern boundary) which is sufficient for 3 plots measuring 18m by 37m each or 2 plots measuring 27m by 37m each.



In this regard reference is made to the following extracts from the Aberdeen Local Development

Plan - Supplementary Guidance - Trees and Woodlands - March 2012:

"The protection and enhancement of the current tree cover within Aberdeen remains an important part of the planning process within the city."

"This supplementary guidance forms part of the Development Plan and is a material consideration in the determination of planning applications. The correct assessment of trees is vital in this process. Local Planning Authorities have a statutory duty to have regard for the preservation and planting of trees."

"New developments must include measures to ensure the long term retention of existing trees, replacement planting and where possible increase overall level of tree cover."

"The importance of trees cannot be underestimated in modern life."

"The existence of a TPO or conservation area cannot prevent development taking place, it does however ensure that the trees cannot be removed or cut until the Planning Authority has had the opportunity to fully consider the proposal."

"The Aberdeen Local Development Plan contains a specific policy to protect Trees and Woodlands (Policy NE5), stating that:

'There is a presumption against all activities and development that will result in the loss or damage to, established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable.'

Is the proposal to remove 47 viable mature trees (with a condition classification as 22 'Poor' and 24 'Fair or Good') because they are incompatible with the masterplan design in compliance with the Local Plan guidance? Surely it is the proposed masterplan that is incompatible with the existing viable mature trees. Can 47 viable trees be sacrificed to make room for only one additional CALA mansion?

It is worth noting that in building Grange Lodge, Birchwood Lodge, Birchlea and Silverdale a substantial number of large mature trees were retained and in recent years consent to fell a number of trees on the east side of Birchwood Lodge was refused. A precedent has therefore been set that similar large mature trees within the properties that lie between South Avenue and the Old Railway Walkway must also be protected whenever possible.

SUPPORTING PLANNING AND DESIGN STATEMENT – Further Representations

Para 2.4 No 4 should read 'No5 (Glendarroch). To the east 'Birchwood', No1 South Avenue'.

Para 2.6 '..... to the rear of No2 South Avenue' should read 'to the rear of Silverdale South Avenue'.

Para 3.2 Irrelevant – less than 1hectare.

Para 4.4 Details of where the new tree belt is to be planted are not given.

Para 4.9 Should read 'that each of the four developed individual house plots have a developed area marginally less than one third of the total plot area which shows that the Supplementary Guidance is just met without being generous.'

Para 4.14 should read 'The Supplementary Guidance requires the scale and massing of new dwellings to compliment the scale of surrounding properties. Whereas the four dwellings proposed are proportionate and complimentary to the scale of Silverdale to the north they are not such to Glendarroch or Birchwood to the west and east respectively.' **It is submitted that 2 or 3 CALA mansions with hipped roofs on a building line some 18m from the southern boundary with the Old Railway Walkway would be proportionate and complimentary to the three adjacent properties of Silverdale, Glendarroch and Birchwood in terms of the scale and massing**

required by the Supplementary Guidance. Furthermore to reduce the impact of large white gable walls on Glendarroch and Birchwood properties all new buildings (houses and garages) should have simple hipped roofs and granite or simulated granite cladding all round.

Para 4.20 should read 'Upon review the Scottish Lands Tribunal found "*We have reached the view, having regard to the extent of change which has occurred and to the particular situations which we saw at the two boundaries at this location, that a limitation to 4 detached, semi-detached or terraced dwellinghouses, together with the imposition of strips, 10metres wide at the boundary with Glendarroch and 5 metres wide at the boundary with Silverdale, within which areas building should be restricted to single storey, provides reasonable protection to the two owners benefited under the burden. This is a large site, on which a degree of protection by planners in relation to existing trees may be anticipated. We think that, with the protected strips, more than two houses could be built consistently with the general amenity which the burdens sought to secure. We would be inclined to think that three houses, a density broadly similar to that of the Silverdale site if the entrance area is excluded, might be an appropriate number. However, as a matter of reasonableness in relation to the burden, we feel that the respondent should have the opportunity of deciding to build up to four.*"'

Para 5.5 should read "The 47 trees which require to be removed to facilitate the development are not unhealthy. 24 trees are classified as 'Fair or Good', 22 as 'Poor' and one 'Dead'. Table 2-2 of the Tree Survey describes Condition Category "Poor" as "A tree in poor structural condition with defects that could not be easily remedied". This suggests that the defects might be remedied albeit with some difficulty. Currently the deciduous trees amongst these 47 trees are showing a healthy leaf cover." All of the 47 trees which the CALA Masterplan removes are over 7m tall with the majority being around 14m tall. These trees are apparently to be replaced with 27 small garden trees which is not in accordance with the Supplementary Guidance in regard to 'long term retention of existing trees' and where possible 'increase overall level of tree cover'.

The CALA Masterplan shows the footprints of Birchwood and Silverdale incorrectly. The missing extension westwards from Birchwood has windows facing the kitchen window of Plot 3. The two single storey garage buildings have ridge heights of 5.3m (not 5.0m) in the title restriction areas. All 21 trees adjacent to the Birchwood boundary are to be replaced by only 9 trees of uncertain species and size.

Finally, the application does not include details of site servicing. The existing Dunmail property is connected to a sewers in Deevie Road South via the south-east corner of the Glendarroch policies. Does this sewer system have capacity for additional houses and will trench work for services to additional houses impact on the existing trees within or outwith the site boundaries?

SUMMARY

In consideration of (a) the precedent set in regard to mature trees adjacent to Birchwood Lodge and (b) the proper assessment of the Tree Survey information in accordance with the Local Plan Supplementary Guidance the Tree Constraints are such that redevelopment after demolition of the Dunmail property should be restricted to a central area some 54m east to west by 37m north to south which is sufficient for a maximum of 3 CALA mansions. However demolitions cannot proceed without an independent Bat Survey and if necessary a successful bat licence application. Accordingly the application as submitted should be refused.

David L McFarlane C Eng. M.I.C.E.
Birchlea, 1, South Avenue. Cults, Aberdeen AB15 9LP

16 May 2014

Legend

- Hedgerows
- Trees
- Root Protection Area
- Incompatible Trees
- Tree Crowns by Category
 - A
 - B
 - C
 - U

Notes:

Drawing must be viewed in colour

Do not scale this map

BIRCHLEA

BIRCHWOOD

South Avenue

EXISTING BOUNDARY SILVERDALE FENCE

tree 165 to ref 172

tree 160

Layby

PLOT 1

PLOT 2

PLOT 3

10.0m + 3.0m

GLENDARROCH

building lines

70m slope

Old Railway Walkway

- PLOT 1 WAVERLEY TR, S/S, GARAGE
- PLOT 2 RAMSAY WITH INTR. DB GARAGE
- PLOT 3 WAVERLEY + DB GARAGE/STUDIO



PI

From: webmaster@aberdeencity.gov.uk
Sent: 20 May 2014 21:00
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568
Name : Gavin & Tracey Miller
Address : Silverdale
South Avenue,
Cults
Aberdeen
AB15 9LP

Telephone : [REDACTED]
Email : [REDACTED]
type :
Comment : Objections as per letter sent to pi@aberdeencity.gov.uk

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Planning Application No. 140568 – Objection

Development Management
Enterprise, Planning and
Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Silverdale, South
Avenue
Cults
Aberdeen
AB15 9LP

20 May 2014

Planning Application No. 140568 – Objection

Dears Sirs,

We wish to record our objection to Planning Application No.140568, submitted by CALA Management Limited regarding:

"Demolition of existing dwelling and erection of Four houses and associated infrastructure, including three detached garages (one with studio)"

Yours faithfully,

Gavin Miller

&

Tracey Miller

Planning Application No. 140568 – Objection

General Comments:

Whilst we are not against any development of the site we feel that locating four large dwellings with associated garages and a studio are not compatible with the existing site constraints – in particular the trees located on the site. We feel that two large dwelling houses would be considerably more appropriate.

Our specific comments on the application, relative to the referenced documentation, is as follows:

Document: Supporting Planning and Design Statement

The following comments are made using the original document numbering as follows:

2.3 There is no mention of the hedgerow and the substantial number of tall, mature trees existing on the northern boundary with Silverdale (compare with Tree Survey document which indicates these trees). The No.3 site is effectively level and only slopes down towards the Railway Line at the site's southern extremity. Also, no site levels are indicated on the existing site plan.

2.3/2.4 & 2.6 The house numbering is incorrect and causes confusion – eg No.2 is not Silverdale and No.4 is not Glendarroch. Those properties with 'even' numbers are, as is common, located on the opposite side of the street.

2.5 The statement is incorrect in not mentioning the substantial number of trees to North - as can be seen on the Tree Survey eg numbers 765 to 780.

2.7 The proposed development does not "respond to the site's constraints" with regard to the requirement to fell a large number of mature and viable trees.

3.1.3 The site is located within a private garden, and represents a loss in valuable or valued open space with regard to loss of habitat for flora and fauna.

3.6 Cala's intent is to remove trees and replace with "more native" varieties. A large number of trees to be removed are Scots Pine – are these not considered native?

4.4 The site does not "slope gently towards the Railway Line" – please see item 2.3 above.

4.7 The proposed layout does not consider the impact of loss of daylight to Silverdale due to the imposition of the large dwelling (No.4) and the quadruple garage; and therefore ignores the corresponding impacts on solar gain.

4.15 The development does not minimise the potential disturbance of the more valuable trees.

4.17 Please see comments on Roads Consultation Response on p4 regarding sightlines and the existing wall/trees. Please note that a continuous 2.4m high wall extends along South Avenue and there is no detail on what will happen to this feature.

Planning Application No. 140568 – Objection

4.20 The statement from the Lands Tribunal has been misquoted. The Lands Tribunal actually recommended three dwellings would be more suitable – not four. Scottish Lands Tribunal (2014) stated: "...We would be inclined to think that three houses, a density broadly similar to that of the Silverdale site if the entrance area is excluded, might be an appropriate number."

5.1 Four substantial dwellings plus one studio cannot be seen as "proportionate and sensitive" in relation to the site size including the trees.

5.3 Building No.4 and associated quadruple garage will significantly impact the outlook and daylight of Silverdale.

5.5 The statement regarding removal only of unhealthy trees is not correct as a total of 56 trees are noted in the Tree Report as requiring to be removed. A total of 47 are noted as incompatible with the design.

Image No 4 within document is an old image which does not indicate the substantial number of trees on the northern boundary with Silverdale (please refer to tree survey). The image also does not indicate the dormer windows on Silverdale which would be impacted. Please refer to extract of Silverdale, 'south elevation' which faces the No.3 Dunmail site (Appendix A).

Document: Existing Site Plan

1. The existing site plan does not include the conservatory to Silverdale which will be impacted. The conservatory was erected in 1993.
2. No site levels are indicated.
3. Stated area is 1.25 acres which conflicts with 2.2 of the Planning and Design Statement figure of 1.1 acres.

Document: Tree Survey

- 1.2 The site development plans are referenced as an Appendix to the Tree Survey report. This establishes that the development plans took precedence over the Tree Survey – hence the plans did not take into account the existing site constraints – the reverse is true.
- 3.2 The Current Tree Stock does not note the hedgerow to the northern boundary of the site.
- 3.2 The Current Tree Stock does not note the numerous trees located within the verges on South Avenue.
- 4.3 The Tree Survey refers to "stability of the south elevation bank". This confirms our statement in 2.3 and 4.4 regarding the design statement noting that the main drop in elevation of the site is to the southern end only.

Planning Application No. 140568 – Objection

5.2.2 The “no dig” permeable surfaces suggested here are not indicated within the proposed hard landscaping proposals. Lockblock is proposed. Again this illustrates that the tree survey was completed after the development plans were drawn.

5.3.3 Bats are common along the northern boundary within the trees and hedgerow at Silverdale. No bat survey seems to have taken place.

Drawing “Tree protection Plan” :

This shows a grossly incorrect representation – the image is a substantially smaller footprint of Silverdale, thereby giving the impression of a lesser impact of the development. This conflicts with the Tree Constraints Plan.

Drawing “Tree Constraints Plan”:

Tree numbers 765 to 771 are indicated on the plan as incompatible – however no corresponding comments are recorded on Appendix C.

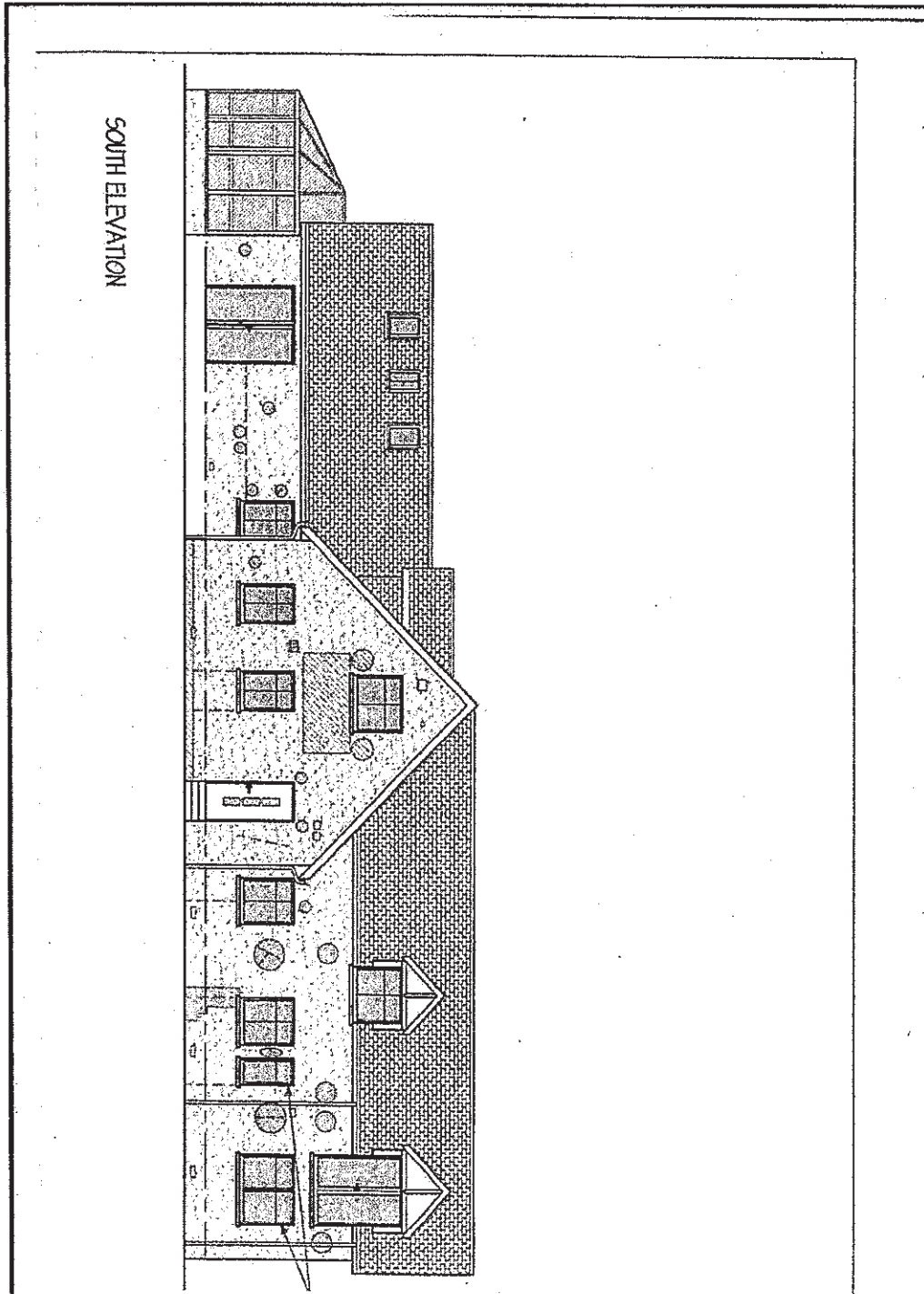
Document: Roads Projects Memo

3.4 It is unclear how the 2.4m high granite wall running along South Avenue and the street trees on South Avenue will permit the required visibility splay thus allowing safe access/egress and protection to other road users and pedestrians.

- It should be noted that children are regular users of South Avenue which is used as a school route to Cults schools; and also the Scout Hall which is located approximately 50m further west.
- In addition the access point is very close to the tee-junction of Dunmail Avenue and South Avenue. Although, there is no mention of this important fact in the report.

6.2 The proposed refuse bin area is located over a 30m distance and out of sight from the proposed 4 villas, however this would be directly visible from Silverdale's conservatory and rear patio area.

Appendix A – Silverdale South Elevation – Indicating Extent of Windows to South Elevation



Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 02 May 2014 12:03
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568

Name : Michael Lindley
Address : 20 South Avenue,
Cults,
Aberdeen,
AB159LP

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to the plans on the grounds of overshadowing - specifically the two storey height of the 'Roxburgh' property. The sun barely clears the horizon mid- winter - it rises 10degrees then in Aberdeen. Whilst we're a little higher than the site in question, we only get direct sun, mid-winter, for a brief period due to the height of features around us. This mid winter direct sun is exactly where the 'Roxburgh' property's roof void will be. In other words, the SSE position (relative to 20 South Ave') and two clear storey height of 'Roxburgh' will cut out the warming effect of the sun for a considerable period of late morning in winter. Naturally, this effect will be much greater for 'Silverdale'.

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From: Eduardo Prato Jaén [REDACTED]
Sent: 22 May 2014 16:04
To: PI
Subject: Objection to Planning Application No. 140568

Dear Sir or Madam,

Objection to Planning Application No. 140568

● Summary

CALA Management Limited have lodged a planning application to demolish the villa, Dunmail, at 3, South Avenue, Cults and erect four large detached dwelling houses, and three large detached garages; namely a quadruple garage, a triple garage and a two storey double garage with accommodation above. In order to maximize the development and build to the very edges of the plot CALA propose to remove 51 of the 65 mature trees on the site.

We believe that applying Aberdeen City Council's Guidelines for Curtilage Splitting, with particular regard to the issues of precedence and the loss of amenity, garden ground and trees would indicate that any development at Dunmail should be refused or significantly reduced in scale, compared to CALA's proposal. There are two large, high-quality housing schemes under construction in the area (830 houses). This means that there is no basis for the removal of 51 protected trees on the site to facilitate a development for which there is no justification in terms of local housing provision requirements.

1. The plans break a condition of Dunmail's Title Conditions, recently updated by the Lands Tribunal for Scotland. These prohibit the construction of single storey ancillary buildings over 5m in height in protected strips on the Northern boundary with Silverdale and at the Western boundary with Glendarroch.

2. CALA have also shown scant regard for the Aberdeen Local Development Plan with respect to its guidelines on trees.

- ♣ They have not fulfilled the requirement to carry out a tree survey before creating a development plan.

- ♣ They have not discussed the protection of trees with the Council's tree experts before submitting an application.



3. The plan does not appear to comply with security requirements as there is no fence or wall between the development and No. 5 South Avenue.

4. Aberdeen City Council has Guidelines for Splitting Residential Curtilages¹. There are many aspects of these guidelines that CALA have failed to recognize as important;

- The protection of large garden grounds
- The character and amenity of the area

- The setting of a precedence – which we have discovered is a real threat as CALA has been approached by other residents of South Avenue interested in selling large garden ground for development.

5. A Tree Protection Order (TPO 159) is in force at Dunmail

- CALA assumes that incompatibility with their proposed development is a justification to remove 42 mature viable trees.
- The Tree survey indicates that 9 trees warrant removal as a result of poor condition. They conclude that 42 other trees cannot be retained if CALA's development plan is implemented. The survey indicated 12 trees with definite bat roost potential and 2 with limited bat roost potential, all of which are targeted for removal.
- The TPO requires that mature viable trees be retained or replaced on a 2 for 1 basis. CALA has not incorporated this in their plan.

6. Some aspects of the Tree Survey carried out on CALA's behalf by Enviro Centre are incomplete and contravene Aberdeen City Council's policies on tree conservation and protection. Their report, which was filed after the planning application, is concerned more with accommodating the development plan than tree protection. They have omitted the trees within 12m of the boundaries of plot, these should be included in the survey. They seem to have recommended less than the required protection for an important veteran tree at the entrance to the site.

7. At the public consultations prior to the ongoing Friarsfield development there was a general concern of over-development and a concern Cults that did not need 280 more houses. Since then planning permission in principle has been granted for a further 550 new houses in Milltimber. The proposed development of 4 houses in a prime location in Cults serves only to pass a premium for the unique site to the developer, and is negligible in terms of housing provision in the area.

8. CALA's assumptions with respect to development density do not properly consider that the South side of South Avenue consists predominantly of granite built Villas in large mature gardens, lined with mature trees. These trees en-masse provide a considerable amenity to the village of Cults and are visible from neighbouring streets, from uphill within Cults and from across the river Dee. Setting a precedent in allowing this development, and the removal of mature trees to facilitate it, will ultimately result in the removal of this wealth of trees from Cults.

9. The contribution that large garden grounds make to the community has been overlooked in CALA's application. These gardens contain and attract a more diverse population of flora and fauna than is found, or tolerated in small enclosed modern gardens.

10. CALA's planning application makes no mention of connection to foul and storm water sewers. At the moment the drains from Dunmail run into a Buchan trap in the grounds of 5, South. This system is not

sufficient to serve 5 houses, and in any case crosses a neighbour's property.

11. CALA's application contravenes the terms of the Title Conditions for Dunmail. Under these conditions there are 2 strips at the northern and western boundaries within which only single storey buildings less than 5m high may be built. The quadruple and triple garages have roof heights of 5.4m and 5.2m as read from the elevations. CALA's reference to the Land's Tribunal report (Appendix A) and the original Title Conditions are inaccurate.

12. No mention of hazardous substances is made in the application. We are concerned given the age of Dunmail that there may be asbestos in the building, as this was only banned as a building material in 1999. There is no indication that a demolition survey has been carried to verify the presence or otherwise of asbestos.

13. No site sections have been provided with the planning application. The application mentions a

possible need to stabilise bank at the southern end of the plot. We take this to mean that CALA are thinking of raising the ground level that currently dips to the South towards the river Dee. The garden ground has already banked up against the granite Victorian boundary wall that separates the Dunmail plot from the Deeside railway pathway to the South. We are concerned that raising the ground level will;

- Result in roof ridges which are too high, as the datum should be the surrounding sloping ground level not the level of any built-up bank.
- Be out of keeping with the South facing houses on the North side of the Dee. These benefit from the open outlook provided their position on a southerly slope towards to the river. Each line of houses looks over the roofs of the houses below.

14. It is our feeling that specifying roof heights similar to surrounding buildings is meaningless unless the slope of the land is considered, so that if the land South of the current building line is raised then the roof heights should be dropped. In this way it is the height above the original ground level that should be related to

the neighbouring ridges. Alternatively if new buildings were to be kept in line with No's 1 and 5, South Avenue, similar roof lines would be reasonable.

15. Removing the trees on the site of Dunmail and raising ground levels (both of which are required to maximize the number of buildings on the plot) would completely change the character of the area, where currently houses are screened from the surrounding streets. If this type of development were to be continued along South Avenue and beyond the precedent would be set for removal of large areas of mature trees and gardens all over Deeside, in conflict with the Council's aim of increasing tree cover in Aberdeen.

16. The issue of precedence is a real concern in this case. Some South Avenue residents have already approached CALA with a view to selling their properties and large garden ground. Setting a precedent will create a domino effect as the owners of nearby large gardens sell up; not only to profit from the prices that developers are willing to pay but also because their

personal amenity is being eroded by new adjacent developments.

Yours sincerely,

Eduardo Prato

44 Hillview Crescent
Cults
Aberdeen AB25 2YH

P&SD Letters of Representation		
Application Number: 140568		
RECEIVED 23 MAY 2014		
Nor	Sou	MAP
Case Officer Initials: GAC		
Date Acknowledged: 21-5-14		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 21 May 2014 11:35
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568

Name : Madina Kurmanbaeva

Address : Birchwood house, 1 South Avenue, Cults, Aberdeen, AB15 9LP

Telephone :

Email : [REDACTED]

type :

Comment : 1. The proposed development of additional houses with garages will unfortunately have certain damaging effects on the traditional character of the area. The plot of land is adjacent to the old Victorian Railway track, which is regarded as historical and natural beauty of Aberdeen. Trees are framing the railway track all along from Gathdee to Peterculter. There are a lot visitors all year round, who are coming specially to this quiet path to enjoy the nature, local animals, frogs, birds, beautiful views and looks of graceful old Victorian houses and gardens.

2. To our knowledge, the trees on the plot of land are covered by tree preservation order TPO 159. We have adjacent eastern wall with this plot of land. Anyone will notice that those tall and well-groomed trees along the eastern wall comprise a natural beautiful border between our properties. Unfortunately, the proposed removal of trees will bring the loss of privacy and lead to unnecessary exposure.

3. The permission to remove the preservation order will create a precedent. To our knowledge, there have been few applications to remove certain trees from existing preservation order in neighboring properties. Those proposals have been rightfully refused, however, if this application is satisfied, then further tree removal applications will be difficult to reject, given this possible precedent which is based simply on the grounds of incompatibility of design.

Thank you for considering the above points.

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1140568

PI

From: madina kurmanbaeva [REDACTED]
Sent: 21 May 2014 11:29
To: PI
Subject: Re planning application, Dunmail, 3 South Avenue

Dear Sir/ Madam,

Please accept my objections to the proposed planning application to building additional houses with garages on Dunmail, South Avenue 3.

1. The proposed development will unfortunately have certain damaging effects on the traditional character of the area. The plot of land is adjacent to the old Victorian Railway track, which is regarded as historical and natural beauty of Aberdeen. Trees are framing the railway track all along from Gathdee to PeterCulter. There are a lot visitors all year round, who are coming specially to this quiet path to enjoy the nature, local animals, frogs, birds, beautiful views and looks of graceful old Victorian houses and gardens.
2. To our knowledge, the trees on the plot of land are covered by tree preservation order TPO 159. We have adjacent eastern wall with this plot of land. Anyone will notice that those tall and well-groomed trees along the eastern wall comprise a natural beautiful border between our properties. Unfortunately, the proposed removal of trees will bring the loss of privacy and lead to unnecessary exposure.
3. The permission to remove the preservation order will create a *precedent*. To our knowledge, there have been few applications to remove certain trees from existing preservation order in neighboring properties. Those proposals have been rightfully refused, however, if this application is satisfied, then further tree removal applications will be difficult to reject, given this possible precedent which is based simply on the grounds of incompatibility of design.

We are looking forward to your decision,

Best regards,

Madina Kurmanbaeva,

Birchwood house, 1 South Avenue,

Cults, Aberdeen, AB15 9LP

[REDACTED]

From: webmaster@aberdeencity.gov.uk
Sent: 17 May 2014 15:30
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568

Name : Jo Gibson
Address : 2 Kirkbrae View
Cults
AB15 9RU

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : I wish to object to the proposed development at “Dunmail”, No 3 South Avenue, Cults, Planning Application No.140568.

The proposed development does not comply with a number of local and national planning policies:

1. The Aberdeen Local Development Plan Policy H1 Residential Areas states that within existing residential areas, proposals for new residential development will be acceptable in principle, provided it:
• does not constitute over-development; • does not have an unacceptable impact on the character or amenity of the surrounding area; • complies with supplementary guidance on curtilage splits.

The proposed density of development for each plot varies between 31% and 33%. Whilst this is in just within the supplementary guidance figure of 33%, it does not take into account the low density of the surrounding long-established housing and therefore should be considered over-development of the site.

South Avenue is characterized by detached houses set within large plots in mature woodlands. The proposed development will result in loss of garden ground and therefore have a significant negative impact on the neighbourhood’s character.

The Council’s Supplementary Guidance on ‘The Sub-division and Redevelopment of Residential Curtilages’ states that windows to habitable rooms should not look out directly over, or down into, areas used as private amenity space by residents of adjoining dwellings. The CALA plans show that the proposed properties would have windows in the elevations overlooking private gardens.

The Council’s supplementary guidance also states that the need to avoid setting a precedent is a material consideration when determining planning applications. Given the desirability of Lower Deeside, which has high house prices and low densities of residential development, developers will seek out opportunities for the splitting of curtilages / redevelopment as the greatest returns can be made on investment, and therefore this proposal would set an unwelcome precedent for speculative development that would be highly detrimental to the area, eroding its character and amenity.

2. The Aberdeen Local Development Plan Policy NE5: Trees and Woodlands states that there is a presumption against all activities and development that will result in the loss of, or damage to, established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable.

The proposed development requires the removal of 51 no. trees that are subject to Tree Protection Order no. 159. Whilst the tree survey carried out on behalf of CALA indicates that 9 no. trees warrant removal as a result of poor condition, it also concludes that 42 no. other trees cannot be retained if CALA's development plan is implemented. The survey indicated 12 trees with definite bat roost potential and 2 with limited bat roost potential which are targeted for removal.

It is clear that the proposed development would result in the loss of a substantial number of trees which collectively make a significant contribution to local landscape character. The proposals for replacement planting would not adequately mitigate for the loss of these trees. Such extensive tree loss is not consistent with the aims of Policy NE5 Trees and Woodlands of the Aberdeen Local Development Plan.

3. The site is not identified in the Aberdeen Local Development Plan as a development site.

Given that there is a substantial number of new homes in the Cults / Milltimber area either under construction (Friarsfield initial phase of 80 large detached homes) or in advanced stages of planning (Friarsfield additional 200 large detached homes, Oldfold Farm mixed development of 550 homes) or initial stages of planning (proposed Countesswells development), there is no justification for this proposed development in terms of meeting local housing provision requirements.

I therefore object on the grounds that the proposal is contrary to the Aberdeen Local Development Plan and supplementary planning guidance in terms of:

• The proposal represents significant overdevelopment of the site • The proposal would adversely impact on the character and amenity of the surrounding area • The proposal would have a very significant detrimental impact on protected trees, and particular would result in the loss of established trees which make a contribution to their setting • The proposal would adversely impact upon the privacy of neighbouring properties • The proposal would set an undesirable and unwelcome precedent for speculative development that would have consequences for the character of Cults and of other Deeside villages • The proposal site is not identified in the Aberdeen Local Development Plan as a development site, and is not justified in terms of meeting local housing provision requirements

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 18 May 2014 22:32
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568

Name : Shona Harris
Address : 410 North Deeside Road
Cults

Telephone :

Email : [REDACTED]

type :

Comment :

Once again it seems there are plans that will ebb away at the character of Cults - this proposal is out of keeping with the area and does not take into account low density of appeal and character of Cults. This is not a new-build satellite town such as Kingswells where houses are crammed in as close as possible. Cults is an established village setting and all new developments should be sympathetic to this individual character.

Where will this stop? - why doesn't everyone in Cults with a large plot develop their garden and make a quick buck at the cost of their neighbours privacy and to the detriment of the area?

This side of Cults is continuing to develop and the traffic congestion is worsening. South Avenue is a narrow and busy street already without adding to the problem. Not to mention the road leading down to Garthdee with is positively dangerous already and this will add yet more traffic.

How is it possible to think it is acceptable to remove 58 mature trees in a so called leafy suburb? I bet the planners artists will make good use of the 7 remaining trees in the drawings of the plan for selling purposes. People like trees..... they do not grow overnight..... they are good for the environment.....It is hard to comprehend that anyone who is not thinking only of financial gain would even consider this. I understand the trees have tree preservation orders on them? If so, are you making a mockery of this system by allowing this proposal? What about the 2 for 1 planting rule that 'ordinary' people have to adhere to?

Who actually checks that the owners of new properties maintain the new trees anyway? We have in the past been given assurances by the planning dept which have not been kept.

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From: webmaster@aberdeencity.gov.uk
Sent: 21 May 2014 13:48
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568

Name : kath whitcombe
Address : 11 Kirkbrae Avenue
Cults
Aberdeen

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : If CALA are allowed to proceed with this development the door will be open to redevelop all large garden grounds in Cults and remove almost all the mature trees on site.

The houses and mature gardens south of the North Deeside road towards Allan Park and the Dee contribute hugely to the green space and leafy environment in Cults. Losing these mature trees to be replaced by small garden trees with will not screen the developments will affect the views to the South all over Cults.

are two large, high-quality housing schemes under construction or in the planning stage in Cults and Milltimber (830 houses). This means that there is no basis for the removal of 51 protected trees on the site to facilitate a development for which there is no justification in terms of local housing provision requirements.

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From: webmaster@aberdeencity.gov.uk
Sent: 20 May 2014 18:22
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568

Name : colin m'cartney
Address : Birchwood house,Ground floor flat
1 south avenue
Cults
AB15 9LP

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : 1. The plans are not compatible with the tree survey: there is no justification to remove co many mature trees which is a major feature of this and adjacent sites.

2. The number of houses in the plan is about maximising densitit and not about preserving the unique charater of this low density area which is why many of us chose the earea in the first place.

3. If this plan should go ahead we reluctantly become coerced by events to follow the same path to exploit our own territory and remove more trees and build yet more high density housing. This i suggest is an undesirable consequence of a poor planning decision.

4. Tree preservation orders should be respected by our council representatives and this plan is a flagrant attempt to cast aside these council responsibilities.

5. There has been previous planning requests which have turned down requests for high density development and this new proposal does not have any redeeming featur to justify such a development.Two properties would appear to be the maximum which can be constructed and still maintain the character of this part of South avenue.

6. The current infrastructure of this part of South avenue would probably be oversubscribed causing unpredictable problems which will require urgent and expensive remedies to be put in place (sewage); electric and gas.

7. We were refused the right to offer comment at the recent land tribunal so this is our only opportunity to receive some protection is via the planning process.

8. An approval of this scheme in its present form will inevitable degrade the natural fauna, local wildlife: bats; hedgehogs, owls, woodpeckers bats, deer, foxes all of which we have seen in our garden and next door since 2002 when we moved to our address.

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PI

From: wilkinson allan [REDACTED]
Sent: 21 May 2014 10:38
To: PI
Subject: Fwd: Planning application 140568

Begin forwarded message:

From: wilkinson allan [REDACTED]
Date: 21 May 2014 08:40:42 BST
To: [REDACTED]
Subject: Fwd: Planning application 140568

Begin forwarded message:

From: wilkinson allan [REDACTED]
Date: 21 May 2014 08:40:05 BST
To: [REDACTED]
Subject: Planning application 140568

I would like to lodge my objection to the above planning application.

This application is totally out of keeping with the area - soon Cults will have no historic buildings as ACC continue to give planning permission to demolish these and totally erode the face of Cults

This will add to the road congestion which is already terrible

This will set a precedent for similar money gaining developments in the area

The trees which will be removed for this development will alter the character of the area

Surely there are enough new houses being built in Cults and surrounding areas and there is not a need to develop sites such as this

Allan Wilkinson

From: webmaster@aberdeencity.gov.uk
Sent: 21 May 2014 00:37
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568

Name : Mr Willem E van Es
Address : 20 St. Devenicks Place

Telephone :

Email : [REDACTED]

type :

Comment : To whom it may concern,

The proposed development impacts upon the tranquility of our properties and gardens to an extent beyond that which neighbours should be expected to tolerate. Whilst the proposals can be argued to fall well within the LDP, it is noted that the title deeds had a condition prohibiting the construction of more than two dwellings on this site. We note information presented that the Lands Tribunal has reviewed this and decided that four dwellings would be more suitable, but without any consultations with affected parties.

We have to date already lost significant green belt on Kirkbrae and this development further erodes the very essence that makes Cults a sought after location.

Yours Sincerely,

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From: [REDACTED]
Sent: 19 May 2014 11:49
To: PI
Subject: Objection to CALA development at 3, South Avenue Planning Application 140568

I wish to lodge an objection to the above application.

Basis for objection.

1. Contrary to the guidance set out in ACC supplement to the Local Development Plan (LDP) "Sub-division and Redevelopment of Residential Curtilages" In terms of
 - privacy and overlooking, windows look into private amenity space of neighbours.
 - context (out of keeping with the area)
 - density (does not take into account low density of surrounding dwellings)
 - does not make a positive contribution to its setting.
 - will add to traffic congestion in an already narrow and busy street.
 - will set a precedent whereby owners of nearby large gardens sell up; not only to profit from the prices that developers are willing to pay but also because their personal amenity is being eroded by new adjacent developments.

2. Contrary to Trees and Wood land supplement of the LDP
 - would result in removal of all but 7 of the 65 protected trees and 1 hedgerow
 - Tree Protection Order (159) in place at the site.
 - replanting of 26 small garden trees is not in line with the 2 for 1 policy of ACC.
 - removal of trees would have a negative effect on the landscape character and local amenity.

3. The site is not identified in the LDP as a development site, There are 880 houses in construction or in the planning phase at the Friarsfield site in Cults and at Oldfold Farm in Milltimber, so there is no justification for these additional 4 houses in terms of housing provision for the area.

Susan McGinty
4 Westerton Place
Culterhouse
Aberdeen

From: webmaster@aberdeencity.gov.uk
Sent: 20 May 2014 22:21
To: PI
Subject: Planning Comment for 140568

Comment for Planning Application 140568

Name : stuart hicks
Address : birchwood house
1 south avenue
cults
Aberdeen
ab15 9lp

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Planning Application 140568 - 'Dunmail' 3 South Ave, Cults, Aberdeen

We ask that Aberdeen City Council Planning and Developments group take cognizance of the following points regarding the proposed development by CALA of the residential fue above and as a result, reject the current planning application

1. Whilst we do not object to redevelopment of the Dunmail fue in principal we are strongly opposed to the positional aspect of houses numbered 3 and 4 on the overview submitted by Mssrs CALA. Should these two houses be built as per the submitted plan, all privacy for the proprietors of Birchwood House would be lost. The rear elevations of the new villas would look directly into the gardens, living room and two bedrooms of the northern section of Birchwood. These rooms and garden are our principle living and recreational spaces.
2. We feel that the proximity of the new villas could cause loss of natural daylight for us in Birchwood - especially in the early evening when the sun begins to drop to the west of Dunmail
3. The submission by CALA does not show the actual building plan of Birchwood House. A substantial living room extension, built facing west toward Dunmail, is omitted and should have been taken into consideration by the CALA planning engineers.
4. Removal of 47 trees is of considerable concern to us in Birchwood. We appreciate that the row of sycamores and maples running N-S between Dunmail and Birchwood is in dire need of proper maintenance (correct pollarding would be a start) but we do not fully understand from CALA's plan which trees are to be removed. We do not condone removal of substantial trees so that villas can be built.

Thank you
S.Hicks and J.McFarlane
Birchwood House

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[REDACTED]

COMMITTEE REPORT CHECKLIST

Name of Committee:	Planning Development Management Committee	
Date of Committee:	15/01/15	
Title of Report:	Conservation Area Character Appraisals	
Report Number:	CHI/14/091	
Report Author:	Bridget Turnbull	
Directorate:	Communities Housing & Infrastructure	
Date(s) report considered by CMT (if appropriate):	N/A	
Is report "exempt" under the Access to Information Act? Please also specify paragraph numbers opposite. Guidance can be found at: http://thezone/cg/DemocraticServices/ct_exemptinfo.asp	No	
Equalities Impact Assessment attached: (also to be submitted to Sandra Bruce sandrab@aberdeencity.gov.uk) Please note that parts 1, 2 and 8 of the revised form should be completed and submitted to Sandra Bruce, even if an assessment is not needed. This explains why an assessment is not required. For more details, visit http://thezone/cg/DemocraticServices/ct_Guidance_For_Report_Authors.asp or contact Sandra Bruce directly.	No	
Privacy Impact Assessment carried out: Please refer to http://thezone/cg/LegalServices/cg_access_to_information.asp for further advice on PIAs.	No (not necessary)	
Number of attachments submitted with the report	0	
Report Consultation – Required in terms of Standing Orders Please read the guidance on the Zone: http://thezone/cg/DemocraticServices/ct_Guidance_For_Report_Authors.asp		
	Date of Issue	Date of Response
Elected Members:		
Convener Cllr Ramsay Milne	05/01/2015	No response
Vice Convener Cllr Andrew Finlayson	05/01/2015	No response

Council Leader Jenny Laing	05/01/2015	No response
Convener of Finance, Policy and Resources Councillor Willie Young	05/01/2014	No response
Local Members (if applicable): Cllr Marie Boulton Cllr M Tauqeer Malik Cllr Aileen Malone Cllr Angela Taylor Cllr Gordon Townson Cllr Ian Yuill Cllr Neil Cooney Cllr Andrew Finlayson (also consulted as vice-convener) Cllr Callum McCaig Cllr Ross Grant Cllr Ramsay Milne(also consulted as Convener) Cllr Jim Noble Cllr Andrew May Cllr Jean Morrison Cllr Nathan Morrison Cllr Muriel Jaffrey Cllr John Reynolds Cllr Sandy Stuart Cllr Willie Young	05/01/2015	No response
Officers:		
Jane MacEachran, Monitoring Officer	18/12/2014	No response
Steve Whyte, Section 95 Officer	05/01/2015	No response
Head of Service, Office of Chief Executive Ciaran Monaghan	05/01/2015	No response
Legal and Democratic Services (separate from consultation with Monitoring Officer)		
Finance (separate from consultation with s.95 officer) Steven Whyte		
Clerk	18/12/2014	No response
Other officers:		
Pete Leonard Margaret Bochel Stephen Booth Sandy Beattie Mike Duncan Gale Beattie Andy Brownrigg Daniel Lewis	19/12/2014 18/12/2014 05/01/2015	No response

Trade Unions (where applicable):		
N/A		
External (where applicable):		

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ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management Committee
DATE	15 January 2015
DIRECTOR	Pete Leonard
TITLE OF REPORT	Conservation Area Character Appraisals
REPORT NUMBER	CHI/14/091

1 PURPOSE OF REPORT

- 1.1 This report outlines the results of a public consultation exercise undertaken on the draft character appraisals for Old Aberdeen and Pitfodells Conservation Areas. A summary of the representations received, officers' responses and detail of any resulting action is provided in Appendix 1 of this Report. Full, un-summarised copies of representations are detailed in Appendix 2. It also outlines progress made since July 2013 on Cove Bay Conservation Area.
- 1.2 The amended versions of the two character appraisals, as informed by consultation responses, can be viewed by accessing the following link:
www.aberdeencity.gov.uk/masterplanning

2 RECOMMENDATION(S)

- 2.1 It is recommended that the Committee:
- (a) Note the representations received on the draft Old Aberdeen and Pitfodells Conservation Area Character Appraisal documents;
 - (b) Approve Appendix 1, which includes officers' responses to representations received and any necessary actions;
 - (c) Approve Pitfodells Conservation Area Character Appraisal for inclusion in the Conservation Area Character Appraisals and Management Plan
 - (d) Approve the draft (version 2) Old Aberdeen Conservation Area Character Appraisal for re-consultation with Old Aberdeen Community Council; Old Aberdeen Heritage Society; University of Aberdeen: Historic Scotland and local Ward Members.
 - (e) Approve the revised Cove Bay Conservation Area Character Appraisal and retention of conservation area status.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report. Any future publication and notification costs can be met through existing budgets.

4 OTHER IMPLICATIONS

- 4.1 There are no known legal, resource, personnel, property, equipment, sustainability and environmental, health and safety policy implications arising from this report. Section 62 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires notification of conservation area boundary amendments to be reported to the Scottish Government and advertised in the Edinburgh Gazette and local press.

5 BACKGROUND / MAIN ISSUES

- 5.1 The Conservation Area Character Appraisals and Management Plan was approved by the then Development Management Sub-Committee on 18 July 2013 as Interim Planning Advice. It contained character appraisals for six out of the City's eleven Conservation Areas as well as an overarching Strategic Guidance and Management Plan. The Sub-Committee also agreed to defer any decision regarding de-designation of Cove Bay Conservation Area to allow a 12 months period to enable the local community to formulate plans and seek funding to improve and enhance the character of this Conservation Area.
- 5.2 On 20 March 2014 the Planning Development Management Committee approved draft conservation area character appraisals for Pitfodels and Old Aberdeen Conservation Areas, together with draft proposed boundary amendments and guidance in respect of Old Aberdeen Conservation Area, as a basis for public consultation.
- 5.3 A report seeking approval of these revised character appraisals and the de-designation of Cove Bay Conservation Area, was deferred by Committee at its meeting on 24 July pending a Committee site visit. This visit took place on 1 October. Members walked through and met local representatives in Old Aberdeen and Cove Bay Conservation Areas. They also visited Footdee; Union Street; Great Western Road and Pitfodels Conservation Areas.

Consultation process – Old Aberdeen and Pitfodels Conservation Area

- 5.4 The public consultation period ran for six weeks from Monday 31 March 2014 until 12 noon Monday 12 May 2014, as recommended by Committee. This was longer than the normal four weeks to take account of the Easter holidays. In addition, the public consultation period was extended until 26 May for Old Aberdeen Conservation Area at the request of Old Aberdeen Community Council.

- 5.5 Community Councils in Pitfodells and Old Aberdeen Conservation Areas were given advance notification of the upcoming consultation and invited to inform the consultation process in their area.
- 5.6 A wide range of organisations and groups was consulted including statutory consultees; Community Councils; affected Ward members; local heritage and amenity groups; local schools and churches. All occupiers directly affected by draft proposals to extend Old Aberdeen Conservation Area were contacted, outlining the proposed boundary changes and sent a copy of the summary leaflet relevant to their area.
- 5.7 The draft Conservation Area Character Appraisals and Management Plan was available to view and publicised via the following methods:
- Publication of document on Aberdeen City Council Website 'Current Consultations' page
<http://www.aberdeencity.gov.uk/consultations>
 - Publication of document on Aberdeen City Council Website 'Masterplanning' page
<http://www.aberdeencity.gov.uk/masterplanning>
 - Hard copy of document available for viewing at Marischal College between 9am and 5pm Monday to Friday, by contacting the Planning and Sustainable Development Reception. Relevant planning officers were also identified to be available to help answer queries from members of the public who visited the Planning Reception regarding the draft Conservation Area Character Appraisals.
 - Hard copies of the document were also made available at Airyhall; Bridge of Don: Central; Cults and Tillydrone public libraries and the libraries at Robert Gordon University and the University of Aberdeen.
 - Summary leaflets for each conservation area were available online at Airyhall; Bridge of Don; Central; Cults and Tillydrone public libraries and the libraries at Robert Gordon University and the University of Aberdeen; Marischal College. The Old Aberdeen Heritage Society also undertook a wide local distribution of the leaflet in the Old Aberdeen area.
 - Information giving details of the consultation was published on the Aberdeen Local Development Plan Facebook and Twitter pages and in its newsletter.
 - A public drop in session was held between 3pm-7pm on 16 April 2014 in the Dunbar Street Hall, which 22 people attended. Details of this session were included in the letter sent to all those affected by the Old Aberdeen conservation area boundary changes.

Consultation results

5.8 Representations on the draft Conservation Area Character Appraisals could be submitted by email or post. A total of 22 representations were received during the consultation, from the following:

- Scottish Water
- Forestry Commission Scotland
- Historic Scotland
- Scottish Natural Heritage
- Scottish Environmental Protection Agency
- Old Aberdeen Community Council
- Aberdeen Civic Society
- Friends of Sunnybank Park
- Old Aberdeen Heritage Society
- University of Aberdeen
- Halliday Fraser Munro
- Saltire Society (Aberdeen and NE Branch)
- Petition Tillydrone Avenue residents (26 signatures)
- 5 individuals

5.9 Representations are summarised in Appendix 1, with officer responses and any resulting proposed amendments to the document. The Old Aberdeen Community Council and the Old Aberdeen Heritage Society both requested that the Old Aberdeen Conservation Area character appraisal be revised and be subject to a second round of consultation before being considered by Committee. Although this runs contrary to the Council's accepted public consultation protocol, the revised document was however circulated to these two organisations and the University of Aberdeen, as a key stakeholder. The resulting comments have been incorporated as appropriate.

5.10 Whilst in general the character appraisals were welcomed, there were a number of detailed comments:

Old Aberdeen Conservation Area

5.11 The character appraisal has been revised to take account of a variety of comments as indicated in Appendix 1. In particular, more detail has been provided about Character Area B: Old Aberdeen Heart. There is always a fine balance to be struck between providing sufficient information for the character appraisal to be of practical use when assessing planning applications etc without the more significant issues being lost in detail. Committee's site visit on 1 October reinforced many of the key issues raised in formal consultation responses, which are included in the final draft.

5.12 The five proposed extensions to the Old Aberdeen Conservation Area boundary met with approval, however some considered that the extensions did not go far enough and that the eastern boundary should run down the length of King Street. This suggestion was examined however there was not sufficient historical and or architectural merit to include these substantial additions. St Peter's Cemetery is protected by virtue of its use and by its listed gate house and attached boundary

walls. One area that does meet the criteria is 14 Cheyne Road and 88 and 106 Don Street and it is proposed that these three properties be included in the Conservation Area as they enable the whole of the east side of Don Street to be covered by conservation area designation.

- 5.13 Because of the large size of the Conservation Area and its complex and diverse nature, the character appraisal divided it up into five character areas for ease of assessment. The boundaries of these largely followed those used in the last conservation area character appraisal in 1993. Some respondents, including the petition by the residents on Tillydrone Avenue, objected to the character area boundaries and thought that their properties on Tillydrone Avenue and the Mission and the Barn on St Machar Drive should be included in Character Area B. This has been done and Character Area B renamed “Old Aberdeen Heart” rather than “Old Aberdeen Core” in response to representations.
- 5.14 The University of Aberdeen has produced King’s Campus Framework Plan that sets out the underlying design principles for future development of the King’s campus estate. This refreshes the University’s previous 2005 framework. This latest work was not publicly available at the time the draft character appraisal was written. The amended appraisal acknowledges this work, but does not endorse it, as detailed discussions have yet to take place with the local planning authority with regard to future development.
- 5.15 Several issues were raised that fall outside the remit of a conservation area character appraisal such as use zoning and HMOs, which are better addressed by the Local Development Plan and the HMO licensing process. There was general agreement that the existing traffic management scheme on College Bounds was not working as intended and this matter has been referred to Roads. The revised character appraisal notes that the descriptions for the majority of listed buildings are old as they date from 1967, before Conservation Area designation. Historic Scotland has now programmed a review of listed buildings in central Old Aberdeen over 2015/16, which is anticipated to start in autumn 2015.
- 5.16 There has been a positive dialogue between the key stakeholders in Old Aberdeen Conservation Area (Old Aberdeen Community Council; Old Aberdeen Heritage Society and University of Aberdeen) although there are some inherent tensions between differing views of the Conservation Area’s role. In recognition of the extensive consultation that has taken place, it is suggested that there be one final round of consultation of the draft (version 2) Character Appraisal for key stakeholders, Historic Scotland and local Ward Members only.

Pitfodels Conservation Area

- 5.17 Representations received (Appendix 1) highlighted the positive contribution that trees and the semi-rural lanes, especially Rocklands Road and Baird’s Brae, made to Pitfodels Conservation Area. There was a general concern that development could erode the character of the Conservation Area.

Cove Bay Conservation Area

- 5.18 The initial draft character appraisal for Cove Bay Conservation Area concluded that its special historic and architectural qualities had been severely eroded over the years and that it no longer merited conservation area status. At its meeting on 18 July 2013, the then Development Management Sub-Committee agreed to defer any decision regarding de-designation of Cove Bay Conservation Area to allow a 12 months period to enable the local community to formulate plans and seek funding to improve and enhance the character of this Conservation Area.
- 5.19 In June 2014 “The Friends of Old Cove” group was formed to do this. Committee deferred a report on 24 July that recommended de-designation pending a Committee site visit to Cove Bay and other conservation areas. This took place on 1 October and Members met representatives from Cove and Altens Community Council and Friends of Old Cove who impressed Members by their enthusiasm and the positive community initiatives they were developing. In light of this it is suggested that conservation area status be retained for Cove Bay pending the next City wide review of conservation areas

Future Appraisals

- 5.13 New Government advice has meant that the Conservation Area Character Appraisals and Management Plan will not now form Supplementary Guidance as part of the forthcoming Aberdeen Local Development Plan. This removes the time pressure on the conservation area review programme however, it is anticipated that the outstanding character appraisals for Footdee, Rosemount and Westburn Conservation Areas will be reviewed and the document completed by autumn 2015. The existing Union Street Conservation Area is likely to be reviewed as part of the city centre masterplan.

It is worth noting that Policy D4 Historic Environment of the consultation draft Aberdeen Local Development Plan approved by the Communities, Housing and Infrastructure Committee on 28 October 2014 makes specific reference to determining planning applications with reference to the Council’s Conservation Area Character Appraisals and Management Plan.

6 IMPACT



- 6.1 The proposal contributes to the Single Outcome Priorities 10: *We live in well-designed, sustainable places where we are able to access the amenities and services we need* and 12: *We value and enjoy our built and natural environment and protect it and enhance it for future generations.*
- 6.2 The proposal contributes to Smarter Aberdeen’s aspiration of *Smarter Environment – Natural Resources* – providing an attractive streetscape.
- 6.3 The proposal contributes to the EP & I Directorate Priority 3: *Protect and enhance our high quality natural and built environment* and to the Planning and Sustainable Development Operational Priority PSD3: *Protect and enhance our heritage and high quality built environment.*

7 BACKGROUND PAPERS

- 7.1 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
<http://www.legislation.gov.uk/ukpga/1997/9/contents>
- 7.2 Scottish Government's Planning Advice Note 71: Conservation Area Management
<http://www.scotland.gov.uk/Publications/2004/12/20450/49052>
- 7.3 Aberdeen Local Development Plan (2012)
<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=42278&SID=9484>

8 REPORT AUTHOR DETAILS

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Conservation Area Character Appraisal: Public Consultation Results	Appendix 1
Summary, Officer Response and Actions	

Old Aberdeen Conservation Area

1. Councillor Jaffrey

<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<p>Disappointed Cheyne Road and Harrow Road are not included. Members of the St. Machar's Cathedral congregation all thought that these two roads were in the Conservation Area.</p> <p>Before the Boundary Commission changed the Wards, the Donmouth Ward extended as far in King Street to Seaton Place. The Planners did not want Lidl's built in my old Ward and the only way they got permission was to put on a slate roof because it was in the Conservation Area, why I cannot understand that Cheyne and Harrow roads are so much nearer St. Machar's Cathedral than Lidl's and are not in the Conservation Area.</p>	<p>Noted. There appears to have been some confusion locally regarding the Conservation Area boundaries. The houses on Cheyne and Harrow Streets have been substantially altered and are not now of sufficient historical or architectural interest to justify their inclusion in the Conservation Area.</p> <p>Properties on the east side of Don Street, whilst not particularly significant in their own right, do front the old primary route to Brig o'Balgownie and are worthy of inclusion on historic grounds.</p>	<p>14 Cheyne Road at its corner with Don Street included in the proposed extension area B along with numbers 88 and 106 Don Street.</p>

2. Scottish Water

<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<p>The contents will not have an impact on the provision of water and drainage, Scottish Water does not have any comments at make at this time.</p>	<p>Comments noted and welcomed.</p>	<p>No amendment proposed as a result of the representation.</p>

3. Forestry Commission Scotland		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Support the expansion to the Old Aberdeen Conservation Area. The expansion of this area will include a great number of town and garden trees, town trees provide amenity and valuable habitat for a variety of priority species present in Aberdeen. Greater protection for these trees is welcomed by the Forestry Commission.	Comments noted and welcomed.	Included reference to town trees providing amenity and valuable wildlife habitats.
4. Old Aberdeen Community Council		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Acknowledge and appreciate that a lot of effort has been made to collect and collate a wide range of facts and opinions, the end result does not deliver the comprehensive or forward looking report that we had expected and that the Conservation Area requires.	Comments noted. The expectations of the Community Council are understandably high however the report has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals.	No amendment proposed as a result of the representation.
The document offers no commitment for firm policies for maintaining and enhancing the unique character of the area, yet it carries statutory weight with planning matters. The document should: <ul style="list-style-type: none"> • Champion the enhancement and safeguard special features • Develop specific recommendations regarding external treatment and modifications of properties • Presume against further change of use in the High Street other than residential or retail 	Noted. Policies and guidance for the Conservation Area are contained within section 2 of the Management Plan. In addition to generic policy guidance for all conservation areas there are also two specific policies for Old Aberdeen. There is also national legislation regarding listed buildings and conservation areas, underpinned by the Scottish Historic environment Policy and Historic Scotland guidance notes. The High Street and its environs are covered by Local Development Plan policy CF1 Existing	Included section on Local Shops policy RT4 and Policy CF1 – Existing Community Sites and Facilities

	Community Sites and Facilities. Shops on the High Street are protected by Policy RT4 – Local Shops.	
Document seems indifferent to the changes occurring. Threats and weaknesses are helpfully identified but few recommendations of how these will be managed or improved.	Noted. Change is inevitable, which the Strategic Overview recognises. Policy and guidance in the Management Plan address identified threats and weakness in so far as they can be through the powers available to the City Council.	No amendment proposed as a result of the representation
Area B requires fuller and more sensitive description if it is to capture the ‘sense of place’ felt by residents, staff and students and would seek to redress the view that Old Aberdeen is the University.	Agreed.	Description of Area B expanded.
Absence of description and comment regarding the Old Aberdeen Town House, whose original design and subsequent changing use is quite a useful illustration of the changing influences on the burgh and it’s an iconic Georgian building.	Agreed.	Description and comment regarding the Old Aberdeen Town House included.
Little comment about deteriorating condition of granite sett roads, where they survive. This key feature is in danger of being patch repaired out of existence. Should be identified as negative factor in character areas for Spital and Old Aberdeen Core.	Agreed. The deteriorating condition of granite sett roads, where they survive, is an issue especially for Character Area B.	Condition of granite road setts identified as a negative factor in Character Area B.
HMO increase is not due to “...a decrease in family residential use...” as 3.2.4 suggests, this is due to families being squeezed out by the high demand brought about by ever increasing student population resulting in high prices that a HMO landlord can afford, and this issue is causing permanent change to the character of the Conservation Area yet is not discussed. It should be identified as a negative factor	Noted. Para 3.2.4 on p 22 notes the changes that have taken place and does not imply that the increase in HMOs is due to a decrease in family residential use.	No amendment proposed as a result of the representation

<p>for the character areas Spital, Old Aberdeen Core and Hillhead/King Street North, and it may be impacting the Balgownie area.</p>		
<p>Little comment on significant changes being brought about to the visual degradation of the area by the increase in uPVC windows and doors, burglar alarms and visibility of TV dishes/aerials. Effectively permitted by ACC watering down their guidance on these issues. Are there any recommendations to be made? Strengthening the ACC Technical Advice Note would be a good start. In early stages of this process an information sheet to householders was considered and we agree this is an excellent idea and would have helped with distribution, however it is not mentioned and there is no such recommendation.</p>	<p>Noted. Incremental minor changes can cumulatively make an adverse impact on a conservation area. This is recognised in the Strategic Overview’s SWOT analysis because it affects all of the City’s conservation areas.</p> <p>The current “The Repair and Replacement of Windows and Doors” Technical Advice Note is proposed as Supplementary Guidance as part of the Aberdeen Local Plan review.</p> <p>The Management Plan already contains the following policy: “O Information and communication Informed decisions in conservation areas need to be based on accessible up to date information and we will provide information about conservation areas and their practical implications for residents and businesses on our website. We welcome working with local amenity and community groups, the public and other interested parties who wish to improve or promote understanding of their local conservation area as far as resources permit.”</p>	<p>No amendment proposed as a result of the representation</p>
<p>The word ‘campus’ to describe the University lands is not acceptable, Old Aberdeen is not a campus, it is an ancient township of which the university is now the major, but not only, element. While we understand that ‘campus’ serves as a useful term it should be replaced with ‘modern university zone’ or equivalent. The word ‘campus’ is used some 53 times within the document.</p>	<p>Comments noted. The Oxford Dictionary definition of campus is “the grounds and buildings of a university or college”; the word seems wholly appropriate. Indeed the University of Aberdeen uses the term “campus” to describe its various groupings of land and buildings</p>	<p>No amendment proposed as a result of the representation</p>

Old Aberdeen was previously designated 'The Heart' but is now 'Old Aberdeen Core' which is passionless, and should be changed back.	Comments noted.	The name of character area B "Old Aberdeen Core" has been replaced with "Old Aberdeen Heart"
Modern university zone character area has been extended up Tillydrone Avenue to encompass houses 54-88. These are in private ownership and not all originally built by the University so this designated is not appreciated.	Comments noted.	Boundaries of character area B and C have been redrawn accordingly..
The partial inclusion of Tillydrone Road, the mediaeval route to the north and west is inappropriate and the northern boundary should be to the north of the Zoology building, before no.54-88 – as per the 1993 report.	Comments noted.	Boundaries of character area B and C have been redrawn accordingly.
Modern university zone runs down the middle of St Machar Drive to King Street, whereas the 1993 report retained the Mission and Barn within the Heart, it would be courteous to move this back so these properties and privately owned 593-595 King Street can be part of The Heart.	Comments noted	Boundaries of character area B and C have been redrawn accordingly.
No objections to the proposed extensions and actively supports the extension to include Old Aberdeen House in Dunbar Street and the cul-de-sac 3-8 St Machar Place.	Comments noted and welcomed.	No amendment required as a result of the representation
Appreciate hearing why you have not taken into consideration the areas of St Peters Cemetery with includes listed gate houses and covers the site of the original 'Spital', or the properties on King Street between the Cemetery and University Road as fine examples of Victorian terraced housing.	St Peter's cemetery gate and associated walls are already covered by listed building designation. The properties on King Street are not considered to be of sufficient architectural or historic interest to merit inclusion in the Conservation Area.	No amendment required as a result of the representation

The representation also included a list of textual amendments and queries with regard to the text of the appraisal document.	Comments noted.	Suggested textual amendments considered and addressed as appropriate.
In conclusion, disappointed this document offer no guidance on policy proposals even though it has statutory weight.	Comments noted. Based on the character appraisal the Management Plan proposes five separate extensions to the Conservation Area, two policies that relate specifically to Old Aberdeen Conservation Area in addition to the sixteen generic policies that cover all conservation areas. It is the Aberdeen Local Plan contains the primary policy context for Old Aberdeen	No amendment required as a result of the representation
Document has not been adequately reviewed and edited, thus contained typographical errors, factual errors and significant omissions.	Comments noted.	Document reviewed and factual and typographical errors amended.
Document needs major revision and we feel it would be best if it was withdrawn from the approval cycle until it have been development through and re-edited, to be followed by a second period of public consultation before it can be presented to the relevant committee.	Comments noted. The document is to be revised in light of comments received. This character appraisal will form part of the draft Conservation Areas Supplementary Guidance that is being progressed as part of the Local Plan review. As such there will be an opportunity for a second period of public consultation.	Document revised in light of public consultation comments.
5. Aberdeen Civic Society		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Concern about continued commercialisation of Old Aberdeen at the expense of the residential population. The residents, particularly non-student, are important to maintain vibrancy and vitality as a mixed use area. We would like proposals,	Comment noted. Similar comments have been made in public consultation to the Aberdeen Local Development Plan Main Issues report. The zoning of Old Aberdeen in the Local Plan remains as CF1: Existing Community Sites and	Comments forwarded to the Local Development Plan team.

particularly in the historic areas to respect this, and limits put in place on the amount of changes of use of existing properties for uses other than residential.	facilities. Policies to restrict change of use are best considered through the Local Development Plan process rather than a Conservation area character appraisal.	
Old Aberdeen is a jewel in Aberdeen and should be respected as this. Within the area there are many smaller areas, streets or part of a street which are different and contribute to its charm, e.g. the Chanonry is very different to High Street. The Conservation Area Character Appraisal and Management Plan should make the differences clear and ensure they are retained.	Comments noted. Old Aberdeen is a very diverse and complex conservation area, a detailed analysis of which would lead to a lengthy and unwieldy document. Proposed policies U2 and U3 regarding The Chanonry and burgage plots reflect local differences	No amendment required as a result of the representation
6. Friends of Sunnybank Park		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Broadly in favour of the proposed extension to Old Aberdeen Conservation Area and pleased at the added protection it will give to the green space at Sunnybank Park.	Comments noted and welcomed.	No amendment required as a result of the representation
7. Scottish Environmental Protection Agency		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
We have no comments to make on the draft Old Aberdeen Conservation Area Character Appraisal.	Comments noted.	No amendment required as a result of the representation
8. University of Aberdeen		
<i>Summary of Representations</i>		
The University supports the purposes and objectives stated in the two related documents and appreciate	Comments noted and welcomed.	No amendment required as a result of the

the importance of reviewing what is the special character of the Old Aberdeen Conservation Area.		representation
The University recognises that Old Aberdeen is and should remain diverse and the University is part of a wider community. In saying this Old Aberdeen is largely the way it is because of the historic development and continuing presence of the University. For the University to thrive it must continuously adapt, evolve and respond to the environments and markets in which we now operate.	Comments noted. The University of Aberdeen plays an important role in the past, present and future development of Old Aberdeen.	The University of Aberdeen's good stewardship as a Strength in Area B Old Aberdeen Heart SWOT analysis.
The University has recently undertaken appraisal work of the Kings campus to assist future estate management and ensure it can be developed in a cohesive manner.	Comments noted and welcomed.	Reference to the University of Aberdeen's strategic planning framework is made in 3.1 Setting of Character Area C "Modern University Campus". It is also identified as a Strength and an Opportunity in both Area B and C's SWOT analyses
The analysis in sections 1, 2 and 3 is comprehensive and broadly agree with character areas, however a detailed justification is required for Area C inclusion.	Comments noted. The mid 20 th century University development to the east and west of the spinal route of College Bounds/ High Street has been part of the Conservation Area for a considerable time. It represents the physical expression of the 1960's rapid expansion in higher education and is therefore of historical interest.	No amendment required as a result of the representation
A number of factual inaccuracies were listed and it is recommended the document requires re-proofed.	Noted and agreed.	Document to be reviewed and factual inaccuracies and

		typographical errors addressed.
The developed Hillhead Hall site be removed from Area D, or reasoned justification for its inclusion given.	Comments noted. The Hillhead Hall student village site forms part of the post war expansion of the University of Aberdeen. It is accepted good practice that conservation area designation should be seamless across an area without “holes” in them. We considered various options that would exclude the Hillhead Hall site, but concluded that this could not be done without entailing the loss of conservation area designation over stretches of the river Don and its wooded south banks.	No amendment made as a result of the representation
Further justification and explanatory text needed for the extensions, particularly to Area E. The Council should make a strong case why.	Comment noted. Justification for the inclusion of Sunnybank Park has been adequately made.	No amendment made as a result of the representation.
Expect specific reference with policies such as Creating Places and Designing Places particularly the 6 qualities of successful places, which are a sound foundation for the conservation area and should be detailed here.	Comment noted and welcomed. This is best placed in the Strategic Overview as it applies to all conservation areas.	Strategic Overview to be amended to include reference to policies such as Creating Places and Designing Places.
Suggest one ‘conservation’ document. Too much reliance on cross-referencing to a separate strategy document based on generalities, which is confusing.	Comment noted and agreed. The intention is to have one Conservation Area Supplementary Guidance underpinned by character appraisals. This should make it much easier to navigate as the relationship between the character appraisal and the Strategic Overview and Management Plan would be clearer.	No amendment made as a result of the representation
There is a gap/disconnect between high level document and analysis of what is on the ground. You can’t easily point to a specific new way of	Comment noted.	No amendment made as a result of the representation

management that relate to a particular part of the conservation area.		
Number of issues in the SWOT contradictory and while commendable are not deliverable, e.g. resource efficient when there is no mention of sustainability or how environmental initiatives will be approved with the conservation area document.	Comment noted. There are often several aspects of a single issue that can be simultaneously both positive and negative. The Management Plan contains guidance regarding sustainability - C Sustainable development	No amendment made as a result of the representation
Alterations to buildings in order to comply with modern energy standards contradict conservation standards. A compromise is required and a progressive attitude taken with environmental improvements.	Comments noted. Traditional buildings can be made more energy efficient. Policy C Sustainable development recognises this by encouraging measures "...to mitigate and adapt to the effects of climate change ...in both existing and new development..." however "Care should be taken to ensure that such proposals integrate with their context and do not harm the special character of the conservation area" or its listed buildings."	No amendment made as a result of the representation
Need to be proposals on how weaknesses/threats in each SWOT are to be addressed.	Comments noted.	No amendment made as a result of the representation
Area B, we object to the University being presented as a threat and a weakness. The University is a good custodian of our built and cultural heritage and has invested significantly in its preservation. Recommend that positive statements in the strengths and opportunities sections should be included to reflect this.	Comment noted. The University of Aberdeen per se is certainly not a weakness or a threat. Its good stewardship of significant historic buildings needs to be recognised. We welcome close working with the University on its proposals for revitalising its modern campus.	University of Aberdeen's good stewardship of the built environment to be included in Character Area B SWOT analysis
Area B/C it is inappropriate to float masterplan in this document.	Comment noted. The University has agreed a King's Campus Develop Framework with supporting Framework Area Design Guidelines	Reference to masterplan removed from document

	that provides a strategic planning framework and design principles.	and replaced by “University of Aberdeen’s strategic planning framework to guide future development on its estate.”
Area B/C opportunities – better and clearer paths through and between spaces, optimisation for inside/outside interfaces, more shelter, public amenities (by ACC), more creative lighting to name a few.	Comment noted and welcomed.	Opportunities section for character areas B and C amended.
Weaknesses – disability compliance issues with movement in east-west directions, high street presents a barrier to the disabled in terms of paths, kerb, and the High Street itself. Radical rethink required.	Noted. The historic environment tends not to be designed with the disabled user in mind. There are opportunities to provide improved access without unduly compromising the character of the Conservation Area	Weaknesses and Opportunities section for character areas B and C amended
Traffic management review is required, a radical rethink is required.	Noted and agreed.	Comment referred to Council’s Roads section.
Energy conservation and legislation requires installation of facilities such as bike shelters etc. and this needs to be recognised.	Comment noted. Facilities like this can be accommodated in a Conservation Area, subject to location and design.	No amendment made as a result of the representation
Much more focus needs to be made on how to reverse the decline in Seaton Park.	Noted	Comment referred to the Council’s Environment Services.
Signage – why does ‘all’ road signage have to comply with transport department standards and rules, why can’t there be a new standard for conservation areas? Aberdeen already has distinctive street name signage.	Comment noted. It is often the details, like road signage, that create a sense of place.	Comment referred to Council’s Roads section.

Car parking – unless there is a complete and coherent public transport system there will always be reliance on car travel.	Comment noted.	Comment referred to Council's Roads section.
9. Mrs Gimingham		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Commend the document for its detailed description of the fabric of the area and hope that some factual inaccuracies and slipshod writing will be edited before the document is finalised.	Comment noted and welcomed.	The document edited.
However do see one enormous flaw in the approach taken, while the physical aspects of the area are dealt with in detail there is little indication of the human aspect or consideration of the people who live and work there. Realise this may not have been in the original remit but without this an effective appraisal and management plan cannot be produced.	Comment noted. People and their use of buildings and space breathe life into an area. The planning legislation however focuses on the physical manifestation of how people live.	No amendment made as a result of the representation
There is reference to the threat of university expansion increasing in area B. I would like to have seen a general statement from planning department about this and other problems relating to human activity in the areas concerned.	The potential threat is not growth per se of the University of Aberdeen. The threat is of inappropriate growth that may have an adverse impact on the special character of the Conservation Area. Since the draft document was prepared the University has made produced Framework Area Design Guidelines that underlie King's Campus Framework Plan, which mitigates this threat and it has therefore been removed from the SWOT analysis.	No amendment made as a result of the representation.
Would like a policy statement based on the physical aspects combined with the needs of the local	Comment noted. The Aberdeen Local Development Plan is about planning for the	No amendment made as a result of the representation

population, what good planning is about.	physical expression of the needs of the local population. Once adopted the Conservation Area Supplementary Guidance will support the Local Plan.	
Would like to see more reference made to tourism aspect of the area, it is mentioned briefly in connection with Brig o Balgownie but ignored in the other areas. Old Aberdeen is the jewel in the crown of Aberdeen and not enough attention has been given to making it easy for tourists to feel welcome and visit the area.	Comments noted. Old Aberdeen is an important tourist destination.	Comments referred to Visit Aberdeen .
10. Old Aberdeen Heritage Society		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Document is not fit for purpose as a basis for a Character Appraisal for Old Aberdeen Conservation Area and it is in need of comprehensive revision.	Comment noted. Document provides sufficient guidance within available resources. Old Aberdeen is a very diverse and complex conservation area, a detailed analysis of which would lead to a lengthy and unwieldy document.	The document has been amended in light of comments.
The document fails to appraise or evaluate the character of Old Aberdeen, develop strategies, design guidance or policies to preserve and enhance the character of the Old Aberdeen Conservation Area.	Comment noted. The document proposes five extensions to the Conservation Area, Policies and guidance for the Conservation Area are contained within section 2 of the Management Plan. In addition to generic policy guidance for all conservation areas there are also two specific policies for Old Aberdeen.	No amendment made as a result of the representation
Document provides a detailed list of physical structures and geographical features of Old Aberdeen, however there is little actual evaluation, or appraisal of its character. Some of the main elements that make Old Aberdeen the gem that it is	The report has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals. It is accepted that the appraisal of Character Area B needs to be	Revised Character Area B

<p>are barely mentioned. This failure to portray character is a serious deficiency in the document and therefore impossible to form adequate policies to preserve and enhance that character.</p>	<p>augmented.</p>	
<p>The Appraisal must take full account of the pressures which threaten its character. There are two major pressures having a detrimental impact, yet they are barely mentioned.</p> <p>(1) Continued expansion of the University – affecting various parts of Old Aberdeen but particular the High Street where there has been a steady change from homes and shops to University departments or offices, causing depopulation and loss of vitality effecting life of the community and character of Old Aberdeen. Appraisal should be the means for this trend to be halted and the character protected. A new policy should be added to the management plan specific to the High Street and a presumption against change of use from dwelling-house or shop to office use.</p> <p>(2) Proliferation of houses in multiple occupation – threatening the sustainability of Old Aberdeen as a settled community. Houses bought up by buy-to-let landlords at prices which exclude the average family and turned into HMOs exclusively for temporary residents, leading to parts of Old Aberdeen increasingly deserted at certain times of the year affecting its character and this must be recognised in the Appraisal including measures to address it, without delay.</p>	<p>Comment noted. Both these points have been included in the character appraisal.</p> <p>The High Street and its environs are covered by Local Development Plan policy CF1 Community Sites and Facilities. Shops on the High Street are protected by and policy RT4 Local Shops.</p> <p>Policies to restrict change of use are best considered through the Local Development Plan process rather than a conservation area character appraisal</p>	<p>No amendment made as a result of the representation</p>

<p>Lack of policies to safeguard its character means this document actually increases those pressures. In part due to the removal of some essential policies from the previous 1993 Appraisal, in particular those relating to 'The Heart' or 'Historic Core'.</p>	<p>Comment noted. Two policies for "The Heart" are proposed in the document. This is in addition to national legislation regarding listed buildings and conservation areas, underpinned by the Scottish Historic Environment Policy and Historic Scotland guidance notes.</p>	<p>No amendment made as a result of the representation</p>
<p>Increases pressures by redrawing the boundaries of two character areas, has meant certain properties are now in the 'Modern University Campus' area with no justification and assigning these properties a very different character lessening the level of protection afforded to them.</p>	<p>Comment noted. Old Aberdeen is a large and complex Conservation Area and the character areas are, of necessity, broadly drawn. There is no lessening of protection between one character area and another; they are all subject to the same national and local policies.</p>	
<p>Inadequate portrayal of character – contains details of physical features but contain few evaluative terms to help evoke character. Such evaluative terms could enrich this Appraisal and convey the atmosphere, character and appearance.</p>	<p>Comment noted. The document has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals. It is accepted that the appraisal of Character Area B needs to be augmented</p>	<p>Revised Character Area B</p>
<p>Little mention of the importance of setting other than physical surroundings. The patterns of past use and activity are important part of historic environment as much as present function and use of a place. This would be helpful, in particular to help appraise character of places which have been centres of activity, e.g. High Street and surrounding area.</p>	<p>Comment noted. The past uses and activities are indeed important and they have been noted in the appraisal.</p>	<p>No amendment made as a result of the representation</p>
<p>Lack of description of some of the key features or area of Old Aberdeen, Botanic Garden, Tillydrone Road, or 'countryside' character of parts of Seaton park or its wildlife, or the character of the Aulton – the life of this community is possibly the central feature of the character of Old Aberdeen and yet</p>	<p>Comment noted. The document has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals. It is accepted that the appraisal of Character Area B needs to be augmented</p>	<p>Revised Character Area B</p>

<p>there is no indication of this in the document or the importance of maintaining the viability of this community in order to preserve or enhance its village character.</p>		
<p>Consultation document contains only two policies specific to Old Aberdeen and there should be several more. In particular need for similar policy to 1993 Report specific to the High Street and strict control over shop-signs, shop-fronts, advertisements and signage. The ancient and substantial boundary walls of St Machar Drive and the Chanonry should also be given particular protection, as so in the last Appraisal. If these policies are not reiterated then protection is actually being removed and we request these should be added back into this Appraisal document.</p>	<p>Comment noted. National and local policy has changed significantly since 1993. New guidance has only been included where it was considered to be an issue that was unique to Old Aberdeen so as to avoid repetition of national and local policies.</p> <p>There is Supplementary Guidance on Shopfronts and Advertisements Design Guidelines that is currently being reviewed as part of the Local development Plan process. Old Aberdeen is already an Area of Special Advertisement Consent. The importance of boundary walls is highlighted in the appraisal. Historic Scotland provides guidance in its Managing Change in the Historic Environment: Boundaries.</p>	<p>No amendment made as a result of the representation</p>
<p>Concern that significant boundary alterations of character areas are proposed without either explanation or justification why they are no longer appropriate? Why are there changes to certain properties in “The Heart” of “Historic Core” which would transform them into the “Modern University Campus”? None of these share the ‘character’ of a ‘modern university campus’ and there is no justification for moving these properties.</p> <p>‘The Barn’ (dwelling-house) and ‘The Mission’ (place of worship), houses in Tillydrone Avenue are affected and these are either family homes, not</p>	<p>Comment noted. Character areas are, of necessity, broadly drawn. There is no lessening of protection between one character area and another; they are all subject to the same national and local policies.</p> <p>As this is of local concern, the boundaries Character Areas B and C will be revised accordingly.</p>	<p>The boundaries Character Areas B and C revised.</p>

<p>modern, not all owned by the University and do not fit the character area of a “Modern University Campus”.</p>		
<p>The transfer of these properties to another character area matters and would be detrimental to the amenity of these properties and/or detract from their character and setting.</p> <p>It cannot be said it is of little consequence as Character Appraisals are influential documents and “likely to be the main form of conservation guidance PAN 71 and as supplementary guidance have statutory weight. Therefore assigning particular properties to a particular character area will mean something in event of a planning application for that property or for property adjacent to it.</p>	<p>Comment noted. Character areas are, of necessity, broadly drawn. There is no lessening of protection between one character area and another; they are all subject to the same national and local policies.</p> <p>As this is of local concern, the boundaries Character Areas B and C will be revised accordingly.</p>	<p>The boundaries of Character Areas B and C revised</p>
<p>Formal request that boundaries affecting aforementioned properties is restored to that as per 1993 Report so that ‘The Barn’, ‘The Mission’ and the houses on Tillydrone Avenue are within “The Heart” or “The Core” Character Area.</p>	<p>Comment noted and agreed.</p>	<p>The boundaries of Character Areas B and C revised</p>
<p>Aim of document is to highlight the special character of Old Aberdeen, however the greatest number of pages amongst the descriptions of Character Areas is actually given over to the analysis, one by one, of more or less every single institutional building in the “Modern University Campus” and the “Heart” or “Historic Core” is under-represented with some glaring omissions. The text affords a disproportionate amount to modern buildings at the expense of traditional and historic buildings which are by far the</p>	<p>Comment noted. It is agreed that Character Area B needs augmenting.</p>	<p>Revised Character Area B</p>

<p>most characteristic of Old Aberdeen. Well over a quarter of the documents description sections is given to look at the products of modern University expansion in Areas C and D, yes interesting to read about but not to the extent presented in this document.</p>		
<p>No mention is made of the Old Aberdeen Town House in spite of that it represents the political and communal life of Old Aberdeen.</p> <p>No mention of A listed Bede House, Don Street and little said about the character of Don Street itself.</p> <p>In the Chanonry special mention should be given at least to No.9 Mitchell's Hospital and the mediaeval Chaplain's Court.</p> <p>There are many other historic, cultural and architecturally important buildings around the "Historic Core" and a few words about these is also required to offer some balance in this document as far as discussion on individual buildings is concerned.</p>	<p>Comment noted. It is agreed that Character Area B needs augmenting.</p>	<p>Revised Character Area B</p>
<p>33 of 99 photographs in the document depict modern University buildings, amenity space and fixtures, how can this be justified? At first glance to the reader and anyone who does not know Old Aberdeen would assume that much of its character was expressed in the form of modern institutional buildings. It is inappropriate that the document should place and unrepresentative emphasis on institutional buildings of the last fifty years, when the area stretches from</p>	<p>Comment noted. Images support the text and should be representatives of places and issues.</p>	<p>Revised images in document.</p>

<p>King’s Crescent to Balgownie.</p>		
<p>Notable omissions – there are very few vistas, or long views, of streets in the Conservation Area and this should be remedied as such views often say more about the character of an area than pictures of individual buildings.</p> <p>The representation then included a selection of suggested views which the document is missing.</p>	<p>Comment noted.</p>	<p>Additional suggested views included.</p>
<p>It is astounding that in 77 pages nowhere includes a picture of the Old Aberdeen Town House, the very heart of this ancient Burgh. Also absence of photographs of traditional shops in the High Street, which are essential to demonstrate the “village community” character – these are lacking and as a result probably the most characteristic views of Old Aberdeen is missing from the document.</p> <p>The representation then included a selection of suggestions for building images which the document is missing.</p>	<p>Comment noted. Images support the text and should be representatives of places and issues.</p>	<p>Revised images in document.</p>
<p>Depictions of particular characteristic features are missing but these should be in the document, e.g. the magnificent 17th century walls which form the boundary of the Botanic Garden on St Machar Drive.</p> <p>The representation then included a selection of suggestions for feature images which are missing from the document.</p>	<p>Comment noted. Images support the text and should be representatives of places and issues.</p>	<p>Revised images in document.</p>
<p>The representation also included a selection of</p>	<p>Comment noted. Images support the text and</p>	<p>Revised images in</p>

suggestions for photographs of the natural environment which are missing from the document.	should be representatives of places and issues.	document.
Understand not all images suggested can be included however a representative selection should be chosen. If space is at a premium then some of the pictures of the University should be changed.	Comment noted. Images support the text and should be representatives of places and issues.	Revised images in document.
Titles of the document character areas is inconsistent, with different versions for Areas 'C' and 'D' on different pages of the document.	Noted.	Document checked for consistent titles.
Do not agree with new title for Area 'B' and it should be changed. The word "Core" has negative associations and overtones, which are really not appropriate to an area as full of warmth and beauty as Old Aberdeen. "Old Aberdeen Heart" is preferable and should be continued to be used as the title for this character area.	Noted.	Title of Character Area B altered to "Old Aberdeen Heart".
Inappropriate use of the term "burgage plots" is unfamiliar; the term used more often locally are "lang-rigs" or "lang-rig feus". If there is a specific reason another term has been used then so be it, but this is not authentic for Old Aberdeen.	Noted. Lang-rig is a local, descriptive term however the correct term is burgage plot. It was widely used in historical documents in the medieval period. Occasionally the term 'a rigg of land' or similar occurs, but it is as a variant ..	No amendment made as a result of the representation
Term "Campus" is alien to the character of Old Aberdeen and indeed to the character of an ancient Scottish University.	Comments noted. The Oxford Dictionary definition of campus is "the grounds and buildings of a university or college"; the word therefore seems wholly appropriate. Indeed the University of Aberdeen uses the term "campus" to describe its various groupings of land and buildings	No amendment made as a result of the representation
Term "residential building" crops up constantly throughout, which can be useful when describing	Comment noted.	Alterations made in wording as appropriate.

<p>buildings which there is no distinguishing feature, but it should not be used as a blanket term for anywhere that people live. E.g. a Hall of Residence or a block of student accommodation is anything other than that. Describing the family homes in Tillydrone Avenue or the historic dwelling-house in St Machar Drive as “residential buildings” – there is no justification at all for using this term. Document should be more accurate, e.g. blocks of student flats, dwelling-houses, family homes etc. To call them such would assign them their particular character which in the context of a character appraisal is very important.</p>		
<p>Numerous errors, inconsistencies and omissions exist in this document. Numbering and formatting is confusing and misleading, some maps illegible and content of some contradict each other on the question of boundaries. The document should have been adequately proof-read and edited. An Appendix was also attached to this representation with a detailed list of such issues.</p>	<p>Comments noted. The document is to be revised in light of comments received</p>	
<p>Tillydrone Road should be delineated in green, not orange, as it is shown clearly on Parson Gordon’s map of 1661 and was a main route north-west.</p>	<p>Noted and agreed.</p>	<p>Plan amended accordingly.</p>
<p>3.4.3 – Fact that some trees ‘obscure’ views of the houses is not necessarily to be counted as a ‘negative factor’, it can be seen as a form of ‘framing’ a view of the houses, and also contributes to the ‘country within town’ feel of some of King’s Crescent.</p>	<p>Comment noted.</p>	<p>No amendment made as a result of the representation</p>
<p>3.1 – special attention must here be drawn to the wonderful ancient boundary walls only to be found in</p>	<p>Boundary walls are identified as being a key characteristic in Area B</p>	<p>No amendment made as a result of the representation</p>

<p>this section of the Conservation Area, Area B, with their distinctive character.</p>		
<p>p.23 – the description should make reference to the fact that this part of the Chanonry was the first part of the mediaeval road to the north-west, the ‘Y’ shaped street pattern and the Chanonry leading in to Tillydrone Road, yet this road is barely mentioned in the Appraisal and its character not described despite its historical significance and picturesque, rural quality.</p>	<p>Noted.</p>	<p>Document amended in light of comment.</p>
<p>p.24 – the original draft had four photographs and two short paragraphs on the High Street and Chanonry, these have been omitted and it’s unclear why?</p>	<p>Noted. Paragraphs omitted in error.</p>	<p>Paragraphs re-instated.</p>
<p>p.25 – should highlight those materials in the boundary walls characteristic of the ‘historic core’, e.g. Seaton brick.</p>	<p>Noted.</p>	<p>Document amended in light of comment.</p>
<p>3.2.5 add points to ‘negative factors’ – unsympathetic building spanning Church Walk; associated car park meant loss of significant portion of the adjoining land-rig gardens; depopulation of High Street and College Bounds and loss of vitality owing to conversion of University properties to departmental offices replacing homes and shops; future sustainability of community by increase of HMOs.</p>	<p>Noted. Location of Church Walk is unclear from mapping sources. It is assumed that the reference is to the first floor building that links Taylor and Regent Buildings and spans what was Dunbar Street. The SWOT analysis For Character Area B already highlights a lack of vibrancy outside of term time.</p>	<p>No amendment made as a result of the representation</p>
<p>p.29 – wayfinding does not need improved, except perhaps Church Walk. There are a host of lanes and closes or ways through on either side of High Street</p>	<p>The east west routes right across the campus are important for students and visitors to navigate their way around. There is no</p>	<p>No amendment made as a result of the representation</p>

<p>which clearly lead east-west. What does “weak east west routes across the University campus area” mean? This section has missed the point, much of the charm derives from the quiriness of its various lanes off the High Street and it is not difficult to find your way east to west. Does not need to open up or widen existing lanes as this would destroy the authenticity of Old Aberdeen and has nothing to do with the preservation or enhancement of the conservation area.</p>	<p>implication that existing historic lanes need to be widened to achieve this.</p>	
<p>p.31 – add points to negative factors; inappropriate modern paving in Don Street; inappropriate free-standing sign in front of Town House; unsympathetic lamp-standards in several roads.</p>	<p>Noted and agreed with exception of free standing sign outside the Town House.</p>	<p>Document amended accordingly.</p>
<p>p.32 – should be portrayal here of the special character of the Botanic Garden and especially it’s secluded nature.</p>	<p>Noted and agreed.</p>	<p>Document amended accordingly</p>
<p>p.33 – no reference to the Town House of Old Aberdeen.</p>	<p>Noted and agreed.</p>	<p>Document amended accordingly</p>
<p>p.34 and p.35 – plans are inconsistent with those on p.22-23 as Tillydrone Avenue is located in different character areas.</p>	<p>No inconsistency identified. Character area B has been amended to include part of Tillydrone Avenue is response to other comments.</p>	<p>No amendment made as a result of the representation</p>
<p>p.41 – lack of appreciation of the design of Johnston and Crombie Halls of Residence, both designed by Sir Robert Matthew who deliberately placed these buildings in the backlands of the campus to avoid imposing on the character of the High Street and College Bounds. Set amongst wooded grounds and deliberately laid them out informally in order to reflect</p>	<p>Noted. The University campus was extended very rapidly in the 1960’s and there was no overarching masterplan or similar strategic approach to development.</p>	<p>No amendment made as a result of the representation</p>

<p>the informality of Old Aberdeen. Therefore not one of “random incoherence” and does not present a problem with wayfinding. It must be understood that it is in keeping with the character of Old Aberdeen that the University buildings are individual, some set within their own grounds, this is not a modern campus university where buildings are placed in straight lines with formal squares, but an ancient township with informal atmosphere and the best buildings in the University reflect this.</p>		
<p>p.41 – mixture of orientation is what makes the University area so interesting and characterful, one building which is damaging to this character is the Edward Wright building Annexe which is completely out of place and replaced the north part of the carefully planned landscaping and intruded views of The Barn B listed building. If the Annexe was removed and the landscaping reinstated this would be a huge improvement.</p>	<p>Comment noted.</p>	<p>No amendment made as a result of the representation</p>
<p>p.45 – it should be mentioned that institutional signage is of variable quality.</p>	<p>The comments regarding signage relate to all signage and not just institutional ones.</p>	<p>Amendment made to Character Area C 3.3.5 to reflect variable quality of all signage.</p>
<p>p.46 – this is not residential amenity open space, it is the ‘village green’ belonging to these family homes and is not all owned by the University.</p>	<p>Noted that not all houses are owned by the University of Aberdeen.</p>	<p>Amendment made.</p>
<p>p.57 – Seaton House should be named. And a word or two about the Hay family to whom it belonged and whose estate it was the central feature.</p>	<p>Noted.</p>	<p>Amendment made.</p>
<p>p.69-73 SWOT analysis – these are utterly</p>	<p>The SWOT analysis is intended to capture</p>	<p>SWOT analysis revised in</p>

<p>inadequate to provide a basis from which to develop strategies to conserve and enhance the character of the Old Aberdeen Conservation Area. It is not enough to allot one page per character area with very minimal descriptions of the strengths, weaknesses etc. and the tables seem to restrict the number of items as well as content, but these need expansion.</p> <p>The representation listed a number of amendments and also additions to be considered in relation to the SWOT analysis sections.</p>	<p>headline issues and not be an exhaustive list.</p>	<p>light of this and other representations received.</p>
<p>p.74 – support the addition of both A and B proposed extensions to the Conservation Area. Would reiterate our request that area ‘B’ should also include the remainder of the east side of Dunbar Street as obviously any development there affects the character of the Conservation Area on the opposite side of the street.</p> <p>Request that it should include also the house at the corner of Cheyne Road and Don Street and also No.88 Don Street and No.106 Don Street which have for some reason been left out the conservation area and must be the only two houses in this length of Don Street from St Machar Drive to Balgownie which have been left out. They are handsome houses like those on the other side of the street and should be included.</p>	<p>Noted and support for extension areas A and B welcomed. Agree that there is merit in including 14 Cheyne Road; 88 and 106 Don Street so that the east side of Don Street would be fully included in the Conservation Area. Whilst it is considered that properties on the east side of Don Street make a positive contribution to the Conservation Area, the same cannot be said of the on the east side of Dunbar Street.</p>	<p>Boundary of proposed extension B revised to include 14 Cheyne Road; 88 and 106 Don Street.</p>
<p>p.75 – fully support the inclusion of Areas ‘C’, ‘D’ and ‘E’ in the Conservation Area. Could there be a short addition to paragraph on Area ‘D; to the effect that</p>	<p>Comment noted.</p>	<p>Suggested amendment made.</p>

<p>the bus depot's granite walls on the east shows evidence of former buildings belonging to one of the best-known granite merchants in the area which was once famed for its granite yards?</p>		
<p>p.75 U2 – this guidance must also apply to other listed buildings in the Conservation Area which have large gardens, in order to protect their character.</p>	<p>Noted. The Chanonry has a distinctive character based on substantial houses set within large gardens; not all of which are listed. Whilst other individual properties have large gardens it is the collective nature of this development pattern that gives The Chanonry its distinctive character. Any application for new development within the curtilage of a listed building must take into account its impact on the setting of the listed building and the wider Conservation Area.</p>	<p>No amendment made as a result of the representation</p>
<p>p.75 U3 – concerned at the repeated reference to possible “new development” in relation to these historic features [closes, lanes]. Last sentence here of particular concern and should be omitted. Such a statement of intent could open the door to new development just about anywhere along the High Street, sentence is unnecessary and could endanger the integrity of the High Street.</p> <p>Surely, there is nowhere remotely suitable for such ‘new development’, the only parts of the High Street where development could occur would involve breaching historic walls which would be totally unacceptable.</p> <p>Whole concept of creating new closes or lanes in such a historical gem of a street is mistaken.</p>	<p>Noted. Development refers to the planning definition of the word and does not necessarily imply entirely new buildings as there is extremely limited scope to do this in Character Area B. In the vast majority of cases the policy would apply to alterations and adaptation of buildings.</p>	<p>The draft policy U3 Burgage plots to be deleted and replaced by: U3 Burgage plots Because of its medieval origins, much development in character area B, especially on College Bounds and the High Street, has a tradition of burgage plots with closes leading to rear buildings. It is important that this distinctive pattern be retained in any new development or alterations. Access to rear buildings should be carefully designed reflecting local detailing. New development or alterations should seek to retain and enhance existing closes and rear buildings or open up</p>

Support opening up of existing closes such as Church Walk in a sympathetic manner. However want to see less emphasis on 'new development' and more on preserving the character and enhancing the closes.		previously closed entrances. In considering development affecting historic closes and lanes, the creation or improvement of views at either end of them will be an important consideration.
The document should not be presented to the next Committee, but instead comprehensively revised and re-edited and put out for public consultation a second time before being submitted for Committee approval.	Noted. The document is being revised in light of the public consultation received. There will be an opportunity for further comment when the Conservation Area Supplementary Guidance is undergoes public consultation as part of the Local Development Plan review. This request will be put to a meeting of the Planning Sustainable Development Committee for its consideration.	No amendment made as a result of the representation
11. Mr Duncan		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Astonished that in 77 pages of much repetition of given facts, there is so little hard information about what you see if the way forward for the actual High Street, Chanonry and Don Street, as opposed to the burgage plots and Chanonry gardens.	Comment noted.	No amendment made as a result of the representation
Market Lane shows conservation and development. The old houses, formerly facing School Road (now St Machar's Drive), restored and entered from Market Lane, the east end now a University car park and workshop with a general tidying up of the walls. There is a nice view of the Old Town House from the east. Market Lane and the Town House would be spoiled if there is unsympathetic replacement of the former bus shelter/public toilet building.	Comment noted.	View of Town House from east included in plan

<p>Much hand-wringing about loss of traditional closes, weak views down closes, insensitive development on burgage plots – most of this is in the last 40 years when the City Planning Authority could have stopped this.</p>	<p>Comment noted.</p>	<p>No amendment made as a result of the representation</p>
<p>Growth of Aberdeen University is stated to be an opportunity for a masterplan. The discussions in the management plan re: the East and West Campuses indication that that particular bus has left the station.</p>	<p>Comment noted.</p>	<p>No amendment made as a result of the representation</p>
<p>Fixation on lack of easy east-west movement, this may be true for the University Campus but hardly stands up for the High Street. West we have – St Machar Drive, Thom’s Place, Douglas Lane and Meston Walk. East we have – St Machar Drive, Market Lane, Grant’s Place, Wagrill’s Lane and Regent Walk.</p>	<p>Comment noted. Whilst there are several opportunities for east west movement across the High street itself these linkages extend little beyond it into the wider University campus.</p>	<p>No amendment made as a result of the representation</p>
<p>Fate of Benholm’s Lodging and Seaton Park toilet block is noted areas of concern. Surely these belong to the City and their fate is in capable hands?</p>	<p>Comment noted. The Council is working towards re-use of Benholm’s Lodging.</p>	<p>No amendment made as a result of the representation</p>
<p>Conservation plan should cover University development on the site of Dunbar Halls of Residence.</p>	<p>Noted.</p>	<p>Document to be amended to include Local Development Plan designation of the former Dunbar Halls of Residence as an opportunity site.</p>
<p>Heartily endorse suggestions to improve and enhance Sunnybank Park.</p>	<p>Noted. The proposal is to extend the boundary to include Sunnybank Park and there are no specific proposals for it. Conservation area status may assist Friends of Sunnybank Park gain external funding.</p>	<p>No amendment made as a result of the representation</p>

<p>Greater potential for tourism is listed under opportunities, however the High Street is open to traffic which I imagine will continue. The Scottish Tourist Guides successfully ran Old Aberdeen Walkabouts on Sunday afternoons and Wednesday evenings, in quieter and safer conditions.</p>	<p>Noted.</p>	<p>No amendment made as a result of the representation</p>
<p>12. Petition from Tillydrone Avenue residents (26 signatures)</p>		
<p><i>Summary of Representations</i></p>	<p><i>Officers Response</i></p>	<p><i>Action as a result of Representation</i></p>
<p>Object strongly to the proposed changes in the boundaries of Character Areas ‘B’ and ‘C’ which would place our houses in the “Modern University Campus” Character Area.</p> <p>These are not “campus buildings”, but family homes built in 1924, 1947 and 1952 – not modern. Not all were built by the University, the earliest were in fact built by the Hays of Seaton.</p> <p>The proposed designation of “Modern University Campus” in no way reflects the character of this neighbourhood. As the proposed document would form part of the Local Plan, this misinterpretation of our group of family homes could well have negative consequences for those who live here.</p>	<p>Comment noted. Character areas are, of necessity, broadly drawn. There is no lessening of protection between one character area and another; they are all subject to the same national and local policies.</p> <p>As this is of local concern, the boundaries Character Areas B and C will be revised accordingly.</p>	<p>The boundaries of Character Area B revised to include houses on Tillydrone Avenue</p>
<p>13. Saltire Society (Aberdeen and NE Branch)</p>		
<p><i>Summary of Representations</i></p>	<p><i>Officers Response</i></p>	<p><i>Action as a result of Representation</i></p>
<p>Introduction gives a clear overview of the historic importance of Old Aberdeen as a conservation area</p>	<p>Comment noted and welcomed.</p>	<p>No amendment made as a result of the representation</p>

in the City of Aberdeen.		
Location of the Conservation Area is clearly demarcated but the inevitable development of the car and bus as mechanisms of transport has noticeably impacted adversely on the character of the Area.	Comment noted and agreed.	No amendment made as a result of the representation
<p>Character areas A and B covering Spital and Old Aberdeen Core are well outlined.</p> <p>The negative features detailed could be addressed with benefit and little in the way of increased expenditure.</p>	Comment noted and welcomed.	No amendment made as a result of the representation
<p>However, in Character Area C (Modern University Campus), there is clear evidence of a lack of coherent planning by the University authorities, dating back to the early 1950s.</p> <p>Including the environment overall, residential buildings such as Kings Hall, Johnston Hall and the Elphinstone Road Flats as well as the spread of Academic Buildings including the Regent Building and University Office, Taylor Building and others culminating in the most recent Sir Duncan Rice Library seen by some as a "bold intervention in the Conservation Area" and by others as a building totally out of sympathy and character with the rest of the Old Aberdeen area.</p>	Comment noted. The previous character appraisal is now 20 years old and there have been considerable changes during that time, both on the ground and in terms of policy context. This document addresses the Conservation Area as it is now.	No amendment made as a result of the representation

<p>Despite this, consultation has taken place between the City Planners and the local community, including the Old Aberdeen Heritage Society, prior to the draft document, however it is disappointing that the clear thrust of the earlier 1993 document has not been noted in detail, in that the disappearance of High Street shops and residences has continued over the past 15 years, leaving some properties empty (15 High Street) or used for other functions including business activity (21-22 High Street) . This in itself is worrying and will require redress by the City Council if meaning is to be given to the current Character Appraisal. Some of these issues are addressed by the SWOT analysis (p.71).</p>		
<p>Character Area D and E, including Hillhead and King Street North also involve University activity, but the development of Seaton Park and refurbishment of student accommodation at Hillhead could and should be carried out with the knowledge and involvement of the local community.</p>	<p>Noted. Where the refurbishment of Hillhead Hall student accommodation requires planning permission, these applications have been made available for public consultation. Other non-statutory consultation with the local community rests with the University of Aberdeen.</p>	<p>No amendment made as a result of the representation</p>
<p>The Balgownie area has presently significant advantages as part of the Old Aberdeen community and here again considerable improvements could be achieved with only modest expenditure but a requirement for thought and careful planning.</p>	<p>Noted. It would be interesting to know what improvements the Saltire Society had in mind.</p>	<p>No amendment made as a result of the representation</p>
<p>The striking feature to us is that there is limited evidence of understanding between the local community, whether the Heritage Society or individuals within the Old Aberdeen area, and the University of Aberdeen and the City Council where</p>	<p>Comment noted. As within most communities, there is a range of often-divergent views as to the future of Old Aberdeen. Many conservation areas have working groups with a wide local representation to work together foster what is</p>	<p>No amendment made to the document as a result of the representation.</p>

the joint purpose should be the preservation of a unique area of the City of Aberdeen and the integrity of a real and viable village community. This should be corrected as a matter of urgency prior to the next step of the consultation process.	special about the area. This approach does however demand time, willingness and commitment from all key parties.	
14. Scottish Natural Heritage		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<p>Now that lead responsibility for Designed Landscapes has passed to Historic Scotland, we have no substantive comment to make on the appraisal of the built elements of the Conservation Area. However, green/open space and green networks are important parts of any “landscape”, not only because of the obvious opportunities for leisure and recreation of the resident population, but also because of the contribution they make towards habitat networks and the movement of species that depend on them e.g. otter moving along the River Don corridor.</p> <p>We are content that the appraisal has identified these within the Conservation Area.</p>	Comments noted and welcomed.	No amendment made as a result of the representation
15. Historic Scotland		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Welcomes new appraisal of Old Aberdeen Conservation Area, one of Scotland’s most outstanding historic townscapes.	Comments noted and welcomed.	No amendment made as a result of the representation
Agrees with format of appraisal and appreciates the	Comments noted and welcomed.	No amendment made as a

need for completing this in line with the Council's commitments under the Aberdeen Local Development Plan.		result of the representation
As a management tool we are content that the appraisal sets out the special historic and architectural character of the conservation area that it is desirable to preserve and enhance.	Comments noted and welcomed.	No amendment made as a result of the representation
A number of suggestions were made regarding potential textual amendments and additions.	Comments noted and welcomed.	Amendments made to document in light of comments.
Agree proposed boundary changes	Comments noted and welcomed.	No amendment made as a result of the representation
4.1 SWOT analysis, Character Area B – Old Aberdeen Core. Strengths, last two bullet points. Suggest you put these under the heading of 'strong vernacular quality, and say 'natural clay pantiles' to stress the vernacular. Opportunities. 2nd bullet point include Conservation Plan preparation, Urban Design strategy, and Management Partnership Agreements. Threats, include visual impact of new development /tall buildings on the setting of Old Aberdeen Core, notably from the growth of Aberdeen University in Character Area C.	Noted and agreed with the exception of Conservation Plan preparation and Urban Design Strategy. Since the draft document was prepared, the University of Aberdeen has produced Framework Area Design Guidelines that underlie its King's Campus Framework Plan. These documents could form the basis of discussions with the Council, as long planning authority, and the local community.	Amendments made to Character Area B SWOT analysis
4.1 SWOT analysis Character Area C – University Campus. Weaknesses, include lack of Masterplan approach and Urban Design/Heritage Management strategy. Opportunities, 1st bullet point, include Urban Design/tall buildings strategy and Management Partnership Agreements. Threats, last bullet point, you may wish to state 'uncoordinated piecemeal development impacting adversely on the conservation area'	Noted and agreed with the exception of Urban Design/tall buildings strategy. The Council is producing Supplementary Guidance on Big Buildings as part of the Local Development Plan review, which would apply to any proposed large/tall buildings in Character Area C. Since the draft character appraisal was prepared, the University of Aberdeen has produced Framework Area Design Guidelines	Amendments made to Character Area C SWOT analysis Threats section

	<p>that underlie its King’s Campus Framework Plan. These documents could form the basis of discussions with the Council, as long planning authority, and the local community.</p>	
<p>We agree with the proposed additional specific guidance for Old Aberdeen. It would also be desirable to include guidance for managing major new developments, notably University redevelopment/expansion proposals directly impacting the CA and affecting its setting. This could tie in with a University Masterplan/Conservation Plan/Management Partnership Agreement. You might also wish to include specific guidance for protecting and enhancing streetscape – the granite setts, boundary walls, gateways, cast iron railings etc</p>	<p>Noted and agreement welcomed. Any major new development would be assessed in line with national and local policy. It is considered that sufficient guidance already exists that would protect the special character of the Conservation Area. Impact on the Conservation Area and its setting would be a critical component of assessing the impact of any proposed demolition and/or new development. The Council would welcome discussions between the University and Historic Scotland on any major new development as well as on the potential use of Management Partnership Agreements to cover routine, minor maintenance issues.</p> <p>Guidance on protecting and enhancing streetscape is needed for all of the City’s conservation areas. The Conservation Areas Management Plan (section 2) already contains high level guidance on roads, street signage and furniture (E-G on pages 15-16). This needs to be underpinned by a new Technical Advice Note covering detailed aspects of streetscape management and maintenance.</p>	<p>No new specific guidance added. A new Technical Advice Note covering aspects of streetscape management and maintenance to be prepared.</p>

Pitfodels Conservation Area		
1. Scottish Water		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Thank you for giving Scottish Water the opportunity to comment on the Old Aberdeen and Pitfodels Conservation Area Character Appraisal Consultations. As the contents will not have an impact on the provision of water and drainage, Scottish Water does not have any comments at make at this time.	Comments noted and welcomed.	No amendment proposed as a result of the representation.
2. J Hall		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Have read and support your Character Appraisal of the Pitfodels Conservation Area.	Comments noted and welcomed.	No amendment proposed as a result of the representation.
3. Forestry Commission Scotland		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
I write in support of the expansion to the Pitfodels Conservation Areas. The expansion of these areas will include a great number of town and garden trees, town trees provide amenity, but also valuable habitat for a variety of priority species present in Aberdeen. Greater protection for these trees is welcomed by the Forestry Commission.	Comments noted and welcomed. It should be noted that no proposed boundary amendments are proposed for the Pitfodels Conservation Area.	No amendment proposed as a result of the representation.
4. E. Russell		

<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Impressed by the detailed understanding of the Pitfodels area that is demonstrated in the appraisal and, as residents, we are happy with intentions.	Comment noted and welcomed.	No amendment proposed as a result of the representation.
Unhappy about the decision not to install a link road from N Deeside to Garthdee Roads between Pitfodels Station Road and Auchinyell Road. I asked the Cults Community Council to look at it only to discover that we are one of 14 houses that have been added to Garthdee instead of, as formerly, to Cults Community area.	<p>Both Cults Community Council and Garthdee Community Council were consulted as part of this consultation exercise and had the opportunity to submit a representation with their comments and/or concerns.</p> <p>These comments relate to the Bridge of Dee study and one of the options considered was a link road between Inchgarth Road/Garthdee Road and the A93 (Option 6B). Due to new housing located on the corner of Auchinyell Road, the most likely location would be west of Pitfodels Road.</p> <p>As part of a Council project Elected Members expressed a desire for the option to be considered further as it has not been considered to the same level of details as other concepts and therefore, to enable a consistent comparison between all concepts to be fully explored, it was considered appropriate to take this concept forward for further consideration to enable it to be progressed to a comparable level of detail.</p>	No amendment proposed as a result of the representation.
Understand why our fellow citizens of Garthdee voted for housing rather than a link road, but the effect of the extra houses will only increase the	Unclear what is meant by the reference to a vote. However it is not an issue that would be considered via this Character Appraisal.	No amendment proposed as a result of the representation.

<p>pressure on Pitfodels Station Road which is irrelevant to their transport needs.</p>	<p>Any planning application will include preparation of a detailed Transport Assessment to determine the impact of development on the surrounding road network, including any necessary improvements and mitigation measures.</p>	
<p>There is no pedestrian access from north to south; the excellent footpath that you have put in from the railway line south to Garthdee Rd is not matched by one going north to N. Deeside and crossing the railway bridge is hazardous. We therefore ask please could you look at some way of allowing us to walk north from Inchgarth Rd to N Deeside?</p>	<p>Connection from north to south is achieved from utilising footpaths/connections on the existing network, those which are identified as Core Paths, and/or available under access legislation. Core Path 65 'Hazlehead to River Dee' and Core Path 66 'Deeside Way', which follows Inchgarth Road, northwards along Pitfodels Station Road, along Deeside Way then upwards onto North Deeside Road (via path to the back/west of Deeside Gardens) is an identified route. However, it is accepted that there are difficulties in this area of achieving successful north to south links, and the suitability of Core Path 65 may not appeal to all users.</p> <p>These comments will be passed onto the Council's Access officer for consideration as part of any future core path plan and whether there is the potential for any new routes to be identified in the future. However, land ownership and legal constraints in the area may influence any improvements to path links.</p>	<p>Comments will be passed onto the Council's Access officer for consideration as part of any future core path plan.</p> <p>No amendment proposed as a result of the representation.</p>

5. F. Robertson		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
I requested and received a copy of the Pitfodels report but not the Strategy Overview or the Management Plan.	<p>The Management Plan was consulted upon with the previous round of Conservation Area Character Appraisals. The responses to this were reported to the Development Management Sub- Committee on 18 July 2013. This consultation ran for 6 weeks from 11 March 2013 - 22 April 2013 inclusive. The Management Plan was not part of the most recent round of consultations and was not sent out with the consultation packs.</p> <p>Once finally collated the Management Plan and 10 Character Appraisals will be available for consultation (expected Jan 2015) for a second time as part of the wider Local Development Plan consultation process.</p>	No amendment proposed as a result of the representation.
This matter should have been advertised, came across it by chance as I no longer have any Community Council in my area.	<p>When preparing the character appraisal we carried out an initial scoping consultation with local ward members' Community Councils and Robert Gordon University. The appraisal was then subject to this 6 week public consultation, running from Monday 31 March until noon on Monday 12 May 2014. Key statutory consultees were targeted during this public consultation and the following means of advertisement were carried out.</p> <ul style="list-style-type: none"> • Publication of document on Aberdeen City Council Website 'Current Consultations' and 'Masterplanning' web pages. 	No amendment proposed as a result of the representation.

	<ul style="list-style-type: none"> • Hard copy of document available for viewing at Marischal College between 9am and 5pm Monday to Friday. • Hard copy of the document and consultation leaflets were made available at Central, Cults and Airyhall libraries. • Letters sent to Braeside and Mannofield, Cults, Bielside and Milltimber and Garthdee community councils. • Information about the consultation posted on the Aberdeen Local Development Plan Facebook and Twitter pages on 3rd April 2014. <p>In addition, the Management Plan and 10 Character Appraisals will be available for consultation (expected Jan 2015) for a second time as part of the wider Local Development Plan consultation process.</p> <p>As no boundary amendments are proposed, there is no legislative requirement for a public meeting.</p>	
<p>Do not wish to see any further large scale development in the area and certainly not the loss of open space between Aberdeen and Cults.</p>	<p>Conservation Area Character Appraisals assess the character of the area and do not contain any prescriptive policies or allocate sites for development. Site allocation and policy formulation is covered within the Aberdeen Local Development Plan.</p> <p>The appraisal acknowledges the importance of the open space in defining the character of the Pitfodels Conservation Area. The character</p>	<p>No amendment proposed as a result of the representation.</p>

	appraisal will ultimately become Supplementary Guidance and a material consideration in the determining of planning applications.	
Page 15 3.2.2 mentions the International School. There is a current planning application pending for an extension.	Comments noted. This section of the appraisal describes the type of materials present across the entire conservation area, including more recent buildings such as the International School which feature modern construction materials. It is not appropriate for the appraisal to mention or comment on current planning applications.	No amendment proposed as a result of the representation.
<p>Page 17 OP64 Craigton Road/Airyhall Road, 20 homes. I presume this is the Bancon development on Airyhall Road and should not be described as Craigton Road.</p> <p>To the north of the site is an open area with trees which runs through to Northcote Crescent. There was to be a path running through this area from the development to Northcote Crescent. I would not wish to see this area developed.</p>	<p>OP64 Craigton Road / Airyhall Road is the name given to the Opportunity Site as allocated and identified in the Aberdeen Local Development Plan and the site has not been named by this appraisal document.</p> <p>As part of the development of OP64 by Bancon Homes an access point to the open space to the north of the site has been provided.</p> <p>Subject to approval by Elected Members, now that OP64 is developed, it is anticipated that for the next Local Development Plan, the OP64 site will be zoned under Residential Areas (H1) and Green Space Network (NE1). Your comments on this are welcome during the public consultation on the Proposed Plan (Local Development Plan), expected to run in January 2015.</p>	No amendment proposed as a result of the representation.
To the rear of Nazareth House there is an application for 5 terraced houses to which I objected to. The site is	Assessment of objections to planning application are considered alongside the	No amendment proposed as a result of the

<p>a right of way used by walkers and their dogs for all the time I have lived here.</p>	<p>evaluation of that application and therefore not within the remit of this appraisal.</p> <p>However, it is acknowledged that there is a claimed right of way along this route east-west to the rear of Northcote Lodge Residential Care Home (Nazareth House replacement).</p> <p>Previous information from the assessment of the redevelopment proposals for Airyhall House indicated that this route has been used for the last 30 years. The Council has previously considered this matter and had no reasons to doubt or dispute the validity of the claim and it appeared to meet to relevant criteria for being a Right of Way. Accordingly, it is accepted that such Rights of Way exist along this route and that the public has a legal right to use this route.</p> <p>Any development proposal in the vicinity of this route would therefore be required to consider this claimed Right of Way and allow the continuation of responsible public access along the route, to be assessed as part of the planning application evaluation process.</p>	<p>representation.</p>
<p>Page 28 under 'New Streets' Northcote Crescent and Airyhall Cottage are mentioned, don't understand, moved to house in 1977 and the houses built 10 years before that, it is not a new street, don't know where Airyhall Cottage is, didn't realise we were in the Conservation Area.</p>	<p>This refers to a historical address point which appears in the Council's GIS mapping data. It is presumed to be the former site of 'Airyhall Cottage' which no longer exists, however a cottage is present on historical Ordnance Survey mapping (Survey date 1865/Publication date 1868) which may relate to this historical</p>	<p>Remove reference to Airyhall Cottage (Northcote Crescent) from page 28 of the appraisal document.</p>

	<p>GIS address point still existing.</p> <p>This address was added as it did not appear in the previous 'list of streets in the conservation area' which the Council hold, however, it appears to be an anomaly and therefore this reference to Airyhall Cottage (Northcote Crescent) will be removed. For information Northcote Crescent is not within the Pitfodels Conservation Area.</p>	
<p>Wish area is conserved, no large scale development; I am against turning Marcliffe into offices.</p>	<p>This appraisal document is not proposing any large scale developments.</p> <p>Any planning application is considered in the context of policy and on a case by case basis. It is not appropriate to include reference to individual planning applications within a character appraisal.</p>	<p>No amendment proposed as a result of the representation.</p>
<p>Foxes Lane, Bairds Brae etc. left as lanes for walkers, do not want them turned into roads.</p> <p>Against using Foxes Lane for entering/exiting such as been agreed for new houses in the Shell complex.</p>	<p>This is part of the strong characteristic of the Pitfodels Conservation Area and would seek to be retained wherever possible.</p> <p>We are unaware of the location of 'Foxes Lane' as this does not appear on the Council's GIS mapping system.</p> <p>The appraisal highlights the importance of the character of lanes such as Bairds Brae and this would be considered as part of any planning application.</p>	<p>No amendment proposed as a result of the representation.</p>
<p>Trees to be left and not felled under the excuse diseases as what happened between Nazareth House and the former Airyhall House.</p>	<p>Trees are protected within a conservation area and cannot be lopped, topped or felled without permission from the planning authority.</p>	<p>No amendment proposed as a result of the representation.</p>

	<p>There are no proposals within the appraisal to remove trees.</p> <p>Tree surveys, management plans and any necessary tree works are considered alongside planning applications in consultation with the Council's arboricultural planner.</p>	
Developments in the area have reduced the wildlife considerably.	<p>Environmental and ecological assessments form part of the assessment of any planning applications.</p> <p>Certain areas are also covered by policy NE1 – Green Space Network which aims to protect, promote and enhance wildlife.</p>	No amendment proposed as a result of the representation.
Land on which rights of way built up over the years by walkers etc. should not be developed.	There are no proposals within the Character Appraisal to build on any rights of way.	No amendment proposed as a result of the representation.
6. SEPA		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
No comments to make on the draft Pitfodels Conservation Area Character Appraisal.	Noted.	No amendment proposed as a result of the representation.
7. Halliday Fraser Munro on behalf of clients Gibson McCartney Ltd.		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Note that document says it should be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan. Only one such document is available on the ACC website which refers to Pitfodels once. It is presumed that a separate document is intended to be available for	The Strategic Overview and Management Plan relate to all Conservation Areas. On page 5 of the document it states "This document contains a management plan for all the conservation areas in Aberdeen supported by individual conservation area character appraisals." There	No amendment proposed as a result of the representation.

<p>Pitfodels and until this is available this present consultation cannot carry any significance other than to seek comment upon the description in the 2014 Appraisal. Should be put on hold until such time as this document is available.</p>	<p>will not be an individual document for Pitfodels.</p> <p>We appreciate Conservation Area Character Appraisals are ordinarily done on individual basis, however the City Council is currently undertaking appraisals on 10 conservation areas, which are predominantly residential and have similar issues. The approach being taken is to cut down on repetition of generic issues and ensuring a streamlined easy to use document.</p> <p>The Strategic Overview and Management Plan were consulted upon with the previous round of Conservation Area Character Appraisals. The responses to this were reported to the Development Management Sub- Committee on 18 July 2013. This consultation ran for 6 weeks from 11 March 2013 - 22 April 2013 inclusive. The Management Plan was not part of the most recent round of consultations and was not sent out with the consultation packs.</p> <p>Once finally collated the Strategic Overview and Management Plan and 10 Character Appraisals will be available for consultation (expected Jan 2015) for a second time as part of the wider Local Development Plan consultation process.</p>	
<p>We understand and recognise that planning authorities are required to review and determine which areas meet the definition for conservation areas, including reviewing existing designated areas to establish whether or not they still merit</p>	<p>Comments noted.</p>	<p>No amendment proposed as a result of the representation.</p>

designation.		
<p>We make no judgement upon the special architectural or historic interest criteria for the Pitfodels Conservation Area at this juncture, except that the area around The Marcliffe Hotel and International School no longer reflect the description used in the Appraisal and haven't for some time, resulting of existing and approved developments. There are no value judgments made as to the relevant merits, dynamic, or whether the status quo pertains. There is very little reference to the architectural or historic significance of the area at all, nor comparison with other such areas in Scotland e.g. Colinton in Edinburgh.</p>	<p>Comments noted. The Marcliffe and International School still meet the broad principles of development north of North Deeside Road, with the large landscaped plots estate planting, open aspect to the front, long driveway mature trees and stone boundary walls – as identified in Sections 3.1, 3.2.1, 3.5 of the Appraisal document. These are the key aspects of the conservation area which remain today.</p> <p>The appraisal has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals.</p>	<p>No amendment proposed as a result of the representation.</p>
<p>No assessment has been made of the performance of the Conservation Area, is it achieving its policy objectives, whatever those may be? For example, quantifying the numbers of buildings, continuing coincidence of objectives reflected in the overlaying of separate policy designations including conservation area, green belt, greenspace network, core path. There is plenty to review yet the 2014 appraisal has simply avoided reporting or commenting on these matters.</p>	<p>Comments noted. Whilst this has not been done in terms of a detailed analysis, the character appraisal has assessed the overall effectiveness of the conservation area status. It still meets the criteria for conservation area designation in terms of historical significance.</p> <p>The appraisal has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals.</p>	<p>No amendment proposed as a result of the representation.</p>
<p>The document must reassess the significant in 2014 and make sense of the confusing policy framework. It should pose the question whether all the overlapping policy layers are really necessary and whether the policy objectives can be better delivered</p>	<p>Many sites have layers of policy reflecting the importance of the different designations and legislation that cover them. Overlapping layers are part of the significance and show the importance of the area for the natural, built and</p>	<p>No amendment proposed as a result of the representation.</p>

<p>through a single channel, be it green belt or conservation area. Until such a time as the whole picture is available we would maintain that it is impossible to comment constructively.</p>	<p>historic environment. Determining the necessity of these layers is the primary purpose and best considered through the Local Development Plan process rather than a conservation area character appraisal.</p>	
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Consultation Responses

Old Aberdeen

Conservation Area

Rebecca Kerr

Subject: FW: Draft Old Aberdeen Conservation Area Character Appraisal

From: Muriel Jaffrey
Sent: 31 March 2014 09:10
To: Bridget Turnbull
Subject: RE: Draft Old Aberdeen Conservation Area Character Appraisal

Good Morning Bridget,

Thank you for your e-mail and attachment.

As I said at the Planning Meeting I am disappointed that Cheyne Road and Harrow Road are not included. As a lifetime member of St. Machar's Cathedral I was speaking to members of the congregation and they all thought that these two roads were in the Conservation Area.

I was the Councillor for Donmouth Ward up until the Boundary Commission changed the Wards and my Ward extended as far in King Street to Seaton Place. My current Ward takes in the whole of Bridge of Don but does not go over the Bridge as it did before.

The Planners did not want Lids built in my old Ward and the only way they got permission was to put on a slate roof because it was in the Conservation Area and that is why I cannot understand that Cheyne and Harrow roads are so much nearer St. Machar's Cathedral than Lids and are not in the Conservation Area.

Kind regards,

Muriel

Baillie Muriel Jaffrey
Elected Member for Bridge of Don.

Telephone Number [REDACTED]
Mobile Number [REDACTED]

From: Bridget Turnbull
Sent: 27 March 2014 15:07
Subject: Draft Old Aberdeen Conservation Area Character Appraisal

The Council's Planning & Development Management Committee recently approved a draft character appraisal for Old Aberdeen Conservation Area. We are now undertaking a six week public consultation exercise on the document that starts on Monday, 31 March and ends at noon on Monday, 12 May.

Please find attached a letter giving more details about the consultation exercise and a general leaflet. If you have any queries, please do not hesitate to get in touch.

Regards

Bridget Turnbull
Senior Planner (Masterplanning, Design & Conservation)
Planning & Sustainable Development, Aberdeen City Council
Business Hub 4, Ground Floor North, Marischal College, Broad Street
Aberdeen AB10 1AB

Direct dial: 01224 523953

Website: www.aberdeencity.gov.uk/masterplanning

Rebecca Kerr

From: Susanne Steer [REDACTED]
Sent: 04 April 2014 09:44
To: LDP
Subject: Old Aberdeen and Pitfodels Conservation Area Character Appraisal Consultations

Good morning

Thank you for giving Scottish Water the opportunity to comment on the Old Aberdeen and Pitfodels Conservation Area Character Appraisal Consultations. As the contents will not have an impact on the provision of water and drainage, Scottish Water does not have any comments to make at this time.

Kind regards,

Susanne

Susanne Steer | Development Planner - Asset Demand Planning | Asset Strategy

Scottish Water | The Bridge | Cumbernauld Road | G33 6FB

T: 0141 414 7778 | M: [REDACTED]

E: [REDACTED]

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Scottish Water
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www.scottishwatersolutions.co.uk
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Rebecca Kerr

From: Cowe, Ian [REDACTED]
Sent: 08 April 2014 13:08
To: LDP
Subject: Old Aberdeen and Pitfodels Conservation Areas - Draft Character Appraisals

Dear Sir/Madam

I write in support of the expansion to the Old Aberdeen and Pitfodels Conservation Areas. The expansion of these areas will include a great number of town and garden trees, town trees provide amenity, but also valuable habitat for a variety of priority species present in Aberdeen. Greater protection for these trees is welcomed by the Forestry Commission.

Regards
Ian Cowe

Ian Cowe - Development Officer
Forestry Commission Scotland
Portsoy Road
Huntly
AB54 4SJ

Phone: 01224 441664
Mobile: [REDACTED]
VoIP: 41664

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Rebecca Kerr

From: Webadmin [REDACTED]
Sent: 25 May 2014 22:44
To: LDP
Subject: FW: Draft Old Aberdeen Conservation Area Character Appraisal
Attachments: OACC comments on draft Old Aberdeen Conservation Area Character Appraisal - Final_25May2014.docx

From: Webadmin [REDACTED]
Sent: 25 May 2014 22:35
To: 'idp@aberdeencity.gov.uk'; 'sbeattie@aberdeencity.gov.uk'
Cc: Jim Noble; Ross Grant [REDACTED]; Ramsay Milne (rmilne@aberdeencity.gov.uk); Andrew May (andrewmay@aberdeencity.gov.uk); Jean Morrison (jemorrison@aberdeencity.gov.uk); Nathan Morrison (namorrison@aberdeencity.gov.uk)
Subject: Draft Old Aberdeen Conservation Area Character Appraisal

Dear Sir and Madam

Old Aberdeen Community Council comments on the draft Old Aberdeen Conservation Area Character Appraisal

The Old Aberdeen Community Council has reviewed the Old Aberdeen Conservation Area Character Appraisal in detail and have to report that we found the document seriously wanting. Our review comments are detailed in the attached document. We would be most pleased to meet up with you to discuss these comments at a mutually convenient time.

It would be helpful if you could confirm receipt of this submission.

Yours sincerely

Dewi Morgan
For Old Aberdeen Community Council

[REDACTED]
[REDACTED]
Tel: [REDACTED]

Old Aberdeen Community Council comments on the draft Old Aberdeen Conservation Area Character Appraisal

Introduction

The Old Aberdeen Community Council has carefully reviewed the draft document; '*Conservation Area Character Appraisals and Management Plan; Old Aberdeen*' dated March 2014 and while we acknowledge and appreciate that a lot of effort has been made to collect and collate a wide range of facts and strongly felt opinions concerning Old Aberdeen, the end result just does not deliver the comprehensive or forward looking report that we had expected and that the Conservation Area requires.

General Comments

1. Whereas the 1993 Conservation Area Report made firm policy statements as regards the conservation area, this new document offers no commitments or policies for maintaining and enhancing the unique character of the area; yet we had been advised the report would carry statutory weight with planning matters. The Old Aberdeen Community Council had hoped to see a protective line taken and design guidance provided:
 - To champion the enhancement of the character of the conservation area and safeguard its special features
 - To develop specific recommendations regarding the external treatment and modification of property within the Conservation Area
 - To presume against further change of use in the High Street for other than residential or retail
2. The overall tenor of the document is flat and seemingly indifferent to the changes occurring to the Conservation Area. While a good number of threats and weaknesses are helpfully identified, there are few recommendations as to how the identified issues should be managed or improved.
3. Area B, the prime historic heart, requires a much fuller and more sensitive description if it is to capture the 'sense of place' felt by residents and fondly remembered by staff and students. This would also serve to redress the increasingly held view that Old Aberdeen is the University.
4. There is a puzzling complete absence of description and comment regarding the Old Aberdeen Town House, whose original design and subsequent changing use is quite a useful illustration of the changing influences within the burgh. It is also seen by many organisations as an iconic Georgian building, not least the Architectural Heritage Society of Scotland, which uses the building as its emblem.
5. Little comment has been made about the deteriorating condition of the granite sett roads, where they survive. This is a key characteristic of the area yet is in great danger of being progressively patch repaired out of existence. We consider that this should be formally identified in the 'Negative Factors' section for the Character Areas; Spital and Old Aberdeen Core.
6. While the report comments on the increase in houses of multiple occupation, it does so passively, yet this is not due to "... a decrease in family residential use ..." as suggested in para.3.2.4. This is due to residential families being squeezed out by the high demand brought about by ever increasing student population resulting in the high prices that a HMO landlord can afford to pay for a property in the current taxation structure. This is an issue that is in the process of causing permanent change to the Conservation Area Character of

Old Aberdeen yet is not even discussed as a negative issue. We consider that this should be formally identified in the 'Negative Factors' section for the Character Areas; Spital, Old Aberdeen Core and Hillhead/King St North. It may also be impacting the Baigownie area.

7. There is little comment on the significant changes being brought about to the visual degradation of the Area by the increase in UPVC windows and doors, burglar alarms, the visibility of TV dishes and aerials. This has been effectively permitted by the ACC watering down their guidance notes on these issues. Are there any recommendations to be made? Perhaps a review and strengthening of ACC Technical Advice Notes would be a good start. In the early stages of this process, there was some discussion about developing an information sheet for householders within the Conservation Area. The Old Aberdeen CC and the Old Aberdeen Heritage Society both considered this to be an excellent idea and have advised our willingness to distribute such a document, perhaps on a yearly basis. However, there is no such recommendation.
8. We believe that the document needs major revision and we feel it would be best if it was withdrawn from the approval cycle until it has been further developed and thoroughly re-edited, to be followed by a second period of public consultation before it can be presented to the relevant committee.

Proposed changes to the area subdivisions

The OACC supports the subdivision into five character areas in principle, but challenges specific details as follows:

- a. The use of the word 'campus' to describe the University lands is really not acceptable. Originating in the USA to describe college or school grounds, the word has been adopted in the UK, firstly by the new universities; Sussex, Stirling, York etc. where the word can be appropriately used in its original meaning to describe a greenfield academic site, but laterally has been used by Aberdeen University. The Old Aberdeen Community Council and many residents contend that Old Aberdeen is not a campus; it is an ancient township of which the university is now the major, but not only, element. While we understand that 'campus' serves as a useful portmanteau word to describe the physical whole of the university, it does raise strong barriers, both emotional and cartographical and we urge its replacement with 'Modern University Zone' or equivalent. The word 'campus' is used some 53 times within the document.
- b. The central area of Old Aberdeen was previously designated 'The Heart' but has now been changed to 'Old Aberdeen core' which is rather passionless. We would like to revert to 'The Heart', please.
- c. The Modern University Zone character area has been extended up Tillydrone Avenue to encompass the houses 54 to 88. Many of these houses are now in private ownership so indicating that their land as 'University Campus' or 'Modern University Zone' is not likely to be appreciated. It might be noted that while some of these properties were built by the University, we understand that others were built by Major Hay (of Seaton House). We also consider the partial inclusion of Tillydrone Road, the mediaeval route to the north and west is also inappropriate. We ask that the northern boundary of the Modern University Zone should be to the north of the Zoology building, before no.54 – as per the 1993 report.
- d. The Modern University Zone runs down the middle of St Machar Drive to King Street whereas the 1993 Report retained the Mission and Barn within the Heart. It would be courteous to move the line south a bit such that The Mission (a privately owned place of worship), The Barn and also 593-595 King Street can be part of The Heart.

Proposed extensions to the Conservation Area

The Old Aberdeen Community Council has no objections to the proposed Conservation Area extensions, and actively supports the extension to include Old Aberdeen House in Dunbar St and the cul-de-sac 3 to 8 St Machar Place.

We would appreciate hearing why you have not taken into consideration the areas the OACC suggested for extension;

- St Peter's Cemetery which includes listed gate houses and covers the site of the original 'Spital'
- The properties on King Street between the Cemetery and University Road as fine examples of Victorian terraced housing.

Comments on the text of the Appraisal

General comments:

- Paragraph numbering is a mess with all five of the Character descriptions using the same numbering.
- Photographs are of poor quality, sometimes repetitive and often miss the key characteristics. Description is sometimes incorrect.
- Maps are badly coloured in such a way that, although probably adequate at high definition, lose all detail once the file has been turned into a compact PDF file.

Page 3, para 1.1; 'Buildings at Risk': Wallace Tower is in Tillydrone Road, not Avenue

Page 3, para 1.2; Old Aberdeen was an independent burgh until 1891; present text suggests that Old Aberdeen combined with Aberdeen in 1830. Last sentence; please delete 'campus'.

Page 4, photo bottom left shows 'Powis Gate'.

Page 5, para 2.1' capitalise road in 'Bedford road'

Page 5, Para 2.2, first column; Suggest the use of the familiar title 'Aulton' could do with explanation

Page 5, para 2.2, second column; The sentence 'The following timeline shows the development of Old Aberdeen up to the creation of Parson Gordon's plan in 1661' is not borne out by the maps which start (on the next page) from 1866, but perhaps refers to the text on page 7. Text and pagination needs to be revised.

Page 7: Need to be consistent with 'century' – suggest all in lower case

Page 7, 7th Century para: delete 'the' before 'popular folklore' and small 's' for shepherd's crook please.

Page 7, 14th century – should be 15th century

Page 7, 16th century – ‘Canon’s masses’ should be ‘canon’s masses’

Page 8, left column, last sentence; ‘Sunnybank’ – delete extra ‘n’.

Page 8, right column, first paragraph, “... New Aberdeen to envelop the Old Aberdeen, ...” – delete ‘the’.

Page 8, right column, bottom paragraph, change “... two large university campuses”. to “two large university areas” (or zones)

Page 9, C: Regent Walk’, not ‘Regent’s Walk’. Add Tillydrone Avenue as part of boundary
D: King Street, not King Road
E: Add: Balgownie (i.e. the houses!)

Page 11, This map is intended to show the two Group Area listings in Old Aberdeen. This is very confusing as it:

- uses the same colour as used for Category A and Category B individual buildings,
- The map key calls them categories when they are simply Group Areas
- there is no explanation as to what the Group Area listing is all about.

In fact, there is no mention on the Scottish Heritage site regarding Group Areas so we suggest this needs to be checked out to confirm if the category is still extant and, if so, please provide explanatory text and use different colours.

Page 13, map; overly heavy blue completely masks the occasional green. A much lighter blue is necessary. This is a common problem on many of the plans

Page 13, upper photo is not St. Margaret’s Convent. Now flats, but formerly known as St Martha’s Home for Girls

Page 14, para 3.2.1; first paragraph, about half way down, text needs sorting: “... stood alone in surrounded by generous grounds ...” and 6 lines from bottom: “... hiding the front the gardens and obscuring ...” – delete the second ‘the’.

Page 14, para 3.2.1; second paragraph, first line: This block is not a sheltered housing complex, rather it is council housing which includes a few retirement homes to the east Aukland Place. (also called sheltered housing in paras 3.2.5 and 3.3.5)

Page 14, para 3.2.3, bottom paragraph, second line; add the word ‘sit’: “.... Juxtaposed with buildings which sit hard against ...”

Page 14, para 3.2.4, 4th line: this is not sheltered housing
8th line: there are in fact two fast-food takeaways, not ‘several’.

Page 15, para 3.2.5 5th bullet – this is not sheltered housing

Page 18 para 3.3.4; Line 11, not ‘light industrial warehouses’ this is the FirstBus depot
Bottom line – this is not ‘sheltered housing’

Page 21, para 3.1; first para; we expected the ancient 17th-18th century walls to have received a bit more attention than this? (we do note the comments in para 3.2.3)

Page 21, para 3.1; please correct to 'Spital'

Page 22, para 3.1; 2nd para, first line should be 'Orchard Street' not 'Orchard Road'

Page 23 "... the University's botanical gardens" does not correctly describe the garden. From their web page: "The Cruickshank Botanic Garden is a partnership between the University and the Cruickshank Charitable Trust".

Page 23, para 3.1, First para, second and third sentence. This description wipes out Tillydrone Road which is a medieval route of equal importance to Don Street as a route north.

Page 23, para 3.1, last para, resolve temporary reference to "(Plan ?)".

Page 25, top right photo. This is a near repeat of the one on page 8 – suggest there are plenty of other candidates.

Page 25, para 3.2.2 We would like to see included here an appraisal of the boundary walls that are a characteristic of the core of Old Aberdeen.

Para 27, para 3.2.3, second paragraph, 1st line – 'storeyed', not 'storied'
7th line – delete 'neighbouring'

Page 27, para 3.2.4; near bottom; 'Place names', not 'Places names'

Page 27, para 3.2.4. As noted above, we consider this take on the 'decrease in Family residential use' is inaccurate and needs realignment.

Page 27, para 3.2.5; Last bullet; "Unsympathetic road layouts e.g. The Orchard". This example not understood; The Orchard seems to be a well laid out development, ideal for young families. Unfortunately it has recently been all but turned over to let properties

Page 29, Para 3.3.2, second line: traffic lights are on College bounds, not the High Street

Page 29, Para 3.3.2, Bottom of first paragraph; we fully support your call for comprehensive traffic management review.

Page 29, para 3.3.2 Last paragraph, 'other historic routes' – this misses out the important mediaeval route north - Tillydrone Road.

Page 29, para 3.3.2 Last paragraph, a rogue semi-colon after 'mediaeval' needs to be ejected.

Page 29, Para 3.3.2 – It is notable that there is simply no discussion on the deteriorating condition of the granite sett roads

Page 30, para 3.3.2; second sentence: "There do not however have an adverse..." should be: "They do not however have an adverse..."

Page 30, para 3.3.3; the Appraisal does not notice that the characteristic kerbstones in the area are laid horizontally; i.e. with a deep horizontal face, but relatively shallow downwards.

Page 33, para p3.5, bullet 10, 'Benholm' not 'Blenholm'

Page 35, para 3.2.1.1, line 11; "... five story and single storey" should be "five storey" etc.

Page 37 photos and text: Hunter Court not Hunters Court
Coopers Court, not Cooper's Court
Hunter Court was purpose built as student accommodation, not converted.

Page 37, Second para; only some of these houses were built by University – in 1947, not 1950s. Others were built by Major Hay in 1920s. Paragraph should be re-written.

Page 39 para 3.2.1.2 'MacRobert' paragraph – 3rd line from bottom; storeys not storys
'Edward Wright' paragraph – annexe not annex

Page 39 para 3.2.1.2 There is no mention in this section that the Edward Wright Building Annexe is designated as a temporary building that has had its permitted life extended a number of times! (Reference planning applications 050963 and 010011)

Page 41, photos; 4 almost identical photos of the new library. A bit more variety please!

Page 41, para 3.2.3; poor grammar on 4th line; "... build line along either of this street and there is ..."

Page 43, para 3.3.1; second last line – the word 'as' is missing between "... view such... the Geography department .."

Page 44, para 3.3.2; Meston Walk not Meston Way

Page 44, para 3.3.3, Last sentence is incorrect; no part of Elphinstone Road is cobbled.

Page 45, para 3.3.4, (also para 3.3.5, photo below, see also pages 46 and 47) The description of the square in front of the new library as the 'civic space' and 'civic square' seems inappropriate as 'civic' pertains to citizens or the city. The University does not use this phrase anywhere on their web site. It may be open for the public to use but is not owned by the public.

Page 45, para 3.3.6; should mention the disparate range of street lighting. Along the ancient Meston Walk, the lighting is particularly inappropriate.

Page 46, para 3.4.1; Last sentence is incomplete and please note that many of the referenced houses on Tillydrone Avenue are not University owned.

Page 48, para 3.1, 3rd line to the north from Chanonry, not south

Page 49, para 3.2.1, 1st line; delete 'next'

Page 50, para 3.2.1, first para; the 1984 complex was not built "... within the walled garden ...", but "... within the former stable block alongside the walled garden ...".

Page 51, para 3.3.5, third line; should be "... are clad." (would be nice to add the type of cladding material too).

Page 51, para 3.3.5 about half way down; '.... which gives help gives the overall area a character ...' delete 'gives'

Page 54 Last line regarding the 'cycle path' This is part of a discredited exercise in ACC's past whereby grant money was paid for 'creating' cycle paths. This 'cycle path' is completely inappropriate; the road is too narrow; there is no means of returning on a cycle path, the lines will not be repainted once they have worn off. Please do not give validity to this farce.

Page 58

Para 3.4.4 suggests that the drainage problem in Seaton Park is long term normality. It is not. The park was being used for football in winter until just a few years ago and the lack of resolution is now killing trees and greatly damaging the park and compromising its usability. We ask that this section is reworded in the following terms:

"Flooding on the East side of Seaton Park where the land is at its lowest has recently become a serious problem, making acres of park land unusable and killing trees and grassland and flooding access paths. While this is worst during the winter months, the ground now remains damp and boggy and thus all but unusable throughout the year".

Page 58, para 3.4.4, 2nd bullet; sentence not complete

Page 59 – bridge is 14th century, not 13th

Page 61, para 3.2.2; bit of a puzzle, this; where is 'Grade A listed Cruickshank Lodgings'? Cannot find it on Google maps, ACC Interactive Map, Post Office Post Code Finder or within Historic Scotland's database of listed buildings.

Pages 59 & 60; again as mentioned elsewhere, maps are all but unreadable

Page 60, para 3.2.1, Don St; 5 lines from bottom; 'crowstepped' gabbling not 'crowstack'

Page 61; suspect that the photo of Cottown of Balgownie has been reversed

Page 66, left photo shows 257 Don St. This is not Rocky Bank.
Middle photo does not look much like the Brig

Page 69, para 4, first sentence in error, reference to Pitfodels and that no boundary alterations are proposed.

Page 69 onwards – SWOT analysis

We ask that the following is added as a 'Threat' to the SWOTs for; Spital, Old Aberdeen Core, University Zone, Hillhead/King St North:

"The increase in the number of HMO properties at the expense of family homes is causing a significant shift in the area demographics".

We ask that the following is added as a 'Threat' to the SWOTs for; Spital, Old Aberdeen Core,;
"The deteriorating condition of the granite sett roads".

We ask that the following is added as a 'Weakness' to the SWOTs for; Spital, Old Aberdeen Core,;
"The increasing prevalence of uPVC windows and doors, and the increasing intrusion of burglar
alarms, TV and satellite aerials on visible walls and roof lines".

We do not consider the east-west permeability to be a weakness – it is a feature of the village;
Please remove.

Page 74, B; St Machar Drive was built in the early 1920s with St Machar Place in late 1920s.

Page 76, left column: Duncan's Place no longer exists – University built over it with RC Chaplaincy.

Page 77 Benholm's Lodging, not Lodge

Conclusions

Overall, the Old Aberdeen Community Council is deeply disappointed in this document which we were advised is intended to carry statutory weight with planning matters, yet offers no guidance or policy proposals.

The document has not been adequately reviewed and edited, thus contains typographical errors, factual errors and significant omissions.

We believe that the document needs major revision and should be withdrawn from the approval cycle until it has been further developed, followed by a second period of public consultation before it can be presented to the relevant committee.

Dewi Morgan
[REDACTED]
[REDACTED]

Old Aberdeen Community Council
25th May 2014

Rebecca Kerr

From: Dominic Fairlie [REDACTED]
Sent: 26 May 2014 10:56
To: LDP
Cc: Alastair Struthers
Subject: Old Aberdeen - Conservation Area Character Appraisals and Management Plan -
Comments from Aberdeen Civic Society

Dear Sir/Madam,

Aberdeen Civic Society has the following comments on the above report:

1. We have concerns about the continued commercialisation of Old Aberdeen at the expense of the residential population. The residential population, particularly the non student element, is a very important aspect of maintaining viability and vibrancy of Old Aberdeen as a mixed use area. We would like to see any proposals for Old Aberdeen, particularly the historic areas, to respect this and limits should be put onto the amount of change of use of existing properties for uses other than residential.
2. Old Aberdeen is a jewel in Aberdeen and should be respected as this. Within the small area that is Old Aberdeen there are a number of different areas, each of which is small in itself, perhaps only a street or part street. This contributes to its charm. For example, the Chanonry is very different to the High Street. The Conservation Area Character Appraisal and Management Plan should make the differences clear and ensure they are retained.

We trust you will take these comments into account in your further consideration of the Plan.

Regards

DOMINIC FAIRLIE

Chairman
Aberdeen Civic Society

Rebecca Kerr

From: [REDACTED]
Sent: 12 May 2014 11:50
To: LDP
Subject: Old Aberdeen Conservation Area

Dear Sir or Madam,

I am responding to the consultation on the above proposals on behalf of Friends of Sunnybank Park.

We are broadly in favour of the proposed extension to Old Aberdeen Conservation Area and are pleased at the additional protection it will give to the green space at Sunnybank Park.

Yours faithfully,

N.J. Mills (Dr.)
Secretary,
Friends of Sunnybank Park

Our ref: PCS/132566
Your ref: CAA_OldAb_Consult
ati

Laura Robertson
Masterplanning, Design and Conservation Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen
AB10 1AB

If telephoning ask for:
Alison Wilson

26 May 2014

By email only to: ldp@aberdeencity.gov.uk

Dear Ms Robertson

**Public Consultation
Draft Old Aberdeen Conservation Area Character Appraisal**

Thank you for your consultation e-mails which SEPA received on 27 March 2014 and 17 April 2014. We have no comments to make on the Draft Old Aberdeen Conservation Area Character Appraisal.

If you have any queries relating to this letter, please contact me by telephone on 01224 266656 or e-mail at planning.aberdeen@sepa.org.uk.

Yours sincerely

Alison Wilson
Senior Planning Officer
Planning Service

Rebecca Kerr

From: Donaldson, Angus A. M. [REDACTED]
Sent: 16 May 2014 16:16
To: LDP
Cc: Donaldson, Angus A. M.
Subject: Strategic Overview and management Plan & Old Aberdeen Conservation Area – Draft Character Appraisals

Dear Bridget

Strategic Overview and management Plan & Old Aberdeen Conservation Areas – Draft Character Appraisal

I refer to the above documents and welcome the opportunity to provide a response on behalf of the University.

The University supports the purposes and objectives stated in the two related documents and equally appreciates the importance of reviewing what it is that makes up the special character of the Old Aberdeen Conservation area.

The University recognises that Old Aberdeen is and should remain diverse and also that the University forms part of a wider community which we respect. In saying this old Aberdeen is largely the way it is because of the historic development and continuing presence of the University. That for the University to thrive it must continuously adapt, evolve and respond to the environments and markets in which we now operate.

The University has recently undertaken appraisal work of the Kings campus to assist our future estate thinking and to help ensure that the Kings College Campus can be developed in a cohesive manner. This work has incorporated current best practice as well as National and Local policy and guidance. Using this work and reviewing the appraisal documents we would make the following comments and representations:

Context

- The analysis within sections 1,2 and 3 is comprehensive.
- The character areas are clearly and thoroughly presented although there are a few factual inaccuracies some of which are listed below. I think the document requires re proofed.

Character Areas

- Character Areas Area A, B, part D and E appear reasonable.
- I think detailed and reasoned justification is required for Area C inclusion.
- I would request that the developed Hillhead Hall site be removed from the Area D, or reasoned justification for its inclusion given.
- Further explanatory text is required to justify/ make the case for the extensions particularly Area E. I think the onus is on the Council to make a strong case.

Policy Context

- I would have expected expect specific reference and cross reference with policies such as Creating Places and Designing places particularly the six qualities of successful places . These are truly commendable qualities. The documents may build on wider policies but this needs to be detailed. I see these qualities as a sound foundation for the conservation area.
- I would suggest one “conservation” document as at the moment there is too much reliance on cross referring to the separate strategy document which then only talks in generalities. I suspect that most people are not going to sit with the two documents open and cross-refer. I found this confusing.
- There is a gap/disconnect between the high level document and the analysis of what is on the ground. You can’t easily point to a specific new way of management that relates to a particular part of the conservation area.
- A number of issues included in the SWOT analysis contradict and while commendable are not deliverable , for example , resource efficient where there is no reference to Sustainability or how environmental initiatives will be approved within the conservation area documents. I believe this matter however uncomfortable to deal with needs to be addressed. Alterations to buildings in order to comply with modern energy conservation standards also contradicts conservation standards. I believe that compromise is required and a progressive attitude taken with environmental improvements.

SWOT Analysis

- After each SWOT analysis there need to be some proposals on how weaknesses/ threats are to be addressed.
- Area B , we object to the University been presented as a threat and a weakness. I contest that the University is a good custodian of our built and cultural heritage and has invested significantly in its preservation. Accordingly i recommend that positive statements in the strengths and opportunities sections should be included to reflect these points.
- Area B/C it is inappropriate to float Master plans in this document.
- Area B/C – Opportunities better and clearer paths through and between spaces , optimisation for inside/outside interfaces, more shelter , Public amenities (by ACC) , more creative lighting, i can expand on these opportunities.
- Weakness- Disability compliance issues with movement in East west direction. The high street presents a barrier to the disabled in terms of paths , kerbs and the High street itself

Comments for inclusion / consideration

- Traffic management review – a radical rethink is required - example: Poynton Shared Space.
- Disability Compliance relating to pedestrian movement around conservation area , a radical review is needed
- Energy conservation – Environmental legislation and standards has the requirement for installing or providing facilities ie bike shelters this needs recognised. Again a radical and forward thinking approach is needed.

- Seton park – Much more needs to be presented in the report to focus on and to reverse the decline in this facility.
- Signage – why does 'all' road signage have to comply with the transport department standards and rules. Why can't there be a new standard for Conservation areas? Aberdeen already has distinctive street name signage.
- Car parking – unless there is a complete and coherent public transportation system in place, there will always be a reliance on car travel.

Factual points

- Significantly our name is the University of Aberdeen.
- The Botanic Garden is not owned by the University but is an independent trust.
- Hunters Court was not converted it was a new build.
- Taylor building 3 blocks.
- Lack of open space on the East side of the campus- there is large open space in front of the kings pavilion.
- Character Area D – Hillhead will be redeveloped by time report concluded as we are in final phases of upgrade.
- Picture and names on page 50 incorrect.
- Opinion on HMO - i would argue incorrect, as now merely regulating what has always been the case.
- Photos – some photos in the report should be updated ie Hillhead refurbishments.

I trust you will give these matters your consideration and would welcome discussion on these.

Best wishes

Angus Donaldson

The University of Aberdeen is a charity registered in Scotland, No SC013683.
Tha Oilthigh Obar Dheathain na charthannas clàraichte ann an Alba, Àir. SC013683.

9 Florence Court
[REDACTED]
[REDACTED]
[REDACTED]

May 21st 2014-

Masterplanning Design and Conservation
Aberdeen City Council
Business Hub 4
Marischal College
Aberdeen

Old Aberdeen Conservation area appraisal

This document has only just come to my attention and there is not time for me to make a detailed study of it before putting forward some observations but there are a couple of points I would like to make. I should say that my interest in the area is that I lived there during the 1930s---1960s and have retained an interest in it since then. I am also a former Chairman of Aberdeen Civic Society.

I commend the document for its detailed description of the fabric of the area which will stand in good stead for planners of the future. I hope that several factual inaccuracies will be corrected and some slipshod writing edited before the document is finalised. There is however to my mind one enormous flaw in the approach taken. It seems to me that while the physical aspects of the area are dealt with in great detail there is very little indication of the human aspect of the area. I do not see that a proper appraisal of the area can be made without considering the people who live and work there. There is a reference to the threat of university expansion increasing in area B and this is certainly a problem which has to be faced. I would like to have seen a general statement from the Planning Department about this and other problems relating to human activity in the areas concerned. I realise that this may not have been in the original remit, but I do not see how an effective appraisal and management plan can be produced without taking into account the human activity in the area. I would really like to have seen a policy statement based on the physical aspects combined with the needs of the local population. Surely that is what good planning is all about.

On a more specific point, I would like to have seen more reference made to the tourism aspect of the area. It is mentioned briefly in connection with the Brig o Balgownie but is ignored in the other areas, Old Aberdeen is the jewel in the crown of

Aberdeen and not enough attention has been given to making it easy for tourists to visit or to feel welcome

I am sorry that time has not allowed me to go into the document more thoroughly but hope my observations will be considered.

Yours sincerely

(Mrs Caroline Gimingham)





OLD ABERDEEN HERITAGE SOCIETY



Masterplanning, Design and Conservation
Planning and Sustainable Development
Aberdeen City Council

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25th May 2014

Dear Sirs,

Draft Character Appraisal for Old Aberdeen Conservation Area - Consultation

I enclose the Society's comments on this Draft Appraisal.

We wish to make it clear, however, that we consider this document not fit for purpose as a basis for a Character Appraisal for Old Aberdeen Conservation Area. It is in need of comprehensive revision.

The purpose of this Character Appraisal, we understand, is to appraise, or evaluate the character of Old Aberdeen, in order to develop strategies, design guidance or policies to "preserve and enhance" the character of the Conservation Area.

We believe that this document manifestly fails to do this.

Although it provides a detailed list of physical structures and geographical features of Old Aberdeen, there is little actual evaluation, or appraisal, of its character. Some of the main elements of character which make Old Aberdeen the gem that it is, are barely mentioned. This failure to portray character is a serious underlying deficiency in this document; clearly, without an adequate evaluation, it is impossible to form adequate policies to preserve and enhance that character.

Further, in order to provide proper protection for the Conservation Area, the Appraisal must take full and serious account of the pressures which threaten its character. There are two major pressures in Old Aberdeen which are increasingly having a detrimental effect on its character, and yet they are barely mentioned.

As a result of its failure adequately to portray the character of the Old Aberdeen Conservation Area, and of its failure adequately to assess the threats to that character, this draft document also fails in its main purpose, viz. that of preserving and enhancing this Conservation Area by the inclusion of adequate policies specifically designed for its protection and enhancement.

At a time when the Old Aberdeen Conservation Area is facing unprecedented pressures, this lack of policies to safeguard its character means also that this document actually increases those pressures. In part, this is due to the removal of some essential policies which have been either explicit or implicit in the previous Appraisal from 1993;- in particular from among those relating specifically to the "Heart" or "Historic Core" of Old Aberdeen. On the other hand, pressure is increased by the lack of robust new policies to deal with ever-growing, newer threats.

This document also increases the pressures on Old Aberdeen by its re-drawing of the boundaries of two of the Character Areas, which has meant that certain properties which have always been in the "Heart" area

have been annexed, without justification, to the "Modern University Campus" area. This in effect assigns to these properties a quite different character and standing in the Conservation Area, and thus lessens the level of protection which they are afforded.

We address these issues in the accompanying pages of "Main Concerns" along with concerns about presentation within the document. Points relating to specific issues mentioned in the document are included in the Appendix.

The enclosed Appendix to our main comments has been made necessary by the sheer number of errors, inconsistencies, omissions and other deficiencies in this document, which clearly had to be dealt with separately. There are a large number of factual errors of all kinds, indicating inadequate research, but there are also a large number of editorial and other errors, and errors associated with presentation.

The numbering of paragraphs and sections is not only confusing but misleading, and some of the maps are illegible; the content of one or two even contradict each other on the question of boundaries. Finally there is very obvious inconsistency in titling of the Character Areas, which appear in different versions in the course of the document. All the above deficiencies are ones which could easily have been noticed and corrected had the document been adequately proof-read and edited.

In recognition of this document's deficiencies, the Society requests that the Draft Character Appraisal is not presented to the next Committee, but instead is comprehensively revised and re-edited, and put out for public consultation a second time before being submitted for Committee approval.

Yours faithfully,



(Mrs) B. McPetrie

Planning Secretary

Main Concerns

Inadequate Portrayal of Character

The Appraisal contains details of many physical features, but contains few evaluative terms, which would help to evoke character.

Words such as 'secluded' or 'tranquil' of some parts; 'cloistered' or 'silent' for others; 'busy', 'jostling' or 'deserted'; 'semi-rural', 'reminiscent of a country village'; 'village within a city', etc. So many epithets or evaluative terms could enrich this Appraisal and convey the atmosphere;- the character as well as the appearance.

There is little mention of the importance of setting other than in the context of immediate physical surroundings. The patterns of past use and activity, for instance, are an important part of the historic environment, as is the present function or use of a place. Not much is said in the Appraisal of these aspects of character. This would be particularly helpful in appraising the character of places which have been centres of activity, and would highlight many more aspects, for instance, of the character of High Street and the surrounding area.

On a more basic level, there is actually a lack of description of some of the key features or areas in Old Aberdeen. There is really no evaluative description of the Botanic Garden, no mention of the evocative nature of Tillydrone Road, or the 'countryside' character of parts of Seaton Park, or of its wildlife. In particular, there is little in the way of description of the character of the Aulton. Principal Sir Thomas Taylor described this as having "its own unique and distinctive character as a mixed village community", and famously pledged that it would not become "an academic suburb". Leslie MacFarlane and Agnes Short also wrote warmly of how the Aulton "still retains the sense of a living and self-contained community".

The life of this community is possibly the central feature of the character of Old Aberdeen, and yet there is no indication of its importance in the Draft Character Appraisal, and the corresponding importance of maintaining the viability of this community, in order to preserve its "village character", indeed, to enhance it.

Threats to Character

This distinctive aspect of the character of Old Aberdeen has increasingly been under pressure from two sources: on the one hand, the continued expansion of the University, and on the other, the proliferation of houses in multiple occupation. The first is having an effect on various parts of Old Aberdeen, but a marked effect in particular on the High Street, where there has been a steady change of use from homes and shops to University departments or offices. This has brought about the depopulation of some parts of the High Street and a loss of vitality, and these together are having their effect on the life of the community, and so on the character of Old Aberdeen.

It is our view that the Conservation Area Character Appraisal could be a means by which this trend could be halted, and the character of the High Street protected. We wish to suggest that a new policy, specific to the High Street, should be added to the Appraisal Management Plan, which would put in place a presumption against change of use from dwelling-house or shop to office use.

The second source of pressure on Old Aberdeen is more widespread, and is a rapidly growing threat to the sustainability of Old Aberdeen as a settled community. Family homes, when they come on the market, are increasingly bought up by buy-to-let landlords, at prices which exclude the average family, and are then turned into houses for multiple occupation almost exclusively for temporary residents. This trend has seen parts of Old Aberdeen increasingly deserted at some times of the year, which has clearly affected its character. The corresponding loss of permanent residents. (who are more likely to take a long-term interest in the area), and particularly the loss of families, is in the process of completely changing the character of the community. This is a problem which is affecting every part of Old Aberdeen, and this threat must be recognised as such in the Character Appraisal, and any possible measures instigated to address it without delay.

There are, of course, many other pressures on Old Aberdeen, and it is essential that these are identified and addressed in the Character Appraisal. The consultation document, however, only contains two policies specific to Old Aberdeen, and it is our view that there should be several more. In particular, there is a need for a policy similar to that in the 1993 Appraisal, and specific to the High Street, laying down the strictest control over shop-signs, shop-fronts, advertisements and signage. The ancient and substantial boundary walls of St Machar Drive and the Chanonry should also be given particular protection, as they were in the last Appraisal, with a firm policy not to allow them to be breached. If these policies are not reiterated in the new Character Appraisal, then protection is actually being removed by the new Appraisal, and consequently the character of Old Aberdeen is under threat. We request that these two policies, specific to Old Aberdeen, be added to the document.

Proposed Changes to Boundaries of Character Areas

It is a matter of serious concern that the Draft Character Appraisal seeks to make significant alterations to these boundaries without either explanation or justification. The existing boundaries have served Old Aberdeen well, and there is no suggestion that these are in any way no longer appropriate.

Why then, are changes proposed to these boundaries such that certain properties in "The Heart" or "Historic Core" area would be transferred to the "Modern University Campus" area? None of these properties can by any stretch of the imagination be said to share the 'character' of a 'Modern University Campus':-

The Houses in Tillydrone Avenue are family homes, not campus buildings. Furthermore they are not modern, the latest of them dating from around 1952, and the earliest built in 1924. Lastly, they can not be described as 'University' either, as several are privately owned. Nor were they even built by the University; two were built by Major Hay of Seaton Estate.

It is preposterous to even consider removing these old-fashioned family houses, all of traditional design, and most in granite, to a "Modern University Campus" character area.

"The Barn" and "The Mission" on St Machar Drive can in no way be said to share the character of a "Modern University Campus" either.

"The Barn" is not a campus building. It is a dwelling-house. Furthermore it is not "modern" either; it dates from 1830.

Lastly, it is a historic, category 'B' listed building, built of granite.

"The Mission" is also a historic granite building, which does not fit the "Modern University Campus". Nor is it part of a "campus"; nor is it University-owned. It is an independently-owned place of worship, does not belong to the University, and is not modern.

What justification can there be for moving all these properties out of "The Heart" area and annexing them to the "Modern University Campus" institutional buildings, whose chief characteristic is that they are all "concrete, tall and/or bulky buildings" (p.47 of the Draft appraisal)?

It can not be said, furthermore, that this transfer is of little consequence. It matters. Character Appraisals are influential documents ("likely to be the main form of conservation guidance" PAN 71), and as supplementary guidance, have statutory weight.

The assigning, therefore, of particular properties to a particular character area will mean something in the event of a planning application for that property or for property adjacent to it.

The transfer of "The Barn", "The Mission", and the houses at Tillydrone Avenue to the "Modern University Campus", therefore is not a matter of little import. The proposed alteration in boundaries which would bring this transfer about could have consequences which would be detrimental to the amenity of these properties and/or detract from their character and setting.

3

The Society wishes to make a formal request that those boundaries or sections of boundaries affecting the aforementioned properties be restored to their original place (as delineated in the 1993 Conservation Area Report), so that "The Barn", "The Mission" and the houses on Tillydrone Avenue are restored to the "The Heart" or "The Core" Character Area.

Concerns about Presentation

Text

A significant deficiency in the document relates to the matter of balance of content in the text itself, and in the illustrations.

This is a document whose aim is to highlight, (with a view to protecting), the special character of Old Aberdeen, which derives mostly from its wealth of historic buildings, ancient thoroughfares, secluded green spaces, and its long history as a community.. It is a matter of concern, therefore, that the greatest number of pages amongst the descriptions of Character Areas is actually given over to the analysis, one by one, of more or less every single institutional building in the “Modern University Campus”.

By contrast, the “Heart” or “Historic Core” Area is under-represented, and there are some glaring omissions. No mention is made of Old Aberdeen Town House, the main focus of High Street, and the heart of the ancient Burgh, in spite of all that it represents in the political and communal life of Old Aberdeen.

Another important building which has been omitted is the category ‘A’ listed Bede House, in Don Street, and little is said, indeed, of the character of Don Street itself.

In the Chanonry, surely special mention should be given at least to No.9, Mitchell’s Hospital, an unique category ‘A’ listed building of historic importance – and of course, the mediaeval Chaplain’s Court.

There are, of course, many other buildings of particular historic, cultural or architectural importance all around the “Historic Core” of Old Aberdeen, and a few words about some of these, along with those already mentioned, not only would be welcome, but would also help to restore some balance in this document as far as discussion of individual buildings is concerned.

The real anomaly in this Draft Appraisal, as regards the content of the text, is the disproportionate amount of space devoted to modern institutional buildings at the expense of the traditional and historic buildings which are by far the most characteristic of Old Aberdeen.

It is a matter of concern that a document whose aim is to identify what is special about our Conservation Area, and to protect and enhance it, could allocate well over a quarter of its description sections to an in-depth look at the products of modern University expansion in Areas ‘C’ and ‘D’. Yes, some of them are interesting, and worth reading about, but not to this extent in a document of this kind, and of this importance.

Illustration of Text

The selection of photographs which feature in this document is deficient in a number of ways:-

- (a) This element of the Draft Appraisal is even more unbalanced. Out of 99 photographs in the main text, no fewer than 33 depict modern University buildings, amenity space and fixtures. How can this be justified in any way? The illustrations in any text, of course, are the most prominent feature in a document and are the first impression one gets of its content; a document of this kind, however, relies even more heavily on accuracy, quality and balanced representation in its illustrations, as such a large part of the whole question of “character” and “appraisal” is visual. In the case of this report, anyone who did not know Old Aberdeen well, would assume that much of its character was expressed in the form of modern institutional buildings.

In an incredibly widespread and diverse Conservation Area, stretching from King’s Crescent to Balgownie, it is completely inappropriate that this document should place such an unrepresentative emphasis on institutional buildings of the last fifty years.

(b) There are notable omissions of all kinds:-

There are very few vistas, or long views, of streets in the Conservation Area, and this should be remedied, as such views often say more about the character of an area than pictures of individual buildings. Again, this is a matter of balance; notable omissions are views looking up or down High Street; the splendid length of the Chanonry from St Machar Drive to the Cathedral; the enchanting Tillydrone Road; a longer view of the row of cottages at the Cottown; a view of the stretch of Hillhead Terrace and Boa-Vista Place, and, of course, a view of the southernmost section of Don Street.

As to individual buildings, it is astounding that, in 77 pages, the Appraisal nowhere includes a photograph of Old Aberdeen Town House, the very heart of this ancient Burgh. Other buildings which are notable by their absence include the historic Bede House and Bishop's Gate in Don Street, along with Mitchell's Hospital and the ancient Chaplain's Court in The Chanonry. What about Cluny's Port, which incorporates so many features characteristic of Old Aberdeen? In the Spital,; perhaps Applebank House, or Primrose House. And, back in the heart of Old Aberdeen, what about either the ancient Cromwell Tower or Round Tower at King's College?. Or the truly splendid Art Deco Sports Pavilion which is a well-known landmark. Perhaps this could be combined with a view of King's Crown across the playing-fields, as referred to in the text?

Returning to High Street, one or two further illustrations of individual houses would be welcome, such as the 'A' listed 96 High Street, or the fascinating Greenlaw Court, with its unusual pend. Perhaps we could see more of the closes and wynds which are so characteristic of the Aulton. Lastly, there is a notable absence in the main text, of photographs of the traditional shops in the High Street. (The University's Conference and Events Office, a former shop, does not count!). It is subjects like these shops, and cafe, along with views of the general sweep of High Street, and of the Town House also, which are needed in the Draft Appraisal, to represent the "village community" character of the heart of this ancient Burgh. These are clearly lacking, and the result is that probably the most characteristic views of Old Aberdeen are missing from this document, which aims to portray its character.

Depictions of particular characteristic features are also missing, eg. the magnificent 17th century walls which form the boundary of the Botanic Garden on St Machar Drive, and the westmost boundary of No.13 Chanonry; the "cherry-caulking"; the crowstepping; the Seaton brick detailing. Good quality photographs of these and other such important features are surely a must for a document such as this.

Moving on from the built environment, what about a photograph of the beautiful Botanic Garden? Characteristic views here might feature either the Sunken Garden, or the exquisite rock and pond garden. In Seaton Park, there really should be a more complete picture of the River Don, which contributes so much to the character of the area, both in the Park and at Balgownie. Perhaps it could be featured at both locations. At the Park, the view of St Machar's Cathedral from the riverside is also a well-known, characteristic view, and the walled garden, being the only remaining part of Seaton House, and an important feature, should surely be worthy of inclusion.

We do not suggest that all the places mentioned above are included; merely that a more representative selection be chosen. If space is at a premium, then perhaps one or two of the four photos of the New Library could be dropped, given that it is, arguably, the least characteristic of the Aulton. Also, as suggested earlier, a fair number of photographs of modern University buildings could be omitted.

Titling

Titling of character areas is inconsistent, with different versions of titles for Areas 'C' and 'D' on different pages of the document.

As for the new title for Area 'B', we wish to make a request for the return of the original name "The Heart", or "Old Aberdeen Heart", instead of the "Core". The word "core" has negative associations and overtones, which are really not appropriate to an area as full of warmth and beauty as Old Aberdeen. It is

our view that the term "Old Aberdeen Heart" is infinitely preferable, and should continue as the title for this character area.

Terms of Description

The last matter we wish to raise is the use of certain terms which seem inappropriate. The term "burgage plots" is unfamiliar; the term used more often locally is "lang-rigs" or "lang-rig feus". If there is a specific reason to use "burgage plots" instead, then so be it, but it doesn't sound authentic for Old Aberdeen. The term "campus" is most definitely alien to the character of Old Aberdeen, and indeed to the character of an ancient Scottish University

The term "residential building" crops up constantly throughout the text of this document. Certainly it can be a useful term when describing buildings of which there is no distinguishing feature, but it should not be used as a blanket term for anywhere that people live. In particular, it is unnecessary and inaccurate to call a Hall of Residence or a block of student accommodation anything other than just that.

As for describing the family homes in Tillydrone Avenue or the historic dwelling-house in St Machar Drive "residential buildings", there is no justification at all for using this term.

So please could this document speak not of "residential buildings" in these circumstances, but specifically, and more accurately, of Halls of Residence, blocks of student flats, or of dwelling-houses and family homes. To call them such is to assign to them their particular character, which in the context of a Character Appraisal is clearly very important.

OLD ABERDEEN HERITAGE SOCIETY

The accompanying document is an appendix to the Society's main representation and comments on the Draft Character Appraisal for the Old Aberdeen Conservation Area.

There are, unfortunately, a very large number of errors, inaccuracies and omissions in the Draft Appraisal, as well as problems with various aspects of its presentation. There are also many instances of items which need clarification.

As this Character Appraisal is to form part of the next Local Development Plan, and will carry statutory weight, it is, of course, vital that it does not contain inaccuracies and omissions.

As there are so many of these, we have listed them in this separate Appendix.

We have also taken the opportunity to include our comments on specific matters raised in the Draft Appraisal, which we have included under the relevant sections.

25 May 2014

OLD ABERDEEN HERITAGE SOCIETY

Appendix to Main Comments on Old Aberdeen Conservation Area Draft Character Appraisal

(Errors and omissions which need to be rectified,
statements which need clarification
and other comments on specific points)

p.3 - 1.2 - lines 5-9

The implication here is that St. Machar's Cathedral and its predecessors were built for "religious study". Although there was certainly a lot of study, the main purpose of this ancient Cathedral was (and is) surely that of worship, rather than study.

p.3 - 1.2 - line 14

The term "burgage plots" seems foreign in the context of a Scottish mediaeval town. The term used by most historians for this feature in Old Aberdeen is, we believe, "lang-rig feus".

p.3 - 1.2 - 2nd para - lines 1-4

This is incorrect. It was an independent town, and burgh of barony, until it officially merged with 'new' Aberdeen in 1891.

p.3 - 1.2 - 2nd para - lines 7-8

In order to differentiate between Old Aberdeen and the University 'campus', we suggest that "which is situated in Old Aberdeen", be added after "campus".

p.3 - 1.1 - Profile - under 'Buildings at Risk'

Benholm's Lodging, (or the Wallace Tower), is situated in Tillydrone Road, not Avenue.

p.4 - Bottom photo

This is Powis Gate, not Powis Lodge, (which stands between Crombie Hall and College Bounds, and is home at present to the Rocking Horse Nursery).

p.5 - 2.1 - line 5

Capital 'R' for 'Road.'
Also add 'Firhill Road' as a boundary.

p.5 - 2.2 - 2nd para - line 6

Surely the 'Spine' stopped at the Town House; where it divides in to two roads.

p.5 - 2.2 - 2nd para - next column

Surely “lang-rig feus” are “burgage plots”.

p.5 - 2.2 - 2nd para - 5th last line

“remain”, not “remains”.

p.5 - 2.2 - 2nd para - 2nd last line

Mediaeval “lang-rigs”.

p.7 - 2nd para

- More probably 5th - 6th century.
- Remove “the” before “popular”.

p.7 - 2nd para - line 5

Small ‘s’ for ‘shepherd’.

p.7 - 2nd para - last sentence

Is it really the case that most historians do not believe in the existence of St. Machar? Perhaps it is more the case that there is uncertainty about which, if any, historical figure he can be identified with. We also suggest removing “because it is so widely believed”.

p.7 - 3rd para - line 5

The word “so-called” is redundant.

p.7 - 5th para - line 1

Not late 14th century, but late 15th century (1495)

p.7 - 5th para - line 4

This suggest that The Chanonry also was an “academic enclave”. Surely it was a “religious enclave”.

p.7 - 6th para - line 4

Insert “Roman” before Catholic to be correct

p.7 - 6th para - line 5

Small ‘c’ for ‘canon’; apostrophe after the ‘s’.

p.7 - 6th para - line 6

This suggests that the churches as well as the canons' manses were also converted in to 'secular residential use', which is not the case.

p.7 - General

'century' at the beginning of each paragraph must have either a small 'c' or a capital, not a mixture.

p.8 - 1st para - line 5

It consisted not of 'just one street', really, but at least three - the mediaeval spine, culminating in the Town House; Don Street, leading to the lands of Seaton and on to Balgownie, and the Chanonry, leading to both the Cathedral 'Close' and to the ancient Tillydrone Road, leading north-west.

p.8 - 2nd para - 8th line from bottom

"lang-rigs" is better.

p.8 - 2nd para - 5th last line

"residential" not needed.

p.8 - 2nd para - 2nd last line

Remove stray 'n' from 'Sunnynbank'.

p.8 - 3rd para - 4th last line

Remove 'the' before 'Old Aberdeen', and also the 'to' in the previous line.

p.8 - 4th para - 4th last line

Suggest this is re-worded with an addition to read "modern teaching, administrative and student accommodation buildings" which more accurately describes the 'campuses' east and west of High Street. 'Areas', however, would be a better term.

p.8 - 4th para - 2nd last line

'building' needs an 's' on the end.

p.9 - 'C' - remove 's' from 'Regent's'

- the description of the boundary of this area is insufficient and inaccurate.

p.9 - 'D' - It is King Street, not 'Road'.

p.9 - 'E' - please add 'Balgownie village' and 'Cottown of Balgownie'.

p.10 - Plan

Tillydrone Road should be delineated in green, not orange, as it is shown quite clearly on Parson Gordon's map of 1661, and was a main route north-west.

p.13 - Upper photo

This is not St. Margaret's Convent, but what was built as St. Martha's children's home, becoming in the 20th century a local authority hostel. It was then refurbished as a group of flats by Langstane Housing Association.

p.12 - 2nd para

"Mounthooly" is a short road linking the roundabout with King's Crescent (to the north-west) and with Mounthooly Way - the new road which leads to King Street.

Perhaps this should read: "After following the road north from Mounthooly, King's Crescent is ..."

p.14 - 3.2.1 - 5th line

Remove 'residential'.

p.14 - 3.2.1 - lines 5-9

The buildings in King's Crescent are not "mainly large", but mostly cottages or modest villas, the exception being no.39.

It is not the case that many plots show evidence of having been subdivided in the past. Viewton Place is the only example in King's Crescent.

p.14 - 3.2.1 - line 14

Remove "in"

p.14 - 3.2.1 - 2nd para

This complex facing on to the Spital was never sheltered housing. There was some sheltered housing once in Merkland Place and Auckland Place to the east, but now, we believe, there is none there either.

p.14 - 3.2.1 - 2nd para - 4th last line

- not so much a rear extension; part of the original building.
- next line - 'Association' should read 'Trust'

p.14 - 3.2.2 - 1st para - last line

Move apostrophe to after 'workers'.

p.14 - 3.2.3 - last sentence

Should be "St. Margaret's Convent and its Chapel".

p.14 - 3.2.4 - 2nd sentence

Not "sheltered accommodation".

p.14 - 3.2.4 - 6th last line

Only two fast-food takeaways.

p.15 - 3.2.5 - 2nd last point

Not "sheltered" housing.

p.15 - 3.2.5 - last point

Should read: "poor condition of the A-listed Chapel and adjoining building"
(The Convent Houses, to the north, are not in poor condition.)

p.16 - 3.3.1 - first line

This wonderful view of Marischal to the south when climbing the Spital Hill is mentioned in the text, but not shown on the plan.

p.16 - 3.3.1 - line 10

From this position, there is also a splendid view of the Meston Building amidst forest trees and, in the distance, the wooded hills of the far reaches of Bridge of Don.

p.17 - 3.3.2 - 2nd para - last line

Remove "on".

p.17 - 3.3.3 - last sentence

Add "in" before 'good', and "are" before 'cracked'.

p.18 - 3.3.4 - line 4

'Some' rather than 'the'.

p.18 - 3.3.4 - line 7

Should read "St. Margaret's Convent, with its Chapel and"

p.18 - 3.3.4 - 7th line from bottom

Not 'warehouses' but 'bus sheds'.

p.18 - 3.3.4 - last sentence

Not "sheltered"

p.19 - 3.3.6 - 2nd sentence

'Voluntary Housing Trust'

p.21 - 3.4.3

The fact that some trees 'obscure' views of the houses is not necessarily to be counted as a 'negative factor'. It can be seen as a form of 'framing' a view of the houses, and also contributes to the 'country within town' feel of some of King's Crescent.

p.21 - 3.5

'Spital' with only one 't'.

p.21 - 3.5 - General key characteristics

"Trees within enclosures" seems inadequate to describe the wonderful wealth of mighty forest trees in King's Crescent. These are no ornamental trees; and there should be mention of how they frame views and beautify this road with their overhanging branches.

p.22 - 'B' - Old Aberdeen Core

There should be mention also of Firhill Place, Regent Walk (south), Orchard Walk and Place, Clark's Lane.

Tillydrone Road - the whole of this ancient mediaeval highway should also be part of Area 'B'.

Area 'B' ought also to include "The Mission" and "The Barn" on St. Machar Drive, and the group of houses on Tillydrone Avenue south of its junction with Tillydrone Road.

p.22 - 3.1 - 1st para - last sentence

St. Machar Drive was built in the 1920s, not the 1930s.

p.22 - 3.1 - 2nd para - 1st line

"Orchard Street", not "Road".

p.23 - Map

The northern half of Tillydrone Road is not included here in the 'Old Aberdeen Core'. This is unjustifiable. The whole road is of historical and aesthetic value.

p.23 - 3.1 - 1st line

“boundary walls” of the Chanonry gardens in general are mentioned, but special attention must here be drawn to the wonderful ancient boundary walls only to be found in this section of the Conservation Area, Area ‘B’. These 17th century, extremely substantial walls with distinctive sloped coping are characteristic of this, the most historically significant ‘core’ of Old Aberdeen. There are two striking examples in long stretches; on the east side of the Chanonry when approaching the Cathedral, forming one boundary of no.13, The Chanonry; and along the north side of St. Machar Drive, forming the boundary of the Botanic Garden. The garden walls of 81, High Street are of similar, distinctive, style and age, and are one of the major features in the characteristic views of High Street looking south a little way down from the Town House.

p.23 - 3.1 - 2nd line

The Botanic Garden is actually jointly owned and managed by the University and the Cruickshank Trust. Suggest “also contains the Cruickshank Botanic Garden” instead.

p.23 - 3.1 - 4th line

Capital ‘C’ for Cathedral

p.23 - 4th line onwards

This description makes it sound as if there is no further road beyond the Chanonry here, as if it somehow comes to a halt at the entrance to Seaton Park. As can be seen on all the old maps, however, this part of the Chanonry was in fact the first part of the mediaeval road to the north-west; the equivalent of Don Street to the north-east. When looking at Old Aberdeen’s ‘Y’ shaped street pattern, Don Street stretches out to Balgownie and then to the North, while the Chanonry at this point continues in to Tillydrone Road, leading to the Tillydrone Motte, and once through an old settlement there, to the north-west. These were two mediaeval roads of similar importance, but Tillydrone Road has barely been mentioned in this Appraisal, and its character has certainly not been described - despite its historical significance, and picturesque, rural quality.

p.23 - last line

“Don St.” and “Dunbar St.” would be better.

p.24 - 3.2 - 2nd line

‘burgh’ rather than ‘burgage’.

p.24 - 3.2 - 4th line

‘lang-rig feus’ better than “burgage plots”.

p.24 - 3.2.1 - line 5

“statuses”. Would it be less clumsy to say, perhaps, “varying uses and different levels of social status”.

Between p.24 (finishing “larger units”) and p.25 (3.2.2 “Materials”)

On the original draft which was issued in March, there were four more photographs, and two short paragraphs on the High Street and Chanonry. These were removed two weeks in to the Consultation (when the maps and plans were added and some of the errors corrected).

It is not clear whether these two paragraphs and photographs were omitted by mistake or on purpose, but perhaps they might be useful. Certainly this is just about the only mention of the Town House, remarkably.

p.25 - Photo of 13, Chanonry

There is a similar one on p.8. Do we need two? Perhaps another interesting Chanonry house instead? - e.g. no.12 (Tillydrone House) or the flat-roofed no.15, or the handsome no.8? Or indeed the mediaeval Chaplin's Court.

p.25 - 3.2.2

This section should end with a paragraph on the use of various materials in boundary walls in Area 'B' - highlighting those characteristic of the 'historic cove', especially the use of Seaton brick along with other materials (e.g. at 81, High Street); often above though sometimes on its own (as at 2, The Chanonry).

p.26 - 3.2.3 - line 10

Needs a semi-colon after 'grounds', at least.

p.26 - 3.2.3 - line 11

This building (“Powis Gate”) has not been the Music Dept. for some years. It was general offices and study rooms for a while, and now, we believe, is a Faculty office.

p.26 - 3.2.3 - last line

Should read “around the manses in the Cathedral close”. Then add “Another fine example can be found at 81, High Street.”

p.27 - 3.2.3 - 2nd para - 1st line

Semi-colon needed after “vary”.
“storeyed” not “storied”.

p.27 - 3.2.3 - 2nd para - 3rd line

Remove “are”

p.27 - 3.2.3 - 2nd para - 7th line

Remove “neighbouring” (duplication). Add a semi-colon after “neighbours”.

p.27 - 3.2.4 - 1st para - 4th line

More accurate to say “used for teaching, administration, or student accommodation purposes”.

p.27 - 3.2.4 - 1st para - last 2 lines

Amend “to” to “and”.
Remove “time”.

p.27 - 3.2.4 - 2nd para - 1st line

Remove ‘s’ from “places names”

p.27 - 3.2.5 - point 2

Add “and frontages of offices which were once shops”.

p.27 - 3.2.5 - point 3

- Add “and/or neglected” after “empty”.
- Insert after this another point: - “empty and neglected land on Don Street, mostly unused for decades.” The one positive purpose it provided - a row of garages for local residents - was demolished years ago.

p.27 - 3.2.5 - “Negative Factors”

Add another point:-

“unsympathetic and intrusive University building spanning Church Walk, one of the closes, with a modern “corridor” building of some depth, which has made this lane in to a dark, dismal place, with no view to the other end.

And another point:-

“Associated building and formation of car park meant the loss of a significant portion of the adjoining lang-rig gardens.”

And other point:-

“Some depopulation of High Street and College Bounds and loss of vitality owing to conversion of University properties to departmental or office use, replacing homes or shops”.

And a last point:-

“Future sustainability of the Old Aberdeen community threatened by increase in HMOs, which reduces the number of permanent residents, who are needed to make the local shops etc. viable, and to work over the long term for the good of the community.”

p.28 - 3.3.1

Mention should be made of the key views up and down the picturesque Tillydrone Road as it meanders up and over the hill.

p.28 - 3.3.1

Also an important key view to be added is that from the Tillydrone Roundabout area looking eastward along the length of the magnificent stretch of ancient Chanonry boundary wall, now enclosing the Botanic Garden.

Also views of King's College, Pavilion and the Round Tower, from gaps in the wall in King Street, and lovely oblique views of these from various points in University Road, especially from the south side.

Also views across the tennis courts to these buildings, and from near the western end of University Road, on the south side, looking obliquely, at the pavilion and various college buildings.

An important 'glimpse' is that looking east up Spital Walk, to the rear of Orchard Cottage, its hedge, and lawn with cherry trees.

Another fine view of King's Crown can be had from Elphinstone Road, looking obliquely through gaps between the High Street houses.

Mention should be made also of the unexpected glimpse of the Cathedral spires looking up Cheyne Road from King Street.

p.28 - 3.3.2 - 1st para - lines 4-5

Should read "Don Street, Dunbar Street (formerly the East Back Gate), and Elphinstone Road (formerly the West Back Gate).

p.28 - 3.3.2 - 1st para - line 8

Should read "St. Machar Drive (part of which was formerly Cluny's Wynd)."

p.28 - 3.3.2 - 2nd para - 3rd line

Suggest:- Insert "granite flagstone" before "pavements".

Also not "the High Street" here. The section of road between University Road and Meston Walk is called "College Bounds"; No. 1, High Street is the first house north of Meston Walk.

p.29 - 2nd line

Not High Street, but College Bounds.

p.29 - lines 8-9

Parenthesis needed from before "chicanes" to after "road".

p.29 - 2nd para - line 2

- Insert "Cathedral" after "Machar's" for clarity.
- Remove 's' from 'help'

p.29 - 2nd para - line 4

Comma needed after "east" and after "closes" on next line.

p.29 - 3rd para - line 6

"in themselves" is redundant after the use of "intrinsic".

p.29 - last 4 lines

"Way finding" does not need to be 'improved' - except perhaps at Church Walk, where the ugly overhead modern link building spanning it completely blocks the view to Elphinstone Road, so that one can't tell at first glance that it goes right through.

Other than that, there is no problem with "way finding". There are a host of lanes and closes or ways through on either side of High Street, which clearly lead to east or west.

As for the supposedly "weak east west routes across the university's Campus area", - what does this actually mean? If it means routes from one side of the 'Modern University Campus' to the other, on the backlands of the opposite side of High Street, then the current wording is inappropriate - simply because the area in between these two University areas is not part of the University Campus:- it is the High Street, the 'public realm' and buildings of the ancient burgh.

More to the point, this section of the Appraisal has missed the point of the High Street and its closes and lanes. Much of its charm derives from the "quirkiness" of its various lanes, from their unexpected appearance on either side, from the fun of weaving one's way in and out of different lanes to reach each destination.

It is not difficult to find one's way east or west, and for new students ample maps are provided showing the location of University buildings.

We do not need 'stronger' east west routes. To open up new lanes, or widen existing ones would destroy the authenticity of Old Aberdeen.

This 'strengthening' of 'way finding' has nothing whatever to do with the preservation and enhancement of the Conservation Area, in the context of its historic core. We request that the final sentence of this page is therefore omitted.

p.30 - 3.3.3

Pavements in Don St. were modernised in the 1980s and do not reflect its historic character.

p.30 - 3.3.5 - 2nd line

Semi-colon needed after 'signage'.

p.31 - 3.3.6 - 4th line

Insert "from" after "detracts".

p.31 - 3.3.7 - 2nd line

'College' needs a capital 'C'.

Add another point, as 'negative factor':-

Inappropriate, modern slab pavements in Don Street"

Also:- - inappropriate free-standing sign in front of the Town House
- unsympathetic lamp-standards in several roads.

p.32 - 3.4.1 - lines 2 & 3

What is a "grassed open setting"?

p.32 - 3.4.1 - line 5

Should read "Botanic Garden" (Capitals, and no 's').

Also this Garden is not on the corner of St. Machar Drive and Don St, but of St. Machar Drive and The Chanonry.

There should surely be a portrayal here of the special character of the Botanic Garden:- especially its secluded nature.

p.33 - 3.4.2 - 1st para - line 6

Capital 'B' and 'G' needed for 'Botanic Garden'.

p.33 - 3.4.2 - 2nd para - line 6

It actually links Spital, not College Bounds, to the start of Firhill Road which leads to Sunnybank Park.

p.33 - 3.5 - Key Characteristics:-

- Could we have "lang-rig" development instead, please?
- "Complete town", yes, but more than that; also a "burgh of barony".
- "historic street layout" - suggest "and street surfaces" is added.
- add "Historic village community from earliest times."
- 7th point. Capital 'C' for 'Cathedral'.
- 9th point - the word "campus" is inappropriate here; can we suggest "Aberdeen University historic buildings centred on King's College."
- 10th point - not "Blenholm's" but "Benholm's"
- add "on the mediaeval Tillydrone Road".
- 12th point - Insert "Old" before "boundary"
- after "many of them", "ancient" should be inserted for clarification.

p.33 - (Key Characteristics. continued)

There is no reference here to the Town House of Old Aberdeen as a "key feature". Both the Cathedral and King's College are mentioned, but remarkably, the third main element of Old Aberdeen has been left out. There ought, of course, to have been some description of its character in an earlier section, but in this section, we suggest the addition of:-

- "Town House of this Burgh of Barony, the main focus of the High Street".
- "A wealth of historic buildings, many of them listed."

p.34 - 'C' - "Modern University Campus"

Title - is missing the word "Modern" which is meant to be part of its title (see list of character areas, p.9, and titles of plans on pp.34, 35, 42, 43, 44, 46)

Plan - We are glad to see on this plan (and on the plan on p.35) that the whole of Tillydrone Road is excluded from the "Modern University Campus", and included in the Historic Core, but this is at variance with the plans in Area 'B' section of this Appraisal, which show the northern half of Tillydrone Road not in the Core Area. (pp.22-23) The plan of Character Areas on p.9 seems to show the whole of this ancient road firmly in the 'Old Aberdeen Core' character area. This is where it should be, but corrective work must be done on the various maps and plans which confuse this issue.

p.34 - 3.1 - 1st para - lines 1-3

Add "and administrative" after "academic".

"Residential buildings" here is inappropriate and unnecessary. All of these are blocks of student flats.

This should read "The character area incorporates the modern academic and administrative buildings and also modern student accommodation."

p.34 - 3.1 - 1st para - 2nd sentence

"development along Tillydrone Avenue" should apply only to the Zoology Building. This is a University academic building just across from all the others.

It is inappropriate and illogical to annexe to this Character Area the group of family homes further down Tillydrone Avenue. First, there homes do not all belong to the University - some are privately owned. Secondly, they are not campus buildings. Thirdly, they are not modern, the earliest dating from the 1920s.

The boundaries of Character Areas 'B' and 'C' must be re-drawn to restore these homes to Area 'B' - "Old Aberdeen Core".

p.34 - 3.1 - 2nd para - line 2

Replace "were" with "have been".

p.34 - 3.1 - 2nd para - 8th line

Remove apostrophe from "Art's"

p.34 - 3.1 - 4th para - lines 1-3

The amenity space is not “within” the “buildings”. Also “residential buildings” here again would be better expressed as “student accommodation”, which conveys their actual nature more correctly.

Suggest “There is some amenity open space in between the academic and administrative buildings, and the student accommodation to the east of the historic spine.”

p.34 - 3.1 - 4th para - 2nd last line

“architecturally” not “architectural”

p.35 - 3.2.1 - 1st sentence

This introductory sentence (“All of the buildings within this area show the evolution of architecture from circa 1950 to the present day”) demonstrates clearly that some areas have been wrongly taken out of the “Old Aberdeen Core”, and removed to this “Modern University Campus” area. This applies especially to “The Mission”, a 19th century building with a rich history, (and a place of worship), not owned by the University), and “The Barn”, an early 19th century Category ‘B’ listed dwelling house, also with a rich history. Neither of these buildings are “modern”, nor are they “campus” buildings.

Specifically, however, they pre-date the stated age of the buildings in this Character Area by over a century. These two buildings must be returned to the “Old Aberdeen Core” area, where they were correctly situated in the Character Appraisal document which has served Old Aberdeen well over the years.

p.35 - 3.2.1.1 - “Residential Buildings”

This should be re-titled “Student Accommodation” to reflect the nature of those buildings which should be in this Character Area, and to exclude the family houses which should not.

p.35 - 3.2.1.1 - line 9 - no ‘s’ on ‘Hall’
line 10 - “is”, not “are”
line 11 - “storey”, not “story”

p.36 - 1st para - 3rd line

It is not an “extension” to Crombie, but an “addition”.

Same line - no ‘s’ on ‘Hall’

p.36 - Photos:-

Bottom Left - No longer a Refectory, now part of the Music Dept..
Also - no ‘s’ on ‘Hall’

Top Right - no ‘s’ on Hall
Also disappointing that this photo does not show any distinctive part of this “A-listed” building.

p.37 - Photos:-

Top Left - no 's' on 'Hunter'
Bottom Left - no 's' on 'Cooper'

p.37 - Text - 1st Para

Not 'Cooper's Court' but 'Cooper'

p.37 - 1st Para - 1st sentence

It is incorrect to say that both these buildings were converted from study blocks. The present "Cooper Court" was built as an Arts Block in 1966, then for many years used as, and known as, "The Study Block". It was converted to student flats many years later. "Hunter Court" was never a study block; it had no previous use, but was purpose-built as student accommodation.

p.37 - 1st para - last line

- no 's' on 'Cooper'.
- and we are unaware of a "timber finish" on Cooper Court.

p.37 - 2nd para

First and foremost, these family homes should not be included in this Character Area. They have nothing whatsoever in common with the modern student accommodation blocks which precede them in this section.

There can be no justification for removing these houses from the 'Heart' of "Old Aberdeen Core" Character Area, and assigning them to the "Modern University Campus" Character Area.

They share nothing in character with the other buildings in this section. They are not 'campus' buildings; they are not 'modern' (built between the 1920s and 1952), and they are not all University houses either; some are privately owned. They are all family houses, and should be removed from the "Modern University Campus" section, and returned to the "Old Aberdeen Core" or "Heart" where, with good reason, they have been up until now.

Having said this, it is necessary to correct the errors in the paragraph describing these houses:-

line 2 - this was hardly an "estate"; just a few attractive family houses.

line 3 - Incorrect:- They were not built in the "late 1950s", but in 1947 (the terrace), and 1952 (the cul-de-sac).

last 2 lines - the house referred to here, with harling finish, is, in fact, quite obviously two houses. They are also quite obviously different in every respect from the pink and grey granite houses, and clearly not built at the same time. They were not, as stated, built by the University in the "late 1950s", but by Major Hay of Seaton House in 1924.

The misdescription in this paragraph, and the historical and architectural errors are a clear indication that these family homes have been wrongly annexed in to the “Modern University Campus”. It should be asked why this was ever thought to be a justifiable change, and why it has been pursued at all.

p.38 - 3.2.1.2 - 4th para - last line

The arcaded bridge is not over Regent Walk, surely, but over the continuation of Dunbar Street. Regent Walk is perpendicular to this road, just beyond the southernmost block of the Taylor Building.

p.39 - Photos:-

Top right - “MacRobert”, not, “McRobert”

p.39 - 1st para - 2nd line

an ‘s’ to go on ‘storey’

p.39 - 2nd para - 1st line

Annex needs an ‘e’.

p.39 - 3rd para - 5th line

“Annex” needs an ‘e’.

It should be stated here that 2016, twenty years after being built, it will be twenty years at the utmost.

p.40 - 5th para

It would be helpful to mention

The Annexe is a temporary building, due to be removed in 2016, given permission, very reluctantly, for a period of five

that it was built as the Chemistry Building.

p.40 - 5th para - line 4

Add 's' to 'storey'

p.40 - 5th para - line 5

Insert 'roof' after 'slate'.

p.40 - 3.2.4 - this must be wrong numbering. Next page is 3.2.3

p.40 - 3.2.3 - 1st line

"to the west of" is misleading geographically, suggesting that Elphinstone Road is further west than the University buildings. Perhaps "The main road separating the old burgh from the western section of the university expansion" would be clearer.

p.41 - 3.2.3 - 4th line

There is a word missing after 'either'.

p.41 - 3.2.3 - 2nd para - line 2

"of student accommodation" after "development", or just call them "Halls of Residence", which is what they were.

p.41 - 3.2.3 - 2nd para - line 4

- 'residential blocks' is not descriptive. "Halls of Residence" would be, and is clearer, and factually correct.
- no 'e' on 'Johnston', and remove 'a'.

p.41 - 3.2.3 - 2nd para - lines 3-7

This sentence shows a lack of appreciation of the design of Johnston and Crombie Halls of Residence. Both were designed by the renowned architect Sir Robert Matthew, who deliberately placed these buildings in the backlands of the campus, to avoid imposing on the character of High Street and College Bounds.

A guide to the new Crombie Hall states that "the architectural character of the Hall has been influenced by the atmosphere of the township of Old Aberdeen."

In Matthew's own press release from 1960, he says:-

"The scale of building in Old Aberdeen is generally small, and a large part of the town's charm lies in its informality; these considerations have influenced the design of the Halls of Residence ... laid out informally".

On the Historic Scotland listing, it is mentioned that "the character of Crombie Hall was influenced by the small-scale informal civic character of the University.

Sir Robert Matthew clearly had a much better understanding of the true character of Old Aberdeen than the architects of some more recent University buildings.

Matthew deliberately set these Halls well back from the street, amongst wooded grounds, and deliberately laid them out informally, in order to reflect the informality of Old Aberdeen, which is such a large part of its charm.

The character of these Halls, therefore, if seen in context, is not one of “random incoherence”. They were carefully thought out, in siting and layout, and make for a very pleasing whole, where there is surely no problem with “wayfinding” at all.

What must be understood is that it is in keeping with the character of Old Aberdeen that that the University buildings are individual, some set in their own grounds, facing this way or that. This is not a modern “campus university”, where buildings are placed in straight lines with broad approaches and pathways, and formal squares. This University is situated in an ancient township which has a truly informal atmosphere, and the best buildings in the University reflect this.

This preoccupation with “orientation” and “wayfinding” has no place in Old Aberdeen.

p.41 - 3.2.3 - 2nd para - lines 7-9

We suggest here also that “to the east of the University” gives the impression that Dunbar Street runs past the other, eastern side of the development. This road is not to the east of the University, but to the east of the High Street, and is actually to the west of the new buildings. Perhaps “to the east of the Old Town” or “to the east of High Street” would be clearer.

It should be noted that the road layout here is similar simply because Elphinstone Road (historically called the “West Back Gate”) and Dunbar Street (historically the “East Back Gate”) formed the west and east boundaries of the ancient burgh, where walls enclosed the back of the mediaeval “lang-rigs” where the inhabitants each had their own crofts or land. These roads are of ancient origin.

p.41 - 3.2.3 - 2nd para - last 2 lines

This is written as if “inconsistency with orientation” of buildings were a bad thing. Surely, however, it is this “mixture of orientation” that makes the east side of the University area so interesting, and characterful. The one building which is, however, damaging to the “sense of place” is the “temporary” Edward Wright Building “Annexe”. This is completely out of place, and has ‘temporarily’ replaced the north part of the carefully planned landscaping of lawns, paths and cherry trees which used to surround the Edward Wright Building on its east elevation. This Annexe also intrudes on views from the south-west, of the category ‘B’ listed dwelling house known as “The Barn” to the north. The other ugly intrusion in to the landscaped area is the walled area surrounding what may be a generator or suchlike, and other unsympathetic ancillary building. If these were moved to somewhere more suitable, and the “Annexe” removed, and the landscaping reinstated as promised, this area would see a huge improvement.

p.42 - 3.2.3 - last sentence

This sentence demonstrates with the greatest clarity that “The Barn”, “The Mission”, and the houses on Tillydrone Avenue are of a completely different character from those of the so-called “Modern University Campus”. The modern institutional buildings of this character area are indeed “all large and bulky buildings with no uniformity to size or scale”. “The Barn”, “The Mission” and the family houses in Tillydrone Avenue do not fit this description in any way, and should not be added to this character area.

p.42 - 3.2.4 - 2nd sentence

This is not strictly correct. Some of the University’s modern buildings have seen a change in use:- e.g. Cooper Court - from study block to student accommodation; Johnston Hall Refectory, now housing a section of the Music Department; the Edward Wright Annexe, built as a block of laboratories, then used as postgraduate rooms, and now as offices. Perhaps it would be better to say “Most of these”.

p.42 - 3.2.5

last line - no ‘s’ on ‘Hall’

p.43 - 3.3.1 - 2nd para

Not “where three important buildings ... are on campus”, as if Old Aberdeen were a campus with University buildings dotted around it. It is not. These buildings are situated on either side of a distinct community, and the heart of an ancient burgh. Suggest “where ... are situated” instead.

p.43 - 3.3.1 - 3rd para - 2nd last line

Insert ‘as’ after ‘such’

p.44 - 3.3.2 - 1st para - line 3

not “Meston Way”, but “Meston Walk”

p.44 - 3.3.2 - 2nd para - line 3

“Annex” needs an ‘e’

p.45 - 3.3.3 - lines 1-2

Remove “on due to”, and insert “by”

p.45 - 3.3.4

Which “private grounds” are referred to? If this is a reference to the trees belonging to the homes at Tillydrone Avenue, then this is an acknowledgement that these family homes are indeed “private grounds”, and not part of any “Modern University Campus”.

p.45 - 3.3.5 - Signage

It should be mentioned that the institutional signage is of very variable quality.

p.45 - 3.3.7

As noted earlier, we regard this matter of wayfinding and navigation as of little importance, and further, it is a distraction from the real issues relating to Conservation.

p.46 - 3.4.1 - last sentence

This is not a “residential amenity open space”. It is the “village green” belonging to these family homes, which are not all owned by the University.

p.47 - 3.4.3 - 1st sentence

“Useable open space to the east” will be provided when the Edward Wright “Annexe” is removed and the landscaping restored. This should make a huge difference to the area. The remaining part of landscaped open space, referred to here, is hemmed in at present by the ugly, tall Annexe, and marred by unsightly ancillary buildings, which need to be moved.

This is, surely, why these benches are not regularly used. The area has lost its “sense of place” since the Annexe was erected. There used to be attractive grassy banks along the length of the west side of the car park, which, covered with wild flowers, made an attractive elevated border for the landscaped area. These banks were removed when the “Annexe” was built in their place, and would be an asset to the area if replaced when the Annexe is removed.

p.47 - 3.5

Characteristics” not “-ises”

p.47 - 3.5 - line 2

Inconsistency here in titling once more - should be “Modern” University Campus.

p.47 - 3.5 - General - first point

A key characteristic of the “Modern University Campus” character area is indeed that of “concrete tall and/or bulky buildings.” This characteristic, however, is completely absent from the family homes at Tillydrone Avenue and “The Barn”, and “The Mission”, a main reason why they must obviously not be included in this Character Area.

p.47 - Photo

“The Quad” is perhaps not the best description. That title would normally be applied to King’s. We believe that this area is formally called “The Ronald Scott-Brown Quadrangle” as indicated on a recent sign.

p.48 - 'D'

Inconsistency in titling again. Here "Seaton Park" is included in the title. Elsewhere in the document it is sometimes omitted.

p.48 - 3.1 - line 1

"Owing to" rather than "due to".

p.48 - 3.1 - line 3

The steep decline is "to the north", not "to the south".

p.49 - 3.2.1 - 2nd line

"dates", not "date"

p.50 - lines 3-4

The Seaton Stables "complex" was not built in the walled garden, but beside it.

p.50 - line 5

Insert "at" after "cottages".

p.50 - 2nd para

Surely there were not "several student accommodation complexes" built on Don Street? (unless one includes Hillhead). To the best of our knowledge, the Sir William Wallace Wynd development is not student accommodation. That leaves the 'Liberty Living' complex adjacent, which is, indeed "a lost opportunity to create a living street frontage", and, further was built right up to the pavement line, in breach of planning permission.

p.50 - 3rd para

This first sentence needs clarification. Does this refer to the blocks of flats? Why call them "residential buildings", which is not descriptive?

p.51 - 3.3.5 - 3rd line

'clad', rather than 'cladded'

p.51 - 3.3.5 - 6th line

Suggest remove "gives" and move "overall" to after "greater" - "which helps give the area a greater overall coherence."

p.53 - 3.3.1

The view of the Cathedral from the riverside at the start of the path leading to Balgownie is also impressive, and worth mentioning.

p.55 - 3.3.4 - 1st line

“within”, not “with”

p.55 - 3.3.5

The second sentence does not make sense. Needs re-writing
Last sentence needs a semi-colon before “examples”.

p.55 - 3.3.7 - last point

These banners have been in place for many years, and no planning permission has been sought.

p.57 - 3.4.3 - 1st line

comma after “hectares”

p.57 - 3.4.3 - in general

Surely Seaton House should be named? And a word or two about the Hay family, to whom it belonged, and of whose estate it was the central feature. The Seaton Park of today formed most of the original Seaton Estate.

Perhaps, for a start, there should be added, at the end of the first paragraph, - “The boundary walls of the estate remain, however, as well as the walled garden.”

p.58 - 3.4.4 - 2nd point

Incomplete

p.58 - 3.4.4 - 3rd point - 2nd last line

“use” not “us”

p.58 - 3.5

“Characteristics” not “ises”

p.58 - “General” - point 7

Add “including exceptional stretches of tall Seaton Brick walls”

p.59 - 3.1 - 1st para - 4th last line

Not 13th century, but 14th century Brig (1329)

p.60 - 3.2.1 - 1st para - 5th last line

Not "crowstack" but "crowstepped" surely?

p.60 - 3.2.1 - 1st para - 4th last line

"Balgownie Hall Cottage"

p.60 - 3.2.1 - 1st para - 2nd last line

Should read "Cruickshank's"

p.60 - 3.2.1 - 2nd para - line 7

"pane" not "pano"

p.61 - 3.2.2 - 1st para - line 6

's' needed on "Cruickshank"

p.63 - 3.2.4 - 2nd last line

Full stop needed after 'recreation', then new sentence.

p.63 - 3.3.1

Mention should be made of the fact that it is used to be possible to see the Brig from the north bank as well as the south, and these views need to be restored.

Also there used to be a wonderful view from the Brig to the new Bridge of Don, and beyond, to the sea. This has been lost by lack of tree management. Equally there was an enticing view of the ancient Brig from the southern part of the new Bridge. That too, has been lost.

p.66 - Photos

no.1 - This may be 257, Don St., but it is not "Rocky Bank"

no.2 - Is this the Brig?

Is there to be no picture of "Donbank House" which is so important, historically, to this whole area?

p.66 - 3.3.6 - 4th last line

Semi-colon required after 'benches'

p.68 - 3.4.7 - last line

"creating not "creative"

p.69 - 1st paragraph

Refers to Pitfodels Conservation Area, not Old Aberdeen.

SWOT Analyses - pp.69-73

These analyses are utterly inadequate to “provide a basis from which to develop strategies” to “conserve, enhance and protect” the Old Aberdeen Conservation Area. In such a diverse area, so richly endowed with important features, it is simply not realistic to allot only one page to each character area, with very minimal descriptions of the strengths, weaknesses etc. These tables also seem to restrict the number of items, as well as the content of each. They need expansion.

Meanwhile, our comments are as follows:-

p.69 - Area ‘A’ (Spital)

Strengths - significant “number”, not “amount”
- add “enclosed, well-wooded and planted front gardens in King’s Crescent”

Weaknesses - 1st point - Capital ‘C’ for ‘Convent’
- 2nd point - “of” not “or”
- 3rd point - Capital ‘N’ for ‘Nursery’
- add “missing and/or damaged railings and gates in King’s Crescent”
- add “lack of street trees in Spital”

Opportunities - 4th point - Capital ‘C’ for ‘Convent’
- 5th point - Capital ‘N’ for ‘Nursery’
- add “restoration and repair of boundary walls, railings and gates, especially in King’s Crescent.”

Threats - 1st point - add “and railings”
- 2nd point - Capital ‘C’ and ‘N’ needed
- add new point - “proliferation of HMOs, and the corresponding reduction in the number of permanent residents, which threatens the settled character and viability of the community”

p.70 - Area ‘B’ - “Old Aberdeen Core”

Strengths - 1st point - “burgh” better than “burgage”
- 3rd point - “King’s College, St. Machar’s Cathedral, and the Old Aberdeen Town House, in particular
- 7th point - add “and a haven for wildlife, full of birdsong”
- 8th point - ‘c’ in middle of ‘Cruickshank’,
- Capital ‘B’ and ‘G’ needed, and no ‘s’ on ‘Garden’.
- add new point - “picturesque and semi-rural mediaeval Tillydrone Road”
- add new point - “distinctive character of a ‘village community’”

Weaknesses - 2nd point - remove “over dependence on”, and replace with “increasing intrusion by”

- 4th point - just 'closes', not 'burgage' closes
- 6th point - this is not a weakness - it is part of the charm of an ancient burgh
- add the following new points:
 - 1) "Empty and neglected properties, High Street and Don Street."
 - 2) "neglected tennis court"
 - 3) "Loss of homes and shops to University departments and offices"
 - 4) "unauthorised and inappropriate changes to door furniture."
 - 5) "increasing presence in High Street of signs with University logo, which detracts from its identity as the main street of an ancient burgh."

- Opportunities
- 3rd point - not necessary
 - 4th point - 'c' in middle of 'Cruickshank'
 - Capital 'B' and 'G' needed, and no 's' on 'Garden'
 - 5th point - just 'closes' - no 'burgage'
 - add new point - "encourage change of use from office to home or shop, to foster the 'village community' character of High Street."
 - add new point - "create policy with presumption against change of use from residential to office, in either High Street or College Bounds."
 - add new point - "restore granite flagstone pavements to Don Street"
 - add new point - "restoration of tennis court"
 - add new point - "encourage University to let their empty properties - in particular to families, or permanent residents, to promote the 'village community' character of High Street"
 - add new point - "32-34, Don Street (former slater's yard and site of former University garages) - opportunity to improve and enhance this long derelict site"
 - add new point - "sensitive, modest-sized development on site of former Dunbar Hall of Residence".

- Threats
- 1st point - "lang-rig feus" rather than "burgage plots"
 - 2nd point - add "but also the gardens of other listed and historic buildings"
 - 5th point - add "partly because of the increase in the number of HMOs, and therefore the loss of year-round custom from permanent residents."
 - add new point - "possible loss of the only all-year-round tennis court through lack of maintenance."
 - add new point - "loss of houses in High Street and College Bounds to University offices departments, or similar."
 - add new point - "proliferation of HMOs, and corresponding reduction in the number of permanent residents, which threatens the settled character and viability of the community."
 - add new point - "neglect of listed buildings and other property in several areas of "The Core".
 - add new point - "insensitive, over-development of site of former Dunbar Hall of Residence".

p.71 Area 'C' - 'Modern University Campus'

- Strengths
- 2nd point - this is somewhat debatable.
 - 4th point - these are not "residential properties", but "houses", and should not be in this character area, but in 'B'.
 - 5th point - no 's' in 'Regent'
 - Capital 'S' for 'Street'
 - Add "Meston Walk"
 - add new point - "Grade 'A' listed Crombie Hall, designed by eminent architect Sir Robert Matthew."
 - add new point - one or two very fine departmental buildings

- Weaknesses
- 1st point - not "disjointed", just "interesting"
 - 3rd point - no 's' on 'Building'
 - 4th point - as noted before, this does not seem to be a problem
 - 6th point - no 's' on 'Cooper'
 - add new point - Elphinstone Road flats, which have hemmed in this section of Elphinstone road and deprived the Fraser Noble building of its original, attractive landscaping.

- Opportunities
- 1st point - the public realm should not be the subject of University development. Also 'way finding' should not be given such prominence.
 - 4th point - "by removing the Edward Wright 'Annexe', and reinstating the landscaping and trees"
 - 5th point - for whom is this an 'opportunity'? This is not an opportunity for preserving or enhancing the Conservation Area. Development here would mean the loss of a valuable piece of open space, shrubs and fine trees which act as natural landscaping for the Zoology Building, and as a "buffer" zone to protect the amenity of the adjacent homes.

- Threats - 2nd point - replace "inappropriate" with "any". This is a very real threat, as this is a very small space right next to family homes.

p.72 - Area 'D' - Seaton Park / Hillhead / King St. North

- Strengths
- add "magnificent stretch of lofty Seaton brick boundary wall on upper Don Street and similar round the park walled garden."
 - add "superb, uninterrupted views of east end of the Cathedral from Don Street just beyond the junction with Harrow Road."

- Weaknesses
- 6th point - "Don Street and King Street" would sound better
 - add new point - ugly and brash unauthorised signs/banners in Don Street

- Opportunities
- 2nd point - explain "SUDS" please
 - 5th point - remove "r" from "peninsular"
 - add new point - "remove ugly and unauthorised signs/banners in Don Street"

p.73 - Area 'E' - Balgownie

Weaknesses - 8th point - add "and no view now from new Bridge of Don"

Opportunities - 5th point - add "and from new Bridge of Don"

Threats - 3rd point - there ought to be a presumption against any further porches

Proposed Boundary Changes to Conservation Area

p.74 - We heartily support the addition of both these areas to the Conservation Area, and are particularly pleased to see St. Machar Place and Old Aberdeen House included. The houses in St. Machar Place have an exquisite charm about them, both in layout and design, and we shall be delighted to see them afforded this protection.

We would, however, reiterate our request that area 'B' should include also the remainder of the east side of Dunbar Street, as obviously any development there affects the character of the Conservation Area on the opposite side of the Street.

We further request that it should include also the house at the corner of Cheyne Road and Don Street, which faces on to Don Street rather than to Cheyne Road, and also no.88, Don Street, and no.106, Don Street, both of which, for some unfathomable reason, have been left out of the Conservation Area, and must be the only two houses (along with the one on Cheyne Road / Don Street corner) in the whole of the length of Don Street, from St. Machar Drive to Balgownie, which are excluded. As they are handsome houses, very much of the style of those on the other side of the road, they should be included, particularly as any development on the east side will of course have a significant effect on the setting and character of the west side, which is in the "Old Aberdeen Historic Core" character area.

p.74 - 'B' - last line of paragraph

Note:- St. Machar Drive was built in the early 1920s, not the 1930s. The St. Machar Place houses were built in the mid 1920s.

Also, in the previous line, surely "suburban" is not the correct word here. This area is not in the suburbs. Perhaps "early" development instead? - or just "development"?

p.75 - We fully support the inclusion also of Areas 'C', 'D', and 'E' in the Conservation Area.

Could there perhaps also be a short addition in the paragraph on Area 'D', to the effect that the bus depot's granite wall on the east shows evidence of former buildings belonging to one of the best-known granite merchants in area which was once famed for its granite yards?

p.75 - 'D' - 4th line of paragraph

Insert "a" before "Category B"

p.75 - 'E' - 4th line of paragraph

This is incorrect. Firhill Place does not adjoin College Bounds. This part of the mediaeval spine is actually the northernmost section of the Spital. Also, Firhill Place links this not to Sunnybank Park, but to the start of Firhill Road, which then leads to Sunnybank Park.

We suggest the alternative wording:- "links this northern part of the Spital to Firhill Road to the west, which then leads to Sunnybank Park."

p.75 Proposed Management Plan guidance

U2 - This Guidance must also apply to other listed buildings in the Conservation Area which have large gardens, in order to protect their character.

U3 - While the Society is keen to see the preservation and enhancement of these closes, and the opening up of those which have been blocked by modern institutional buildings, we are concerned at the repeated reference to possible "new development" in relation to these historic features of the mediaeval burgh.

We are particularly concerned at the second last sentence:-

"Where appropriate the introduction of new development that reflects the pattern of traditional closes will be positively encouraged."

This sentence should be omitted. Such a statement of intent could open the door to "new development" just about anywhere along the High Street, where a landowner wished to make money out of their property by erecting new buildings. All that might be required would be to make it "reflect the pattern of traditional closes and lanes", and thus be deemed "appropriate", and there would be a policy in place seemingly backing the venture. This sentence is unnecessary, and also could endanger the integrity of the High Street.

Surely, in any case, there is nowhere remotely suitable for such "new development". The only parts of High Street where such development could possibly occur would involve breaching historic walls to drive a way through existing gardens of listed buildings, which, of course would be entirely unacceptable.

The whole concept of creating new closes or lanes in such a historical gem of a street is mistaken. The existing closes and lanes are all important, historically, to the High Street, but any new one would be a modern intrusion in terms of the historic layout of the burgh.

We fully support, however, the opening up, in the most sympathetic manner, of existing closes, such as Church Walk (partially obscured), and the close to the north of it.

In conclusion, we repeat that we wish to see the second last sentence of Policy U3 omitted from this document

We also wish to see less emphasis on "new development" in this paragraph, and more on preserving and enhancing the closes, as is required for some of the most

historically important features in the very heart of the Old Aberdeen Conservation Area.

Also, we would like to see the term "Burgage plots" replaced with the more traditional Scots term "lang-rig feus".

p.76-77 List of Streets in the Old Aberdeen Conservation Area

p.76 - NB - "Duncan's Place" was entirely demolished in the 1970s. It was bought in its entirety, we believe, by the Roman Catholic Diocese of Aberdeen, and the new Chaplaincy was built over the area where these houses once stood.

p.77 - Tillydrone Road - "Benholm's Lodging", not "Benholm's Lodge".

To Masterplanning, Design and Conservation Team, Planning and Sustainable Development
Enterprise, Planning and Infrastructure Aberdeen City Council Business Hub 4 Ground Floor North,
Marischal College Aberdeen AB10 1AB 22 August 2014.

To whom it may concern. I have read with great interest the March 2014 Old Aberdeen Management Plan. I was born in Old Aberdeen, grew up in the area, have been connected with St Machar's Cathedral (as an elder) for more than fifty years and a Cathedral guide over the same period. More to the point I have recently retired after twenty-five years as a Scottish Blue Badge Guide during which time I have escorted thousands of visitors either by coach or walkabout through Old Aberdeen.

I am astonished that in 77 pages of much repetition of given facts, that there is **so little hard information** about what you see as the way forward for the actual High Street, Chanonry and Don Street as opposed to the burgage plots and Chanonry gardens.

Market Lane shows conservation and development. The old houses, formerly facing School Road (now St Machar's Drive), restored and entered from Market Lane, the east end now a University car park and workshop with a general tidying up of the walls. There is a nice view of the Old Town House from the east. Market Lane and the Town House could be spoiled if there is an unsympathetic replacement of the former bus shelter/public toilet building standing between Market Lane and Baillie's Place.

There is much hand-wringing about **the loss of traditional closes**, of weak views down the closes, of insensitive developments on burgage plots. Most of these have occurred in the last forty years and surely the City Planning Authority would have had the chance **to stop/amend the plans** before these now deemed insensitive buildings were erected.

The growth of Aberdeen University is stated to be an opportunity for a masterplan. The discussions in the Management Plan re the East and West Campuses indicate that that particular bus has left the station.

There seems to be a fixation on the lack of easy east-west movement and this may be true for the University Campus **but hardly stands up for the High Street**. On the west side, from the Town House we have St Machar's Drive, Thom's Place, Douglas Lane and Meston Walk in some 300 yards. On the east side, St Machar's Drive, Market Lane, Grant's Place, Wagrill's Lane and Regent Walk.

The fate of Benholm's Lodging and of the Seaton Park toilet block is noted as areas of concern. Surely these belong to the City and their fate is safe in their capable hands. I hope that the Conservation Plan will cover any University development on the site of Dunbar Hall of Residence.... a second chance to get it right.

I heartily endorse suggestions to improve and enhance the Sunnybank Park.

Opportunities.. a greater potential for tourism. I wish it were so, but the High Street is open to traffic and I imagine that will continue. In former years, with the co-operation of both the Cathedral and University authorities, the Scottish Tourist Guides successfully ran Old Aberdeen Walkabouts on Sunday afternoons and Wednesday evenings. It was a pleasure to work in quieter and safer conditions.

Thank you for the opportunity of bringing some matters to your attention

Yours sincerely Walter Duncan



Masterplanning, Design and Conservation,
Planning Department,
Aberdeen City Council.

Tillydrone Avenue
18th May 2014

Response to:
Consultation on Old Aberdeen Conservation Area Draft Character Appraisal

We the undersigned residents of Tillydrone Avenue, object strongly to the proposed changes in the boundaries of Character Areas 'B' and 'C' in the above document, which would place our houses in the "Modern University Campus" Character Area.

The change in boundary is inappropriate, illogical and unjustified. It would remove our family homes from the "Heart" or "Core" Character Area, and align them with modern institutional buildings for teaching, administration and student accommodation, in a Character Area named "Modern University Campus".

Our grounds of objection are as follows:-

- 1) These are not "campus buildings", but attractive family homes. Nor are they even "modern", having been built in 1924, 1947 and 1952.
- 2) These houses do not all belong to the University. Some are privately owned.
- 3) Not all of them were even built by the University. The earliest were in fact built by the Hays of Seaton.

The proposed designation of "Modern University Campus" in no way reflects the character of this neighbourhood. Further, as the proposed document would form part of the Local Plan, this misrepresentation of our group of family homes could well have negative consequences for those who live here..

We reiterate our strong objection to this misrepresentation.

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88 TILLYDRONE AVE

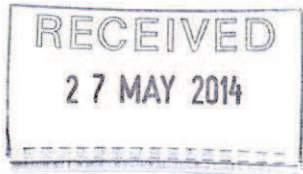
"

[Redacted signature block]

54 TILLYDRONE AVENUE

54 TILLYDRONE AVENUE

60 Tillydrone Avenue



Masterplanning, Design and Conservation,
Planning Department,
Aberdeen City Council.

Tillydrone Avenue
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60 TILLYDRONE AVENUE -
60 Tillydrone Avenue

[Redacted signature block]

TIM RASMUSSEN, 62 Tillydrone Avenue
Akiko Rasmussen 62 Tillydrone Av
84, Tillydrone Avenue.

MR TIM SMITH.

[Redacted signature block]

MRS SALLY SMITH

84, Tillydrone Avenue

[Redacted signature block]

Masterplanning, Design and Conservation,
Planning Department,
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FEDERICA AVELLA
DAVIDE DIOMISI

FERGUS WHATLEY

78, Tillydrone Ave

"

70 Tillydrone Ave

DOUGLAS MARSHALL

MAYID YAZDANI

70 "

72 " " "

S. KAWETH

GEORGE CHERNKARA

72, " "

76 Tillydrone Ave

P

Masterplanning, Design and Conservation,
Planning Department,
Aberdeen City Council.

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PETER FRAYERS, 82 TILLYDRONE AVE
M. MURPHY



KIMEKA VARZI



80 TILLYDRONE AVENUE

Nahid Varzi



11

Debraan Varzi



11

Masterplanning, Design and Conservation,
Planning Department,
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DR HELEN LYNCH
86 TILLYDRONE AVENUE



EWA RITCHIE
56, TILLYDRONE AVENUE



SEYED MAHDI FAZELI
66, TILLY DRONE AVENUE



Rebecca Kerr

From: Dr David Galloway [REDACTED]
Sent: 26 May 2014 15:47
To: LDP
Subject: Old Aberdeen Conservation Area Character Appraisal 2014, COMMENT

Dear Sir

The Saltire Society , Aberdeen and NE Branch has recently been advised of the consultation document circulated as part of the forward planning process by the City of Aberdeen Council in respect of the Old Aberdeen Conservation Area.

My understanding is that comments relating to the Consultation have to be lodged with Council by today , Monday 26th May 2014.

Please find the comments that our members have made in respect of the Character Appraisal.

Acknowledgement of receipt of this document would be appreciated.

Yours faithfully.

Dr D B GALLOWAY

Chair and Convenor, Saltire Society, Aberdeen and NE Branch.

mob: [REDACTED]

fax: 01224 311618

Commentary on the Old Aberdeen Conservation Area Character Appraisal, 2014

Introduction:

The introduction gives a clear overview of the historic importance of Old Aberdeen as a conservation area in the City of Aberdeen.

This area of the city represents over two thousand years of growth and evolution , tho the importance of medieval building and street design , expanded in the 18th and 19th centuries are key to present day appearances.

Location , History and Development:

The location of the Conservation Area is clearly demarcated but the inevitable development of the car and bus as mechanisms of transport has noticeably impacted adversely on the character of the Area.

Character:

Character areas A and B covering Spital and Old Aberdeen Core are well outlined and in general the negative features detailed could be addressed with benefit and little in the way of increased expenditure.

In Character Area C , however, relating to the Modern University Campus , there is clear evidence of a lack of coherent planning by the University authorities , dating back to the early 1950s. This includes the Environment overall, Residential Buildings such as Kings Hall, Johnston Hall and the Elphinstone Road Flats as well as the spread of Academic Buildings including the Regent Building and University Office, Taylor Building and others culminating in the most recent Sir Duncan Rice Library seen by some as a "bold intervention in the Conservation Area" and by others as a building totally out of sympathy and character with the rest of the Old Aberdeen area. Despite this, consultation has taken place between the City Planners and the local community, including the Old Aberdeen Heritage Society , prior to the Draft Document summarising the present Character Appraisals. However it does appear to be disappointing that the clear thrust of the earlier Consultation document (1993) has not been noted in detail, in that the disappearance of High Street shops and residences has continued over the past 15 years, leaving some properties empty (15 High Street)or used for other functions including business activity (21-22 High

Street) . This in itself is worrying and will require redress by the City Council if meaning is to be given to the current Character Appraisal. Some of these issues are addressed by the SWOT analysis (p.71).

Character Area D and E, including Hillhead and King Street North also involve University activity, but the development of Seaton Park and refurbishment of student accommodation at Hillhead could and should be carried out with the knowledge and involvement of the local community. Similarly , the Balgownie area has presently significant advantages as part of the Old Aberdeen community and here again considerable improvements could be achieved with only modest expenditure but a requirement for thought and careful planning.

Management:

The SWOT analysis summarises the key features of each of the five areas described within the Old Aberdeen Conservation Area Appraisal.

The striking feature to us is that there is limited evidence of understanding between the local community , whether the Heritage Society or individuals within the Old Aberdeen area, and the University of Aberdeen and the City Council where the joint purpose should be the preservation of a unique area of the City of Aberdeen and the integrity of a real and viable village community.

This should be corrected as a matter of urgency prior to the next step of the consultation process.

Dr DBGALLOWAY
Chair and Convenor,
Saltire Society ,
Aberdeen and NE Branch.

email: [REDACTED]
fax: 01224 311 618

Rebecca Kerr

From: Ewen Cameron [REDACTED]
Sent: 26 May 2014 15:47
To: LDP
Subject: Old Aberdeen Conservation Area Character Appraisal Consultation

Hello

Now that lead responsibility for Designed Landscapes has passed to Historic Scotland, we have no substantive comment to make on the appraisal of the built elements of the Conservation Area. However, green/open space and green networks are important parts of any "landscape", not only because of the obvious opportunities for leisure and recreation of the resident population, but also because of the contribution they make towards habitat networks and the movement of species that depend on them e.g. otter moving along the River Don corridor.

We are content that the appraisal has identified these within the Conservation Area.

Sincerely

Ewen Cameron

Ewen Cameron
Operations Manager
Tayside & Grampian Area
01224 266530

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HISTORIC SCOTLAND
ALBA AOSMHOR

By email

Ms Bridget Turnbull
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
ABERDEEN
AB10 1AB

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line: 0131 668 8913
Direct Fax: 0131 668 8722
Switchboard: 0131 668 8600
Michael.Scott@scotland.gsi.gov.uk

Our ref:
Our Case ID: 201400461
Your ref:
CAA_OLDAB_CONSULTATION

30 May 2014

Dear Ms Turnbull

Old Aberdeen Conservation Area Character Appraisal

Thank you for your consultation dated 28 March. These are our observations:

We welcome this new appraisal for the Old Aberdeen Conservation Area, one of Scotland's most outstanding historic townscapes.

We agree with your format for the appraisal and appreciate the need for completing this in line with your Council's commitments under the Aberdeen Local Development Plan 2012. As a management tool we are content that the appraisal sets out the special historic and architectural character of the conservation area that is desirable to preserve and enhance. It stresses Old Aberdeen's rich distinctiveness as a once independent town, the physical evidence of which remains very strong and generally well preserved. We have a few suggestions for the appraisal:

Section 1, part 1.2 Summary of Significance

- You may wish to also stress the separate burgh status of Old Aberdeen, from the late 14th century to late 19th century.

Section 3 Character Area A: Spital, 3.2 Built Environment

- include short description of key buildings, notably St Margaret's Convent (Category A listed) This would be consistent with the Built Environment parts for Character Area's C, D and E which include descriptions of key buildings.

Section 3 Character Area B: Old Aberdeen Core

- Plan 1: Listed Buildings. We suggest expanding this to include, in the map and text, the 3 Scheduled Monuments, St Machar's Cathedral, Market Cross, and Tillydrone Motte.



www.historic-scotland.gov.uk



- 3.2 Built Environment - elaborate on the wide range of building types including highly dignified civic, university, and ecclesiastical buildings; elegant Georgian town houses and manses; and the humbler vernacular cottages; plus the strong presence of distinguished gateways (gate piers, arched gateways, gate lodges); high boundary walls, cast ironwork (railings, gates etc), and granite sett streets.
- Include descriptions of key buildings. Notably - Kings College Chapel ; Kings College quadrangle group (Category A and B listed); St Machar's Cathedral (Scheduled Monument and Category A listed); St Machar's Gate Lodges (Category B listed); Town House (Category A listed); Market Cross (Scheduled Monument and Category B listed); 81 High Street (Category A listed); Kings College Sports Pavilion (Category B listed); Mitchell Hospital, 9 Chanonry (former Almshouses, Category A listed); Powis Lodge and Gateway (category B listed); Chaplain's Court, 20 Chanonry (Category B listed); 60 Cluny's Port (Category B listed); and St Machar Bar, 97 High Street (Category B listed).
- 3.2.2 Materials - We have no evidence for this, but the strong presence of natural clay pantiles might have an early association with the Seaton brick and tile making industry and Bishop Elphinstone's visits to the Low Countries. More recently, we understand that pantiles were used a lot in the 1960's extensive restoration work in Old Aberdeen, reflecting a desire to reinforce Scottish vernacular (See The Aberdeen Guide - Ranald MacInnes, page 190)
- 3.3.1 Views/vistas/glimpses – You may wish to include longer distance views from outside the conservation area, including any notable wider views of St Machar's Cathedral and Kings' College Chapel.
- 3.4 Natural Environment – include Snow Churchyard and St Machar's graveyard.
- 3.5 Key characteristics – For the bullet point list, also include Kings College quadrangle and setting, Snow Churchyard, distinguished gateways, and granite setted streets.

Section 3 Character Area C: University Campus

- 3.5 Key characteristics bullet point list – Strong presence of mid 20th century to 21st century University buildings.

Section 3 Character Area E: Balgownie , 3.2.2

- 1st paragraph, last sentence, Category A listed (not Grade A listed)
- Generally need to stress the high importance of the A listed Brig o'Balgownie as a key feature of the character area, as well as the overall CA. Include its description in the Built Environment section and mention it specifically as a key characteristic in part 3.5 (in addition to the views of it, already mentioned). (See 'The Lost City - Old Aberdeen' Jane Stevenson, pages 42-43)



Section 4 Management

- Typo in 1st paragraph. Old Aberdeen. Not Pitfodels
- 4.1 SWOT analysis, Character Area B – Old Aberdeen Core. Strengths, last two bullet points. Suggest you put these under the heading of 'strong vernacular quality, and say 'natural clay pantiles' to stress the vernacular. Opportunities. 2nd bullet point include Conservation Plan preparation, Urban Design strategy, and Management Partnership Agreements. Threats, include visual impact of new development /tall buildings on the setting of Old Aberdeen Core, notably from the growth of Aberdeen University in Character Area C.
- Character Area C – University Campus. Weaknesses, include lack of Masterplan approach and Urban Design/Heritage Management strategy. Opportunities, 1st bullet point, include Urban Design/tall buildings strategy and Management Partnership Agreements. Threats, last bullet point, you may wish to state 'uncoordinated piecemeal development impacting adversely on the conservation area'

Section 4.2 Proposed Boundary Changes

- We agree

Section 4.3 Proposed Management Plan guidance

- We agree with the proposed additional specific guidance for Old Aberdeen. It would also be desirable to include guidance for managing major new developments, notably University redevelopment/expansion proposals directly impacting the CA and affecting its setting. This could tie in with a University Masterplan/Conservation Plan/Management Partnership Agreement. You might also wish to include specific guidance for protecting and enhancing streetscape – the granite setts, boundary walls, gateways, cast iron railings, etc.

We hope these comments are helpful. We would be very happy to discuss further.

Yours sincerely

Michael Scott
Senior Heritage Management Officer



Consultation Responses

Pitfodels

Conservation Area

Rebecca Kerr

From: Susanne Steer [REDACTED]
Sent: 04 April 2014 09:44
To: LDP
Subject: Old Aberdeen and Pitfodels Conservation Area Character Appraisal Consultations

Good morning

Thank you for giving Scottish Water the opportunity to comment on the Old Aberdeen and Pitfodels Conservation Area Character Appraisal Consultations. As the contents will not have an impact on the provision of water and drainage, Scottish Water does not have any comments to make at this time.

Kind regards,

Susanne

Susanne Steer | Development Planner - Asset Demand Planning | Asset Strategy

Scottish Water | The Bridge | Cumbernauld Road | G33 6FB

T: 0141 414 7778 | M: [REDACTED]

E: [REDACTED]

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Rebecca Kerr

From: John Hall [REDACTED]
Sent: 05 April 2014 20:12
To: LDP
Subject: Pitfodels Conservation Area Draft Character Appraisal

Hello There,

Have read and support your Character Appraisal of the Pitfodels Conservation Area.

Regards

John Hall

Rebecca Kerr

From: Cowe, Ian [REDACTED]
Sent: 08 April 2014 13:08
To: LDP
Subject: Old Aberdeen and Pitfodels Conservation Areas - Draft Character Appraisals

Dear Sir/Madam

I write in support of the expansion to the Old Aberdeen and Pitfodels Conservation Areas. The expansion of these areas will include a great number of town and garden trees, town trees provide amenity, but also valuable habitat for a variety of priority species present in Aberdeen. Greater protection for these trees is welcomed by the Forestry Commission.

Regards
Ian Cowe

Ian Cowe - Development Officer
Forestry Commission Scotland
Portsoy Road
Huntly
AB54 4SJ

Phone: 01224 441664
Mobile: [REDACTED]
VoIP: 41664

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Rebecca Kerr

From: Russell, Professor Elizabeth M. [REDACTED]
Sent: 05 May 2014 14:03
To: LDP
Subject: Pitfodels conservation area

Dear Aberdeen City Planning Department,
My husband and I are impressed by the detailed understanding of the Pitfodels area that is demonstrated in the appraisal and, as residents in a named house within it, are happy with your intentions.

However – and I realise that this may not be part of your remit but it is relevant to Pitfodels as a buffer zone – we remain unhappy about the decision not to install a link road from N Deeside to Garthdee Roads between Pitfodels Station Road and Auchinyell Road. I asked the Cults Community Council to look at it only to discover that we are one of 14 houses that have been added to Garthdee instead of, as formerly, to Cults Community area.

We understand why our fellow citizens of Garthdee voted for housing rather than a link road, but the effect of the extra houses will only increase the pressure on Pitfodels Station Road which is irrelevant to their transport needs. Importantly, there is no pedestrian access from north to south; the excellent footpath that you have put in from the railway line south to Garthdee Rd is not matched by one going north to N. Deeside and crossing the railway bridge is hazardous. We therefore ask please could you look at some way of allowing us to walk north from INchgarth Rd to N Deeside?

Yours sincerely
Elizabeth Russell
[REDACTED]

The University of Aberdeen is a charity registered in Scotland, No SC013683.



[REDACTED]
[REDACTED]
[REDACTED]
8 May 2014

Dr Margaret Bochel
Head of Planning and Sustainable Development
Aberdeen City Council

Dear Dr. Bochel

Conservation Area Character Appraisals and Management Plan
Pitfodels

1. Having seen a news update by Councillor Aileen Malone in the May, June, July edition of the Milltimber, Bieldside, Cults Magazine which mentioned the above Plan I requested a copy of the Report from Planning. I received the report but not I think the Strategy Overview or the Management Plan.
2. I consider this matter should have been advertised otherwise how are citizens supposed to learn about it. I found out quite by chance. I no longer have any Community Council in my area.
3. I do not wish to see any further large scale development in the area and certainly not the loss of open space between Aberdeen and Cults. I do not consider this would be to the benefit of the Citizens of Aberdeen or Cults.
4. With regard to the report I have seen I comment as follows;-
 - a. Page 15 3.2.2 mentions the International School. There is a current Planning Application pending for an extension.
 - b. Page 17 OP 64 Craigton Road / Airyhall Road, 20 Homes. I presume this is the Bancon development on Airyhall Road and should not be described as Craigton Road. To the north of the site is an open area with trees which runs through to Northcote Crescent. There was to be a path running through this area from the development to Northcote Crescent. I certainly would not wish to see this area developed.
To the rear of Nazareth House there is an application for 5 Terraced Houses to which I objected for the reasons given in my objection. The site is a right of way used by walkers and their dogs for all the time I have lived here.

- c. Page 28 –Under the heading New Streets Northcote Crescent (and Airyhall Cottage)are mentioned. I don't understand this. We moved into our house in Northcote Crescent in 1977 and the houses were built some 10years before that. It is certainly not a new Street. I don't know where Airyhall Cottage is. I didn't realise we were in the Conservation Area

5. Conclusion;-

I wish the area conserved eg. no large Scale developments. I am against turning the Marcliffe into offices.

Foxes Lane, Bairds Brae etc., left as Lanes for Walkers etc. I do not wish them made into Roads! I am against therefore traffic using Foxes Lane for entering /exiting such as has been agreed for new houses in the Shell complex. Trees to be left and not felled under the excuse diseased as what happened between Nazareth House and the former Airyhall House.

The developments in the area have reduced the wildlife considerably.

Land on which Rights of Way built up over the years by Walkers etc., should not be developed.

Please let me know should you wish to discuss the Plan or clarification regarding any matter.

Yours sincerely



Fred Robertson

Copy; Councillor Ian Yuill
Councillor Aileen Malone
Mr Saemus MacInnes (former Secretary Braeside/Mannofield Community Council)

Our ref: PCS/132567
Your ref: CAA_Pit
Consultation

Laura Robertson
Masterplanning, Design and Conservation Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen
AB10 1AB

If telephoning ask for:
Alison Wilson

12 May 2014

By email only to: ldp@aberdeencity.gov.uk

Dear Ms Robertson

Public Consultation
Draft Pitfodels Conservation Area Character Appraisal

Thank you for your consultation e-mail which SEPA received on 27 March 2014. We have no comments to make on the Draft Pitfodels Conservation Area Character Appraisal.

If you have any queries relating to this letter, please contact me by telephone on 01224 266656 or e-mail at planning.aberdeen@sepa.org.uk.

Yours sincerely

Alison Wilson
Senior Planning Officer
Planning Service



Chairman
David Sigsworth
Chief Executive
James Curran

Aberdeen Office
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Torry, Aberdeen AB11 9QA
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HALLIDAY FRASER MUNRO
PLANNING

P1937/Letters/SC/lc

12 May 2014

Planning & Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
ABERDEEN
AB10 1AB

Dear Sir

**PITFODELS CONSERVATION AREA APPRAISAL: RESPONSE TO THE DRAFT
MARCH 2014
ON BEHALF OF CLIENTS: GIBSON MCARTNEY LTD**

Halliday Fraser Munro act for clients Gibson McCartney Ltd who are applicants for a proposed development at the Marcliffe of Pitfodels .

We refer to the consultation on the Draft Pitfodels Conservation Area Appraisal [the '2014 Appraisal'] published in March 2014. We note that this is an update to the Appraisal for Conservation Area 10 published in 2011, which in turn borrowed from the original Appraisal carried out in 2002 as a precursor to what became the 2008 Local Plan. We also observe and recall that the 2002 Appraisal was the first appraisal to be carried out since the designation of the Conservation Area in 1977.

This consultation exercise requests comment upon the new Appraisal carried out in 2014. These comments are noted below.

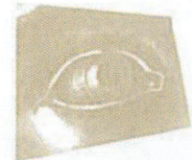
1. We note that the 2014 Appraisal references other documentation on its cover. It suggests that the 2014 Appraisal should be read in conjunction with "Section 1: Strategic Overview and Section 2: Management Plan. Only one such document is available on the Aberdeen City Council Website and it relates to other conservation areas in Aberdeen. Pitfodels is mentioned once, but only in a list of all the conservation areas in Aberdeen. In the absence of confirmation it is assumed that a separate document is intended to be available for the Pitfodels Conservation area – but is simply not yet available. We would submit that this consultation, if it is to be meaningful, should have available all the documentation that is relevant to the purpose and promotion of the Pitfodels Conservation Area. Until such time this present consultation cannot carry any significance other than to seek comment upon the description in the 2014 Appraisal.

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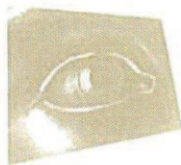
JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

DAVID HALLIDAY
BSC (HONS)
PG DIP ARCH (ABDN)

DIRECTOR OF PLANNING
BOB G REID
BA(HONS) MCD
MRTPI FRICS

REGIONAL DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI



- 
2. We understand and recognise that planning authorities are required from time to time to determine which areas meet the definition for conservation areas; namely that they can be defined as **"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"**. Such a requirement not only means that areas are designated, but also existing designated areas are reviewed with a view to establishing whether or not they still merit designation as a conservation area.
 3. We make no judgement upon the **special architectural or historic interest** criteria for the Pitfodels Conservation Area at this juncture, except that the area around The Marciffe Hotel and International School no longer reflect the description used in the Appraisal and haven't for some time. This is both as a result of the existing developments and the approved developments in this area. The special architectural or historic interest is simply described within the 2014 Appraisal. There are no value judgements made as to the relevant merits, whether there is any dynamic, or whether the status quo pertains. Indeed there is very little reference to the architectural or historic significance of the area at all, nor comparison with other such areas in Scotland [e.g. Colinton in Edinburgh].
 4. We also note that no assessment has been made of the performance of the Conservation Area – is it achieving its policy objectives, whatever those may be? It would be quite simple to quantify the number of planning applications for instance. The number of buildings in 1977, in 2002, in 2014 for instance too. In that respect we note the continuing development pressures which are resulting in considerable additional development taking place. We also note the continuing coincidence of objectives reflected in the overlaying of separate policy designations including Conservation Area; Green Belt; Greenspace Network; Core Path; *inter alia*. In other words there is plenty to review. Yet the 2014 Appraisal has simply avoided reporting or commenting on these matters.

Taking note of the above comments it is our recommendation that the Character Appraisal 2014 be put on hold until such time as the relevant Conservation Area-specific Strategic Overview and Management Plan [SO&M Plan] has been prepared. This document must reassess the significance in 2014 (and not rely on the 1977 significance). The SO&M Plan must also make sense of the confusing policy framework. It should pose the question whether all the overlapping policy layers are really necessary. It should ask whether the aims and objectives couldn't be better delivered through a single channel, be it Green Belt or Conservation Area. Until such time as the whole picture is available we would maintain that it is impossible to comment constructively.

We would be perfectly willing to meet and discuss these matters. However, we reserve the right to further comment once the additional information becomes available.

Yours faithfully



Halliday Fraser Munro

Halliday Fraser Munro

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