

Public Document Pack



To: Councillor Milne, Convener; and Councillors Cameron and Jean Morrison MBE

Town House,
ABERDEEN 15 November 2016

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet in Committee Room 2 - Town House on **WEDNESDAY, 23 NOVEMBER 2016 at 10.00 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 1 Procedure Notice (Pages 9 - 10)

COPIES OF THE RELEVANT PLANS / DRAWINGS ARE AVAILABLE FOR INSPECTION IN ADVANCE OF THE MEETING AND WILL BE DISPLAYED AT THE MEETING

PLANNING ADVISER - MATTHEW EASTON

- 2.1 Bleachfield House, Grandholm Drive Aberdeen, AB22 8AA - Extend Existing Residential Building to Form 2 Additional Flats - P160813

Members, please note that you are reviewing the decision of the case officer to refuse the above application.

- 2.2 Delegated Report, Plans and Decision Notice, Letters of Representation/Consultation Responses (if there are any) (Pages 11 - 30)

Members, please note that the relevant plans can be viewed online:-
<https://publicaccess.aberdeencity.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPage>
Please enter number 160813

2.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan 2012

NE2: Green Belt

D1: Architecture and Placemaking

NE5: Trees and Woodlands

NE6: Flooding and Drainage

Proposed Aberdeen Local Development Plan 2015

NE2: Green Belt

D1: Quality Placemaking by Design

NE5: Trees and Woodlands

NE6: Flooding, Drainage and Water Quality

The policies can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

2.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 31 - 120)

2.5 Determination - Reasons for decision

Members, please note that reasons should be based against Development Plan policies and any other material considerations.

2.6 Consideration of Conditions to be Attached to the Application - if Members are minded to over-turn the decision of the case officer

PLANNING ADVISER - LUCY GREENE

3.1 18-19 Bon Accord Crescent, Aberdeen, AB11 6XY - Change of Use from Offices (Class 2) to 14 Flats and Associated Alterations - P160105

Members, please note that you are reviewing the decision of the case officer to refuse the above application.

3.2 Delegated Report, Plans, Decision Notice and Letters of Representation/Consultation Responses (if there are any) (Pages 121 - 138)

Members, please note that the relevant plans can be viewed online:-

<https://publicaccess.aberdeencity.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPage>

Please enter number 160105

3.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

National Planning Policy and Guidance

Scottish Planning Policy

Historic Environment Scotland Policy Statement

Managing Change in the Historic Environment – Doorways

Managing Change in the Historic Environment - Boundaries

Aberdeen Local Development Plan

H2: Mixed Use Areas

H5: Affordable Housing

D1: Architecture and Placemaking

D2: Design and Amenity

D4: Aberdeen's Granite Heritage

D5: Built Heritage

I1 – Infrastructure Delivery and Developer Contributions

T2: Managing the Transport Impact of Development

D3 - Sustainable and Active Travel

R6: Waste Management Requirements for New Development

Proposed Local Development Plan

H2: Mixed Use Areas

H5: Affordable Housing

D1: Quality Placemaking by Design

D4: Historic Environment

D5: Our Granite Heritage

I1: Infrastructure Delivery and Planning Obligations

T2: Managing the Transport Impact of Dev

T3: Sustainable and Active Travel

R6: Waste Management Requirements for New Developments

Supplementary Guidance

Harmony of Uses

The Sub-division and Redevelopment of Residential Curtilages

Transport and Accessibility

Other Relevant Material Considerations

Technical Advice Note (TAN): The Repair and Replacement of Windows and Doors

Aberdeen City Conservation Area Character Appraisals and Management Plan – Strategic Overview and Management Plan

The policies, supplementary guidance and advice notes can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

- 3.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 139 - 194)
- 3.5 Determination - Reasons for decision
Members please note that any reasons should be based against Development Plan policies and any other material considerations.
- 3.6 Consideration of Conditions to be Attached to the Application - if Members are minded to over-turn the decision of the case officer

PLANNING ADVISOR - LUCY GREENE

- 4.1 116 Rosemount Place, Aberdeen - Change of Use, Alterations and Extension of Existing Building to Form 20 Serviced Apartments with Associated Parking - 160408
Members, please note that this review has not yet been determined and this is an appeal on grounds of non-determination. A decision has to be made by members of the Local Review Body.
- 4.2 Draft Delegated Report, Plans and Letters of Representation/Consultation Responses (if there are any) (Pages 195 - 216)
Members, please note that the relevant plans can be viewed online:-
<https://publicaccess.aberdeencity.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPage>
Please enter number 160408
- 4.3 Planning Policies Referred to in Documents Submitted
Members, the following planning policies are referred to:-

National Planning Policy and Guidance
3rd National Planning Framework
Scottish Planning Policy
Creating Places

Aberdeen Local Development Plan 2012
T2 Managing the Transport Impact of Development
D1 Architecture and Placemaking
D2 Design and Amenity
D3 Sustainable and Active Travel
D4 Aberdeen's Granite Heritage
D5 Built Heritage
H5 Affordable Housing
NE4 Open Space Provision in New Development
R6 Waste Management Requirements for New Development
SG Transport and Accessibility

Proposed Aberdeen Local Development Plan 2015

D1 Quality Placemaking by Design

D4 Historic Environment

D5 Our Granite Heritage

NC5 Town, District, Neighbourhood and Commercial Centres

T2 Managing the Transport Impact of Development

T3 Sustainable and Active Travel

H5 Affordable Housing

NE4 Open Space Provision in New Development

R6 Waste Management Requirements for New Development

The policies can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

- 4.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 217 - 252)
- 4.5 Determination - Reasons for decision
Members please note that any reasons should be based against Development Plan policies and any other material considerations.
- 4.6 Consideration of Conditions to be Attached to the Application - if Members are minded to approve the application.

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Allison Swanson on aswanson@aberdeencity.gov.uk / tel 01224 522822

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

PROCEDURE NOTE

GENERAL

1. The Local Review Body of Aberdeen City Council (the LRB) must at all times comply with (one) the provisions of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 (the regulations), and (two) Aberdeen City Council's Standing Orders.
2. In dealing with a request for the review of a decision made by an appointed officer under the Scheme of Delegation adopted by the Council for the determination of "local" planning applications, the LRB acknowledge that the review process as set out in the regulations shall be carried out in stages.
3. As the first stage and having considered the applicant's stated preference (if any) for the procedure to be followed, the LRB must decide how the case under review is to be determined.
4. Once a notice of review has been submitted interested parties (defined as statutory consultees or other parties who have made, and have not withdrawn, representations in connection with the application) will be consulted on the Notice and will have the right to make further representations within 14 days.
Any representations:
 - made by any party other than the interested parties as defined above (including those objectors or Community Councils that did not make timeous representation on the application before its delegated determination by the appointed officer) or
 - made outwith the 14 day period representation period referred to abovecannot and will not be considered by the Local Review Body in determining the Review.
5. Where the LRB consider that the review documents (as defined within the regulations) provide sufficient information to enable them to determine the review, they may (as the next stage in the process) proceed to do so without further procedure.
6. Should the LRB, however, consider that they are not in a position to determine the review without further procedure, they must then decide which one of (or combination of) the further procedures available to them in terms of the regulations should be pursued. The further procedures available are:-
 - (a) written submissions;
 - (b) the holding of one or more hearing sessions;
 - (c) an inspection of the site.

7. If the LRB do decide to seek further information or representations prior to the determination of the review, they will require, in addition to deciding the manner in which that further information/representations should be provided, to be specific about the nature of the information/representations sought and by whom it should be provided.
8. In adjourning a meeting to such date and time as it may then or later decide, the LRB shall take into account the procedures outlined within Part 4 of the regulations, which will require to be fully observed.

DETERMINATION OF REVIEW

9. Once in possession of all information and/or representations considered necessary to the case before them, the LRB will proceed to determine the review.
10. The starting point for the determination of the review by the LRB will be Section 25 of the Town and Country Planning (Scotland) Act 1997, which provides that:-

“where, in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise.”
11. In coming to a decision on the review before them, the LRB will require:-
 - (a) to consider the Development Plan position relating to the application proposal and reach a view as to whether the proposal accords with the Development Plan;
 - (b) to identify all other material considerations arising (if any) which may be relevant to the proposal;
 - (c) to weigh the Development Plan position against the other material considerations arising before deciding whether the Development Plan should or should not prevail in the circumstances.
12. In determining the review, the LRB will:-
 - (a) uphold the appointed officers determination, with or without amendments or additions to the reason for refusal; or
 - (b) overturn the appointed officer’s decision and approve the application **with or without appropriate conditions.**
13. The LRB will give clear reasons for its decision in recognition that these will require to be intimated and publicised in full accordance with the regulations.

Report of Handling Detailed Planning Permission

160813: Extend existing residential building to form 2 additional flats at Bleachfield, Grandholm Drive, Aberdeen, AB22 8AA

For: Hartley Investment Trust

Application Date:	21 June 2016
Officer:	Andrew Miller
Ward:	Dyce/Bucksburn/Danestone
Community Council:	No Response Received
Advertisement:	Development Plan Departure
Advertised Date:	6 July 2016

RECOMMENDATION: Refuse

SITE DESCRIPTION

The application relates to a two storey traditional granite built villa, with double pitched hipped roof, containing two residential flats. It is set within wooded ground to the north of the River Don and is bounded by a bowling green to the immediate west with a clubhouse to the south. A grass football pitch is located to the east, with further playing fields to the north beyond a band of trees. Access is via a tree lined track leading from Grandholm Drive.

Attached to the rear of the house is a lean-to canopy associated with the bowling green.

DESCRIPTION OF PROPOSAL

Detailed Planning Permission is sought for the extension of Bleachfield House to provide two new flats, in addition to the two flats contained within the existing building. The extension would nearly double the existing footprint of the building, protruding from the southern side elevation by c.10 metres and set over two stories with a double pitched roof. The eaves level of the extension would tie in with the existing house, though the roof ridge would be slightly lower.

8 parking spaces would be provided to the front of the house, serving the existing and proposed flats.

Although shown on the drawings, the following elements do not require planning permission:

- Removal of the rear canopy

- Works to the existing flats (including replacement windows and doors).

RELEVANT HISTORY

Application Number	Proposal	Decision Date
150935	Extend building to form 2 additional flats refused Detailed Planning Permission (similar proposal to this application).	25.01.2016

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at www.publicaccess.aberdeencity.gov.uk.

- Tree Survey/Arbicultural Assessment

CONSULTATIONS

Consultee	Date of Comments	Summary of Comments
SEPA	4 July 2016	No objection.
ACC - Roads Development Management		Following Required: <ul style="list-style-type: none">• 1.5 metre wide footway on access road from Grandholm Drive to flats• 4 cycle parking spaces• SuDS strategy
ACC - Waste and Recycling Service	29 June 2016	Information on the bins provided.
ACC - Flooding	29 June 2016	Flood Risk Assessment required. As applicant unwilling to provide, object.
Community Council		No response received.

REPRESENTATIONS

One letter of objection has been received, summarised as follows:

Development does not comply with exemptions contained within Green Belt policy. Site was within a few inches of being flooded during recent flood event.

PLANNING POLICY

Aberdeen Local Development Plan 2012

NE2: Green Belt

D1: Architecture and Placemaking

APPLICATION REF: 160813

NE5: Trees and Woodlands
NE6: Flooding and Drainage

Proposed Aberdeen Local Development Plan 2015

NE2: Green Belt
D1: Quality Placemaking by Design
NE5: Trees and Woodlands
NE6: Flooding, Drainage and Water Quality

OTHER RELEVANT MATERIAL CONSIDERATIONS

None

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 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.

The main considerations in this instance relate to the principle of the development, its design and siting, drainage and flooding and impact on trees.

Principle

The site is located in an area designated as Green Belt. Policy NE2 sees a presumption against new development, with limited exemptions. It sees no allowance for the provision of new unjustified residential accommodation. The letter of objection received highlighted the lack of compliance with policy NE2. In light of there being no site specific locational justification (either obvious or promoted in the application), the proposals are considered to be contrary to NE2, and accordingly the application was advertised as a departure from the development plan.

Design and Siting

The extension would be significant, being longer than the existing building. Policy D1 states that all development should be designed with due consideration for its context. In comparison with the previously refused proposal for the site, the extension is slightly smaller in width with a double pitched roof. It would be large and more than double the length of the principal elevation of the house. Whilst the building is neither listed nor within a conservation area, and is in a relatively poor condition, the property dates from the early 1800s and is of design quality. It is considered that the size of the extension would dominate the appearance and architecture of the existing house and would detract from its character with a resultant adverse impact on the character of the surrounding area. Accordingly the proposals are also considered to be contrary D1.

Drainage and Flooding

Policy NE6 states that new development should be served by surface water drainage that is the most suitable in terms of SuDS principles, whilst development at risk of flooding will not be permitted. No information was provided in respect of surface water drainage, although a condition requiring such details could be applied.

More pertinently the site falls within an area identified by SEPA as being at risk from fluvial flooding from the River Don. However, SEPA raised no objections to the development, simply noting that the building lies adjacent to the area identified as being at risk from flooding.

The Council's own Flooding Team requested that a Flood Risk Assessment (FRA) be undertaken. Whilst this was not requested for the previous application (150935), recent flooding events following Storms Frank and Gertrude in December 2015/January 2016 have led to the Council's flooding team taking a more stringent approach to sites at potential risk of flooding. The letter of objection received stated that the existing building was "within inches" of flooding during these events. Though requested, the applicant is unwilling to provide a FRA, thus the potential impact of flooding on the development is unknown. Due to the lack of this information, the proposals fail to comply with policy NE6 in this respect.

Access and Parking

Roads Development Management request parking for 4 cycles and a 1.5 metre wide footway be provided. On request of this information, the agent has indicated a willingness for a condition to control these issues.

Parking proposed is considered sufficient (2 per unit). As regards the objection (impact on parking for the bowling green), whilst patrons of the bowling club presently use the parking area to the front of the flats, that parking is associated with the residential use and not to the bowling club itself. However, there are opportunities for parking in the surrounding area, including the driveway/track off Grandholm Drive. Thus that issue is not considered a negative factor.

Trees

The site contains a number of mature trees that contribute to the setting of the surrounding area, including the nearby River Don Corridor Local Nature Conservation Site (LNCS). Policy NE5 of the ALDP creates a presumption against development that will result in the loss of established trees and woodlands that contribute significantly to landscape character. A tree survey and landscaping plan provided with the application shows the trees to be lost as part of the development, with compensatory planting. Subject to condition requiring replacement landscaping to be undertaken along with suitable protection measures for trees to be retained, the proposals are considered to satisfy NE5.

Proposed Aberdeen Local Development Plan

APPLICATION REF: 160813

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. 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 representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. The foregoing can only be assessed on a case by case basis. In this instance the relevant policies substantively reiterate those of the adopted ALDP and as such no further evaluation is considered necessary.

RECOMMENDATION: Refuse

REASONS FOR RECOMMENDATION

The extension of this building, to provide two additional flats, within a Green Belt setting would result an unjustified and unsustainable urban sprawl out with appropriate locations (including brownfield land) as designated in the Aberdeen Local Development Plan (ALDP) 2012. The proposal would also result in the inappropriately designed extension of an existing traditional building that would sit uncomfortably with the existing form and dominate its appearance, detracting from its setting. The proposal therefore does not comply with Policies NE2 (Green Belt) and D1 (Architecture and Placemaking) of the ALDP 2012 and Policies NE2 (Green Belt) and D1 – Quality Placemaking by Design of the Proposed ALDP 2015.

A Flood Risk Assessment was requested but not provided and due to the unknown impact of flooding on the proposed development, the proposals are considered to fail to comply with policy NE6 (Flooding and Drainage) of the ALDP 2012, and NE6 (Flooding, Drainage and Water Quality) of the Proposed ALDP 2015.

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DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Halliday Clark Architects
Salts Wharf
Ashley Lane
Shipleigh
BD17 7DB

on behalf of **Hartley Investment Trust**

With reference to your application validly received on 21 June 2016 for the following development:-

**Extend existing residential building to form 2 additional flats
at Bleachfield, Grandholm Drive**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
333.11(01)000	Location Plan
333.11(01)003 B	Site Layout (Proposed)
333.11(01)004 A	Multiple Elevations (Proposed)
333.11(01)005 A	Multiple Elevations (Proposed)

The reasons on which the Council has based this decision are as follows:-

The extension of this building, to provide two additional flats, within a Green Belt setting would result an unjustified and unsustainable urban sprawl out with appropriate locations (including brownfield land) as designated in the Aberdeen Local Development Plan (ALDP) 2012. The proposal would also result in the inappropriately designed extension of an existing traditional building that would sit

PETE LEONARD
DIRECTOR

uncomfortably with the existing form and dominate its appearance, detracting from its setting. The proposal therefore does not comply with Policies NE2 (Green Belt) and D1 (Architecture and Placemaking) of the ALDP 2012 and Policies NE2 (Green Belt) and D1 - Quality Placemaking by Design of the Proposed ALDP 2015.

A Flood Risk Assessment was requested but not provided and due to the unknown impact of flooding on the proposed development, the proposals are considered to fail to comply with policy NE6 (Flooding and Drainage) of the ALDP 2012, and NE6 (Flooding, Drainage and Water Quality) of the Proposed ALDP 2015.

Date of Signing 19 August 2016



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Planning and Sustainable Development (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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MEMO



ABERDEEN
CITY COUNCIL

To	Andrew Miller Planning & Infrastructure	Date	24/06/2016
		Your Ref.	P160813 (ZLJ)
		Our Ref.	
From	Flooding		
Email	MVinyals@aberdeencity.gov.uk		
Dial	01224 52 2386		
Fax			

Flooding
Communities, Housing and Infrastructure
Aberdeen City Council
Ground Floor
74 - 76 Spring Garden
Aberdeen AB25 1GN

Planning application no. P160813
Bleachfield, Grandholm Drive, Aberdeen
Extend existing residential building to form 2 additional flats. All facing materials to match existing

I have considered the above planning application and have the following observations:

Flood Risk Assessment

Due the proximity of the River Don, please provide full Flood Risk Assessment for the development, outlining in full detail the flood plains for 1in30 and 1in200 year event Return Period.

When this information has been provided, we will offer further comment on the application.

Kind Regards,

Miquel Vinyals
Engineer

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Our ref: PCS/147596
Your ref: P160813

If telephoning ask for:
Alison Wilson

4 July 2016

Andrew Miller
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

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

Dear Mr Miller

Town and Country Planning (Scotland) Acts

Planning application: P160813

Extend existing residential building to form 2 additional flats. All facing materials to match existing

Bleachfield, Grandholm Drive, Aberdeen, AB22 8AA

Thank you for your consultation email which SEPA received on 24 June 2016, specifically requesting our flood risk advice.

Advice for the planning authority

We have **no objection** to this planning application on flood risk grounds. Please note the advice provided below.

1. Flood risk

- 1.1 As noted in your consultation email we previously provided advice on application P150935 to extend the building to form 2 additional flats in our response of 25 June 2015 (PCS/140956). The consultation email goes on to state "Flooding events in Dec 2015/Jan 2016 may have provided new data?"
- 1.2 In our previous response of 25 June 2015 we stated "We have reviewed the information provided in this consultation and it is noted that, the application site lies adjacent to the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map for the River Don.
- 1.3 We note that the application refers to the extension of an existing building which will result in a significant increase in the building footprint. There are records of flooding in the area,



Chairman
Bob Downes

Chief Executive
Terry A'Hearn

SEPA Aberdeen Office
Inverdee House, Baxter Street
Torry, Aberdeen AB11 9QA
tel 01224 266600 fax 01224 896657

www.sepa.org.uk • customer enquiries 03000 99 66 99

namely during the September 1995 event, however there are no records of flooding at the site.

- 1.4 As the site is adjacent to the indicative flood envelope and we hold no additional information to indicate that the site is at flood risk, we have no objection to the proposed development on flood risk grounds.
- 1.5 It is recommended that contact is made with your Flood Prevention Authority regarding this issue. If your authority requires further comment from us, additional information would be necessary to enable us to comment upon the flood risk at the application site.”
- 1.6 We note from the previously proposed layout on the Proposed Ground and First Floor Plans drawing, reference no. 333.11(01)003, Rev. A and the Proposed Ground and First Floor Plans drawing, reference no. 333.11(01)003, Rev. B for this application that there are some changes to the proposed layout.
- 1.7 We can **confirm** that the change to the proposed layout does not change our previous position of no objection on flood risk grounds and while we were aware there was flooding in the area in January 2016 we don't have any records of flooding at the site.

2. Other planning matters

- 2.1 For all other matters we provide [standing advice](#) applicable to this type of local development.

Detailed advice for the applicant

3. Flood risk

- 3.1 For background information please note that the [SEPA Flood Maps](#) have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland.

Regulatory advice for the applicant

4. Regulatory requirements

- 4.1 Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at: Inverdee House, Baxter Street, Torry, Aberdeen, AB11 9QA, Tel: 01224 266600.

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

Yours sincerely

Alison Wilson

Senior Planning Officer
Planning Service

ECopy to: Halliday Clark Architects, martyn.sutcliffe@hallidayclark.co.uk

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).

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MEMO



ABERDEEN
CITY COUNCIL

To	Andrew Miller Planning & Infrastructure	Date	
		Your Ref.	P160813(ZLF)
		Our Ref.	
From	Kamran Syed		
Email	Kasyed@aberdeencity.gov.uk		
Dial	01224 523426		
Fax			

Roads Projects
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning Application No. P160813
Bleachfield, Grandholm Drive, Aberdeen
Extend existing residential building to form 2 additional flats

I have considered the above planning application and have the following observations:

1 Development Proposal

1.1 I note that the proposal is for the extension of existing building to form 2 additional flats.

2 Accessibility

2.1 The frontage of the proposed site does not have footways and walking take place on carriageway. The site connects with Grandholm Drive which is only adopted up to Grandholm Drive / Grandholm Crescent junction. Grandholm Drive has footway at the eastern side of the road. I would ask that at least 1.5m wide footway should be provided on the private access road up to private access road / Grandholm Drive junction to enhance connectivity of the site. A revised drawing to this effect should be provided.

2.2 The site does not have a good access to public transport (PT) and the nearest bus stop is over 650m distance away from the site. However as this is an existing situation I will not object this application due to the lack of PT accessibility.

3 Parking

3.1 I note that a total of 8 car parking spaces have been proposed and this level of parking is acceptable.

3.2 The applicant should propose at least 4 cycle parking spaces. The parking must be covered and secured.

Pete Leonard
Corporate Director

4 Development Vehicle Access

4.1 I note that vehicular access arrangement is same as existing.

5 Drainage Impact Statement

5.1 The applicant should submit a drainage strategy in line with SUDS principles.

6 Strategic Transport Fund

6.1 As the proposed development is below the thresholds stated in Appendix 4 of the Supplementary Planning Guidance, no contribution will be required to the Strategic Transport Fund (STF).

7 Conclusion

7.1 There are outstanding issues in respect of this planning application. I will be in a position to make further comment on receipt of the requested information.

Kamran Syed

Roads Development Management

From: webmaster@aberdeencity.gov.uk
Sent: 03 July 2016 21:47
To: PI
Subject: Planning Comment for 160813
Comment for Planning Application 160813
Name : Hamish McLeod
Address : Mayfield
Grandholm
Aberdeen
AB22 8AB
Telephone :
Email :
type :

Comment : As previously commented this application looks as if it is a new build attached to an existing property and as it is in a green belt area I understood that new builds required special exemptions.

During the recent flooding the bowling club pavilion was flooded and Bleechfield House was within a few inches of also being flooded. Not the ideal sight for a new build.

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NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Agent (if any)

Name

Name

Address

Address

Postcode

Postcode

Contact Telephone 1

Contact Telephone 1

Contact Telephone 2

Contact Telephone 2

Fax No

Fax No

E-mail*

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

RECEI

29 SEP 2016

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

The refusal states that the proposed development would result in an unjustified and unsustainable urban sprawl. Urban sprawl is described as 'the spread of an urban area into what used to be countryside' (Collins English Dictionary). The site is surrounded by Woodside to the south and Danestone to the North, both of which are built up areas of predominantly residential dwellings. The site was historically used for the Crombie Mill manager's house and associated sports facilities for the mill. It is therefore believed that the proposed development does not constitute as urban sprawl and does not spread into what used to be countryside.

Although within the Greenbelt (NE2) and Green Space Network (NE1), the land on which the proposed building footprint is sited has no inherent ecological or agricultural value. It currently consists of a gravel driveway and two profiled metal sheet sheds. The land is privately owned and not accessible to the public. The existing building is underused and in need of repair.

The proposed extension comprises of a traditional building form, with reference taken from the existing building. Traditional materials have been proposed which are to match the existing on a like for like basis. It is felt strongly that the proposal does not dominate the existing appearance as stated in the refusal; In contrast, it is believed that the proposed extension is subservient to the existing building. The proposed dimensions relating to height, width and length of the extension are less than those of the existing building.

With reference to the Scottish Environment Protection Agency, the site lies within an area with a low likelihood of flooding. SEPA have no objection to the planning application on flood risk grounds. There are records of flooding in the area, although there are no records of flooding at the site.

With reference to the Aberdeen Local Development Plan and SEA Environmental Report, there are sites that have been identified for Greenfield Development. It should be noted that there are Greenfield Development Housing Allowances located in Grandhome. The proposed site is to the north of the River Don. It is noted that significant land allocations have been made to the area north of the River. The Plan allocates sites for more than 7,000 homes in Bridge of Don and Grandhome.

The existing building is in poor condition and in need of repair. The proposals provide an opportunity to repair and develop the site and add real value. There are allocations for Greenfield development in the area. It is therefore believed that the proposals should be welcomed and supported.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

All documents as previously submitted

- 333.11(01)000 Rev A_Site Location Plan
- 333.11(01)001 Existing plans
- 333.11(01)002 Existing Elevations
- 333.11(01)003 Proposed Plans
- 333.11(01)004 Proposed Elevations 01
- 333.11(01)005 Proposed Elevations 02
- Bleachfield House TPP and Replacement Planting Drawing
- Bleachfield House AIA Schedule
- Bleachfield House AIA, TPP and Re-placement Planting Report
- Bleachfield House Tree Survey Drawing
- Bleachfield House Tree Survey Report
- Bleachfield House Tree Survey Schedule

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date 28/09/2016

Arboricultural Impact Assessment
Tree Protection Plan
And
Re-placement Tree Planting

Proposed Development at

**BLEACHFIELD HOUSE
GRANDHOLM
ABERDEEN**

November 2015

Prepared by:

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Contents

<u>Section</u>	<u>Title</u>	<u>Page No.</u>
1.0	INTRODUCTION	3
1.1	Limitations	4
2.0	TREES AND DEVELOPMENT	5
2.1	Tree Retention Category	5
2.2	Root Protection Areas	5
2.3	Amenity Clearance Zones	6
2.4	Arboricultural Impact of Development	7
2.5	Tree Protection Plan	7
3.0	NEW AND RE-PLACEMENT TREE PLANTING	9
3.1	Planting Stock	9
3.2	Planting Methodology	9
APPENDIX 1	ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN (AIA AND TPP)	
APPENDIX 2	TREE PROTECTION PLAN AND RE-PLACEMENT TREE PLANTING	
APPENDIX 3	TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT SCHEDULE	
	Explanation Of Terms	

1.0 INTRODUCTION

This survey and report relates to trees surrounding Bleachfield House, Grandholm, Aberdeen.

It was commissioned by Martyn Sutcliffe of Halliday Clark Architects in support of the Planning Application to re-develop the site.

The site was recently subject to a Tree Survey which recorded and assessed the condition of the trees on the site. Please see that document for further information relating to the existing trees on the site. Tree Survey Report, September 2015.

In-light of the proposed site layout this document provides the following additional information.

1. An assessment of the likely impact the proposed development would have on the trees.
2. Recommendations for tree works necessary to accommodate the development.
3. Method statement for the protection of trees to be retained to ensure they survive the development process in the long term.
4. Identification of the scope for re-placement tree planting around the development and recommended planting to mitigate for tree loss due to development.

The trees within the survey area were inspected from the ground by Arboricultural Consultant, Struan Dalgleish on the 23rd September 2015. The extent of the area to be included by the survey was shown on a drawing supplied by the Project Architect. Weather conditions at the time of survey were generally bright.

The trees maybe subject to a Tree Preservation Order or within a Conservation Area. This aspect will require to be clarified by Aberdeen City Council and any tree works should only be undertaken following close liaison with and the consent of the Planning Department.

Author's qualifications: Struan Dalgleish is a Chartered Forester (MICFor) and Chartered Environmentalist (CEnv). He holds an Honours Degree in Forestry, is a Professional Member of the Arboricultural Association, and a Certified Arborist. He has over 17 years' experience of arboriculture at a professional level.

1.1 Limitations

- The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey (i.e. until 23rd September 2016). Trees are living organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.

- The recommendations relate to the site as it exists at present, and to the current level and patterns of land use. The degree of risk and hazard may alter if the site or its surroundings are developed or changed, and as such may require re-inspection and re-appraisal.

- Whilst every effort has been made to detect defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.

- Where dense shoot growth or shrubs obscured the base and lower trunks of trees full and detailed thorough inspection may not have been possible. Where they occur basal shoots should be cut back and trees re-inspected.

- Only trees indicated on the drawing in Appendix 1 have been included in the survey. Trees elsewhere were not inspected.

- This report has been prepared for the sole use of Halliday Clark Architects and their appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

2.0 TREES AND DEVELOPMENT

To help inform the development process the trees recorded by the survey have been provided with a Retention Category and Root Protection Area in accordance with BS 5837:2012 '*Trees in relation to design, development and construction.*'

2.1 Tree Retention Category

Retention category grades the trees in terms of quality and takes into account health, condition, and future life expectancy. Small or relatively young trees may receive a lower grading where they could be easily replaced.

This is intended to provide an indication of their suitability for retention within the development context.

Category A trees are considered to be of highest quality and value and often have a life expectancy of +40 years.

Category B trees are considered to be of moderate quality and value and often have a life expectancy of +20 years.

Category C trees are considered to be of low quality and value either due to their poor condition and limited life expectancy (<20 years), or relatively young age.

Where trees are considered to have a <10 years life expectancy they have been graded Category U and could be removed for reasons of good arboricultural practice.

2.2 Root Protection Areas

Root Protection Areas (RPA's) are areas surrounding the tree that contains sufficient rooting volume to ensure its long term survival.

These have been calculated in accordance with BS 5837:2012 and shown as a dark circle around the trunk position on the Tree Survey Drawing.

The actual shape of RPA's may vary depending on the surrounding ground conditions and the trees ability to tolerate root disturbance.

Significant tree roots can be unlikely to grow within the highly compacted ground often found beneath hard surfaces such as tarmac.

When trees are to be retained and integrated into the new site layout sufficient RPA to ensure their survival should be protected from disturbance throughout the construction process.

In certain situations special engineering techniques can be used to minimize the impact on roots where work within the RPA is unavoidable.

2.3 Amenity Clearance Zones

The impact development may have and trees on development should be taken into account with consideration to the trees at their ultimate height, spread and density.

These factors have implications with regard to clearance distances between canopy and new buildings, operational constraints such as access during the construction process, shade and shadow cast on buildings, future nuisance issues that maybe experienced by inhabitants such as obstruction of view and leaf fall and the perceived threat to safety that can arise where large trees are in close proximity to property.

To avoid future conflict an appropriate Amenity Clearance Zone between trees and the proposed development should be should be established.

Amenity Clearance Zone's equivalent of a distance $\frac{2}{3}$ the ultimate height of the trees has been calculated for sycamore 2550, whitebeam 2552 and beech 2558 to the south and Lawson cypress 2545 to the north of the house.

This is equivalent to the larger circular areas centred on the tree. The ultimate heights for these trees have been estimated at 12m, 22m and 15m respectively.

Where shadow cast by trees maybe an issue a simple shadow traced has also been added to the drawing. This plots the average shadow path in a day for trees to the south of the proposed development.

2.4 Arboricultural Impact of Development

With the requirement for Root Protection Areas and Amenity Clearance Zones in-mind and based on the proposed site layout, as illustrated on the drawing in Appendix 1, the following 8 trees would require to be removed to accommodate the development proposals. This includes the removal of 2 category U trees where removal would be required for reasons of good management and regardless of development.

2546 Holly – Category U

2547 Wych elm - Category U

2548 Copper beech - Category C

2549 Lawson cypress - Category B

2552 Ash - Category B

2553 Horse chestnut - Category B

2559 Sycamore - Category C

2563 Sycamore - Category C

2.5 Tree Protection Plan

The aim of tree protection is to exclude any construction activity that may damage tree health, including excessive excavation, passage of heavy machinery, and the storage or disposal of materials. No fire should be lit where the frames could come within 10m of any tree.

The proposed layout of Tree Protection Barriers has been shown in magenta on the drawings in Appendix 1 and 2.

Protective Distances

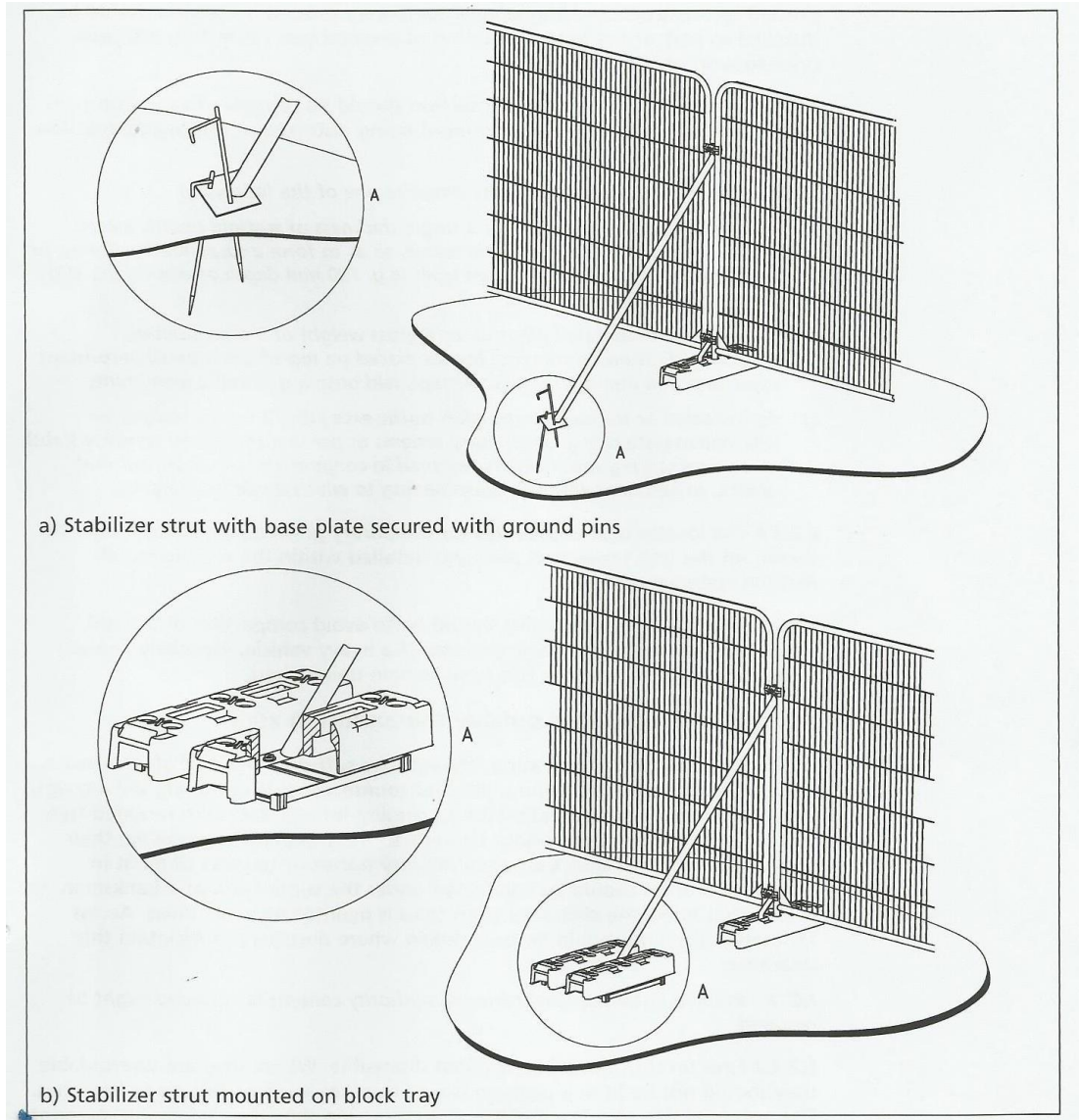
To the north Tree Protection Barriers should be erected at a distance of **8.5m from the base of sycamore 2541 and 6.8m from Lawson cypress 2545.**

To the south protective barriers should be erected along the **edge of the existing area of old tarmac surface.** Significant tree roots are unlikely to be present within the highly compacted ground beneath the tarmac.

The default specification for tree protection barriers as illustrated by BS 5837 is shown in the diagram below.

Alternate barriers may be suitable provided they are fit for purpose and approved by the Planning Authority. Temporary site buildings can be incorporated into tree protection measures.

Example of Tree Protection Fencing. Extract from BS 5837:2012



3.0 NEW AND RE-PLACEMENT PLANTING

The potential exists for significant new planting to be carried out to mitigate for tree loss due to development.

Suitable locations for **16 new trees** have been identified near the southern site boundary where a number of dead and collapsing semi mature elms and a snapped wild cherry are presently located.

The dead and collapsed trees should be cut and stacked prior to planting. Branch wood should be chipped and spread on site and trunk wood cut and safety stacked to provided deadwood wildlife habitat.

The TPP and Planting Drawing in Appendix 2 shows a possible layout of new planting.

The area of new planting, once established would create a diverse and robust area of trees with long term potential. The use of a high proportion of native species would provide good levels of wildlife habitat benefit.

The new planting should integrate well with the existing trees on the site including the nearby mature lime, beech and horse chestnut.

Beyond these trees a number of further dead elms occur near the river bank.

Dead elms are at high and increasing risk of collapse as they decay and although land use intensity surrounding these trees is relatively low they may pose a threat to safety, particularly in-light of any new development.

Removal of the crowns of any large dead trees next to the river has therefore been recommended. The standing dead trunks next to the river could be retained to provide wildlife habitat.

The suggested specification for planting stock is provided below.

3.1 Planting Stock

These re-placement tree planting proposals provides details of an appropriate range of species well suited to the site conditions and to mitigate for tree loss due to development.

Re-stocking with elm (*Ulmus glabra*) is not recommended due to the on-going threat from Dutch elm disease.

At present the use of ash (*Fraxinus excelsior*) is not recommended due to restriction in plant movements necessary to control the spread of Chalara ash dieback disease. This is unfortunate as ash would be well suited to the site.

16 Standard trees

5 Oak (*Quercus petraea*) – Ok

4 Bird cherry (*Prunus padus*) – BC

4 Alder (*Alnus glutinosa*) – Ad

3 Beech (*Fagus sylvatica*) - Be

To be obtained from a reputable local nursery as bare root or pot grown 6-8cm in stem girth 'standard' trees.

3.2 Planting Methodology

All planting should be undertaken by a suitably competent and experienced contractor during a period of frost free weather in the dormant season (November to March).

Newly planted trees and hedging plants should be mulched with well composted wood chips to aid healthy establishment. The mulch should be 5cm in depth and clear of direct contact with the stem.

Key to the success of any new planting on the site will be the provision of suitable roe deer and rabbit grazing protection. This is likely to involve the use of tree shelters and on-going maintenance of tree protection will be required until the trees are well established.

The trees should be checked at least twice a year for the first three years when weeding should be undertaken and mulch added.

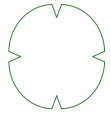
Additional watering of young trees maybe required during periods of drought.

Any failures should be replaced.

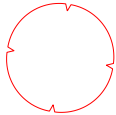
APPENDIX 1 – ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN (AIA AND TPP)

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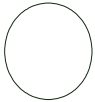
Key -



Tree to be retained



Tree to be removed



Root Protection Area calculated in accordance with BS 5837



Dead tree to be cut and stacked



Proposed layout of Tree Protection Barriers

BS 5837: 2012 Tree Category Grading Colour Coding



Category A tree - High quality and value: considered to make a substantial contribution (+40 years)



Category B tree - Moderate quality and value: considered to make a significant contribution (minimum of 20 years)



Category C tree - Low quality and value: currently in adequate condition to remain until new planting could be established (minimum of 10 years), or young trees with a diameter <150mm.



Category U tree - Any existing value would be lost within 10 years and which should, in the current context could be removed for reasons of sound arboricultural management

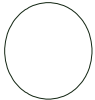
APPENDIX 2 –TREE PROTECTION PLAN (TPP) AND REPLACEMENT PLANTING

Scale approx. – 1:500 approx. at A4

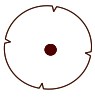
Key -



Tree to be retained



Root Protection Area calculated in accordance with BS 5837



Dead tree to be cut and stacked



Suitable locations for new tree planting

5 Oak (*Quercus petraea*) – Ok

4 Bird cherry (*Prunus padus*) – BC

4 Alder (*Alnus glutinosa*) – Ad

3 Beech (*Fagus sylvatica*) - Be



Proposed layout of Tree Protection Barriers

BS 5837: 2012 Tree Category Grading Colour Coding



Category A tree - High quality and value: considered to make a substantial contribution (+40 years)



Category B tree - Moderate quality and value: considered to make a significant contribution (minimum of 20 years)



Category C tree - Low quality and value: currently in adequate condition to remain until new planting could be established (minimum of 10 years), or young trees with a diameter <150mm.



Category U tree - Any existing value would be lost within 10 years and which should, in the current context could be removed for reasons of sound arboricultural management

APPENDIX 3 – TREE SURVEY AND ARBORICULTURAL IMPACT SCHEDULE

Explanation of Tree Survey Schedule Terms

Tag No.	Identification number of tree as shown on tag and drawing.
Species	Common name of species.
Ht. (m)	Height of tree assessed in metres
Dia. (mm)	Diameter at breast height, measured in millimeters at 1.5m.
Crown Spread (m)	Spread of branches from centre of trunk to drip line in N, E, S and W directions.
Crown Clearance (m)	Average crown clearance above ground level, estimated in meters.
Age class	Young, middle aged, mature, over mature, veteran.
Condition	Overall physiological and structural condition: Good, fair, poor, dead. See explanation over page.
Comments	General comments, made as required, relating to health, structural condition and form, highlighting any defects or areas of concern.
Life Exp. (yrs)	Estimated remaining contribution, estimated in years e.g. <10, 10-20, 20-40, +40.
Retention Category	BS 5837 category grading: Tree quality assessment – see explanation over page.
Recommendation	Recommended remedial action/work in the interest of good arboricultural management or to accommodate the proposals
Timescale	Timescale for undertaking recommended actions.

Tree Condition Categories

Good	<ul style="list-style-type: none">(1) Healthy trees with no major defects(2) Trees with a considerable life expectancy(3) Trees of good shape and form
Fair	<ul style="list-style-type: none">(1) Healthy trees with small or easily remedied defects(2) Trees with a shorter life expectancy(3) Trees of reasonable shape and form
Poor	<ul style="list-style-type: none">(1) Trees with significant structural defects and/or decay(2) Trees of low vigour and under stress(3) Trees with a limited life expectancy(4) Trees of inferior shape and form
Dead	<ul style="list-style-type: none">(1) Dead, dying and dangerous trees(2) Trees of very low vigour and with a severely limited life expectancy(3) Trees with serious structural defects and/or decay

Category Grading

Categories for tree quality assessment, based on guidance given in British Standard BS 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations

Trees unsuitable for retention (see Note)

Category and definition	Criteria – Subcategories
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>

Trees to be considered for retention

Category and definition	Criteria – Subcategories		
<p>Category A</p> <p>High quality and value with an estimated life expectancy of at least 40 years.</p>	<p>1 Mainly arboricultural values</p> <p>Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature (e.g. principle trees in avenues)</p>	<p>2 Mainly landscape values</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>3 Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).</p>
<p>Category B</p> <p>Moderate quality and value with an estimated life expectancy of at least 20 years.</p>	<p>Trees that might be in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management or storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>Trees with material conservation or other cultural value.</p>
<p>Category C</p> <p>Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter <150mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary/transient landscape benefit.</p>	<p>Trees with no material conservation or other cultural value.</p>

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Tree Protection and Re-placement
Planting Drawing

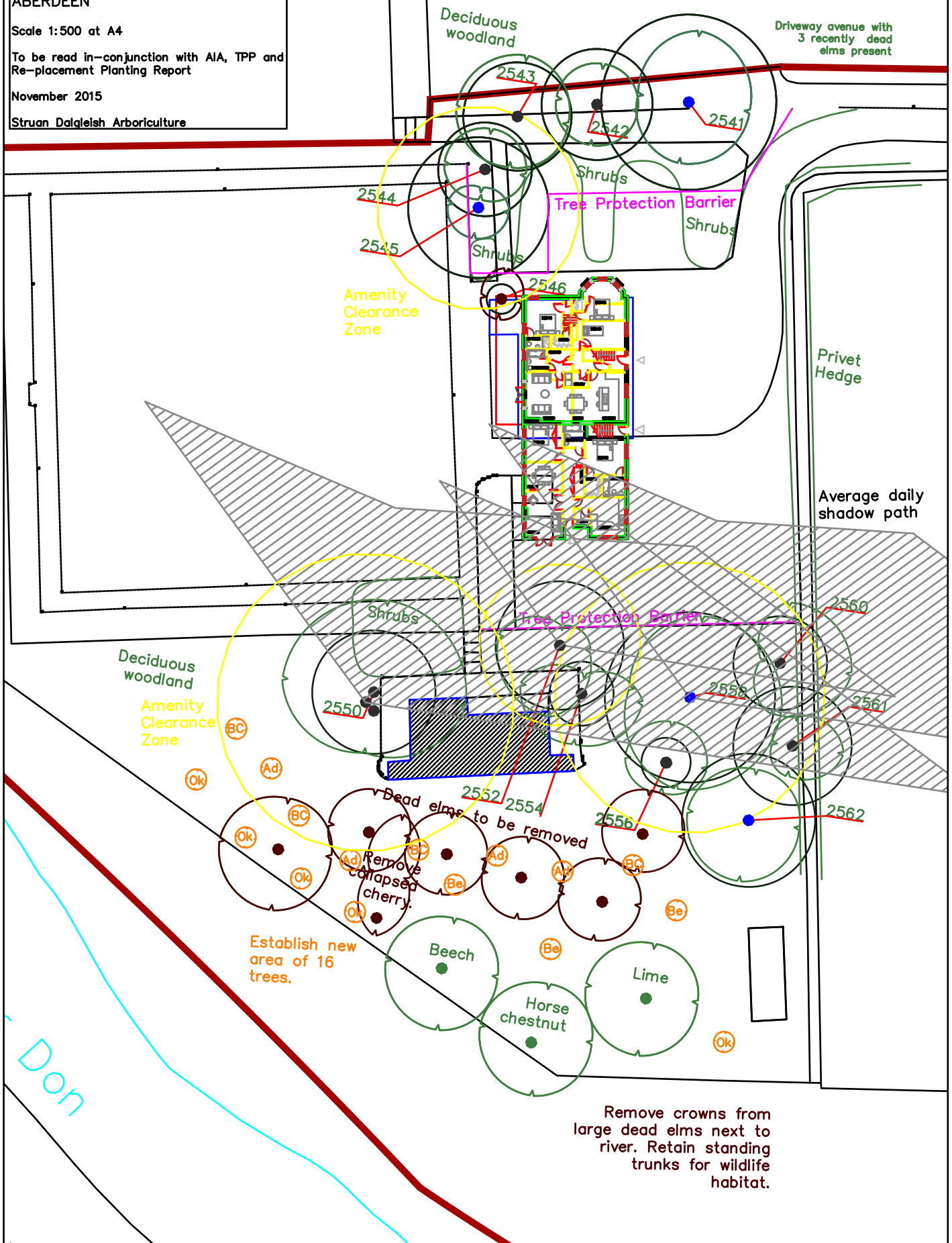
BLEACHFIELD HOUSE
GRANDHOLME
ABERDEEN

Scale 1:500 at A4

To be read in-conjunction with AIA, TPP and
Re-placement Planting Report

November 2015

Struan Dalgleish Arboriculture



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Tree Protection and Re-placement
Planting Drawing

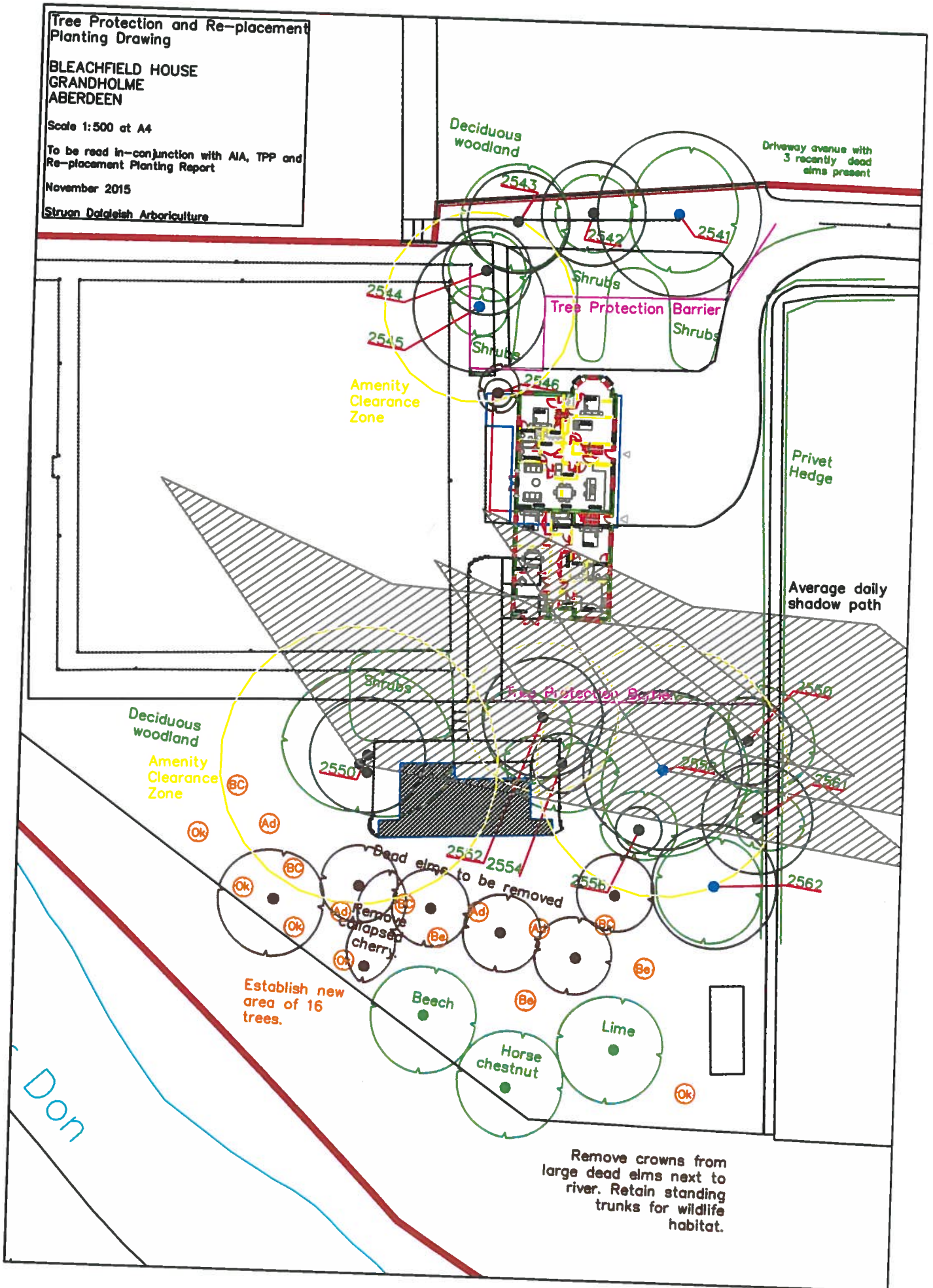
BLEACHFIELD HOUSE
GRANDHOLME
ABERDEEN

Scale 1:500 at A4

To be read in-conjunction with AIA, TPP and
Re-placement Planting Report

November 2015

Struan Dalziel Arboriculture



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Arboricultural Impact Assessment
Tree Protection Plan
And
Re-placement Tree Planting

Proposed Development at

**BLEACHFIELD HOUSE
GRANDHOLM
ABERDEEN**

November 2015

Prepared by:

Struan Dalgleish Arboriculture
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AB31 5EP

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For:

Martyn Sutcliffe
Halliday Clark Architects
Salts Wharf
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West Yorkshire
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Contents

<u>Section</u>	<u>Title</u>	<u>Page No.</u>
1.0	INTRODUCTION	3
1.1	Limitations	4
2.0	TREES AND DEVELOPMENT	5
2.1	Tree Retention Category	5
2.2	Root Protection Areas	5
2.3	Amenity Clearance Zones	6
2.4	Arboricultural Impact of Development	7
2.5	Tree Protection Plan	7
3.0	NEW AND RE-PLACEMENT TREE PLANTING	9
3.1	Planting Stock	9
3.2	Planting Methodology	9
APPENDIX 1	ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN (AIA AND TPP)	
APPENDIX 2	TREE PROTECTION PLAN AND RE-PLACEMENT TREE PLANTING	
APPENDIX 3	TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT SCHEDULE	
	Explanation Of Terms	

1.0 INTRODUCTION

This survey and report relates to trees surrounding Bleachfield House, Grandholm, Aberdeen.

It was commissioned by Martyn Sutcliffe of Halliday Clark Architects in support of the Planning Application to re-develop the site.

The site was recently subject to a Tree Survey which recorded and assessed the condition of the trees on the site. Please see that document for further information relating to the existing trees on the site. Tree Survey Report, September 2015.

In-light of the proposed site layout this document provides the following additional information.

1. An assessment of the likely impact the proposed development would have on the trees.
2. Recommendations for tree works necessary to accommodate the development.
3. Method statement for the protection of trees to be retained to ensure they survive the development process in the long term.
4. Identification of the scope for re-placement tree planting around the development and recommended planting to mitigate for tree loss due to development.

The trees within the survey area were inspected from the ground by Arboricultural Consultant, Struan Dalgleish on the 23rd September 2015. The extent of the area to be included by the survey was shown on a drawing supplied by the Project Architect. Weather conditions at the time of survey were generally bright.

The trees maybe subject to a Tree Preservation Order or within a Conservation Area. This aspect will require to be clarified by Aberdeen City Council and any tree works should only be undertaken following close liaison with and the consent of the Planning Department.

Author's qualifications: Struan Dalgleish is a Chartered Forester (MICFor) and Chartered Environmentalist (CEnv). He holds an Honours Degree in Forestry, is a Professional Member of the Arboricultural Association, and a Certified Arborist. He has over 17 years' experience of arboriculture at a professional level.

1.1 Limitations

- The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey (i.e. until 23rd September 2016). Trees are living organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.
- The recommendations relate to the site as it exists at present, and to the current level and patterns of land use. The degree of risk and hazard may alter if the site or its surroundings are developed or changed, and as such may require re-inspection and re-appraisal.
- Whilst every effort has been made to detect defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.
- Where dense shoot growth or shrubs obscured the base and lower trunks of trees full and detailed thorough inspection may not have been possible. Where they occur basal shoots should be cut back and trees re-inspected.
- Only trees indicated on the drawing in Appendix 1 have been included in the survey. Trees elsewhere were not inspected.
- This report has been prepared for the sole use of Halliday Clark Architects and their appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

2.0 TREES AND DEVELOPMENT

To help inform the development process the trees recorded by the survey have been provided with a Retention Category and Root Protection Area in-accordance with BS 5837:2012 '*Trees in relation to design, development and construction.*'

2.1 Tree Retention Category

Retention category grades the trees in terms of quality and takes into account health, condition, and future life expectancy. Small or relatively young trees may receive a lower grading where they could be easily replaced.

This is intended to provide an indication of their suitability for retention within the development context.

Category A trees are considered to be of highest quality and value and often have a life expectancy of +40 years.

Category B trees are considered to be of moderate quality and value and often have a life expectancy of +20 years.

Category C trees are considered to be of low quality and value either due to their poor condition and limited life expectancy (<20 years), or relatively young age.

Where trees are considered to have a <10 years life expectancy they have been graded Category U and could be removed for reasons of good arboricultural practice.

2.2 Root Protection Areas

Root Protection Areas (RPA's) are areas surrounding the tree that contains sufficient rooting volume to ensure its long term survival.

These have been calculated in-accordance with BS 5837:2012 and shown as a dark circle around the trunk position on the Tree Survey Drawing.

The actual shape of RPA's may vary depending on the surrounding ground conditions and the trees ability to tolerate root disturbance.

Significant tree roots can be unlikely to grow within the highly compacted ground often found beneath hard surfaces such as tarmac.

When trees are to be retained and integrated into the new site layout sufficient RPA to ensure their survival should be protected from disturbance throughout the construction process.

In certain situations special engineering techniques can be used to minimize the impact on roots where work within the RPA is unavoidable.

2.3 Amenity Clearance Zones

The impact development may have and trees on development should be taken into account with consideration to the trees at their ultimate height, spread and density.

These factors have implications with regard to clearance distances between canopy and new buildings, operational constraints such as access during the construction process, shade and shadow cast on buildings, future nuisance issues that maybe experienced by inhabitants such as obstruction of view and leaf fall and the perceived threat to safety that can arise where large trees are in close proximity to property.

To avoid future conflict an appropriate Amenity Clearance Zone between trees and the proposed development should be should be established.

Amenity Clearance Zone's equivalent of a distance $\frac{2}{3}$ the ultimate height of the trees has been calculated for sycamore 2550, whitebeam 2552 and beech 2558 to the south and Lawson cypress 2545 to the north of the house.

This is equivalent to the larger circular areas centred on the tree. The ultimate heights for these trees have been estimated at 12m, 22m and 15m respectively.

Where shadow cast by trees maybe an issue a simple shadow traced has also been added to the drawing. This plots the average shadow path in a day for trees to the south of the proposed development.

2.4 Arboricultural Impact of Development

With the requirement for Root Protection Areas and Amenity Clearance Zones in-mind and based on the proposed site layout, as illustrated on the drawing in Appendix 1, the following 8 trees would require to be removed to accommodate the development proposals. This includes the removal of 2 category U trees where removal would be required for reasons of good management and regardless of development.

2546 Holly – Category U

2547 Wych elm - Category U

2548 Copper beech - Category C

2549 Lawson cypress - Category B

2552 Ash - Category B

2553 Horse chestnut - Category B

2559 Sycamore - Category C

2563 Sycamore - Category C

2.5 Tree Protection Plan

The aim of tree protection is to exclude any construction activity that may damage tree health, including excessive excavation, passage of heavy machinery, and the storage or disposal of materials. No fire should be lit where the frames could come within 10m of any tree.

The proposed layout of Tree Protection Barriers has been shown in magenta on the drawings in Appendix 1 and 2.

Protective Distances

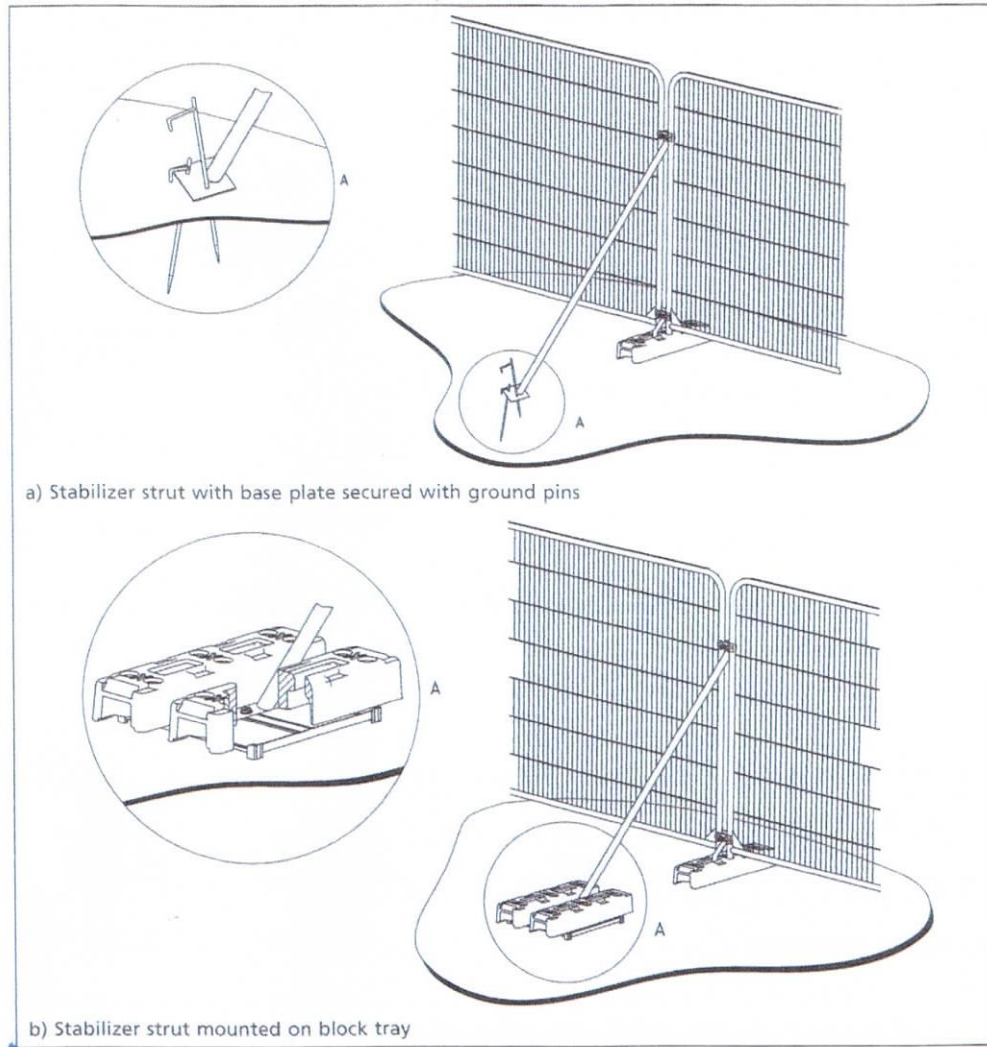
To the north Tree Protection Barriers should be erected at a distance of **8.5m from the base of sycamore 2541 and 6.8m from Lawson cypress 2545.**

To the south protective barriers should be erected along the **edge of the existing area of old tarmac surface.** Significant tree roots are unlikely to be present within the highly compacted ground beneath the tarmac.

The default specification for tree protection barriers as illustrated by BS 5837 is shown in the diagram below.

Alternate barriers may be suitable provided they are fit for purpose and approved by the Planning Authority. Temporary site buildings can be incorporated into tree protection measures.

Example of Tree Protection Fencing. Extract from BS 5837:2012



3.0 NEW AND RE-PLACEMENT PLANTING

The potential exists for significant new planting to be carried out to mitigate for tree loss due to development.

Suitable locations for **16 new trees** have been identified near the southern site boundary where a number of dead and collapsing semi mature elms and a snapped wild cherry are presently located.

The dead and collapsed trees should be cut and stacked prior to planting. Branch wood should be chipped and spread on site and trunk wood cut and safety stacked to provided deadwood wildlife habitat.

The TPP and Planting Drawing in Appendix 2 shows a possible layout of new planting.

The area of new planting, once established would create a diverse and robust area of trees with long term potential. The use of a high proportion of native species would provide good levels of wildlife habitat benefit.

The new planting should integrate well with the existing trees on the site including the nearby mature lime, beech and horse chestnut.

Beyond these trees a number of further dead elms occur near the river bank.

Dead elms are at high and increasing risk of collapse as they decay and although land use intensity surrounding these trees is relatively low they may pose a threat to safety, particularly in-light of any new development.

Removal of the crowns of any large dead trees next to the river has therefore been recommended. The standing dead trunks next to the river could be retained to provide wildlife habitat.

The suggested specification for planting stock is provided below.

3.1 Planting Stock

These re-placement tree planting proposals provides details of an appropriate range of species well suited to the site conditions and to mitigate for tree loss due to development.

Re-stocking with elm (*Ulmus glabra*) is not recommended due to the on-going threat from Dutch elm disease.

At present the use of ash (*Fraxinus excelsior*) is not recommended due to restriction in plant movements necessary to control the spread of Chalara ash dieback disease. This is unfortunate as ash would be well suited to the site.

16 Standard trees

5 Oak (*Quercus petraea*) – Ok

4 Bird cherry (*Prunus padus*) – BC

4 Alder (*Alnus glutinosa*) – Ad

3 Beech (*Fagus sylvatica*) - Be

To be obtained from a reputable local nursery as bare root or pot grown 6-8cm in stem girth 'standard' trees.

3.2 Planting Methodology

All planting should be undertaken by a suitably competent and experienced contractor during a period of frost free weather in the dormant season (November to March).

Newly planted trees and hedging plants should be mulched with well composted wood chips to aid healthy establishment. The mulch should be 5cm in depth and clear of direct contact with the stem.

Key to the success of any new planting on the site will be the provision of suitable roe deer and rabbit grazing protection. This is likely to involve the use of tree shelters and on-going maintenance of tree protection will be required until the trees are well established.

The trees should be checked at least twice a year for the first three years when weeding should be undertaken and mulch added.

Additional watering of young trees maybe required during periods of drought.

Any failures should be replaced.

APPENDIX 1 – ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN (AIA AND TPP)

Scale approx. – 1:500 approx. at A4

Key -



Tree to be retained



Tree to be removed



Root Protection Area calculated in accordance with BS 5837



Dead tree to be cut and stacked



Proposed layout of Tree Protection Barriers

BS 5837: 2012 Tree Category Grading Colour Coding



Category A tree - High quality and value: considered to make a substantial contribution (+40 years)



Category B tree - Moderate quality and value: considered to make a significant contribution (minimum of 20 years)



Category C tree - Low quality and value: currently in adequate condition to remain until new planting could be established (minimum of 10 years), or young trees with a diameter <150mm.



Category U tree - Any existing value would be lost within 10 years and which should, in the current context could be removed for reasons of sound arboricultural management

APPENDIX 2 –TREE PROTECTION PLAN (TPP) AND REPLACEMENT PLANTING

Scale approx. – 1:500 approx. at A4

Key -



Tree to be retained



Root Protection Area calculated in accordance with BS 5837



Dead tree to be cut and stacked



Suitable locations for new tree planting

5 Oak (*Quercus petraea*) – Ok

4 Bird cherry (*Prunus padus*) – BC

4 Alder (*Alnus glutinosa*) – Ad

3 Beech (*Fagus sylvatica*) - Be



Proposed layout of Tree Protection Barriers

BS 5837: 2012 Tree Category Grading Colour Coding



Category A tree - High quality and value: considered to make a substantial contribution (+40 years)



Category B tree - Moderate quality and value: considered to make a significant contribution (minimum of 20 years)



Category C tree - Low quality and value: currently in adequate condition to remain until new planting could be established (minimum of 10 years), or young trees with a diameter <150mm.



Category U tree - Any existing value would be lost within 10 years and which should, in the current context could be removed for reasons of sound arboricultural management

APPENDIX 3 – TREE SURVEY AND ARBORICULTURAL IMPACT SCHEDULE**Explanation of Tree Survey Schedule Terms**

Tag No.	Identification number of tree as shown on tag and drawing.
Species	Common name of species.
Ht. (m)	Height of tree assessed in metres
Dia. (mm)	Diameter at breast height, measured in millimeters at 1.5m.
Crown Spread (m)	Spread of branches from centre of trunk to drip line in N, E, S and W directions.
Crown Clearance (m)	Average crown clearance above ground level, estimated in meters.
Age class	Young, middle aged, mature, over mature, veteran.
Condition	Overall physiological and structural condition: Good, fair, poor, dead. See explanation over page.
Comments	General comments, made as required, relating to health, structural condition and form, highlighting any defects or areas of concern.
Life Exp. (yrs)	Estimated remaining contribution, estimated in years e.g. <10, 10-20, 20-40, +40.
Retention Category	BS 5837 category grading: Tree quality assessment – see explanation over page.
Recommendation	Recommended remedial action/work in the interest of good arboricultural management or to accommodate the proposals
Timescale	Timescale for undertaking recommended actions.

Tree Condition Categories

Good	<ul style="list-style-type: none">(1) Healthy trees with no major defects(2) Trees with a considerable life expectancy(3) Trees of good shape and form
Fair	<ul style="list-style-type: none">(1) Healthy trees with small or easily remedied defects(2) Trees with a shorter life expectancy(3) Trees of reasonable shape and form
Poor	<ul style="list-style-type: none">(1) Trees with significant structural defects and/or decay(2) Trees of low vigour and under stress(3) Trees with a limited life expectancy(4) Trees of inferior shape and form
Dead	<ul style="list-style-type: none">(1) Dead, dying and dangerous trees(2) Trees of very low vigour and with a severely limited life expectancy(3) Trees with serious structural defects and/or decay

Category Grading

Categories for tree quality assessment, based on guidance given in British Standard BS 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations

Trees unsuitable for retention (see Note)

Category and definition	Criteria – Subcategories
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>

Trees to be considered for retention

Category and definition	Criteria – Subcategories		
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation
<p>Category A</p> <p>High quality and value with an estimated life expectancy of at least 40 years.</p>	<p>Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature (e.g. principle trees in avenues)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).</p>
<p>Category B</p> <p>Moderate quality and value with an estimated life expectancy of at least 20 years.</p>	<p>Trees that might be in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management or storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>Trees with material conservation or other cultural value.</p>
<p>Category C</p> <p>Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter <150mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary/transient landscape benefit.</p>	<p>Trees with no material conservation or other cultural value.</p>

Tree Survey Report

Proposed Development at

**BLEACHFIELD HOUSE
GRANDHOLM
ABERDEEN**

September 2015

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Contents

<u>Section</u>	<u>Title</u>	<u>Page No.</u>
1.0	INTRODUCTION	3
1.1	Limitations	4
2.0	TREE SURVEY METHODOLOGY	5
3.0	TREE SURVEY RESULTS	6
3.1	Site Description	6
3.2	Tree Cover	6
3.3	Tree Condition and Recommendations	7
3.4	Photographs	9
4.0	TREES AND DEVELOPMENT	10
4.1	Tree Retention Category	10
4.2	Root Protection Areas	10
4.3	Tree Protection Barriers	11
4.4	Arboricultural Impact Assessment and Tree Protection Plan	12

APPENDIX 1 – TREE SURVEY DRAWING

APPENDIX 2 – TREE SURVEY SCHEDULE

Explanation Of Terms

1.0 INTRODUCTION

This survey and report relates to trees surrounding Bleachfield House, Grandholm, Aberdeen.

It was commissioned by Martyn Sutcliffe of Halliday Clark Architects in support of the Planning Application to re-develop the site.

The survey and report sets out to achieve the following objectives.

1. To undertake a visual inspection and assessment of the trees within and directly adjacent to the proposed development site.
2. To make preliminary recommendations for the management of the trees for reasons of safety and good arboricultural practice.
3. To provide details of tree retention category and root protection areas to help inform the development process.

The extent of the area to be included by the survey was shown on the site location plan supplied by the architect.

The trees within the area were inspected from the ground by Arboricultural Consultant, Struan Dalglish on the 23rd September 2015. Weather conditions at the time were generally bright.

The trees maybe subject to a Tree Preservation Order or within a Conservation Area. This aspect will require to be clarified by Aberdeen City Council and any tree works should only be undertaken following close liaison with and the consent of the Planning Department.

Author's qualifications: Struan Dalglish is a Chartered Forester (MICFor) and Chartered Environmentalist (CEnv). He holds an Honours Degree in Forestry, is a Professional Member of the Arboricultural Association, and a Certified Arborist. He has over 17 years' experience of arboriculture at a professional level.

1.1 Limitations

- The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey (i.e. until 23rd September 2016). Trees are living organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.

- The recommendations relate to the site as it exists at present, and to the current level and patterns of land use. The degree of risk and hazard may alter if the site or its surroundings are developed or changed, and as such may require re-inspection and re-appraisal.

- Whilst every effort has been made to detect defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.

- Where dense shoot growth or shrubs obscured the base and lower trunks of trees full and detailed thorough inspection may not have been possible. Where they occur basal shoots should be cut back and trees re-inspected.

- Only trees indicated on the drawing in Appendix 1 have been included in the survey. Trees elsewhere were not inspected.

- This report has been prepared for the sole use of Halliday Clark Architects and their appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

2.0 TREE SURVEY METHODOLOGY

All the substantial trees within or directly adjacent to the proposed development area have been recorded by the survey.

Areas of shrubs and hedges have not been recorded in detail though their locations have been added to the Tree Survey Drawing.

Each tree has been subject to a detailed visual inspection and tagged with a uniquely numbered aluminium disc.

In total **twenty three (23) individual trees** were recorded and tag numbers range from **2541 to 2563**.

The positions of each tree has been plotted onto the supplied site location drawing. A reasonable degree of accuracy can be assumed however absolute precision cannot be guaranteed.

Tag numbers, crown spreads and root protection areas have been added to the drawing using CAD. See Appendix 1 – Tree Survey Drawing and Bleachfield House Tree Survey Drawing.dwg.

Details of all the trees recorded are presented along with an explanation of terms used in Appendix 2 - Tree Survey Schedule. The following has been recorded for each tree.

- Tree number
- Tree species
- Trunk diameter
- Tree height
- Crown spread
- Height of crown clearance
- Age class
- Condition
- Comments relating to overall form, health and condition of the tree
- Remaining useful life expectancy
- Retention category grading
- Recommended arboricultural work for reasons of good management
- Timescale for undertaking this work.

3.0 TREE SURVEY RESULTS

3.1 Site Description

The trees are located at the edge of wider areas of dense trees to the north and south of the house. The site boundaries are often formed by clipped privet hedges between the Grandholm bowling green to the west and playing fields to the east. The bowling green club house and sheds are located beneath the edge of the canopy south of the house. Clumps of laurel and other dense shrubs are often present at the base of trees.

The house is unoccupied and the garden area directly to the north of the house has become overgrown with shrubs and herbaceous plants encroaching on paths and gates.

The topography of the site is fairly flat and level. The soils appear to be deep, fertile and capable of supporting a range of tree species to full maturity. No drainage problem were noted at the time of survey. The presence of hard surfaces, walls and changes in level are likely to have restricted rooting spreads in places.

The trees are fairly sheltered by the house and surrounding trees. No significant recent storm damage was noted by the survey.

Roe deer and rabbits are likely to visit the site. Any new tree or shrub planting will require to be protected from grazing damage.

3.2 Tree Cover

The tree species present include a diverse mix of common broadleaf species including 8 sycamore (*Acer pseudoplatanus*), 3 ash (*Fraxinus excelsior*), 2 whitebeam (*Sorbus aria*), 2 copper beech (*Fagus sylvatica* 'Atropurpurea'), 1 wych elm (*Ulmus glabra*), 1 horse chestnut (*Aesculus hippocastanum*), 1 crack willow (*Salix fragilis*), 1 wild cherry (*Prunus avium*) and 1 holly (*Ilex aquifolium*).

3 conifers; 2 Lawson cypress (*Chamaecyparis lawsoniana*) and 1 Leyland cypress (*Cupressocyparis leylandii*) were also recorded.

The oldest trees recorded by the survey include the larger sycamore, copper beech, horse chestnut and Lawson cypress. These trees are thought to be between 70 and 100 years old. More recently established trees appear to be both of planted and self-seeded origin.

3.3 Tree Condition and Recommendations

A number of issues relating to tree health and condition were noted by the survey. These have been identified in the Tree Survey Schedule in Appendix 2 and are highlighted below.

Where trees are within falling distance of the house, driveway, car parking areas and bowling green they are considered to be within an area of high land use intensity.

Recommendations for management necessary for reasons of safety and good arboricultural practice have been provided with this in mind.

All tree works should be carried out by a suitably qualified and experienced tree surgeon in accordance with BS 3998:2010 '*Tree Work – Recommendations*' and with any necessary permissions from Aberdeen City Council.

a) Decay and Wounds

Severe decay associated with wounds around the base or lower trunk were noted to be affecting **crack willow 2555**. The black rhizomorphs of the fungus *armillaria mellea* indicates the presence of root decay. As the tree overhangs and is biased towards the bowling green club house felling within 6 months has been recommended.

Neighbouring **ash 2557** displays severe basal wounds exposing advanced decay. The pattern of wounding is consistent with that of fire damage. The tree is of very limited life expectancy and becoming increasingly unstable. Removal within 6 months has been recommended. Removal will benefit neighbouring semi mature sycamore 2556.

Elsewhere when decay was noted it tended to be localized and associated with old wounds. Sufficiently vigorous trees tend to respond to wounding through the formation of re-enforcing wound wood. Over time wounds can completely occlude.

b) Dutch Elm Disease

The disease is well established within the surrounding area and 3 recently dead trees were noted within the avenue lining the driveway to the house.

Four (4) further dead trees are present within the woodland area at the southern edge, beyond the bowling green club house.

Wych elm 2547 did not display signs of infection at the time of survey however it is considered highly probable the tree will succumb in the next few years. It should be closely monitored for signs of infection.

Dead trees should be cut and stacked on site within 12 months. Branch wood should be chipped and spread.

c) Topped Trees

Many of the broadleaf trees to the north and west of the house were noted to have had their crowns previously removed at around 3m.

The trees have frequently regenerated dense new crowns although this re-growth can become poorly attached where decay is present within the old pruning wounds.

Crown reduction maybe required to prevent regeneration from becoming too large. The timing of crown reduction would identified through the process of regular and on-going tree assessment.

d) Basal Shoots

Basal shoots are natural feature of certain species of tree including horse chestnut and sycamore.

If allowed to develop unchecked shoot growth can become obtrusive and obscure the clear view of the base of the tree required to undertake detailed and thorough inspection. Over-dominant basal shoots can also detract from the form of the tree.

It is therefore recommended that where basal shoots occur they are cut back on an annual basis and prior to annual inspection. This should be undertaken using hand saws and secateurs and pruning wounds kept to a minimum.

e) Overgrown shrubs

Within the garden overgrown shrubs are obstructing access and encroaching on buildings. Cutting back is required. **Holly 2546** will soon out grow its location and should be removed in a timely manner.

f) Re-inspection Frequency

All trees within areas of high land use intensity should be subject to regular and routine inspection for reasons of safety.

It is recommended that this be carried out by a suitably competent and experienced arboriculturalist on an **annual basis**.

Additional inspection maybe required in the aftermath of severe storms.

3.4 Photographs



Photo 1 – Trees south of existing house.



Photo 2 – Dense trees and shrubs in over grown garden north of house.

4.0 TREES AND DEVELOPMENT

To help inform the development process the trees recorded by the survey have been provided with a Retention Category and Root Protection Area in accordance with BS 5837:2012 '*Trees in relation to design, development and construction.*'

4.1 Tree Retention Category

Retention category grades the trees in terms of quality and takes into account health, condition, and future life expectancy. Small or relatively young trees may receive a lower grading where they could be easily replaced.

This is intended to provide an indication of their suitability for retention within the development context.

Category A trees are considered to be of highest quality and value and often have a life expectancy of +40 years.

Category B trees are considered to be of moderate quality and value and often have a life expectancy of +20 years.

Category C trees are considered to be of low quality and value either due to their poor condition and limited life expectancy (<20 years), or relatively young age.

Where trees are considered to have a <10 years life expectancy they have been graded Category U and could be removed for reasons of good arboricultural practice.

4.2 Root Protection Areas

Root Protection Areas (RPA's) are areas surrounding the tree that contains sufficient rooting volume to ensure its long term survival.

For individually recorded trees these have been calculated in accordance with BS 5837:2012 and shown as a dark circle around the trunk position on the Tree Survey Drawing.

When trees are to be retained and integrated into the new site layout sufficient RPA should be protected from disturbance throughout the construction process to ensure the long term survival of the tree. In certain situations special engineering techniques can be used to minimize the impact on roots where work within the RPA is unavoidable.

4.3 Tree Protection Barrier

The aim of tree protection is to exclude any construction activity that may damage tree health, including excessive excavation, passage of heavy machinery, and the storage or disposal of materials.

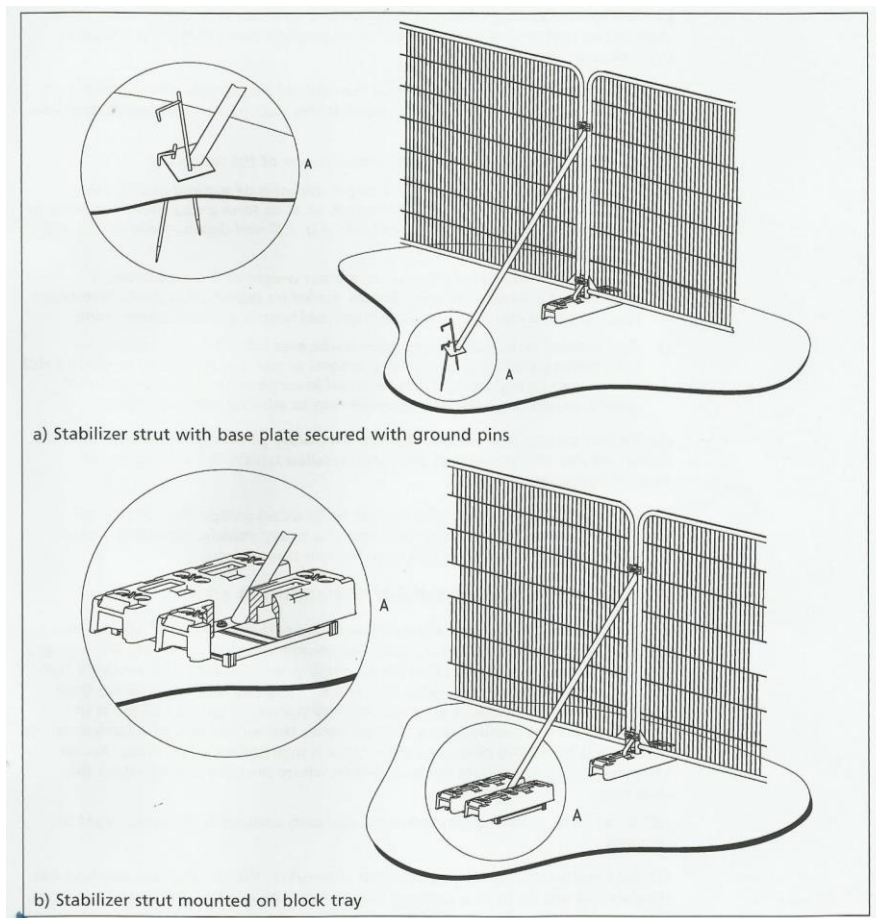
No fire should be lit where the frames could come within 10m of any tree.

Appropriate RPA's, to be measured as a radius from the base of tree are shown on the Tree Survey Drawing.

The default specification for tree protection barriers as illustrated by BS 5837 is shown in the diagram below.

Alternate barriers may be suitable provided they are fit for purpose and approved by the Planning Authority. Temporary site buildings can be incorporated into tree protection measures.

Example of Tree Protection Fencing. Extract from BS 5837:2012



4.4 Arboricultural Impact Assessment and Tree Protection Plan

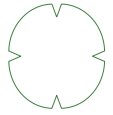
The information provide by this survey and report is intended to inform the proposed site layout design.

Once this design has been finalized an arboricultural impact assessment, tree protection plan and re-placement planting proposals may be required.

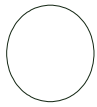
APPENDIX 1 – TREE SURVEY DRAWING

Scale approx. – 1:500 approx. at A4

Key -



Tree Crown



Root Protection Area calculated in accordance with BS 5837

BS 5837: 2012 Tree Category Grading Colour Coding



Category A tree - High quality and value: considered to make a substantial contribution (+40 years)



Category B tree - Moderate quality and value: considered to make a significant contribution (minimum of 20 years)



Category C tree - Low quality and value: currently in adequate condition to remain until new planting could be established (minimum of 10 years), or young trees with a diameter <150mm.



Category U tree - Any existing value would be lost within 10 years and which should, in the current context could be removed for reasons of sound arboricultural management

APPENDIX 2 – TREE SURVEY SCHEDULE

Explanation of Tree Survey Schedule Terms

Tag No.	Identification number of tree as shown on tag and drawing.
Species	Common name of species.
Ht. (m)	Height of tree assessed in metres
Dia. (mm)	Diameter at breast height, measured in millimeters at 1.5m.
Crown Spread (m)	Spread of branches from centre of trunk to drip line in N, E, S and W directions.
Crown Clearance (m)	Average crown clearance above ground level, estimated in meters.
Age class	Young, middle aged, mature, over mature, veteran.
Condition	Overall physiological and structural condition: Good, fair, poor, dead. See explanation over page.
Comments	General comments, made as required, relating to health, structural condition and form, highlighting any defects or areas of concern.
Life Exp. (yrs)	Estimated remaining contribution, estimated in years e.g. <10, 10-20, 20-40, +40.
Retention Category	BS 5837 category grading: Tree quality assessment – see explanation over page.
Preliminary Recommendation	Recommended remedial action/work in the interest of good arboricultural management
Timescale	Timescale for undertaking recommended actions.

Tree Condition Categories

Good	<ul style="list-style-type: none">(1) Healthy trees with no major defects(2) Trees with a considerable life expectancy(3) Trees of good shape and form
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Category Grading

Categories for tree quality assessment, based on guidance given in British Standard BS 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations

Trees unsuitable for retention (see Note)

Category and definition	Criteria – Subcategories
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>

Trees to be considered for retention

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Tag No.	Species	Ht. (m)	Dia. (mm)	Crown Spread (m)				Ht. Cl. (m)	Age Class	Condition	Comments	Life Exp.	Retention Category	Preliminary Recommendation	Timescale
				N	E	S	W								
2541	Sycamore	17	710	7	6	6	5	1	Mature	Fair	Has been historically topped at 3m and regenerated new crown. Dense and vigorous.	40+yrs	B		
2542	Leyland cypress	17	450	4	4	4	4	1	Mature	Fair	Dense conical form.	10-20yrs	C		
2543	Ash	15	250: 240: 200: 180	6	5	5	6	1	Semi mature	Fair	Multi stemmed from ground level. Growing from edge of low stone wall. Lesser at base.	10-20yrs	C		
2544	Whitebeam	10	380	4	4	3	4	2	Early mature	Poor	Next to bowling green. Has been topped at 3m and regenerated new crown. Becoming suppressed by larger neighbours.	10-20yrs	C		
2545	Lawson cypress	14	570	2	3	3	3	4	Mature	Fair	Dense conical form next to bowling green. Resinous bleeding from large burr at 1.5m. Dense laurel at base.	20-40yrs	B		
2546	Holly	7	120	3	2	2	2	1	Young	Poor	Very close to house wall. Will soon out grow location.	<10yrs	U	Remove	Within 2 years
2547	Wych elm	12	560	6	6	3	6	5	Mature	Poor	Has been historically topped at 3m and regenerated new crown. Dense and vigorous basal shoots. Tips overhanging roof. At high risk of infection with dutch elm disease.	<10yrs	U	Monitor for Dutch elm disease	
2548	Copper beech	12	480	2	6	2	6	4	Early mature	Poor	Has been historically topped at 2m and regenerated new crown. Of lesser form with tips overhanging shed and bowling green.	20-40yrs	C		
2549	Lawson cypress	21	680	4	4	4	4	5	Mature	Fair	Dense conical form from tight fork at 4m.	20-40yrs	B		
2550	Sycamore	18	500	9	9	6	9	5	Early mature	Fair	3 adjacent stems forming single spread overhanging wire mesh fence and bowling club house at site boundary. Growing within neighbouring land outwith site.	20-40yrs	C		
2551	Whitebeam	9	340	5	3	4	4	2	Early mature	Poor	Has been historically topped at 3m and regenerated new crown. Sparse.	10-20yrs	C		
2552	Ash	19	520	2	3	7	6	10	Mature	Poor	Restricted spread with no lower branches. Bias towards bowling club house.	20-40yrs	B		
2553	Horse chestnut	14	600	7	8	6	6	2	Mature	Fair	Dense, spreading crown with epicormic growth on trunk.	40+yrs	B	Cut back basal shoots.	Within 6 months

Tag No.	Species	Ht. (m)	Dia. (mm)	Crown Spread (m)							Ht. Cl. (m)	Age Class	Condition	Comments	Life Exp.	Retention Category	Preliminary Recommendation	Timescale
				N	E	S	W											
2554	Sycamore	14	260	2	6	5	6	4			Semi mature	Fair	2 adjacent stems forming single spread.	40+yrs	C			
2555	Crack willow	18	420: 340	3	6	6	8	4			Mature	Poor	2 co-dominant stems from ground level. Sparse crown. Bark death and armillaria infection at base. Bias towards and overhanging bowling club house.	<10yrs	U	Remove	Within 6 months	
2556	Sycamore	10	200	4	4	3	4	2			Semi mature	Fair	Developing well at woodland edge.	40+yrs	C			
2557	Ash	20	650	6	4	6	6	9			Mature	Poor	Severe basal wounds and decay.	<10yrs	U	Remove	Within 6 months	
2558	Copper beech	17	690	8	9	9	6	3			Mature	Poor	Significant basal wound exposing decay and with good wound wood formation occurring. Dense spreading crown with minor deadwood.	20-40yrs	B			
2559	Sycamore	14	350: 280	7	6	3	6	2			Early mature	Poor	Significant basal wound exposing decay and with good wound wood formation occurring. Lesser form with pronounced bias over privet hedge.	10-20yrs	C			
2560	Sycamore	15	380	6	7	5	2	3			Early mature	Fair	Single stem leaning over privet boundary hedge. Rope beginning to constrict branches in lower crown. Dead cherry at base.	40+yrs	C			
2561	Wild cherry	16	480	3	5	3	2	6			Mature	Poor	Restricted spread overhanging boundary hedge. No lower branches. Low vigour. Rope around trunk. Decay in old pruning wounds. Small sycamore at base.	10-20yrs	C			
2562	Sycamore	20	540	5	5	6	6	6			Mature	Fair	Developing good form at edge of woodland. Basal shoots.	40+yrs	B			
2563	Sycamore	9	250	3	4	4	2	3			Semi mature	Fair	Growing in privet hedge at site boundary. Overhanging adjacent playing fields. Base obscured.	40+yrs	C			

Tree Survey Report

Proposed Development at

**BLEACHFIELD HOUSE
GRANDHOLM
ABERDEEN**

September 2015

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Contents

<u>Section</u>	<u>Title</u>	<u>Page No.</u>
1.0	INTRODUCTION	3
1.1	Limitations	4
2.0	TREE SURVEY METHODOLOGY	5
3.0	TREE SURVEY RESULTS	6
3.1	Site Description	6
3.2	Tree Cover	6
3.3	Tree Condition and Recommendations	7
3.4	Photographs	9
4.0	TREES AND DEVELOPMENT	10
4.1	Tree Retention Category	10
4.2	Root Protection Areas	10
4.3	Tree Protection Barriers	11
4.4	Arboricultural Impact Assessment and Tree Protection Plan	12

APPENDIX 1 – TREE SURVEY DRAWING

APPENDIX 2 – TREE SURVEY SCHEDULE

Explanation Of Terms

1.0 INTRODUCTION

This survey and report relates to trees surrounding Bleachfield House, Grandholm, Aberdeen.

It was commissioned by Martyn Sutcliffe of Halliday Clark Architects in support of the Planning Application to re-develop the site.

The survey and report sets out to achieve the following objectives.

1. To undertake a visual inspection and assessment of the trees within and directly adjacent to the proposed development site.
2. To make preliminary recommendations for the management of the trees for reasons of safety and good arboricultural practice.
3. To provide details of tree retention category and root protection areas to help inform the development process.

The extent of the area to be included by the survey was shown on the site location plan supplied by the architect.

The trees within the area were inspected from the ground by Arboricultural Consultant, Struan Dalgleish on the 23rd September 2015. Weather conditions at the time were generally bright.

The trees maybe subject to a Tree Preservation Order or within a Conservation Area. This aspect will require to be clarified by Aberdeen City Council and any tree works should only be undertaken following close liaison with and the consent of the Planning Department.

Author's qualifications: Struan Dalgleish is a Chartered Forester (MICFor) and Chartered Environmentalist (CEnv). He holds an Honours Degree in Forestry, is a Professional Member of the Arboricultural Association, and a Certified Arborist. He has over 17 years' experience of arboriculture at a professional level.

1.1 Limitations

- The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey (i.e. until 23rd September 2016). Trees are living organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.
- The recommendations relate to the site as it exists at present, and to the current level and patterns of land use. The degree of risk and hazard may alter if the site or its surroundings are developed or changed, and as such may require re-inspection and re-appraisal.
- Whilst every effort has been made to detect defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.
- Where dense shoot growth or shrubs obscured the base and lower trunks of trees full and detailed thorough inspection may not have been possible. Where they occur basal shoots should be cut back and trees re-inspected.
- Only trees indicated on the drawing in Appendix 1 have been included in the survey. Trees elsewhere were not inspected.
- This report has been prepared for the sole use of Halliday Clark Architects and their appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

2.0 TREE SURVEY METHODOLOGY

All the substantial trees within or directly adjacent to the proposed development area have been recorded by the survey.

Areas of shrubs and hedges have not been recorded in detail though their locations have been added to the Tree Survey Drawing.

Each tree has been subject to a detailed visual inspection and tagged with a uniquely numbered aluminium disc.

In total **twenty three (23) individual trees** were recorded and tag numbers range from **2541 to 2563**.

The positions of each tree has been plotted onto the supplied site location drawing. A reasonable degree of accuracy can be assumed however absolute precision cannot be guaranteed.

Tag numbers, crown spreads and root protection areas have been added to the drawing using CAD. See Appendix 1 – Tree Survey Drawing and Bleachfield House Tree Survey Drawing.dwg.

Details of all the trees recorded are presented along with an explanation of terms used in Appendix 2 - Tree Survey Schedule. The following has been recorded for each tree.

- Tree number
- Tree species
- Trunk diameter
- Tree height
- Crown spread
- Height of crown clearance
- Age class
- Condition
- Comments relating to overall form, health and condition of the tree
- Remaining useful life expectancy
- Retention category grading
- Recommended arboricultural work for reasons of good management
- Timescale for undertaking this work.

3.0 TREE SURVEY RESULTS

3.1 Site Description

The trees are located at the edge of wider areas of dense trees to the north and south of the house. The site boundaries are often formed by clipped privet hedges between the Grandholm bowling green to the west and playing fields to the east. The bowling green club house and sheds are located beneath the edge of the canopy south of the house. Clumps of laurel and other dense shrubs are often present at the base of trees.

The house is unoccupied and the garden area directly to the north of the house has become overgrown with shrubs and herbaceous plants encroaching on paths and gates.

The topography of the site is fairly flat and level. The soils appear to be deep, fertile and capable of supporting a range of tree species to full maturity. No drainage problem were noted at the time of survey. The presence of hard surfaces, walls and changes in level are likely to have restricted rooting spreads in places.

The trees are fairly sheltered by the house and surrounding trees. No significant recent storm damage was noted by the survey.

Roe deer and rabbits are likely to visit the site. Any new tree or shrub planting will require to be protected from grazing damage.

3.2 Tree Cover

The tree species present include a diverse mix of common broadleaf species including 8 sycamore (*Acer pseudoplatanus*), 3 ash (*Fraxinus excelsior*), 2 whitebeam (*Sorbus aria*), 2 copper beech (*Fagus sylvatica* 'Atropurpurea'), 1 wych elm (*Ulmus glabra*), 1 horse chestnut (*Aesculus hippocastanum*), 1 crack willow (*Salix fragilis*), 1 wild cherry (*Prunus avium*) and 1 holly (*Ilex aquifolium*).

3 conifers; 2 Lawson cypress (*Chamaecyparis lawsoniana*) and 1 Leyland cypress (*Cupressocyparis leylandii*) were also recorded.

The oldest trees recorded by the survey include the larger sycamore, copper beech, horse chestnut and Lawson cypress. These trees are thought to be between 70 and 100 years old. More recently established trees appear to be both of planted and self-seeded origin.

3.3 Tree Condition and Recommendations

A number of issues relating to tree health and condition were noted by the survey. These have been identified in the Tree Survey Schedule in Appendix 2 and are highlighted below.

Where trees are within falling distance of the house, driveway, car parking areas and bowling green they are considered to be within an area of high land use intensity.

Recommendations for management necessary for reasons of safety and good arboricultural practice have been provided with this in mind.

All tree works should be carried out by a suitably qualified and experienced tree surgeon in accordance with BS 3998:2010 '*Tree Work – Recommendations*' and with any necessary permissions from Aberdeen City Council.

a) Decay and Wounds

Severe decay associated with wounds around the base or lower trunk were noted to be affecting **crack willow 2555**. The black rhizomorphs of the fungus *armillaria mellea* indicates the presence of root decay. As the tree overhangs and is biased towards the bowling green club house felling within 6 months has been recommended.

Neighbouring **ash 2557** displays severe basal wounds exposing advanced decay. The pattern of wounding is consistent with that of fire damage. The tree is of very limited life expectancy and becoming increasingly unstable. Removal within 6 months has been recommended. Removal will benefit neighbouring semi mature sycamore 2556.

Elsewhere when decay was noted it tended to be localized and associated with old wounds. Sufficiently vigorous trees tend to respond to wounding through the formation of re-enforcing wound wood. Over time wounds can completely occlude.

b) Dutch Elm Disease

The disease is well established within the surrounding area and 3 recently dead trees were noted within the avenue lining the driveway to the house.

Four (4) further dead trees are present within the woodland area at the southern edge, beyond the bowling green club house.

Wych elm 2547 did not display signs of infection at the time of survey however it is considered highly probable the tree will succumb in the next few years. It should be closely monitored for signs of infection.

Dead trees should be cut and stacked on site within 12 months. Branch wood should be chipped and spread.

c) Topped Trees

Many of the broadleaf trees to the north and west of the house were noted to have had their crowns previously removed at around 3m.

The trees have frequently regenerated dense new crowns although this re-growth can become poorly attached where decay is present within the old pruning wounds.

Crown reduction maybe required to prevent regeneration from becoming too large. The timing of crown reduction would identified through the process of regular and on-going tree assessment.

d) Basal Shoots

Basal shoots are natural feature of certain species of tree including horse chestnut and sycamore.

If allowed to develop unchecked shoot growth can become obtrusive and obscure the clear view of the base of the tree required to undertake detailed and thorough inspection. Over-dominant basal shoots can also detract from the form of the tree.

It is therefore recommended that where basal shoots occur they are cut back on an annual basis and prior to annual inspection. This should be undertaken using hand saws and secateurs and pruning wounds kept to a minimum.

e) Overgrown shrubs

Within the garden overgrown shrubs are obstructing access and encroaching on buildings. Cutting back is required. **Holly 2546** will soon out grow its location and should be removed in a timely manner.

f) Re-inspection Frequency

All trees within areas of high land use intensity should be subject to regular and routine inspection for reasons of safety.

It is recommended that this be carried out by a suitably competent and experienced arboriculturalist on an **annual basis**.

Additional inspection maybe required in the aftermath of severe storms.

3.4 Photographs



Photo 1 – Trees south of existing house.



Photo 2 – Dense trees and shrubs in over grown garden north of house.

4.0 TREES AND DEVELOPMENT

To help inform the development process the trees recorded by the survey have been provided with a Retention Category and Root Protection Area in accordance with BS 5837:2012 '*Trees in relation to design, development and construction.*'

4.1 Tree Retention Category

Retention category grades the trees in terms of quality and takes into account health, condition, and future life expectancy. Small or relatively young trees may receive a lower grading where they could be easily replaced.

This is intended to provide an indication of their suitability for retention within the development context.

Category A trees are considered to be of highest quality and value and often have a life expectancy of +40 years.

Category B trees are considered to be of moderate quality and value and often have a life expectancy of +20 years.

Category C trees are considered to be of low quality and value either due to their poor condition and limited life expectancy (<20 years), or relatively young age.

Where trees are considered to have a <10 years life expectancy they have been graded Category U and could be removed for reasons of good arboricultural practice.

4.2 Root Protection Areas

Root Protection Areas (RPA's) are areas surrounding the tree that contains sufficient rooting volume to ensure its long term survival.

For individually recorded trees these have been calculated in accordance with BS 5837:2012 and shown as a dark circle around the trunk position on the Tree Survey Drawing.

When trees are to be retained and integrated into the new site layout sufficient RPA should be protected from disturbance throughout the construction process to ensure the long term survival of the tree. In certain situations special engineering techniques can be used to minimize the impact on roots where work within the RPA is unavoidable.

4.3 Tree Protection Barrier

The aim of tree protection is to exclude any construction activity that may damage tree health, including excessive excavation, passage of heavy machinery, and the storage or disposal of materials.

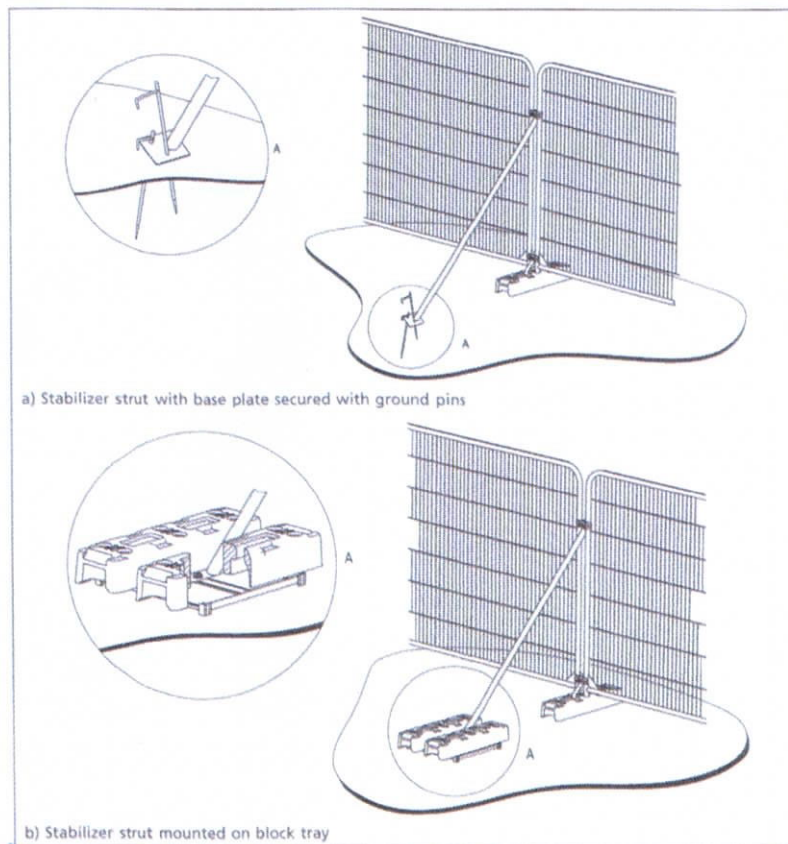
No fire should be lit where the frames could come within 10m of any tree.

Appropriate RPA's, to be measured as a radius from the base of tree are shown on the Tree Survey Drawing.

The default specification for tree protection barriers as illustrated by BS 5837 is shown in the diagram below.

Alternate barriers may be suitable provided they are fit for purpose and approved by the Planning Authority. Temporary site buildings can be incorporated into tree protection measures.

Example of Tree Protection Fencing. Extract from BS 5837:2012



4.4 Arboricultural Impact Assessment and Tree Protection Plan

The information provide by this survey and report is intended to inform the proposed site layout design.

Once this design has been finalized an arboricultural impact assessment, tree protection plan and re-placement planting proposals may be required.

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Key -



Tree Crown



Root Protection Area calculated in accordance with BS 5837

BS 5837: 2012 Tree Category Grading Colour Coding



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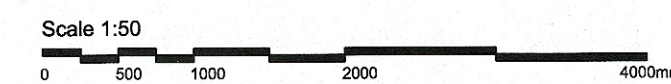
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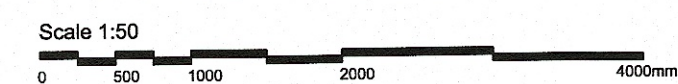
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



- June 2015	MJS
INITIAL ISSUE	
REVISION - DATE	DRWN CHKD

FOR APPROVAL

Grandholme Site
 Bleachfield House
 Aberdeen

FOR
 Hartley Investment Trust

Existing Elevations

Scale 1:50 @ A1

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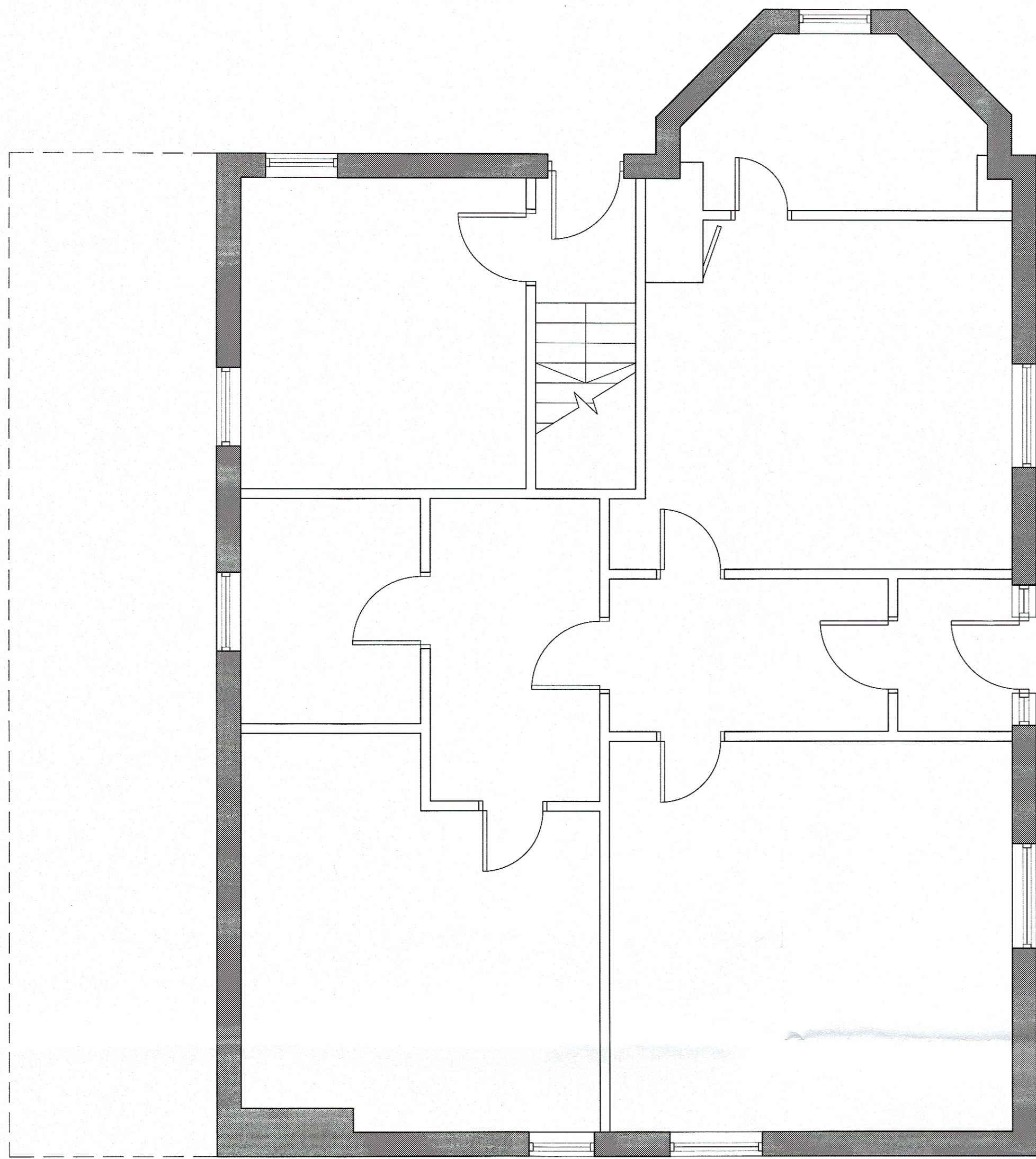
Dwg. No. 333.11(01)002

Rev.

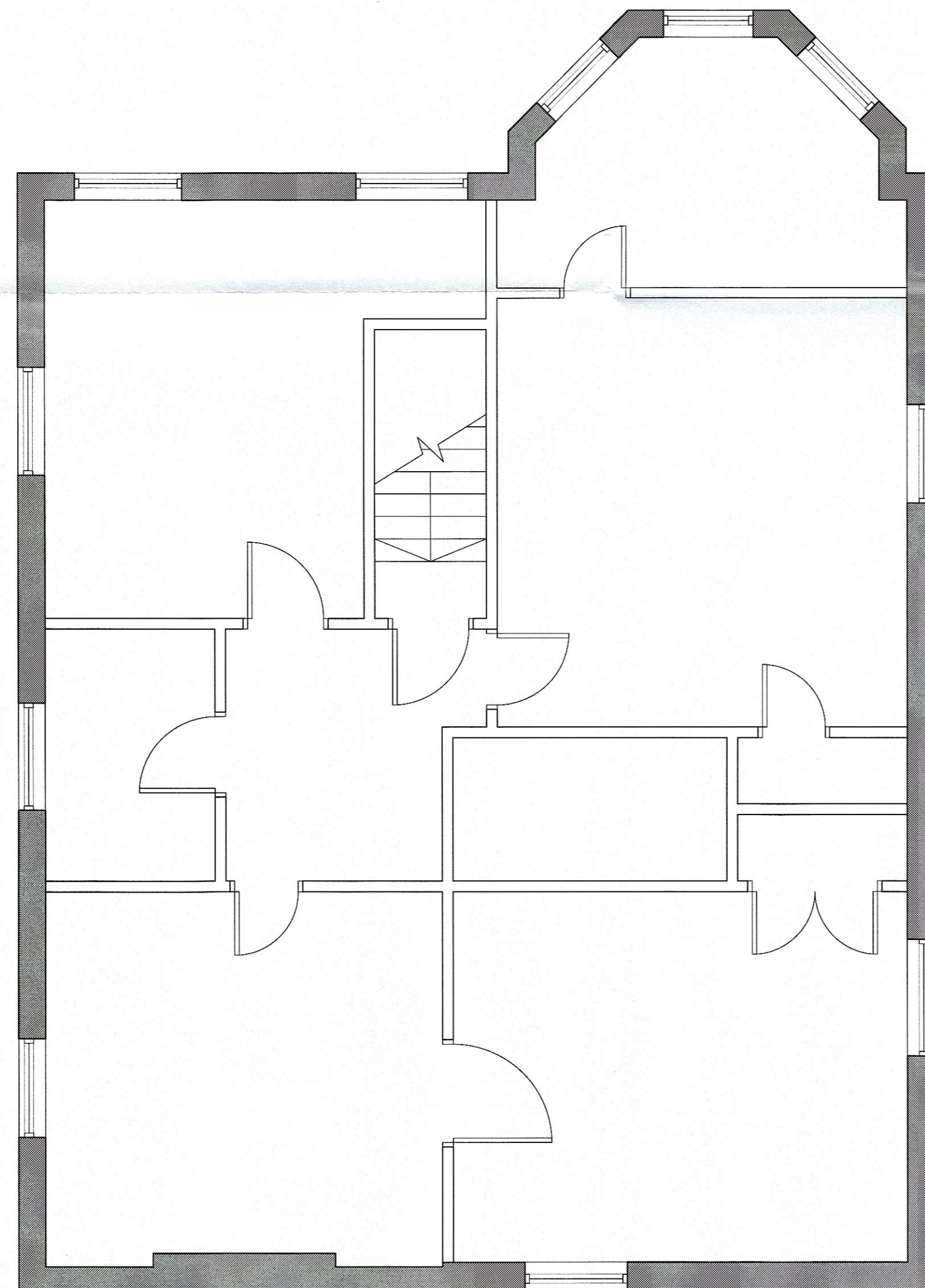
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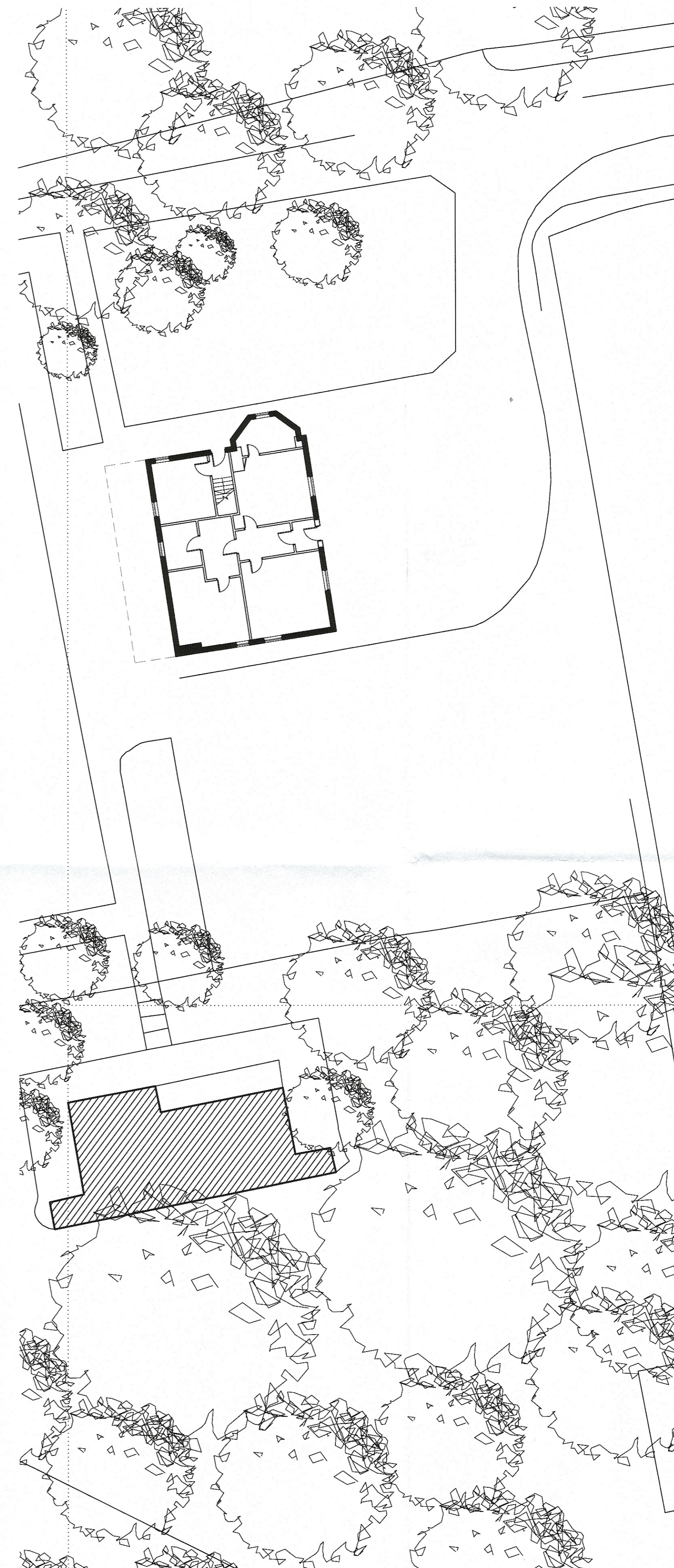
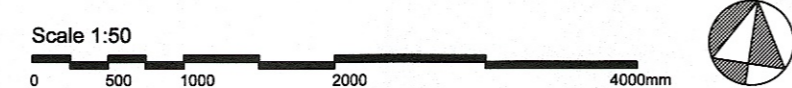
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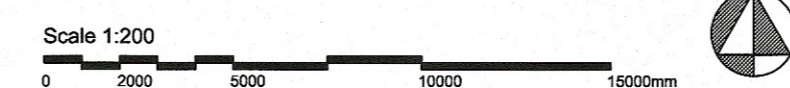
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SITE PLAN



- June 2015	MJS
INITIAL ISSUE	
REVISION - DATE	DRWN/CHKD

FOR APPROVAL

Grandholme Site
 Bleachfield House
 Aberdeen

FOR
 Hartley Investment Trust

Existing Ground and First Floor Plans

Scale As indicated @ A1

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Dwg. No. 333.11(01)001 Rev.

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NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Agent (if any)

Name

Name

Address

Address

Postcode

Postcode

Contact Telephone 1

Contact Telephone 1

Contact Telephone 2

Contact Telephone 2

Fax No

Fax No

E-mail*

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

RECEIVED
29 SEP 2016

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

The refusal states that the proposed development would result in an unjustified and unsustainable urban sprawl. Urban sprawl is described as 'the spread of an urban area into what used to be countryside' (Collins English Dictionary). The site is surrounded by Woodside to the south and Danestone to the North, both of which are built up areas of predominantly residential dwellings. The site was historically used for the Crombie Mill manager's house and associated sports facilities for the mill. It is therefore believed that the proposed development does not constitute as urban sprawl and does not spread into what used to be countryside.

Although within the Greenbelt (NE2) and Green Space Network (NE1), the land on which the proposed building footprint is sited has no inherent ecological or agricultural value. It currently consists of a gravel driveway and two profiled metal sheet sheds. The land is privately owned and not accessible to the public. The existing building is underused and in need of repair.

The proposed extension comprises of a traditional building form, with reference taken from the existing building. Traditional materials have been proposed which are to match the existing on a like for like basis. It is felt strongly that the proposal does not dominate the existing appearance as stated in the refusal; In contrast, it is believed that the proposed extension is subservient to the existing building. The proposed dimensions relating to height, width and length of the extension are less than those of the existing building.

With reference to the Scottish Environment Protection Agency, the site lies within an area with a low likelihood of flooding. SEPA have no objection to the planning application on flood risk grounds. There are records of flooding in the area, although there are no records of flooding at the site.

With reference to the Aberdeen Local Development Plan and SEA Environmental Report, there are sites that have been identified for Greenfield Development. It should be noted that there are Greenfield Development Housing Allowances located in Grandhome. The proposed site is to the north of the River Don. It is noted that significant land allocations have been made to the area north of the River. The Plan allocates sites for more than 7,000 homes in Bridge of Don and Grandhome.

The existing building is in poor condition and in need of repair. The proposals provide an opportunity to repair and develop the site and add real value. There are allocations for Greenfield development in the area. It is therefore believed that the proposals should be welcomed and supported.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

All documents as previously submitted

- 333.11(01)000 Rev A_Site Location Plan
- 333.11(01)001 Existing plans
- 333.11(01)002 Existing Elevations
- 333.11(01)003 Proposed Plans
- 333.11(01)004 Proposed Elevations 01
- 333.11(01)005 Proposed Elevations 02
- Bleachfield House TPP and Replacement Planting Drawing
- Bleachfield House AIA Schedule
- Bleachfield House AIA, TPP and Re-placement Planting Report
- Bleachfield House Tree Survey Drawing
- Bleachfield House Tree Survey Report
- Bleachfield House Tree Survey Schedule

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

28/09/2016

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PROPOSED EAST ELEVATION

Scale 1:50
 0 500 1000 2000 4000mm



EXISTING NORTH ELEVATION

Scale 1:50
 0 500 1000 2000 4000mm

A - 20.06.2016	MJS
Revised Issue	
- June 2015	MJS
INITIAL ISSUE	
REVISION - DATE	DRWN CHKD

FOR APPROVAL

**Grandholme Site
 Bleachfield House
 Aberdeen**

**FOR
 Hartley Investment Trust**

Proposed Elevations Sheet - 1 of 2

Scale **1:50 @ A1**

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Dwg. No. **333.11(01)004**

Rev. **A**

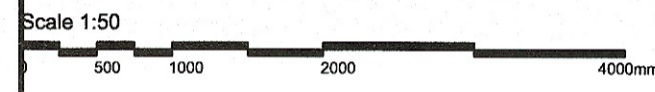
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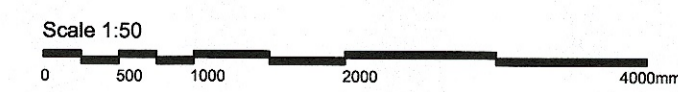
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PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



A - 20.06.2016	MJS
Revised Issue	
- June 2015	MJS
INITIAL ISSUE	
REVISION - DATE	DRWN CHKD

FOR APPROVAL

**Grandholme Site
Bleachfield House
Aberdeen**

**FOR
Hartley Investment Trust**

Proposed Elevations Sheet - 2 of 2

Scale 1:50 @ A1

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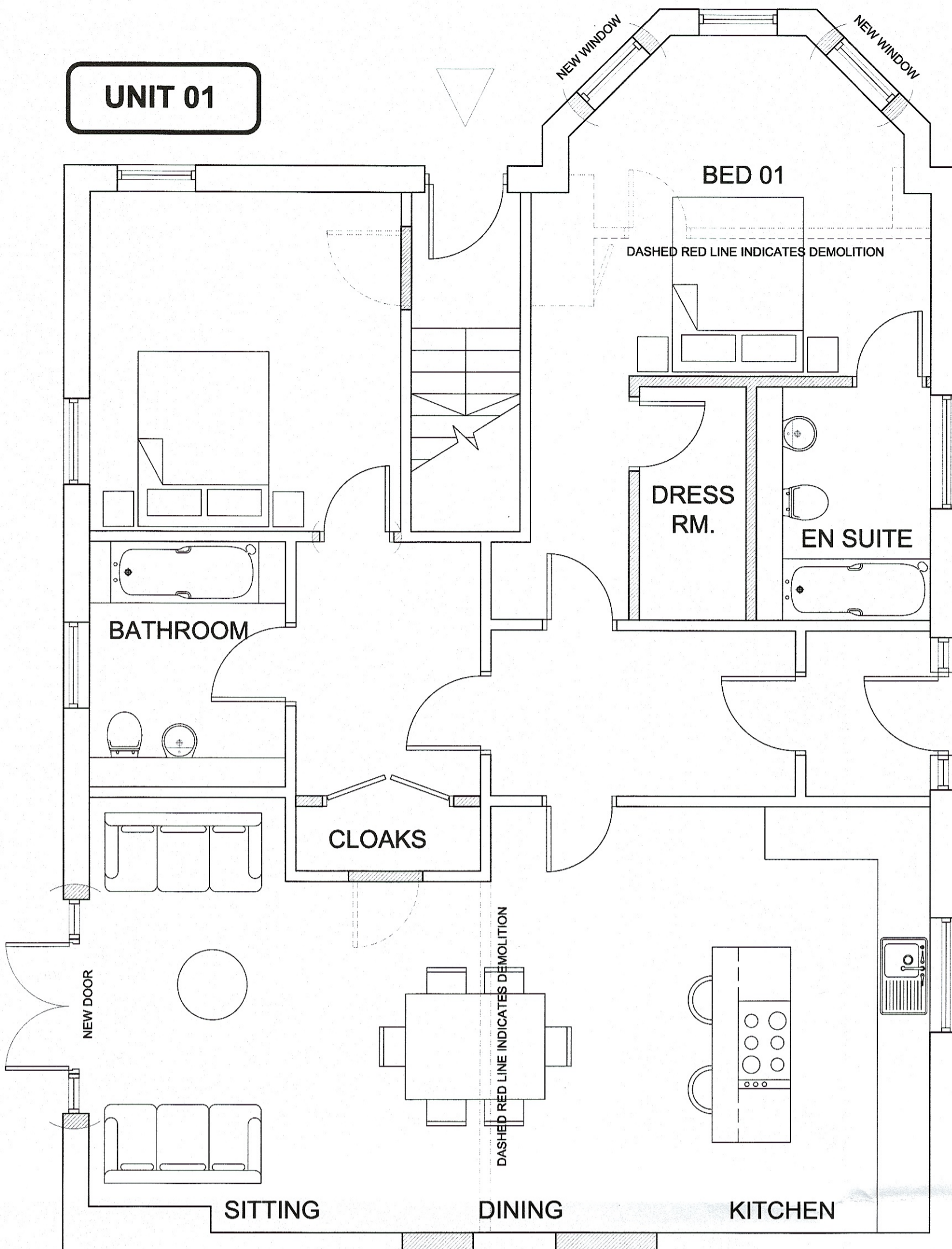
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Rev. A

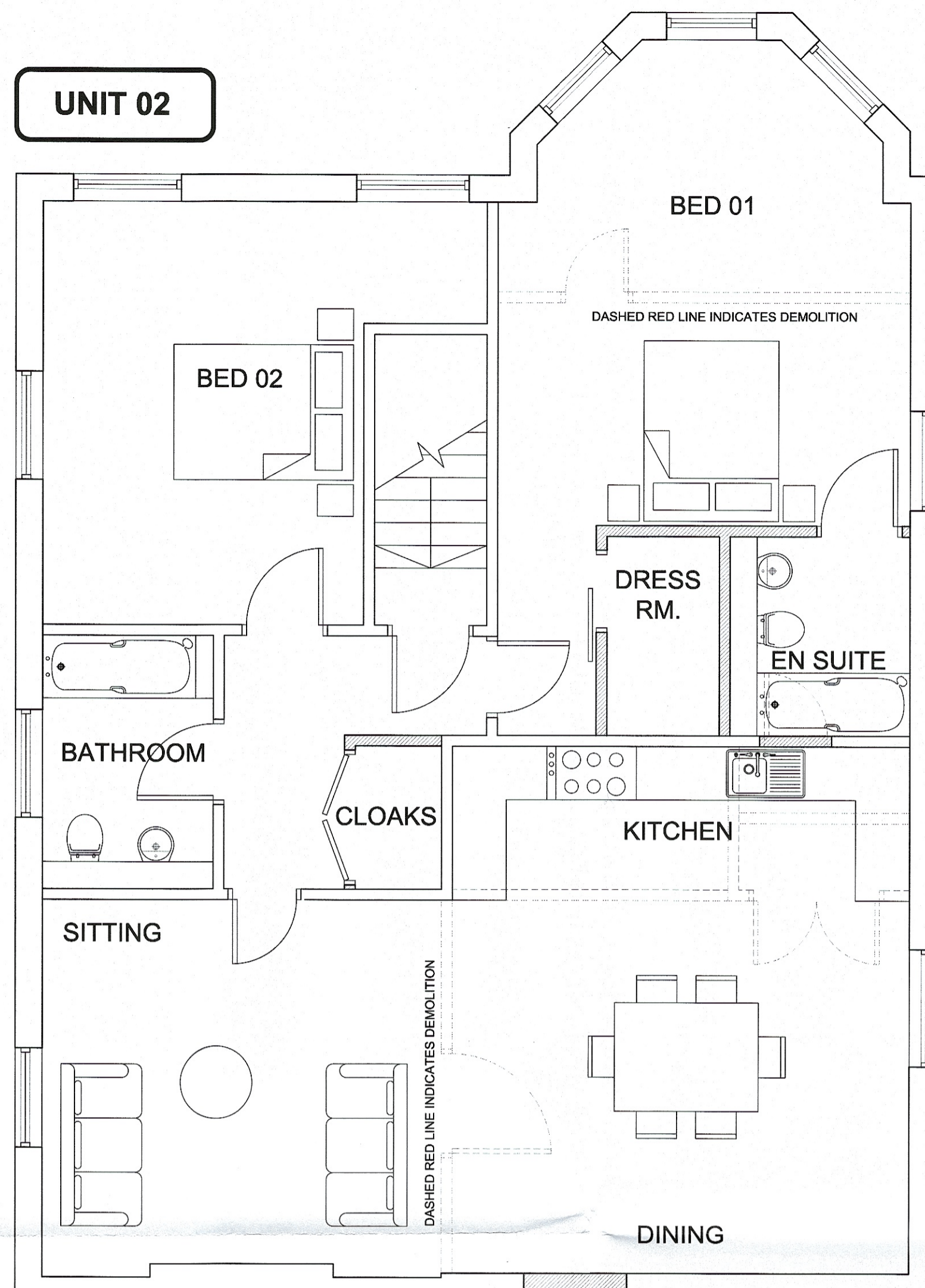
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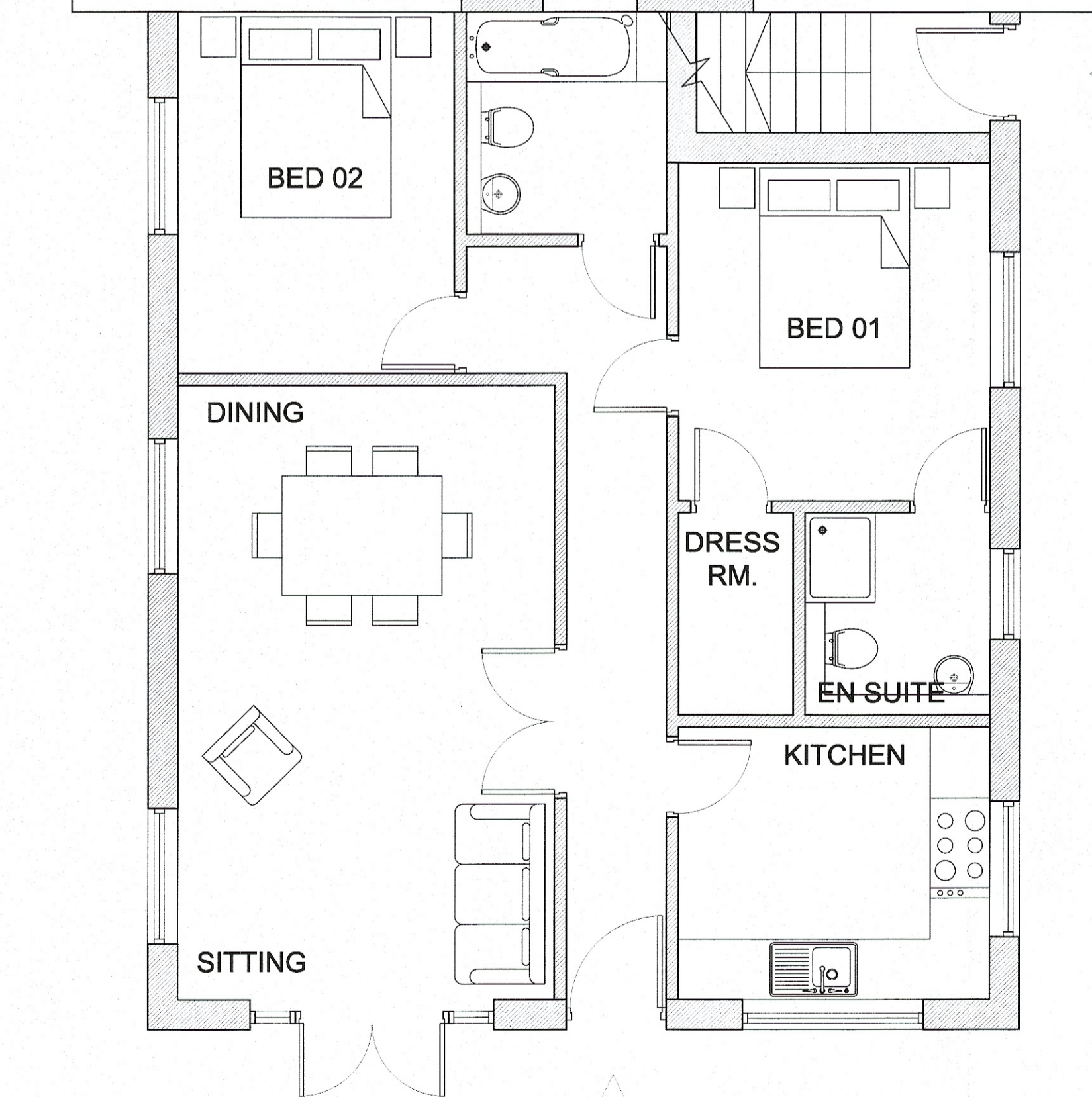
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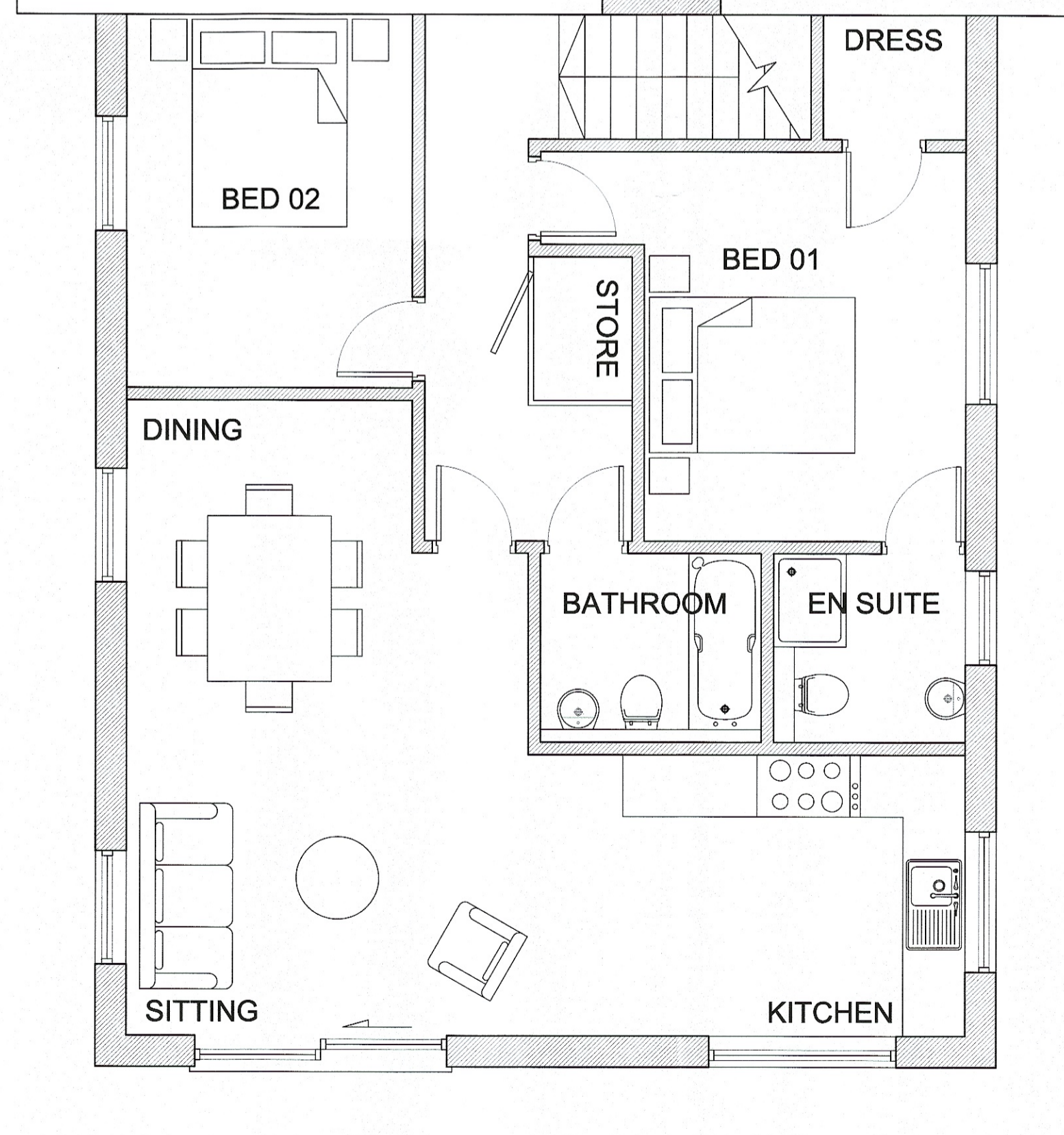
EXISTING BUILDING



EXISTING BUILDING



UNIT 03



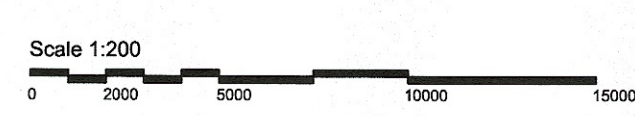
UNIT 04



PROPOSED SITE PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



B - 20.06.2016	Revised Issue	MJS
A - 11.08.2015	Bin store annotated	MJS
June 2015	INITIAL ISSUE	MJS
REVISION - DATE		DRWN/CHKD

FOR APPROVAL

**Grandholme Site
Bleachfield House
Aberdeen**

**FOR
Hartley Investment Trust**

Proposed Ground and First Floor Plans

Scale **As indicated @ A1**

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Dwg. No. 333.11(01)003 Rev. B

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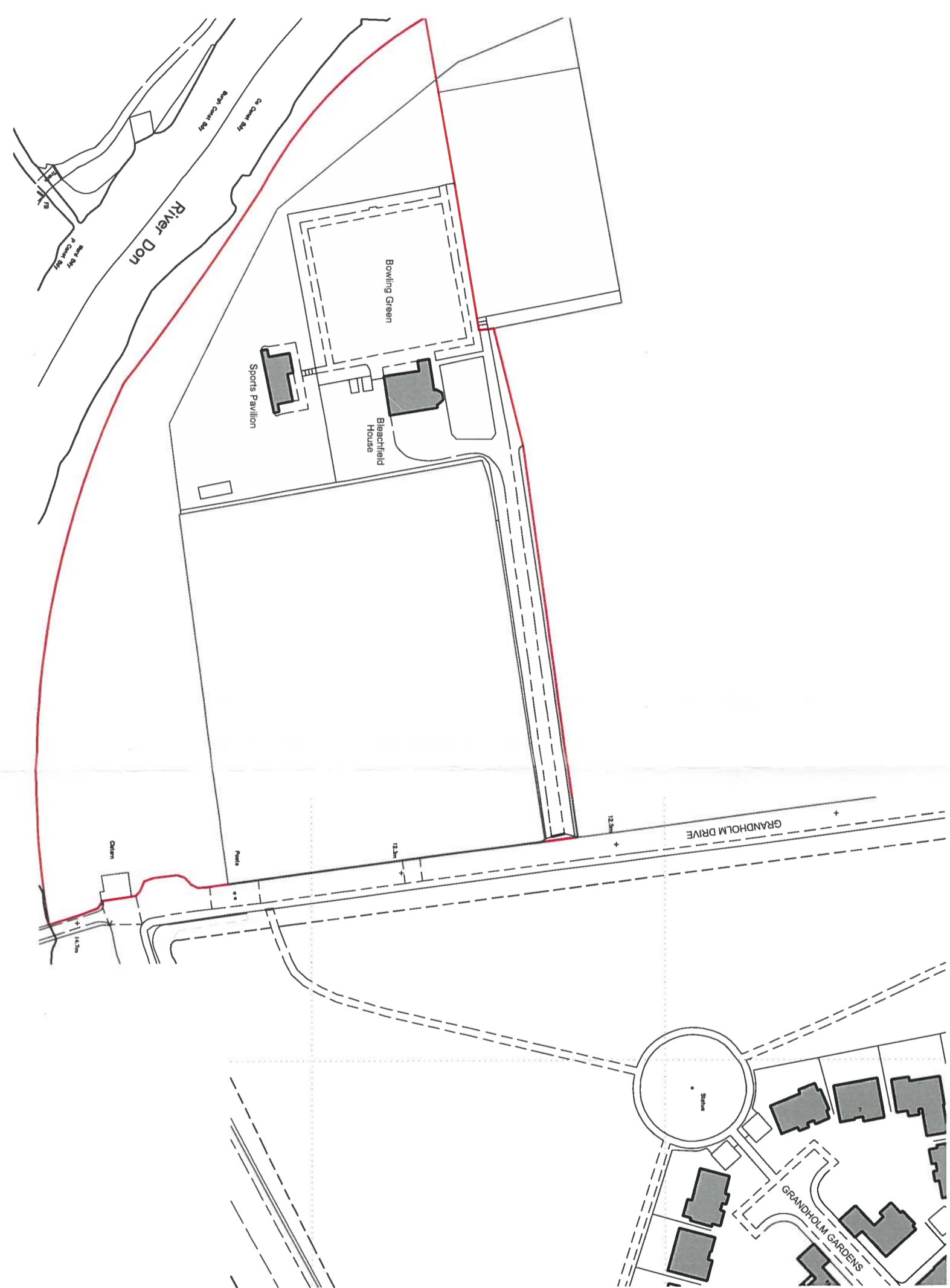
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NOTES

NOTES:
DO NOT SCALE FROM DRAWING.
LAYOUT AND LEVELS ARE BASED ON A PROMAP SURVEY & ARE SUBJECT TO A FULL MEASURED TOPOGRAPHICAL SURVEY. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.

AREA SCHEDULE (SUBJECT TO TOPO SURVEY)
SITE AREA - 25 034m²
- 25 Hectares
- 61.8 Acres

— APPLICATION SITE BOUNDARY



SITE LOCATION PLAN

Scale 1:1250
0 10 20 30 50 100m

A - 11.06.15 MJS Updated at request of LPA		MJS
0 - JUNE 2015 INITIAL ISSUE		
REVISION - DATE	DRWN	CHKD

FOR APPROVAL
Grandholm Site
Bleachfield House
Aberdeen

FOR
Hartley Investment Trust

Site Location Plan
Scale 1:1000 @ A3

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Dwg. No. 333.11(01)000 Rev. A

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APPLICATION REF NO. 160105

Planning and Sustainable Development
Communities, Housing and Infrastructure
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB

Tel: 03000 200 292 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Neil Rothnie Architects
73 Huntly Street
Aberdeen
AB10 1TE

on behalf of **Grampian Property Group**

With reference to your application validly received on 3 February 2016 for the following development:-

Change of use from offices (class 2) to 14 flats and associated alterations at 18-19 Bon Accord Crescent, Aberdeen

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

<u>Drawing Number</u>	<u>Drawing Type</u>
3251 - 03 AND 04	Other Floor Plan (Proposed)
3251 - 06 - A	Other Elevation (Proposed)
3251/WD	Window Cross Section

The reasons on which the Council has based this decision are as follows:-

In principle, the conversion of the two office buildings to residential units is acceptable according to Policy H2 (Mixed Use Areas) of both the adopted and Proposed Aberdeen Local Development Plans.

However, the proposed residential development is not considered to be satisfactory as it would provide an unacceptable level of residential amenity for several of the flatted units. Flat 3 and bedrooms one and two in flat 1 and bedroom one in flat 2

PETE LEONARD
DIRECTOR

would have very limited access to natural light as they are located well below pavement level and would look out onto an internal lightwell. In addition, the development of flats in the coach house with access from the back lane is unacceptable. The creation of these two flats would have a detrimental impact on the residential amenity of the prospective residents at 18-19 Bon Accord Crescent, as well as providing insufficient amenity for the future occupants of the flats in the coach house. The proposal therefore fails to comply with Policy D2 (Design and Amenity) of the Aberdeen Local Development Plan and the Council's Supplementary Guidance: The Sub-division and Redevelopment of Residential Curtilages.

Although some of the proposed external alterations on the north east elevation of No.18 Bon Accord Crescent and the coach house would be acceptable, this is not the case for taking down part of the boundary wall on this elevation. Insufficient detail has been provided to justify the removal of part the boundary wall, which would not contribute positively to the area's setting. Consequently, this fails to comply with Policies D1 (Architecture and Placemaking), D4 (Aberdeen's Granite Heritage) and D5 (Built Heritage) of the Aberdeen Local Development Plan. It also contravenes national policy: Scottish Planning Policy, Scottish Historic Environment Policy and Historic Environment Scotland's Guidance on Boundaries.

It is believed that approval of this proposal would not make a positive contribution to the Bon Accord/Crown Street Conservation Area, and it would set a precedent for similar proposals which would erode the character of the wider Area. On the basis of the above, and following on from the evaluation under policy and guidance, it is deemed that the proposal does not accord with the provisions of the Development Plan and that there are no material planning considerations - including the Proposed Aberdeen Local Development Plan - that would warrant approval of the application.

Date of Signing 19 October 2016



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Planning and Sustainable Development (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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Report of Handling Detailed Planning Permission

160105: Change of use from offices (class 2) to 14 flats and associated alterations at 18-19 Bon Accord Crescent, Aberdeen, AB11 6XY

For: Grampian Property Group

Application Date:	3 February 2016
Officer:	Sandra Ng'ambwa
Ward:	Torry/Ferryhill
Community Council:	No response received
Advertisement:	Can't notify neighbour(s)
Advertised Date:	24 February 2016

RECOMMENDATION: Refuse

SITE DESCRIPTION

The application site comprises two buildings that read as one unit, located to the south of Bon Accord Crescent, at its junction with Oldmill Road. Bon Accord Crescent lies within the Bon Accord/Crown Street Conservation Area. Numbers 18-19 are part of a B-listed terrace dating from 1823. The buildings are three and a half storeys in height. Both have granite walls and pitched natural slate roofs. The rear elevation backs onto Bon Accord Crescent Lane where number 18 has a garden and a two-storey coach house, and number 19 has a small garden and 7 car-parking spaces.

DESCRIPTION OF PROPOSAL

Planning permission is sought to convert existing offices into 14 flats. 12 flats would be in the two main buildings across 4 levels. These would be accessed via the front door on Bon Accord Crescent. 2 flats would be in the coach house located to the rear of 18 Bon Accord Crescent and would be accessed via Bon Accord Crescent Lane.

The floorplans show three flats on the lower ground with space for cycle storage and three flats on the ground, first and second floors. Each floor would have 2 x two-bed flats and 1 x one-bed flat. For the coach house, one flat would be located on the ground floor and one on the first floor. Both flats would have two bedrooms. Spaces for bin and cycle storage are also proposed within the coach house.

External alterations

An opening to the granite boundary wall in the north east elevation between 18-19 Bon Accord Crescent is proposed to allow for car park entry. On the north-east elevation three sash and case windows on the lower ground level would be reinstated with white timber frame. Also proposed on the north-east elevation of the coach house are two conservation style windows and modification of a door to a casement window.

RELEVANT HISTORY

P160103: internal and external alterations including removal of staircase on the lower ground floor, removal of existing and creation of new internal walls and doors, creation of new window and velux window openings – pending.

P161029/DPP: Change of use, conversion and extension to existing property to create 11no. residential flats – pending.

P161034/LBC: Internal alterations, extension to rear of property and additional front dormer and infills to existing building to form 11no. residential flats – pending.

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at www.publicaccess.aberdeencity.gov.uk.

- Supporting Design Statement

CONSULTATIONS

Roads Development Management

The location is in the city centre and has immediate access to all public transport. One parking permit per address is available at this location. A contribution to the car club is required.

Developer Obligations Team

Developer obligations would be required for affordable housing and secondary education.

Environmental Health

No objections;

Communities, Housing and Infrastructure (Flooding)

No objections;

Waste Team

2 x 1280l general waste bins, 2 x 1280l recycling bin and 1x food waste bin for each bin store will be required. The costs will be charged to the developer.

Community Council

No response

REPRESENTATIONS

None

PLANNING POLICY

National Policy

Scottish Planning Policy

Historic Environment Scotland Policy Statement
Managing Change in the Historic Environment – Doorways
Managing Change in the Historic Environment - Boundaries

Aberdeen Local Development Plan

H2: Mixed Use Areas
H5: Affordable Housing
D1: Architecture and Placemaking
D2: Design and Amenity
D4: Aberdeen's Granite Heritage
D5: Built Heritage
I1 – Infrastructure Delivery and Developer Contributions
T2: Managing the Transport Impact of Development
D3 - Sustainable and Active Travel
R6: Waste Management Requirements for New Development

Proposed Local Development Plan

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

H2: Mixed Use Areas
H5: Affordable Housing
D1: Quality Placemaking by Design
D4: Historic Environment
D5: Our Granite Heritage
I1: Infrastructure Delivery and Planning Obligations
T2: Managing the Transport Impact of Dev
T3: Sustainable and Active Travel
R6: Waste Management Requirements for New Developments

Supplementary Guidance

Harmony of Uses
The Sub-division and Redevelopment of Residential Curtilages
Transport and Accessibility

Other Relevant Material Considerations

Technical Advice Note (TAN): The Repair and Replacement of Windows and Doors
Aberdeen City Conservation Area Character Appraisals and Management Plan – Strategic Overview and Management Plan

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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas

Principle of Development

The site is located within a Mixed Use Area as shown in the Aberdeen Local Development Plan (ALDP). Policy H2 states that applications for change of use within these areas must take into account the existing uses and character of the surrounding area. For residential proposals, these must not impinge upon the viability or operation of existing businesses in the vicinity. In principle, residential development is supported in this area, provided an acceptable level of amenity can be achieved. In addition, the Harmony of Uses Supplementary Guidance (SG) also supports conversions of existing premises to residential development in the City Centre. However, this too is subject to the provision of suitable residential amenity that can be achieved and maintained. The Sub-division and Redevelopment of Residential Curtilages SG is also applicable to this proposal since it involves the conversion of a coach house on urban green space (the garden ground of an existing property). This guidance highlights the need for new residential development to have sufficient amenity in terms of privacy, overlooking and daylighting.

It is considered that the principle of converting the office buildings to residential units would be acceptable when assessed against Policy H2 and the Harmony of Uses and the Sub-division and Redevelopment of Residential Curtilages SG. However, this is subject to an acceptable level of residential amenity.

The level of residential amenity achieved for all proposed residential units is discussed below.

Residential Amenity in the Two Dwelling-houses

Outlook and light

The two main buildings would be split into 12 flats: 4 x 1-bedroom flats on each level (lower ground floor, ground floor, first floor and second floor) and 8 x 2-bedroom flats across the four levels. It is regarded that the flats on the ground, first and second floors have been designed so as to have somewhat reasonable amenity in terms of daylight and outlook. However, this is not the case for the flats on the lower ground floor. A lightwell is located to the rear of both buildings which provides a limited amount of natural light to the stairwell. The floorplans show that the lightwell will be the only source of natural light for some of the flats on the lower ground, in particular flat 3. The habitable rooms in this flat (lounge, kitchen and bedroom) would have access to very limited sunlighting and consequently a very dark level of living space for prospective residents. Bedrooms one and two in flat 1 and bedroom one in flat 2 would also have very limited sunlighting from the lightwell; they would be located significantly below pavement level and as a result would suffer from a very poor single aspect outlook onto the lightwell and a granite wall right in front.

Policy D2 states that:

“residential development shall have a public face to a street and a private face to an enclosed garden or court ... individual flats or houses within a development shall be designed to make the most of opportunities offered by the site for views and sunlight. Repeat standard units laid out with no regard for location or orientation are not acceptable.”

It is considered that the internal layouts of the flats on the lower ground floor have not attained or maximised the opportunities for an acceptable level of daylight amenity. It is probable that in order to achieve a satisfactory level of amenity for the occupants, the layouts would need to be reconfigured so as to reduce the number of units. Although discussions to this end have taken place with the agent, no acceptable solution has been brought forth.

External amenity space

Policy D2 encourages development to have a private face to an enclosed garden or court and access to sitting out areas for residents. Given the location of the development in proximity to Bon Accord Terrace Gardens, the prospective residents would benefit from this existing public park amenity. It is proposed to have some garden space in the north east elevation which will help to soften the landscape and give a better outlook for some of the flats, notably those on the ground, first and second levels. Nonetheless, due to the significantly low level of the flats on the lower ground floor, the prospective residents of these flats would be unable to enjoy any view of the soft landscaping provided within the garden amenity.

Residential Amenity in Proposed Coach House Conversion

The coach house would have two 2-bedroom flats and bin and cycle storage space. The front of the flats would be facing the rear elevation of the dwellinghouse (No.18) and access would be via Bon Accord Crescent Lane. This is unacceptable according to Policy D2 which requires flats to have a public face. The use of the coach house as flats would result in borrowed amenity from the two buildings, in particular No.18. Because the coach house is situated directly adjacent to 18 Bon Accord Crescent, there would be no opportunity for the two proposed flats to have their own private enclosed garden or court. The Sub-division and Redevelopment of Residential Curtilages SG explains:

“To ensure privacy, as a general guideline, there should be a minimum separation distance of 18 metres between the windows of existing and proposed habitable rooms...”

Garden ground should be conveniently located immediately adjoining residential properties, be in a single block of a size and layout to be useable for sitting out and have an acceptable level of privacy and amenity.”

In this case, the coach house is situated 6 metres away from the original dwelling; it is regarded that it would not be possible to provide sufficient private garden ground for the flats in the coach house without borrowing amenity from the main building. Any provided garden ground would be directly overlooked by several windows of habitable rooms in the main dwellinghouse. This would have an adverse impact on the residential amenity of prospective residents of the flats which is unacceptable and does not comply with the principles of the SG. Moreover, the short separation distance between the coach house and the original dwelling would mean that the habitable rooms in the two flats would not enjoy sufficient privacy, and neither would some of the rooms on the ground level flats proposed in No.18.

External Alterations

The proposal contains several external alterations to both the main building and the coach house. On No.18, it is proposed to reinstate three windows on the lower

ground floor on the north east elevation. These would be sash and case and would match the existing white painted timber frame. This is acceptable in terms of design and materials according to Policy D1 which requires development to make a positive contribution to its setting. It is also acceptable according to the Windows and Doors TAN which supports the reinstatement of original windows in traditional buildings. Reinstatement of the three windows also complies with Policy D5 as it would not have any detrimental impact on the appearance of the listed building or on the character of the wider Conservation Area.

It is proposed to create two conservation style windows and to modify a door into a casement window on the north east elevation of the coach house. The conservation style windows are evenly-spaced out in terms of positioning. However, no details have been submitted to show how far out they would protrude. It can therefore be concluded that although the positioning and style of the windows may be acceptable, their design in terms of how much they protrude above the roof may result in an adverse impact on the overall appearance of the coach house. The proposed modification of the existing door into a casement window would be white painted timber frame with opaque panels to match the existing high level windows on the existing doors. It is considered that the existing doors in this elevation of the coach house are not in a prominent location and the modification of one of them into a window would not compromise the general architectural integrity of the coach house. As such it would comply with Policy D5 and Historic Environment Scotland's Managing Change Guidance on Doorways which states that the conversion of doors to windows "should only be considered in subsidiary locations and where it will not involve the loss of historic fabric of quality."

Another alteration that is proposed is the opening of the granite wall in the north east elevation between the two main dwelling-houses. This would allow for car park entry. Granite boundary walls are a strong feature of Conservation Areas and the Council's Conservation Area Character Appraisal and Historic Environment Scotland's Guidance on Boundaries articulate the importance of their retention. Insufficient details have been submitted as to how much of the boundary wall will be retained, and if only part of the wall is being taken down, how exactly this would be done. The loss of the boundary wall would result in the loss of an original development pattern and would adversely affect the character of the listed buildings and the wider Conservation Area. This contravenes Policy D5 as it would have an adverse effect on the listed buildings. It also contravenes Policy D4 which encourages the retention of granite boundary walls. It plainly states that "consent will not be given for the demolition of granite-built garden or other boundary walls in conservation areas." Although this boundary wall is located in the rear elevation, it is held that it still makes an important contribution to the overall character of the two listed buildings, and as such, its removal would not make a positive contribution to the Area's setting – it would not comply with national and local policies and guidance.

Parking and Accessibility

There are seven existing car parking spaces in the north east elevation which would be used by prospective residents. Also proposed are twelve cycle parking spaces in the front elevation of the lower ground area with additional cycle storage area in the coach house. The Roads Development Management Team provided comments stating that one parking permit per address is available to purchase and there is a

need to contribute to the Car Club. Overall, given that this development is in a city centre location, it would be accessible to employment opportunities, shops and services via walking, cycling and public transport. It can also be classed as a 'car-free development'. The proposal is acceptable as per Policies T2, D3, and associated Transport and Accessibility SG.

Waste Management

The plans highlight an allocated bin store in the coach house. The Council's Waste Management Team has submitted comments in relation to the size and location of the bin store. The comments recommend communal waste containers but do not specify whether the bin storage space would be of an adequate size and location. This, however, does not warrant a reason for refusal as further details could be submitted at a later stage.

Precedent

It is considered that there are several lower ground flats in the city centre. However, it should be noted that this application has been assessed on its own merit, considering the fact that it is a Category 'B' listed building in a Conservation Area. It is considered that approval of this proposal would not foster a sustainable liveable environment for future occupants and would set a precedent for similar proposals.

Conclusion

It is wholly acknowledged that changing the use of the two buildings from office space to residential accommodation in this location is acceptable, especially given that there are several residential uses in the surrounding area. In addition, some of the proposed external alterations such as the reinstatement of three windows in the north east elevation of No.18 and the proposed conversion of the door to a window on the north east elevation of the coach house are considered to be satisfactory and would not contravene aforementioned policies.

However, this proposal fails to satisfy on three fundamental aspects: (i) residential amenity of flats in the main dwelling-houses; (ii) residential amenity of proposed flats in the coach house; and (iii) the taking down of boundary wall in north east elevation. Some of the flats in the lower ground floor of the main buildings would have very limited access to sunlight and as a result would suffer from a poor outlook and a rather dark living environment. The proposed conversion of the coach house would result in an amenity deficiency for residents of both the flats in the coach house and the flats in the main buildings. The back lane entrance is deemed to be unacceptable as it does not provide a public face to the street. Also, there would be insufficient privacy for the residents in these flats as they would be overlooked by the flats in the main buildings. For the avoidance of doubt, it is acceptable to have flats on the lower ground floor, however such provision must be designed in a manner that is acceptable and where sufficient daylighting is available.

Moreover, it is regarded that taking down part of the boundary wall on the north eastern elevation has not been satisfactorily demonstrated and justified, and would have a detrimental impact on the appearance of the two listed buildings. It would fail to make a positive contribution to the existing Conservation Area setting.

Another key consideration is that the approval of this application would create an undesirable precedent for similar proposals, which would result in erosion of the character of the area. For the aforementioned reasons, the proposal thereby fails to comply with several relevant policies and the associated supplementary guidance contained within the ALDP.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015 and the Reporter has now reported back. The proposed plan 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 comment by the Reporter; and,
- the relevance of these matters to the application under consideration.

The Reporters response does not affect policies in a manner that is relevant to this application. In relation to this particular application proposal policies in the Proposed LDP are not materially different from those in the adopted LDP. Approval to adopt the LDP will be sought at Full Council meeting of 14th December. The actual adoption date is likely to be around the third week in January.

RECOMMENDATION: Refuse

REASONS FOR RECOMMENDATION

In principle, the conversion of the two office buildings to residential units is acceptable according to Policy H2 (Mixed Use Areas) of both the adopted and Proposed Aberdeen Local Development Plans.

However, the proposed residential development is not considered to be satisfactory as it would provide an unacceptable level of residential amenity for several of the flatted units. Flat 3 and bedrooms one and two in flat 1 and bedroom one in flat 2 would have very limited access to natural light as they are located well below pavement level and would look out onto an internal lightwell. In addition, the development of flats in the coach house with access from the back lane is unacceptable. The creation of these two flats would have a detrimental impact on the residential amenity of the prospective residents at 18-19 Bon Accord Crescent, as well as providing insufficient amenity for the future occupants of the flats in the coach house. The proposal therefore fails to comply with Policy D2 (Design and Amenity) of the Aberdeen Local Development Plan and the Council's Supplementary Guidance: The Sub-division and Redevelopment of Residential Curtilages.

Although some of the proposed external alterations on the north east elevation of No.18 Bon Accord Crescent and the coach house would be acceptable, this is not the case for taking down part of the boundary wall on this elevation. Insufficient detail has been provided to justify the removal of part the boundary wall, which would not contribute positively to the area's setting. Consequently, this fails to comply with Policies D1 (Architecture and Placemaking), D4 (Aberdeen's Granite Heritage) and D5 (Built Heritage) of the Aberdeen Local Development Plan. It also contravenes national policy: Scottish Planning Policy, Scottish Historic Environment Policy and Historic Environment Scotland's Guidance on Boundaries.

It is believed that approval of this proposal would not make a positive contribution to the Bon Accord/Crown Street Conservation Area, and it would set a precedent for similar proposals which would erode the character of the wider Area. On the basis of the above, and following on from the evaluation under policy and guidance, it is deemed that the proposal does not accord with the provisions of the Development Plan and that there are no material planning considerations – including the Proposed Aberdeen Local Development Plan – that would warrant approval of the application.

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MEMO



ABERDEEN
CITY COUNCIL

To	Sandra Ng'ambwa Planning & Infrastructure	Date	28/06/2016
		Your Ref.	P160105 (ZLF)
		Our Ref.	TR/GW/1/51/2
From	Roads Projects		
Email	grwhyte@aberdeencity.gov.uk		
Dial	01224 522284		
Fax			

Roads Projects
**Communities, Housing
and Infrastructure**
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no. P160105
18-19 Bon Accord Crescent, Aberdeen
Change of use from offices (class 2) to 15 flats and associated alterations

I have considered the above planning application and have the following observations

Development Proposal

1.1 I note that the application is for a change of use from offices (class 2) to 15 flats and associated alterations.

2 Public Transport

2.1 The location is in the city centre and has immediate access to all public transport.

3 Parking

3.1 I note there is provision in the rear of the property for 7 vehicles. This parking appears to be unallocated and it is assumed the parking is to be available for use by residents of both 18 and 19 Bon Accord Crescent.

3.2 Additional parking for the development can be achieved by purchasing parking permits. I would inform the developer Aberdeen City Council (ACC) issues one parking permit per address at this location (Zone B).

3.3 The 15 flats will therefore have access to 22 parking spaces which is considered an acceptable provision given the development's location in the city centre.

4 Car Club

- 4.1 To encourage reducing car use in Aberdeen city centre the development should make a contribution to the local car club. A car club vehicle is available in nearby Bon Accord Street. Membership of the car club will serve to encourage use of car club vehicles.
- 4.2 Car club vehicles often replace the need for a second vehicle in a household and may reduce use of the property's main vehicle. A reduction in private vehicle trips by using a car club vehicle is considered an acceptable mitigation measure for the development.
- 4.3 I would ask a suitable planning condition be attached for a contribution to the car club. The applicant should seek advice from my colleague Louise Napier (Tel. 01224 523327) or Alan Simpson (01224 522756) on this matter.

5 Conclusion

- 5.1 I have no objection to this application subject the issue mentioned above being conditioned.

Gregor Whyte
Engineering Officer

From: Hannah Lynch
Sent: 10 February 2016 10:59
To: Paul Williamson
Subject: 160105 18-19 Bon Accord cres

Morning Paul
Hope things are good with you!
Please see below for the waste and recycling dept response

Waste Services response regarding application 160105: 18-19 Bon Accord cres

As I understand, the development will consist of **15** flats.

I have consulted with colleagues across the waste operations team. I can confirm that Aberdeen City Council intend to provide the following services upon building completion.

Please note the information provided below by Waste Services is independent of the outcome of the planning application, which is being determined by the planning authority.

The 15 flats will require the following:

- **2 x 1280l general waste bins**
- **2 x 1280l recycling bin**
- **1 x food waste bin for each bin store**

The following costs will be charged to the developer

- **Each 1280l bin costs £413.60 each**
- **Each food waste bin costs £514.49 each**

Please note that levels of provision may alter in line with changing service requirements across the city that corresponds to alterations in legislation. For example, recycling systems may be altered to accommodate co-mingled collections in due course.

No garden waste will be provided for flat residences as it is assumed grounds will be maintained as part of a service charge for the building and undertaken by a commercial contractor.

It is pertinent to note that these services will be provided taking account of the following:

Specific points

- Developer to provide dimensions of the bin storage area to ensure that it is a sufficient size. Bin dimensions are provided below for communal and food waste bins
- Developer to clarify if there is a drop kerb on entrance between courtyard and car park
- Developer to provide distance between bin storage area and entrance to car park on Bon Accord crescent lane

General points

- Bins need to be stored within a dedicated area (bin store).
- Bin storage areas are to be located at the entrance to buildings avoiding the end of car parks where possible and allowing it to be located near the collection point on the main road.
- The distance from the bin stores to the kerb should preferably be no greater than **7m** and be free of obstacles.
- Bin stores should be located less than **30m** from any property
- The **entrance** to a bin store should be a minimum of **1500mm** unobstructed access to allow adequate space to provide more movement space for the collection of recycling and waste bins. Any entry gate cannot prohibit bin movement.

- Each of the 4 communal bins serving the 15 properties will require a space of 1280mm (width) x 1000mm (diameter) x 1445mm height and a minimum of 100mm is required between each bin for movement.
- The communal food waste bin will require a paved area of 800mm x 800mm each with unobstructed access to the front of 600mm to allow bin to be emptied.
- The store must enable ease of use for manoeuvring the wheeled bins and a concrete or slabbed base should be provided in the bin store. Enough space must be provided for individual bins to be manoeuvred without need to remove other waste and recycling bins therefore should therefore be of adequate size to house these containers.
- **No excess** should be stored outwith the containment provided. Information for extra waste uplift is available to residents at either www.aberdeencity.gov.uk/wasteaware or by phoning 08456 08 09 19.
- Reversing of the collection vehicle is unacceptable due to health and safety provisions and a turning circle or hammer head should be provided at all dead end roads.
- A **path** should be provided to the vehicle collection point which is level with bin stores. Pathways to the collection vehicles should be free of obstacles with provision of a slope should there be any gradient; so that any containment can be easily moved to the kerbside on collection days. Pathways should be suitably paved to allow bins to be moved safely. Collection crews should not need to manoeuvre bins around parked cars to avoid any damage.
- There must be a drop down kerb at the bin store to allow access as well as at the road access. Yellow lines will deter parked vehicles restricting collection vehicles
- Lock block surfaces to be minimised as these can be damaged by collection vehicles. All road surfaces must be suitable for heavy vehicles.
- If the bin store will be locked, 5 Keys must be provided to each store where locks differ, to ensure access for different collection crews and for the Recycling Officer to monitor contamination. These can be dispatched in due course to the Waste Team.

In respect of any construction site signage it is important to note that in the interests of public safety, it is illegal to advertise on public highways, street furniture and lampposts. Any signage installed to direct visitors to the development requires to be authorised by the Planning Department. Anything installed out-with such approval could be classed as fly-posting and will incur action by Environment Officers.

Developers must contact Aberdeen City Council using the above details a minimum of two months before properties will be occupied. Bins **MUST** be on site prior to residents moving into properties. A purchase order can be raised with Aberdeen City Council using the above details. We will provide guidance in purchasing the bins.

It might be pertinent nearer the final stages of completion for a representative from Aberdeen City Council's waste team to assess the site to ensure that all of our considerations have been implemented. This is undertaken by Recycling Officer for that area. I ask that you contact us with a suitable date and time in the future.

kind regards
Hannah

neil rothnie architects



3251/nar

20th October 2016

Review Body
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir or Madam

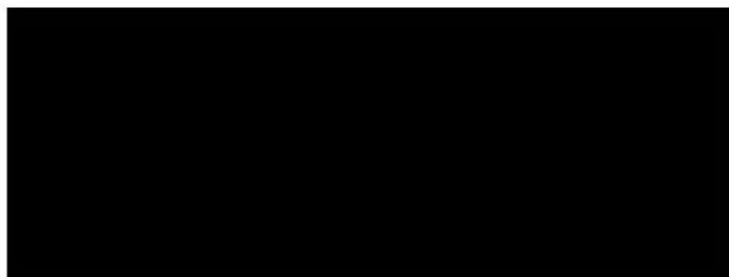
Notice of Review ; Refusal of Planning Permission for Change of Use from Office (class2) to 14 Flats and Associated Alterations at 18-19 Bon Accord Crescent, Aberdeen. AB11 6DE

Please find enclosed the following documents and drawings in support of our application for Notice of Review;

- Notice of Review form duly completed and signed, including all supporting information (statements, documents and drawings)

We look forward to hearing from you in due course

Yours faithfully



Neil Rothnie
For Neil Rothnie Architects

encs



NOTICE OF REVIEW

Under Section 43A(8) Of the Town and County Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text"/>	Ref No.	<input type="text"/>
Forename	<input type="text"/>	Forename	<input type="text"/>
Surname	<input type="text"/>	Surname	<input type="text"/>
Company Name	GRAMPIAN PROPERTY	Company Name	NEW ROTHAMIE ARCHITECTS
Building No./Name	THE GALLERIA GROUP	Building No./Name	73
Address Line 1	BON ACCORD STREET	Address Line 1	HUNTLY STREET
Address Line 2	<input type="text"/>	Address Line 2	<input type="text"/>
Town/City	ABERDEEN	Town/City	ABERDEEN
Postcode	AB11 6EA	Postcode	AB10 1TE
Telephone	01224 572323	Telephone	01224 624724
Mobile	<input type="text"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text"/>	Email	neil@newrothmie.co.uk
3. Application Details			
Planning authority	ABERDEEN CITY COUNCIL		
Planning authority's application reference number	160105		
Site address	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 18-19 BON-ACCORD CRESCENT ABERDEEN AB11 6DE </div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;"> RECEIVED 21 OCT 2016 </div>		
Description of proposed development	<div style="border: 1px solid black; padding: 5px;"> TO ALTER AND CONVERT EXISTING BUILDINGS (INCLUDING COACH HOUSE) AND CHANGE OF USE TO FORM FLATS </div>		

Date of application

3RD FEB 2016

Date of decision (if any)

19th OCTOBER 2016

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)

Application for planning permission in principle

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

Application for approval of matters specified in conditions

5. Reasons for seeking review

Refusal of application by appointed officer

Failure by appointed officer to determine the application within the period allowed for determination of the application

Conditions imposed on consent by appointed officer

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

One or more hearing sessions

Site inspection

Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?

Is it possible for the site to be accessed safely, and without barriers to entry?

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

ORIGINAL PLANNING APPLICATION (LETTER, FORM & DRAWINGS)
INTERMEDIATE CORRESPONDENCE - REFERRING TO APPROVED DRAWINGS
AND SPECIFIC DETAILS - USUALLY BY E-MAIL
REFUSAL (NOTICE AND DRAWINGS)

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

NEIL ROTHWIE

Date:

20th Oct 2014

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

IF ACCESS IS REQUIRED TO THE INTERIOR OF THE BUILDING IT WOULD BE BETTER TO BE ACCOMPANIED AS THE BUILDING IS CURRENTLY OCCUPIED

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

REFER TO SUPPORTING STATEMENT ATTACHED

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.



Our Ref: 3251

NOTICE OF REVIEW IN CONNECTION WITH THE REFUSAL OF PLANNING PERMISSION FOR ALTERATIONS & CHANGE OF USE TO FORM FLATS AT 18-19 BON ACCORD CRESCENT, ABERDEEN FOR GRAMPIAN PROPERTY GROUP

Supporting Statement

If we are an aspiring city and committed to the current City Centre Masterplan then we are being foiled or failed by our Planning system. In essence the policies in the current Local Development Plan, or how they are interpreted, are no longer consistent with what we seek to achieve in the City Centre and in reality have not been so from its adoption.

The levels of amenity we proposed for the flats is entirely consistent with levels of amenity in other city centre flats i.e. original flats and flats created by conversion over the past 20 years. Please also note there has, over the past 20 years or so, a significant number of city centre properties converted to flats where they mostly have no external garden or amenity space. On the basis of this precedent, the level of amenity we propose, cannot be deemed to be sub standard. The appraisal of residential amenity is purely subjective as there are no clearly stated criteria or guidance in any Planning Policies which set any tests by which amenity can be measured. The specific comments in the reasons for refusal refer to bedroom windows to flats or accommodation to lower ground floors and it is claimed that they are located "well below pavement level". In all cases the head of the windows sit above the level of the pavement level beyond and in all or most cases they either have a reasonable distance to any wall which form the lightwell where they are located ; 2.7m to the front (south west orientation) and 1-2m to the rear where rooms overlook an enclosed private garden area with some windows having a much longer view as they look 'along' a lightwell.

It should be borne in mind that this type of property would have been in residential use from when it was built some 130 years ago so. It is not known when this property was converted to business (office) use but suffice to say that some parts of this lower ground floor accommodation would have been used for habitable use and not solely for functional or utilitarian purposes. Furthermore there are examples of similar arrangements to flats throughout the city centre area (flats to lower ground floors with lightwells) such as Crimon Place, Crown Street, Union Grove, Golden Square, Bon Accord Square etc. We would also highlight recently approved flats where Planners considered there to be issues of residential amenity at the end of this statement #

The reasons for refusal state that the access from the back lane to the proposed flats to the coach house is unacceptable but there is no explanation why. Bon Accord Crescent Lane is adopted and is lit and serves in some function all the properties to Bon Accord Crescent and a section of Bon Accord Street.

We strongly disagree that the creation of flats to the coach house would have a detrimental impact on prospective residents to 18-19 Bon Accord Crescent as if there are to be any situations where there are clear apartment window to window clashes they could be reasonably dealt with by the use of opaque glass (this technique and often applied by suspensive condition has been accepted in other similar situations). The flats to the coach house could be accessed via the front building to Bon Accord Crescent if necessary, as clarified in correspondence (e-mail of 11th August 2016)

The quantity of amenity space is then given as a reason for refusal and again we would highlight that the appraisal of residential amenity is purely subjective as there are no clearly stated criteria or guidance in any Planning Policies which set any tests by which amenity can be measured. It should be realised that this site is within the city centre and any occupier will accept the level of amenity as that consistent with 'city centre living'. It should also be noted that Bon Accord Terrace Gardens provide a great level of open space immediately to the front of the property as does Albury Park beyond Springbank Terrace.

We would therefore strongly disagree that the proposals fail to comply with Policy D2 for the reason that this policy sets no specific tests which in turn our proposals fail to meet. Furthermore, the application of the Supplementary Guidance ; Sub-division and Re-Development of Residential Curtilages is simply wrong. This SG was conceived to deal with sub-division of residential feu in more outlying sub-urban areas and not the city centre. The use or application of this policy highlights exactly the point made in our first paragraph where policies are used or interpreted in an unduly negative tone which eventually inhibits development. There are examples of coach houses converted to residential use throughout the city.

We would confirm that the removal of part of the boundary wall to the north east elevation to the rear lane is not required and could be retained. This north east corner of the site is a car park presently and it is proposed to be retained as such so no alterations to walls are necessary.

We strongly disagree that this proposal would not make a positive contribution to the Bon Accord/Crown Street Conservation Area. Residential use predominates in this area and due to the changing market for office or business accommodation it is not feasible to upgrade existing building to meet the demands of prospective office users/tenants; more modern and open footplates are preferred. There will be an increasing pressure on this type of property and location to convert to residential use and issues of amenity must be assessed on a common sense basis to facilitate this change.

This Notice of Review is to challenge how policies are interpreted and to highlight the discrepancy between the public aspirations of the Council in terms of the City Centre Masterplan and how planning applications such as these are dealt with. This application, and many other smaller interventions, would cumulatively bring more people in to live in the city centre.

The Local Development Plan contains the City Centre Masterplan Development Framework which by extension leads to the City Centre Masterplan which sets a mission statement "Over 3,000 new residents living in the city centre, 2,200 of working age" The City Centre Masterplan refers to other examples of cities which have regenerated their city centres and having attended the various lectures from representative from Manchester, Calgary and Gothenberg they all clearly stated that to achieve a successful and vibrant city centre the primary task was to re-populate these areas; bring people back in to live in the city centre areas ; which is exactly what we are proposing.

We would also highlight by reference to the intermediate correspondence that various changes were made to the original application to take account of comments made by the Planning Officer throughout the currency of the Planning application

Examples of Planning Approvals;

- 6 Golden Square; 13 no. flats approved following issues raised regarding amenity and flat(s) to lower ground floor have outlook over light well
- 21 Golden Square ; 5 flats approved 2006 with similar issues to 6 Golden Square and 18-19 Bon Accord Crescent
- 2 west Craibstone Street; 7 no. flats approved 2010; no issues raised but flats to lower ground floor have outlook to lightwell and flats to rear (to Juticemill Lane) have limited outlook
- 13-14 Adelphi; 5no. flats approved following LRB having been refused due to similar reasons (unsatisfactory level of residential amenity)

This is not an exhaustive list but highlights that the reasons for refusal in this application have been overcome in other cases/locations



3251

26th January 2016

Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir,

**CHANGE OF USE & ALTERATIONS TO OFFICES TO FORM 15NO. FLATS AT18-19 BON ACCORD
CRESCENT, ABERDEEN. AB11 6DE**

Please find enclosed the following documents and drawings in support of the following applications for the above;

Planning

- Application for Planning Permission form duly completed and signed (including Land Ownership Certificate) *(not available)*
- 4no. copies of our drawings 3251/01-08. Please note these include existing drawings 02A-E
- Supporting Design Statement
- Lodgement fee £6015 (15 x £401)

Listed Building Consent

- Application for Planning Permission form duly completed and signed (including Land Ownership Certificate)
- 4no. copies of our drawings 3251/01-08. Please note these include existing drawings 02A-E
- Supporting Design Statement

We trust the enclosed is sufficient for you to process the applications but should you require anything further please contact the undersigned.

Yours faithfully,


Neil Rothnie
Neil Rothnie Architects

Cc client



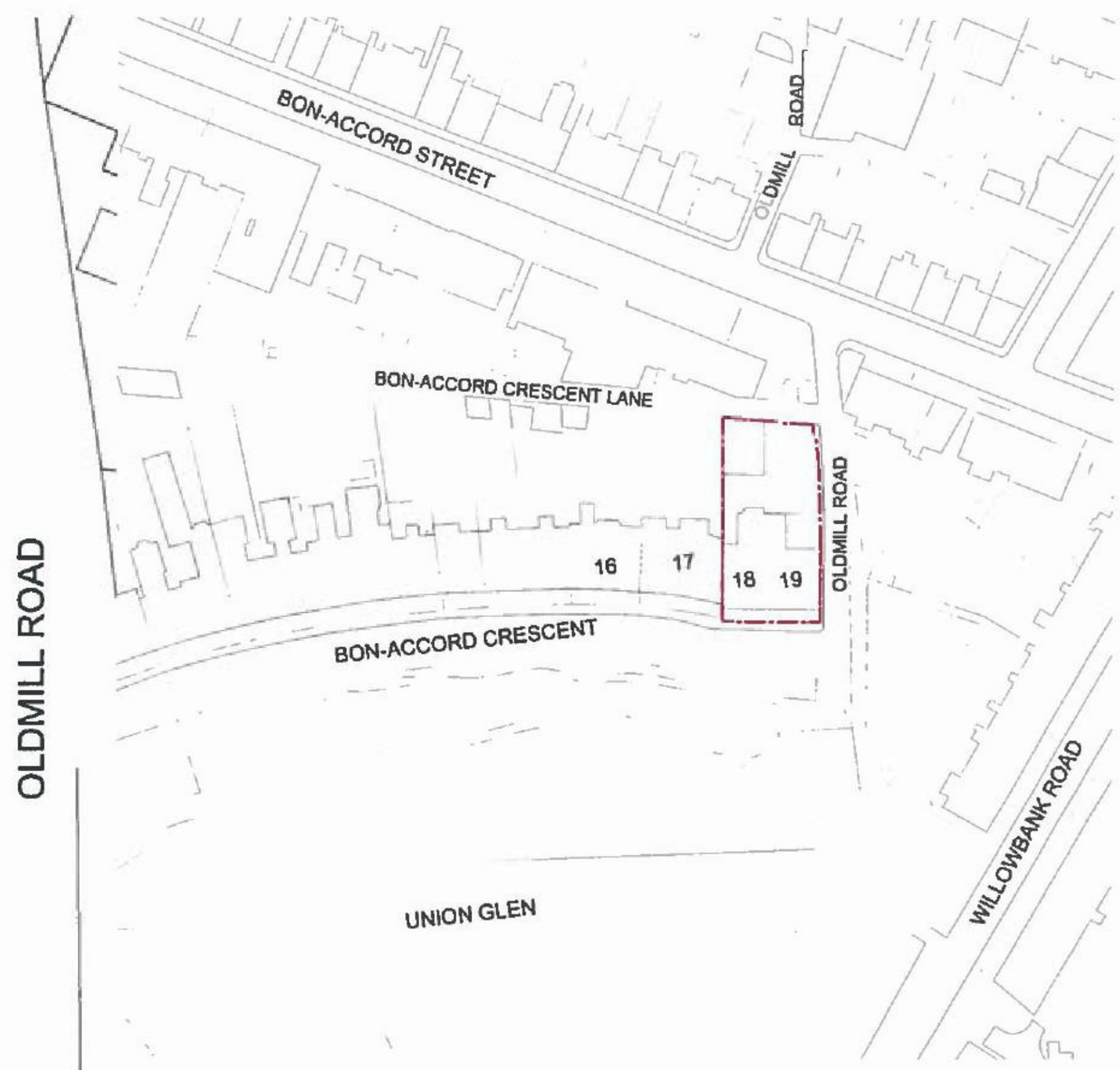
Proposed Flatted Development, 18-19 Bon Accord Crescent, Aberdeen.

SUPPORTING DESIGN STATEMENT

1. **PROJECT** ; to alter and convert the existing buildings (to include coach house) and change of use to form flats (15no.)
2. **ADDRESS** ; 18-19 Bon Accord Crescent, Aberdeen. AB11 6DE
3. **BRIEF DESCRIPTION** ; An existing office occupying two buildings consisting of two storeys plus basement and attic and associated coach house (two storey) to be converted in to 15no. flats.
4. **SITE AREA** ; total site –752 square metres
5. **LOCAL AUTHORITY** ; Aberdeen City Council
6. **CLIENT** ; Grampian Property Group
7. **ARCHITECT** ; Neil Rothnie Architects
8. **CONTEXT** ; The client owns this property and leases it to a firm of solicitors who have indicated that when the current lease period expires they will vacate the premises as they would no longer require premises of this size and in this location. It falls within the City Centre Business Zone (C2) within the defined city centre. It is bounded by Bon Accord Crescent to the west and south with Oldmill Road beyond to the south, the curved frontage of the adjoining terraced buildings to the north and Bon Accord Crescent Lane to the east. The entire buildings consists of the original granite, three and a half storey buildings to the west of the plot with a coach house to the rear of the feu of No. 18. The coach house is two storey with a single storey lean-to extension to the west. The majority of buildings to Bon Accord Crescent are in office use with some used as restaurants and flats. Generally the buildings in the immediate area are all traditional. In the wider area there is a mixture of residential, with a number of properties to Bon Accord Street and Springbank Terrace operated as bed and breakfast and small hotels and business (offices), again predominantly in a traditional style. It is worth noting the consent granted for serviced flats to the vacant land to the south of Oldmill Road and the modern flats to what was a joinery workshop to Oldmill Road to the east of Bon Accord Street. There are examples of many rear extensions and alterations to the original coach houses to all other properties (No. 1-17) Bon Accord Crescent as well as those to the west of Bon Accord Street. The property has parking provision associated with it to the rear of No. 19. The main pedestrian entrance is to No. 19 with secondary access via the lightwell to Bon Accord Crescent to both No. 18 and 19. There is a pedestrian gate to the south which gives access to the rear of No. 19 via a lightwell. It is also worth noting that historical maps show a coach house to the rear of No. 19 but this has obviously been removed at some time. The historical maps also show the full extent of the coach house to No. 18 albeit that from an external appraisal this has been extended at some time in the past.
9. **APPRAISAL**; Whilst the building is currently in office use this use is not viable for the future of the building. It is not feasible to upgrade the existing fabric to a grade A office standard which places the potential for a continued office use at a disadvantage. This office use is further disadvantaged by the small number of parking spaces relative to the overall office area. Residential use is both an appropriate and obvious use due to the fact that residential uses predominate to the east, south and west (beyond the Union Glen open space) . In addition a number of residential flats have been established within the City Centre with a significant number to upper floors on Union Street. It should be noted that all of the residential uses in the past 15-20 years have planning permission for mainstream use. It is widely

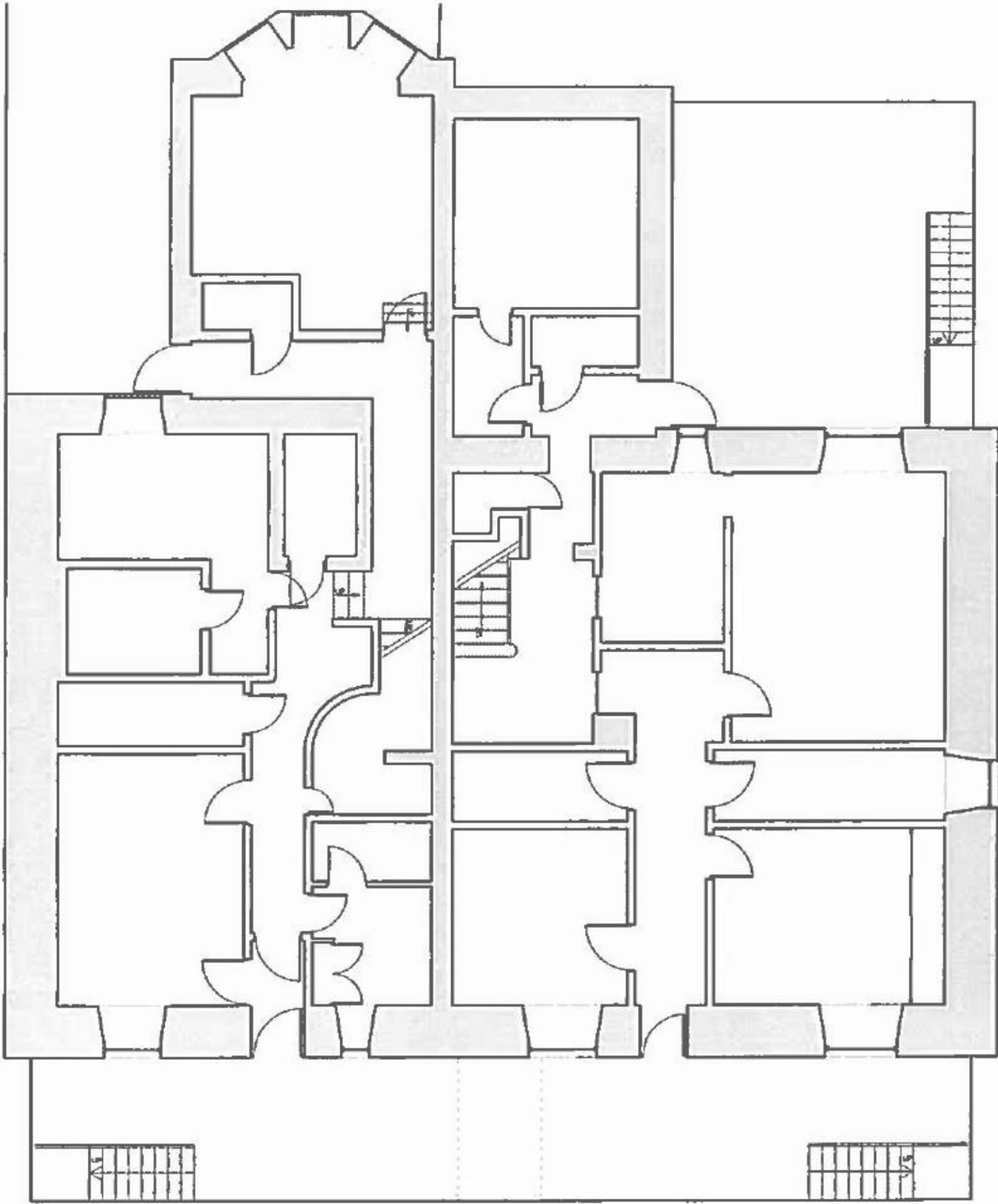
recognised within the city centre area that flatted developments could be car-free (subject to agreement on some form of commuted payment). The main consideration for residential accommodation is amenity. This property enjoys immediate access to Union Glen (public open space) and has an open aspect also over this open area, to the west. The principle of residential within the City Centre Business Zone is well established and particularly so by the precedent set by all the residential uses created by conversion existing buildings and new build within the City Centre. There are no immediate or adjoining uses that would cause issues of overlooking or noise to affect the amenity of flats within this building

10. **CONCEPT** ; The overall approach has been to retain the principle rooms with associated period features to the original building. As this is a single development it was considered appropriate to remove the stair to one of the buildings to ensure circulation areas were efficient in terms of the use of space and the space of the previous stair allows a marginal increase in the floor area available for the flats created. Otherwise the building is altered and converted to form generally two bedroomed flats to the upper floors (ground, first and second) with one bedroomed flats created to the lower ground floor. The coach house is currently split in to two sections each with an internal stair and this arrangement is retained and altered to achieve relatively straightforward conversions to two bedroomed flats; with bedrooms to the ground floor and living accommodation to the first floor. All flats have lounges and bedrooms with an open aspect ; or an aspect or amenity which is considered to be at or above a level expected in a city centre location. The principle of converting existing redundant buildings to residential use is very well established within the city centre area and we can provide a full list of properties known to be converted if necessary. Existing windows will be retained and overhauled (and only replaced where absolutely necessary)
11. **PLAN and ELEVATIONS** ; please refer to drawings forming this application
12. **SUSTAINABILITY** ; As this is a conversion of an existing building we have brought a new use to an existing structure. The principle of this type of development is well established within the city and enshrined in Planning policy; bringing people back in to the city centre where all facilities are at hand as well as access to all modes of transport. As residential properties within the city centre they will have access to refuse collections and recycling associated with the current regime for other residential uses in the area. Refuse storage will be provided to the courtyard to the rear of No. 18.
13. **TRANSPORT** ; The building as it exists has a car park which can accommodate 7no. cars. It is not practicable to form or introduce an increased number of parking spaces to the site. On this basis this proposal is to retain the current car park as it exists. The site is within walking distance of Union Street which in turn is served by buses and routes to all other areas of Aberdeen and beyond. The combined bus and train station is also within a reasonable walking distance. Cycle parking spaces to the front lightwell and rear courtyard area are shown on drawings.
14. **CONCLUSION**; We are aware from recent experience that a proposal such as this will challenge current Planning Policies. However, if we are an aspiring city and committed to the current City Centre Masterplan then what is proposed is entirely consistent with what we seek to achieve in the City Centre. As we have touched on, amenity is one aspect of Planning Policy and we contend the levels of amenity we proposed for the flats is entirely consistent with levels of amenity in other city centre flats i.e. original flats and flats created by conversion over the past 20 years. Please also note there has been, over the past 20 years or so, a significant number of city centre properties converted to flats where they mostly have no external garden or amenity space. On the basis of this precedent, the level of amenity we propose, cannot be deemed to be sub standard. It should also be noted that the redevelopment of these properties are driven by the market and not by Planning Policy. Residential use is therefore the only realistic use this property could be used for. The alternative is that once the current tenants vacate this property it will find no use and will fall into disrepair and create a very negative impression of the City Centre. It is possible to see, now, that some other similar offices within the immediate area are not occupied and other applications for change of use to residential are a signal of what will become a more recognisable trend. This application, and many other smaller interventions, would cumulatively bring more people in to live in the city centre.



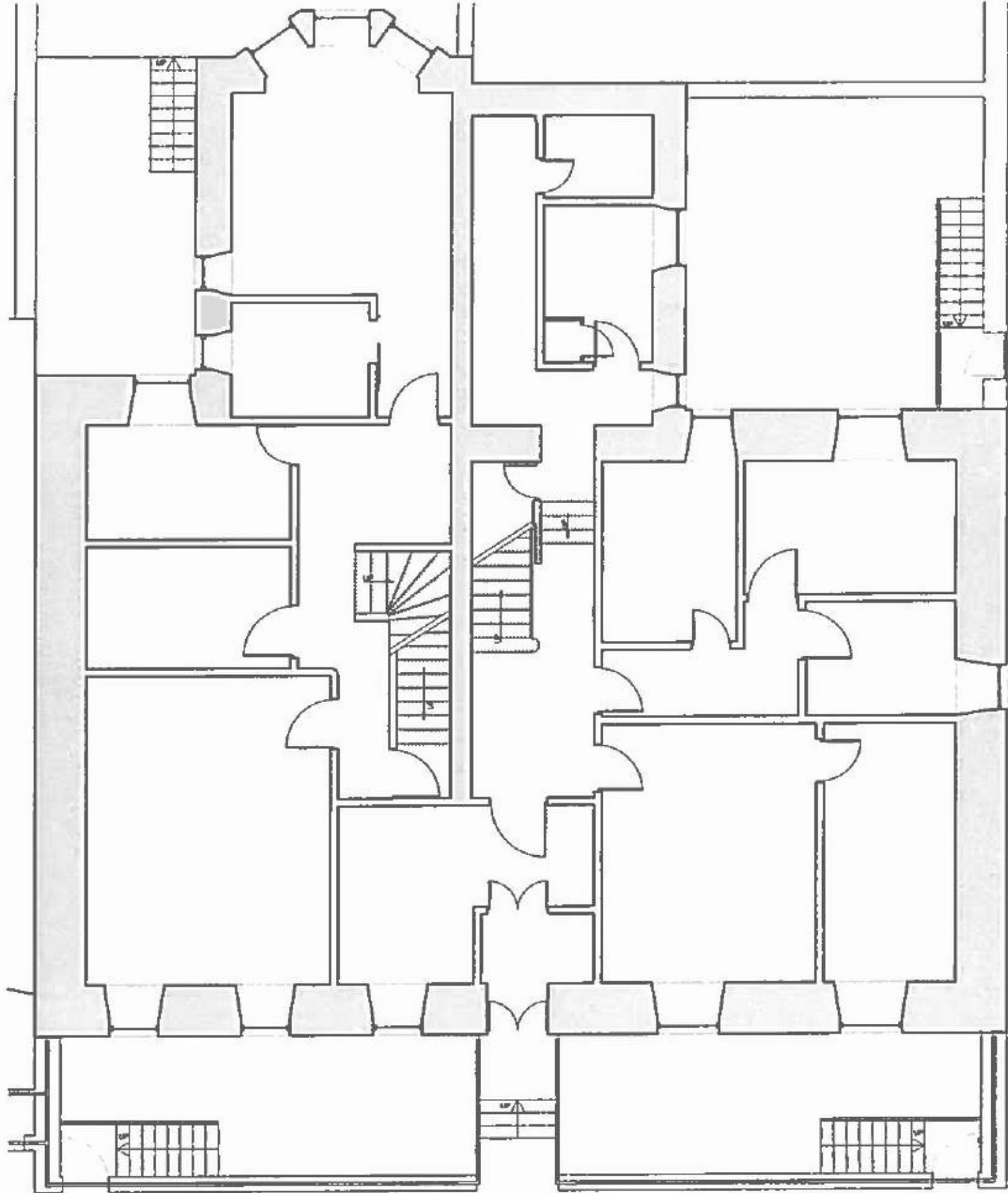
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 info@neilrothnie.co.uk www.neilrothnie.co.uk

REV NO	DESCRIPTION	DATE
CUSTOMER	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	LOCATION/ BLOCK PLAN	
SCALE	1:1000/200	DATE FEBRUARY 2015
JOB REFERENCE	DRAWING	REV
3251	01	



EXISTING LOWER GROUND FLOOR PLAN

1:100



EXISTING GROUND FLOOR PLAN

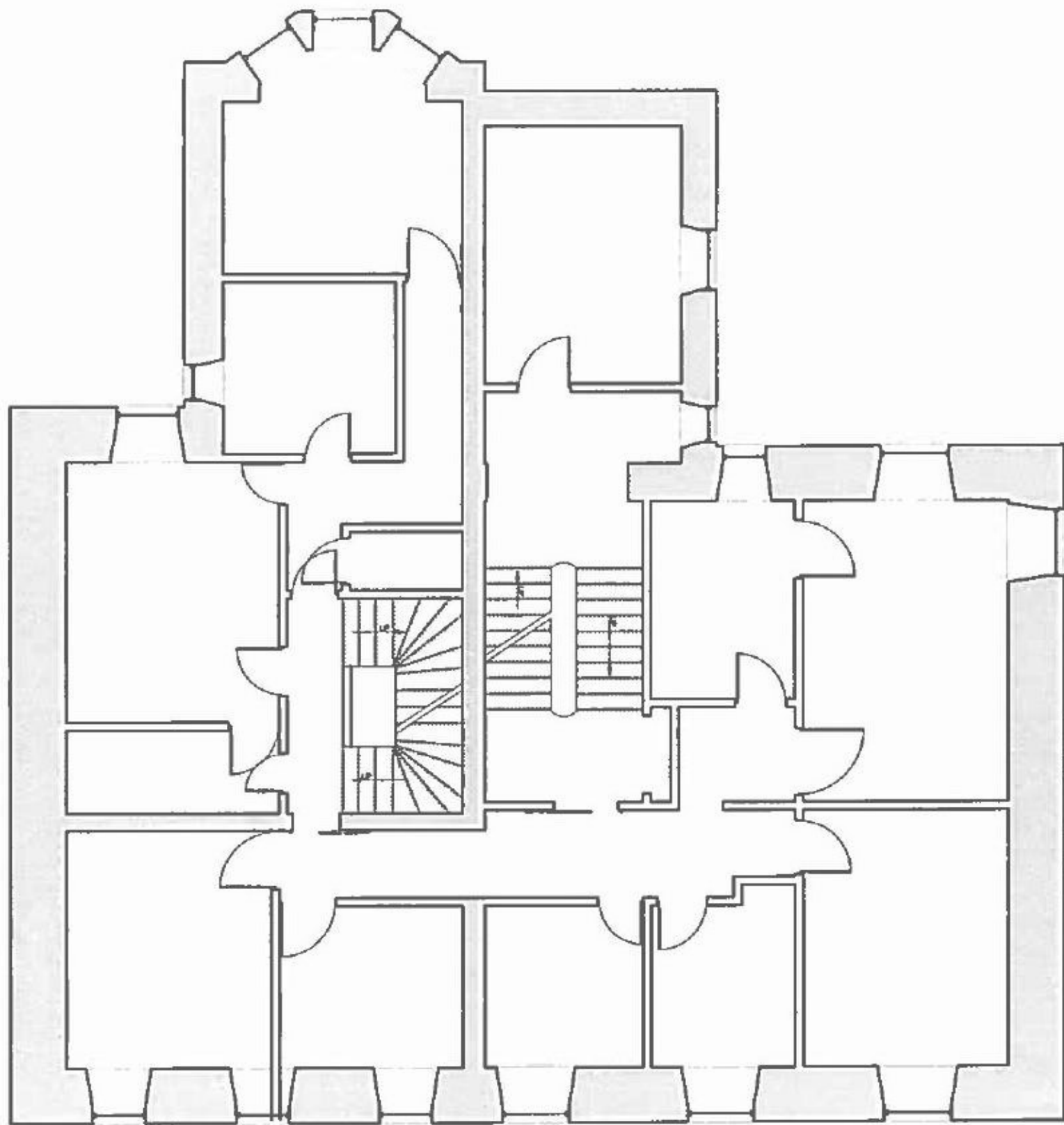
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nell rothnie architects



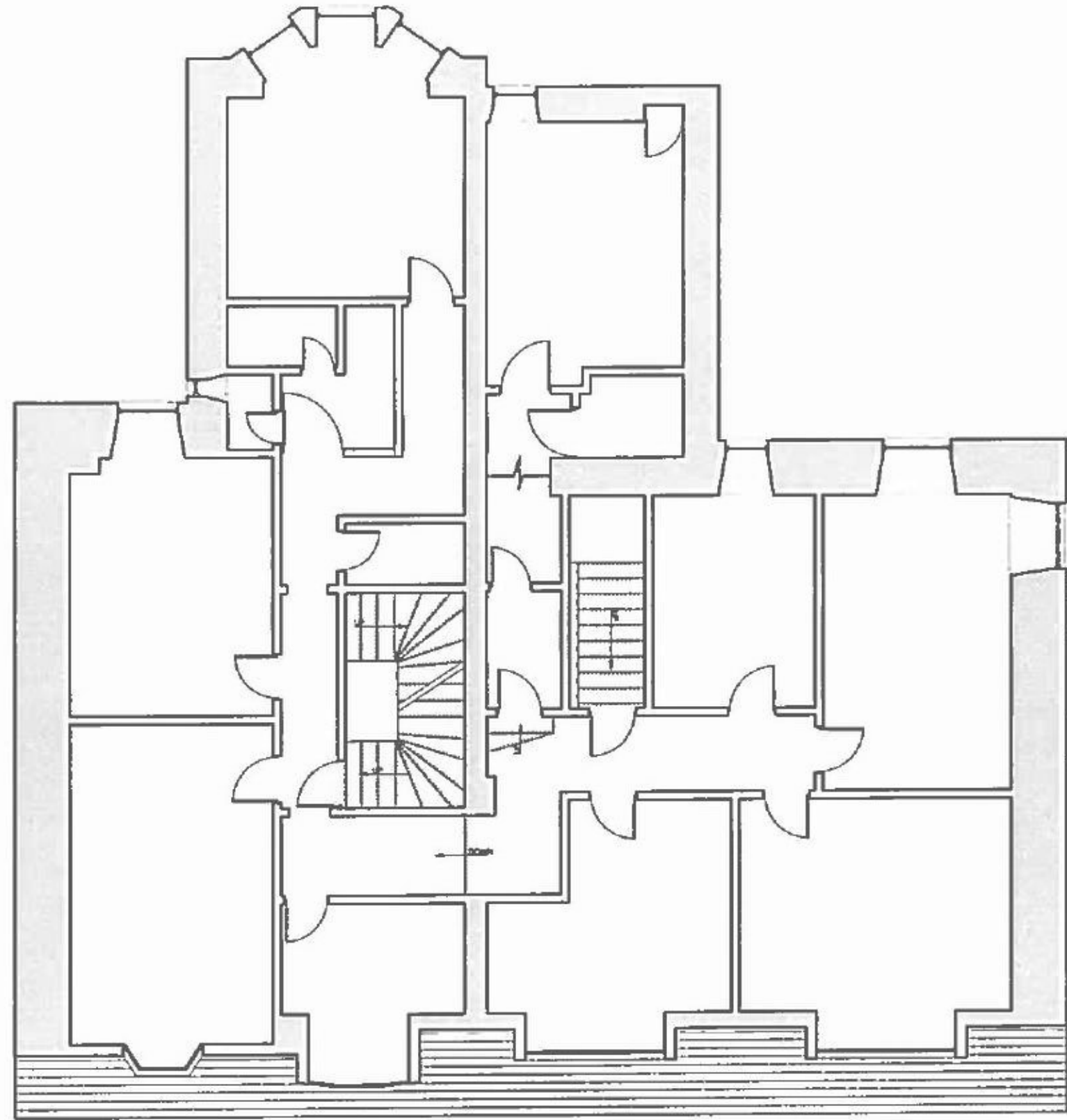
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REV NO	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING LOWER GROUND-GROUND FLOOR PLANS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	02A	



EXISTING FIRST FLOOR PLAN

1:100



EXISTING SECOND PLAN

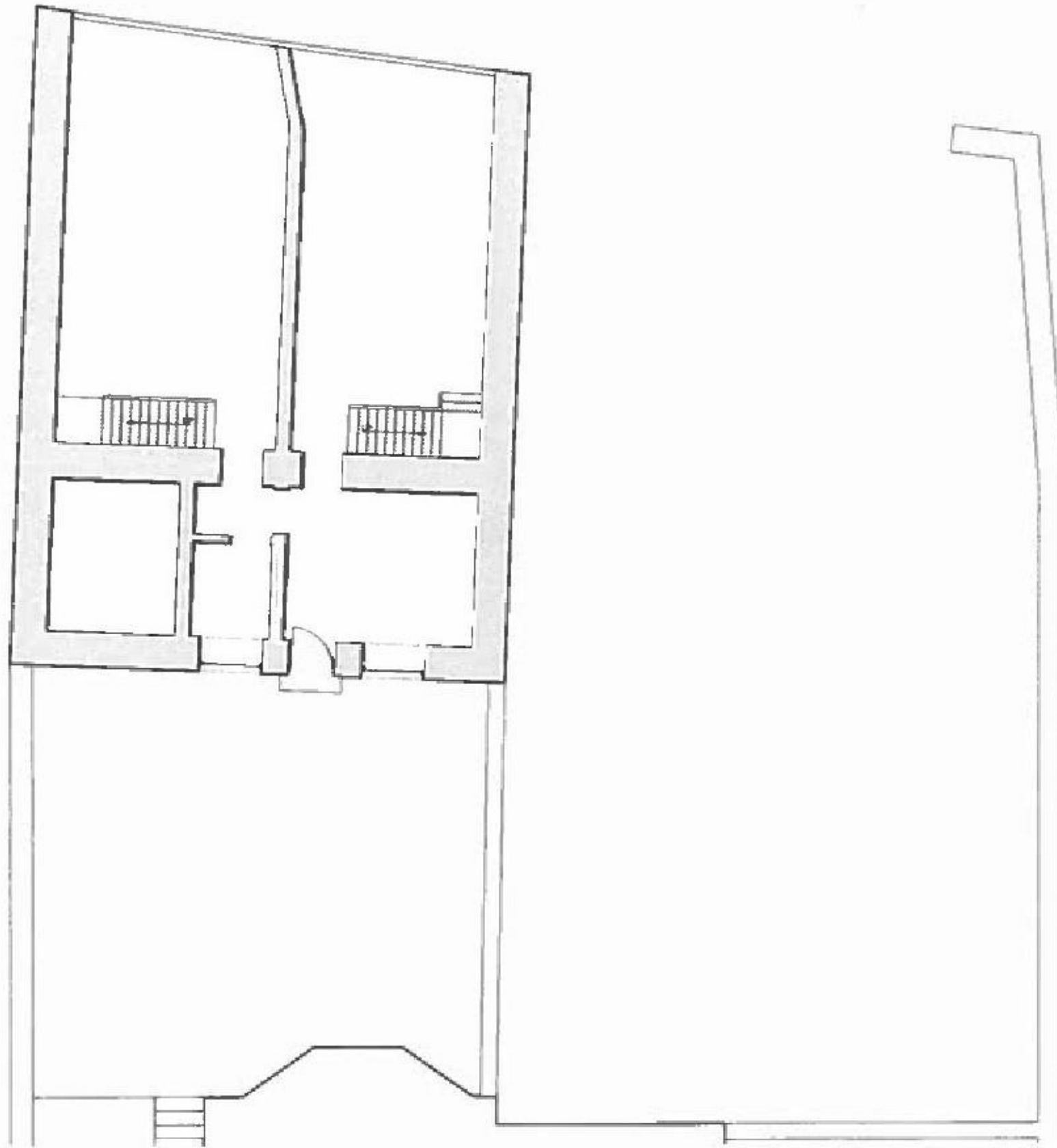
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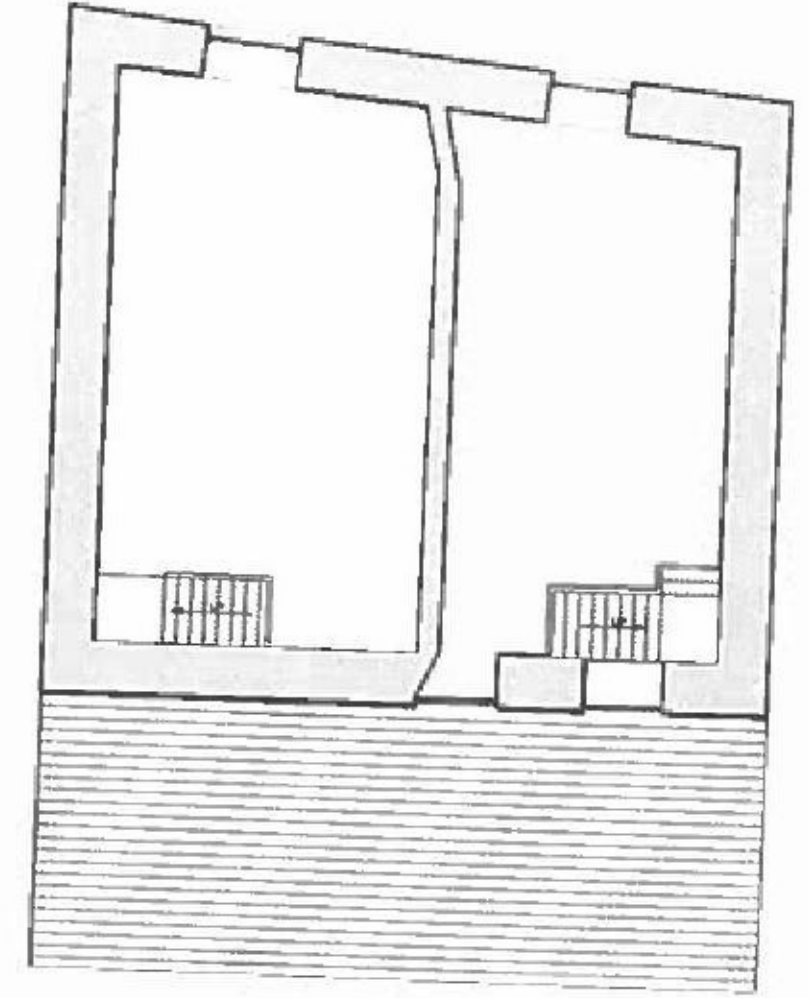
REV NO	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING FIRST-SECOND FLOOR PLANS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	02B	



EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



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REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING COACH HOUSE PLANS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	02C	



EXISTING SOUTH EAST ELEVATION 1:100



EXISTING SOUTH WEST ELEVATION 1:100

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REV NO	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING SW SE ELEVATION	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	02D	



EXISTING NORTH EAST ELEVATION 1:100



EXISTING NORTH EAST ELEVATION COACH HOUSE 1:100



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REV NO	DESCRIPTION	DATE
	CLIENT	GRAMPIAN PROPERTY GROUP
	PROJECT	18-19 BON ACCORD TERRACE
	CONTENT	EXISTING NE ELEVATIONS
	SCALE	1:100
	DATE	FEBRUARY 2016
	JOB REFERENCE	DRAWING
	3251	02E
		REV



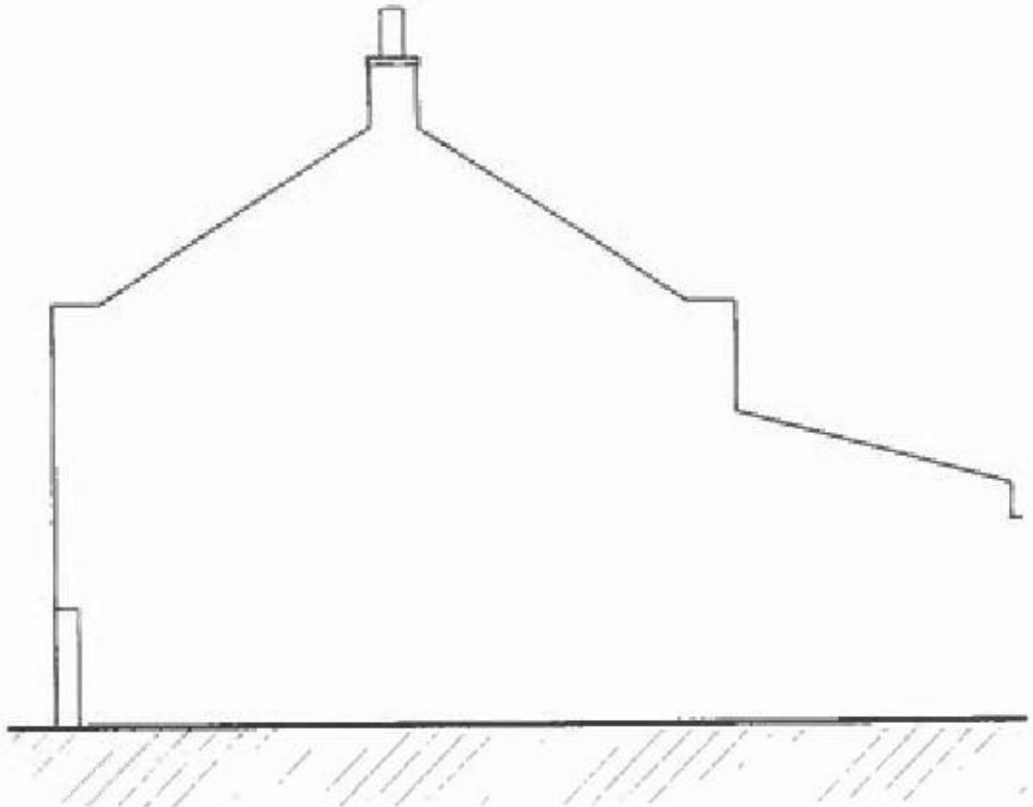
EXISTING SOUTH EAST COACH HOUSE ELEVATION 1:100

EXISTING SOUTH WEST COACH HOUSE ELEVATION 1:100



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A	REVISED SURVEY	08/16
REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING SE/SW COACH HOUSE ELEVATIONS	
SCALE	1:100	DATE AUGUST 2016
JOB REFERENCE	DRAWING	REV
3251	2F	A



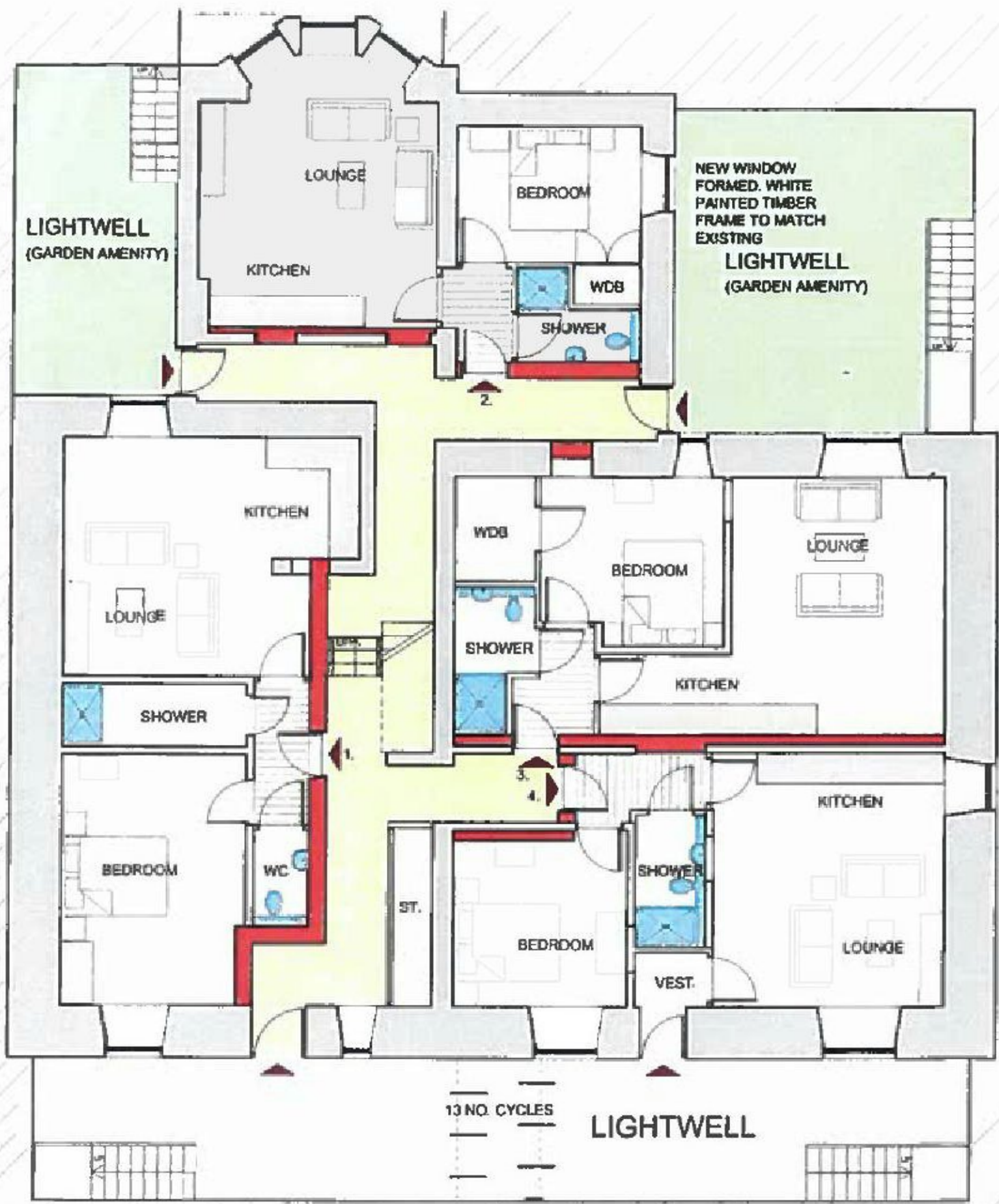
EXISTING NORTH WEST COACH HOUSE ELEVATION 1:100

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A	REVISED SURVEY	08/18
REV NO	DESCRIPTION	DATE
CLIENT GRAMPIAN PROPERTY GROUP		
PROJECT 18-19 BON ACCORD TERRACE		
CONTENT EXISTING NW COACH HOUSE ELEVATIONS		
SCALE	DATE	AUGUST 2018
JOB REFERENCE	DRAWING	REV
3251	02G	A



PROPOSED LOWER GROUND FLOOR PLAN 1:100



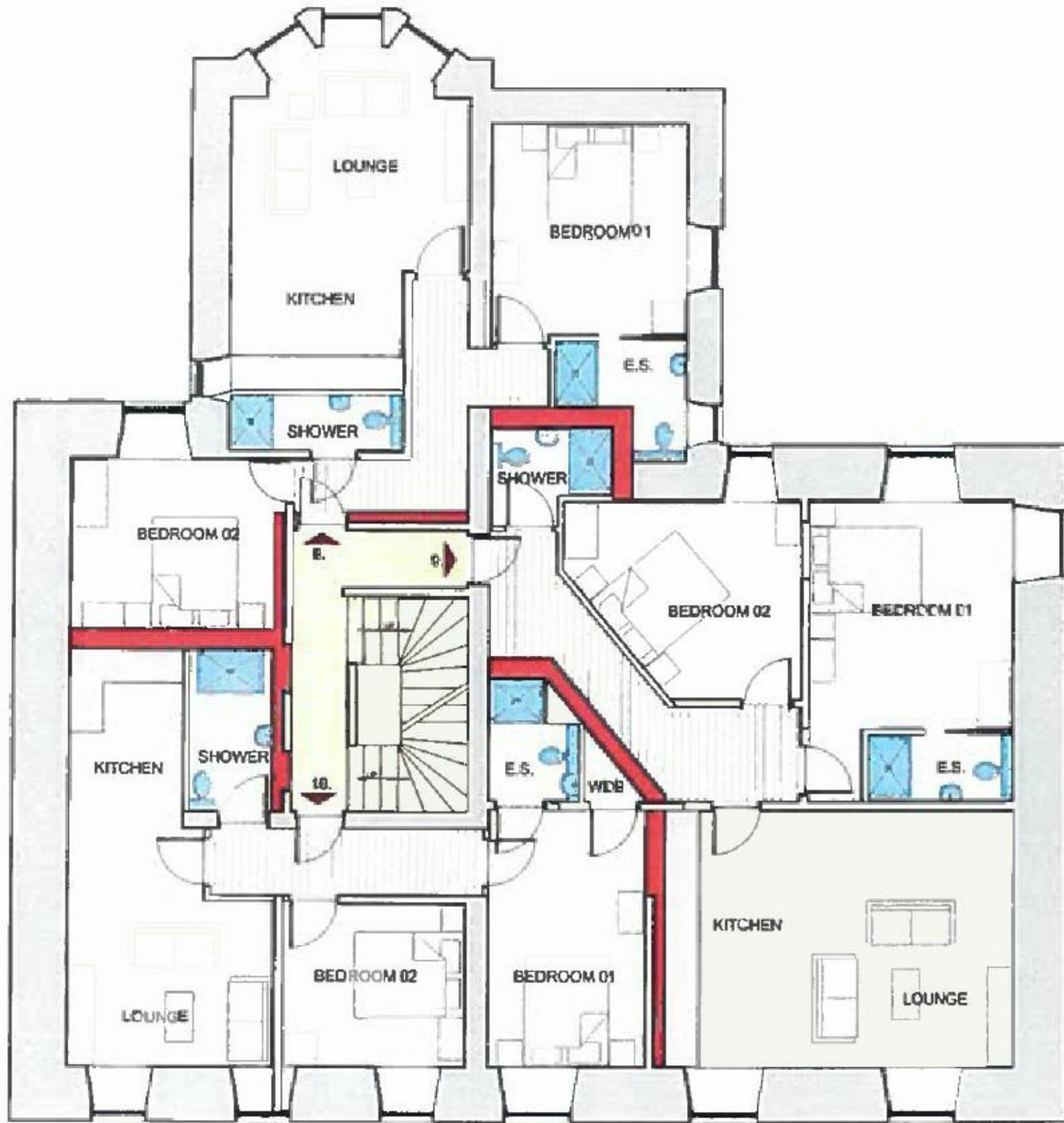
PROPOSED GROUND FLOOR PLAN 1:100

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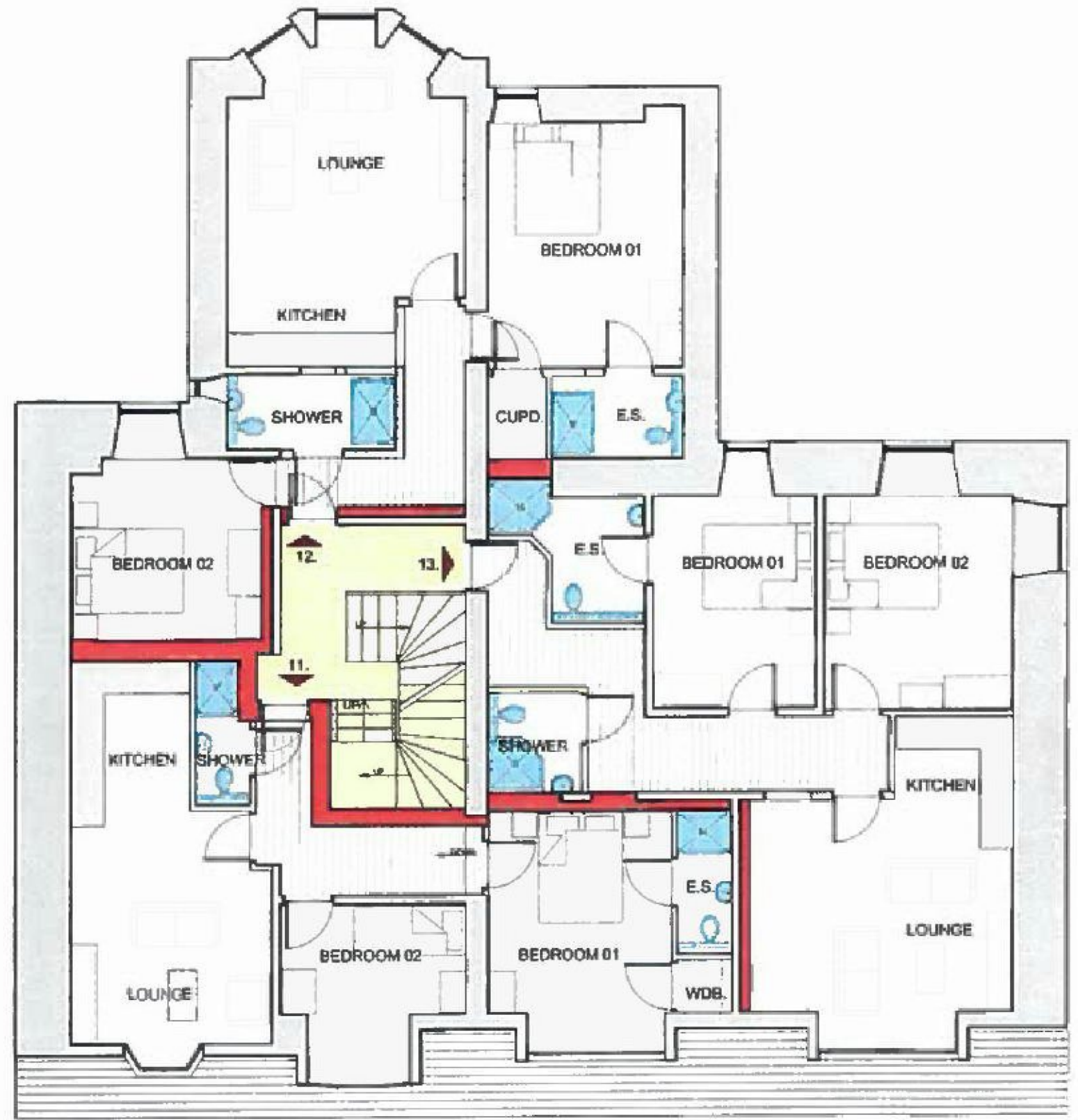
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REV NO	DESCRIPTION	DATE
CLIENT GRAMPAN PROPERTY GROUP		
PROJECT 18-19 BON ACCORD TERRACE		
CONTENT PROPOSED LOWER GROUND-GROUND FLOOR PLANS		
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	03	



PROPOSED FIRST FLOOR PLAN

1:100



PROPOSED SECOND FLOOR PLAN

1:100

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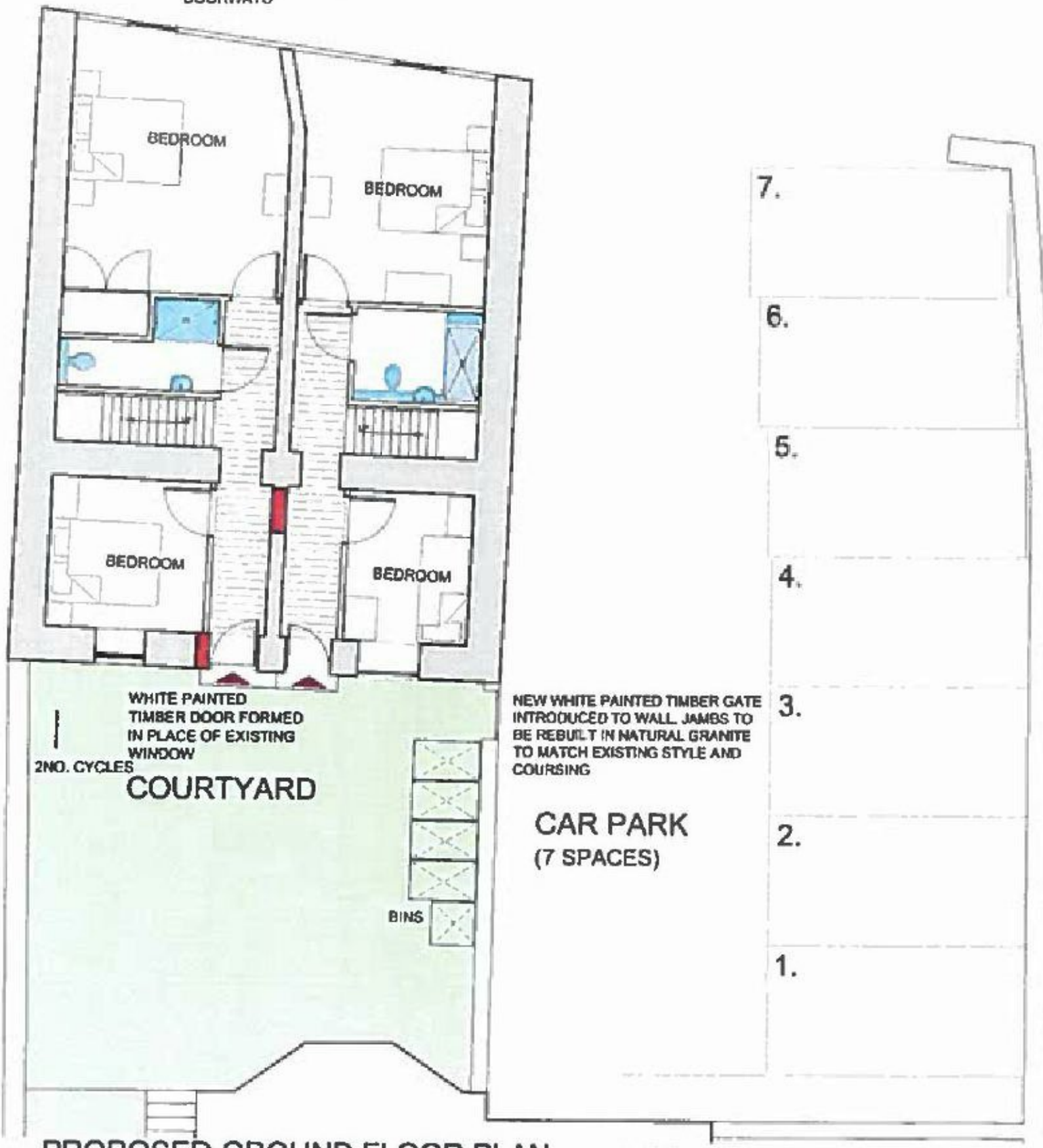


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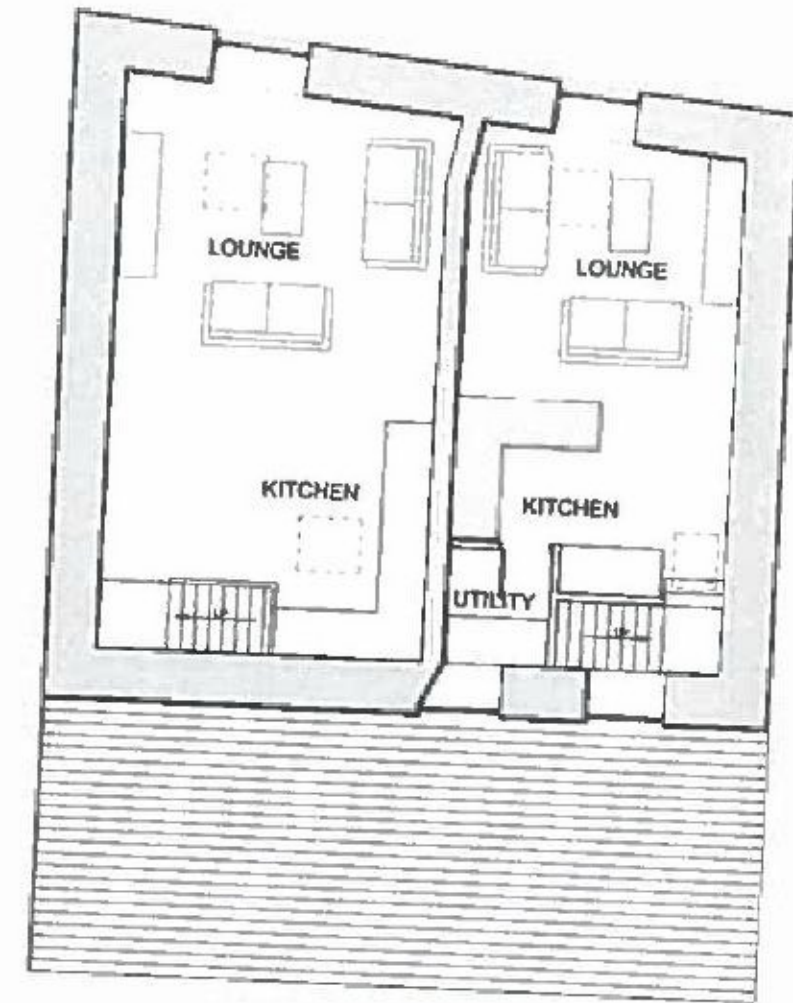
REV NO	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	PROPOSED FIRST-SECOND FLOOR PLANS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	04	

LANE

NEW WINDOWS FORMED IN DOORWAYS



PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

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REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	PROPOSED COACH HOUSE PLANS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	05	



PROPOSED SOUTH EAST ELEVATION 1:100



PROPOSED SOUTH WEST ELEVATION 1:100

UNLESS OTHERWISE NOTED ALL EXISTING WHITE PAINTED
TIMBER WINDOWS ARE TO REMAIN; ALL TO HAVE DOUBLE
GLAZED SECONDARY GLAZING FITTED TO THE INTERIOR.



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REV NO	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	PROPOSED SW ELEVATION	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	06	



PROPOSED NORTH EAST ELEVATION 1:100

WINDOWS REINSTATED TO MATCH EXISTING WHITE PAINTED TIMBER FRAME



PROPOSED NORTH EAST ELEVATION COACH HOUSE 1:100

BOUNDARY WALL TAKEN DOWN TO ALLOW FOR CAR PARK ENTRY

DOORS MODIFIED TO INCLUDE WHITE PAINTED TIMBER FRAME
WINDOWS TO MATCH EXISTING (PANES SHOWN BLUE) & OPAQUE PANELS TO EXISTING HIGH LEVEL WINDOWS (SHOWN GREY)

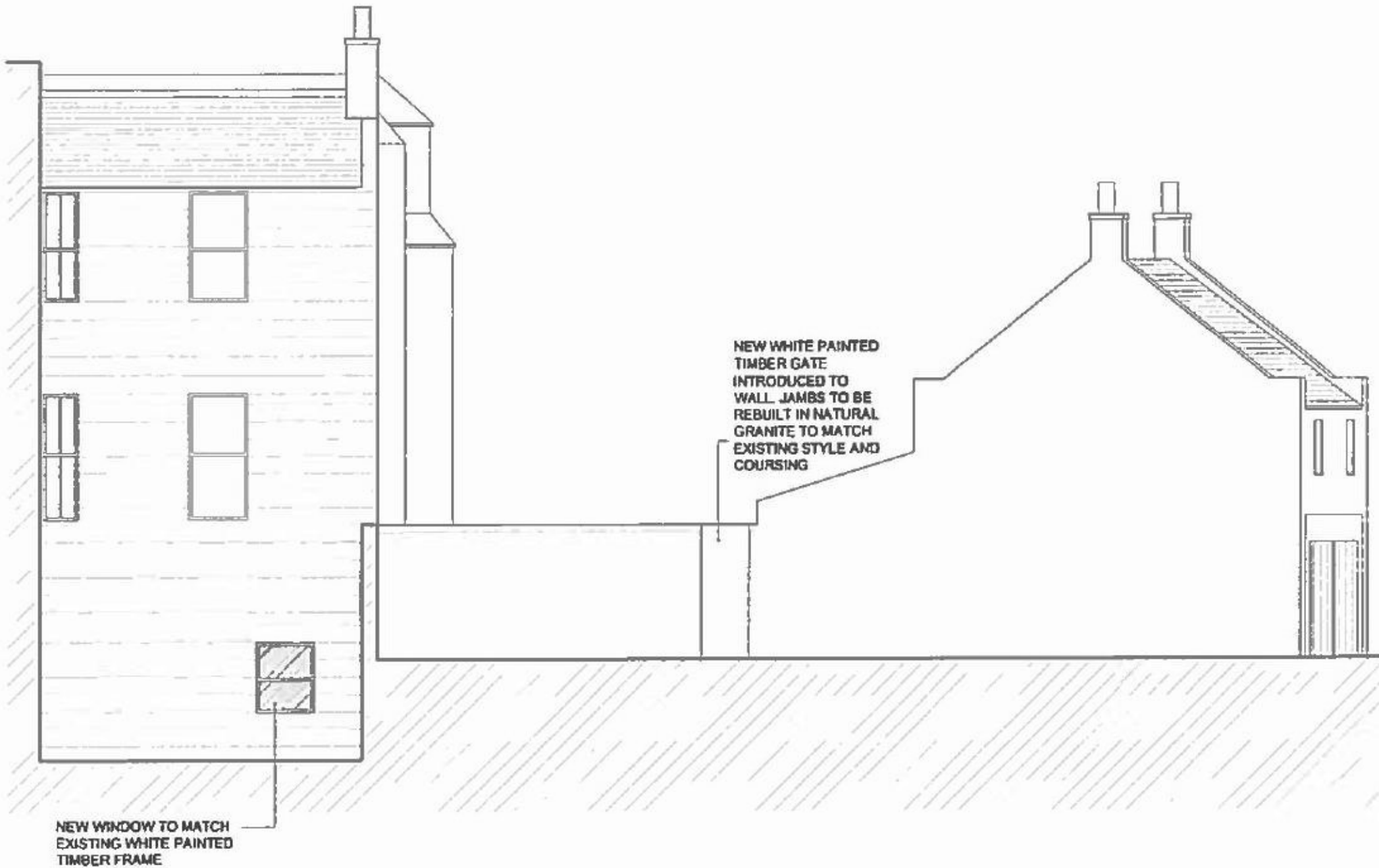
NEW VELUX WINDOWS TO BE CONSERVATION STYLE

UNLESS OTHERWISE NOTED ALL EXISTING WHITE PAINTED TIMBER WINDOWS ARE TO REMAIN; ALL TO HAVE DOUBLE GLAZED SECONDARY GLAZING FITTED TO THE INTERIOR.

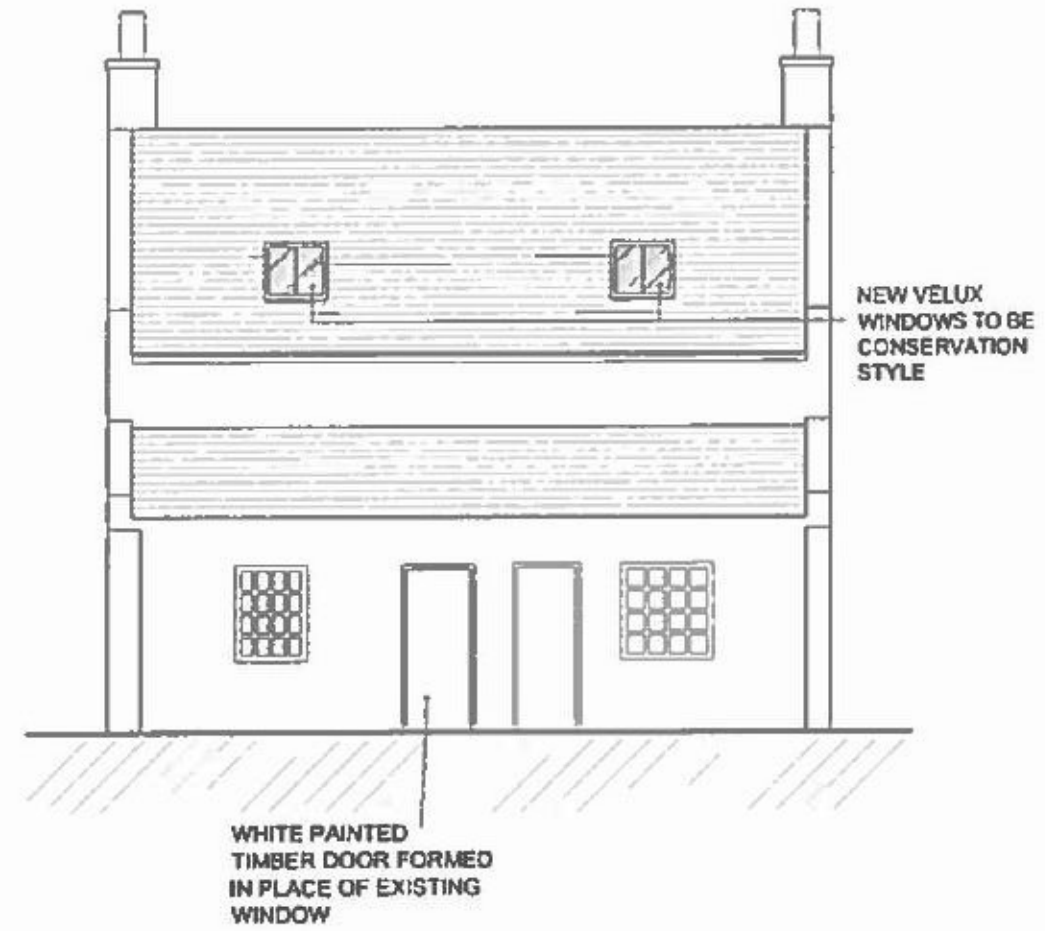


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REV NO	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	PROPOSED NE/SE ELEVATIONS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	07	



PROPOSED SOUTH EAST COACH HOUSE ELEVATION 1:100



PROPOSED SOUTH WEST COACH HOUSE ELEVATION 1:100

UNLESS OTHERWISE NOTED ALL EXISTING WHITE PAINTED
TIMBER WINDOWS ARE TO REMAIN; ALL TO HAVE DOUBLE
GLAZED SECONDARY GLAZING FITTED TO THE INTERIOR.



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REV NO	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	PROPOSED SE/SW COACH HOUSE ELEVATIONS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	08	

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Neil Rothnie

From: Neil Rothnie [Neil@neilrothnie.co.uk]
Sent: 26 May 2016 15:11
To: 'Sandra Ng'ambwa'
Subject: 18-19 Bon Accord Crescent
Attachments: SMFP Scanne16052614030.pdf

Sandra,

I have copied your e-mail and have answered your points in **red**

- **The second page on the Design and Access Statement is missing.** Please could you send this through; **now attached**
- Sections for all proposed windows [North East Elevation Coach House Elevation & South East/West Coach House Elevation] **and doors [South West Coach House Elevation]** are missing. Please could you send **these through; I have attached drawings and would explain that we would propose a sash and case window to the main building and a casement window to the coachhouse.** I have not, as yet prepared a drawing for the new doors to the coach house. These are intended to be very simple (flat). **Is this acceptable or would you insist on a traditional patterned door?**
- **Is there access to a sitting out area, the lightwell would not be regarded as a sufficient substitute for this according to Policy D2 Design and Amenity; All flats have access to the rear garden area ; all flats are accessed off the common stair/hall which in turn gives access to this external area or amenity space. The lightwell as a result is not dedicated as the only external area to any of the flats**
- **The Proposed Ground Floor Plan drawings show 2no cycles on the outside, how safe and secure would this be for potential residents?; This cycle storage is for 13 no. cycles (not just 2no.) . This is positioned under the entrance platt and cycles will be secured via padlocks to proprietary cycle brackets**
- **I am unsure as to why you are going to take down the boundary wall, especially since there is already access to the parking area; We are not proposing to take down any walls. We are only proposing a pedestrian gate (opening in wall) to allow access from the car park to the garden ground or vice versa**
- **The missing staircase has been highlighted by our Conservation team and Historic Environment Scotland as something that would harm the character and architectural integrity of the building. This is something that I would recommend needs to be looked at and rectified. I will deal with this at a later date.**

I am still waiting to confirm a time next thursday

Regards,

Neil Rothnie

NEIL ROTHNIE ARCHITECTS
116 Rosemount Place
Aberdeen

T. 01224 624724

Neil Rothnie

From: Sandra Ng'ambwa [SNGambwa@aberdeencity.gov.uk]
Sent: 06 June 2016 17:24
To: 'Neil Rothnie'
Subject: RE: 18-19 Bon Accord Crescent

Good afternoon Neil,

Before we schedule any meeting I require revised floor layouts for the proposal. This should incorporate both staircases.

There are also several other concerns with the proposal:

1: The lower ground flats are not appropriate, especially in terms of amenity in terms of lighting, in particular the one on the northern side. As for the other lower ground flat, it would be acceptable if there was some soft landscaping (garden ground) that the potential occupier was looking on to. As it stands they would be looking onto hard ground car-parking space. You may want to think of incorporating garden ground into a part of the car park area.

2: The coach house would not be appropriate for residential use, simply because of the amenity - the residents would be looking onto a back lane. As a matter of fact, what you are proposing here would be 2 semi-detached houses because they are divided vertically. Flats by definition are divided horizontally. We would support the use of the coach house as ancillary, storage etc.

Could you please get back to me with the your thoughts and the revised plans in 10 working days and then we can see where to go from there. I am out of the office in training all day tomorrow but will be back on Wednesday.

Best,
Sandra Ng'ambwa

Planning Trainee - Development Plan | Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

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Neil Rothnie

From: Neil Rothnie [Neil@neilrothnie.co.uk]
Sent: 13 June 2016 08:43
To: 'Sandra Ng'ambwa'
Subject: 18-19 Bon Accord Crescent
Attachments: SMFP Scanne16061307410.pdf

Sandra,

Please find attached the layouts amended to take account of the retention of both stairs. Please note we have kept the layout to the lower ground floor as it was, with the stair to no. 19 removed as this is an area with no original features the removal of the stair in this area has no consequential impact on any other features within the building.

I am preparing a drawing to show all cornices etc and will get his to you as soon as this is completed.

Regards,

Neil Rothnie

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F. 01224 649394

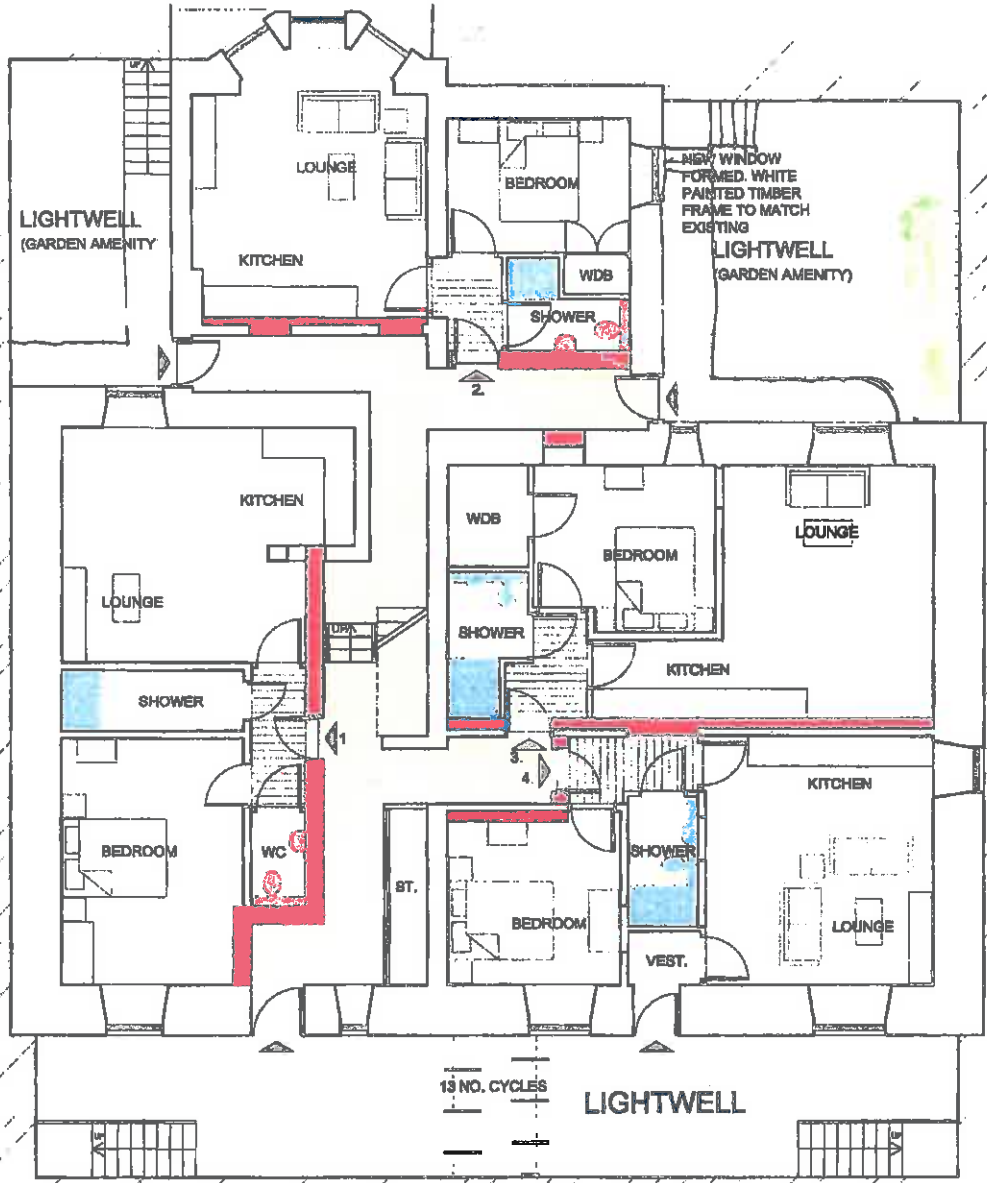
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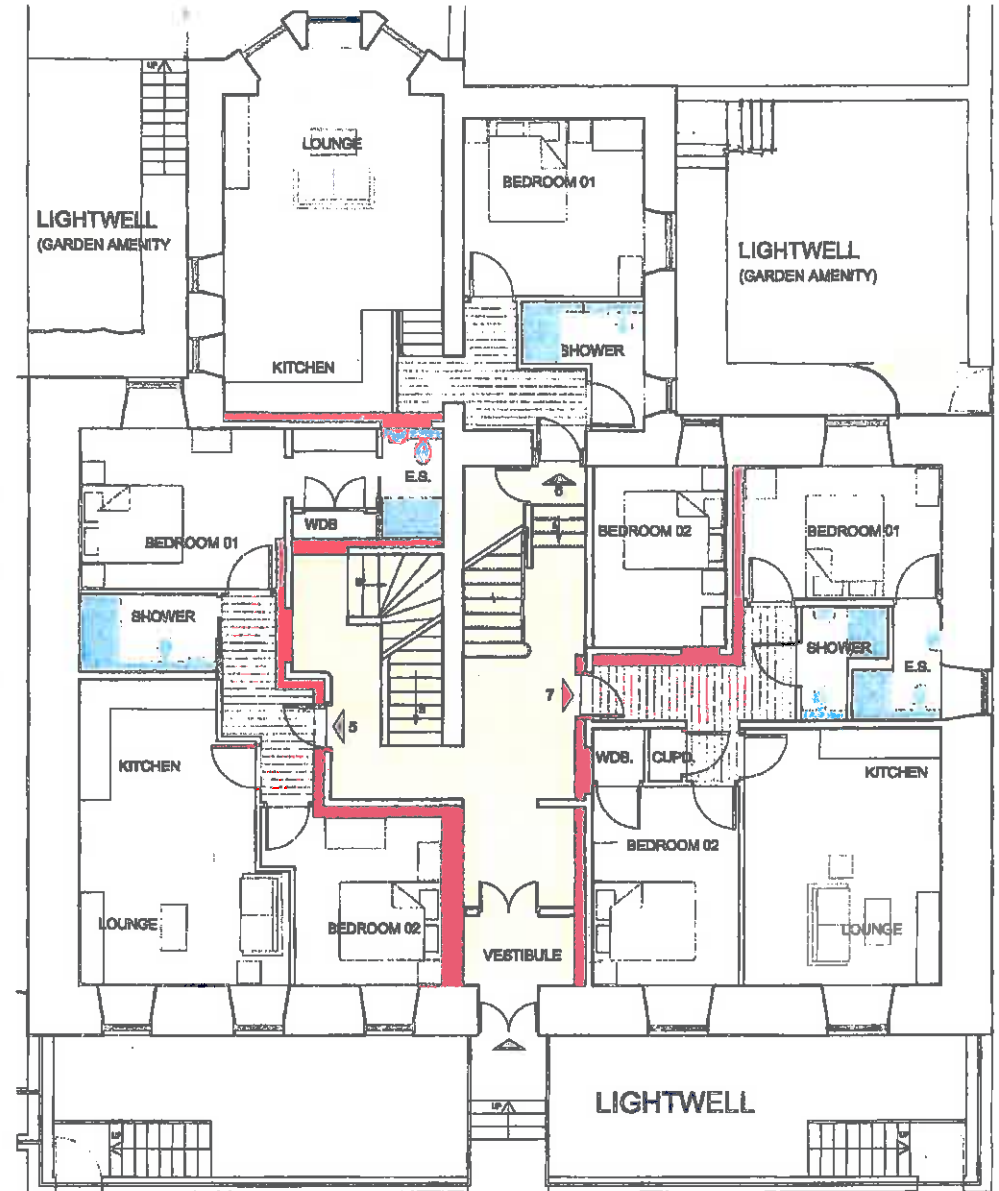
Sent: 13 June 2016 00:42

To: neil@neilrothnie.co.uk

Subject: Message from ENET Dundee



PROPOSED LOWER GROUND FLOOR PLAN 1:100

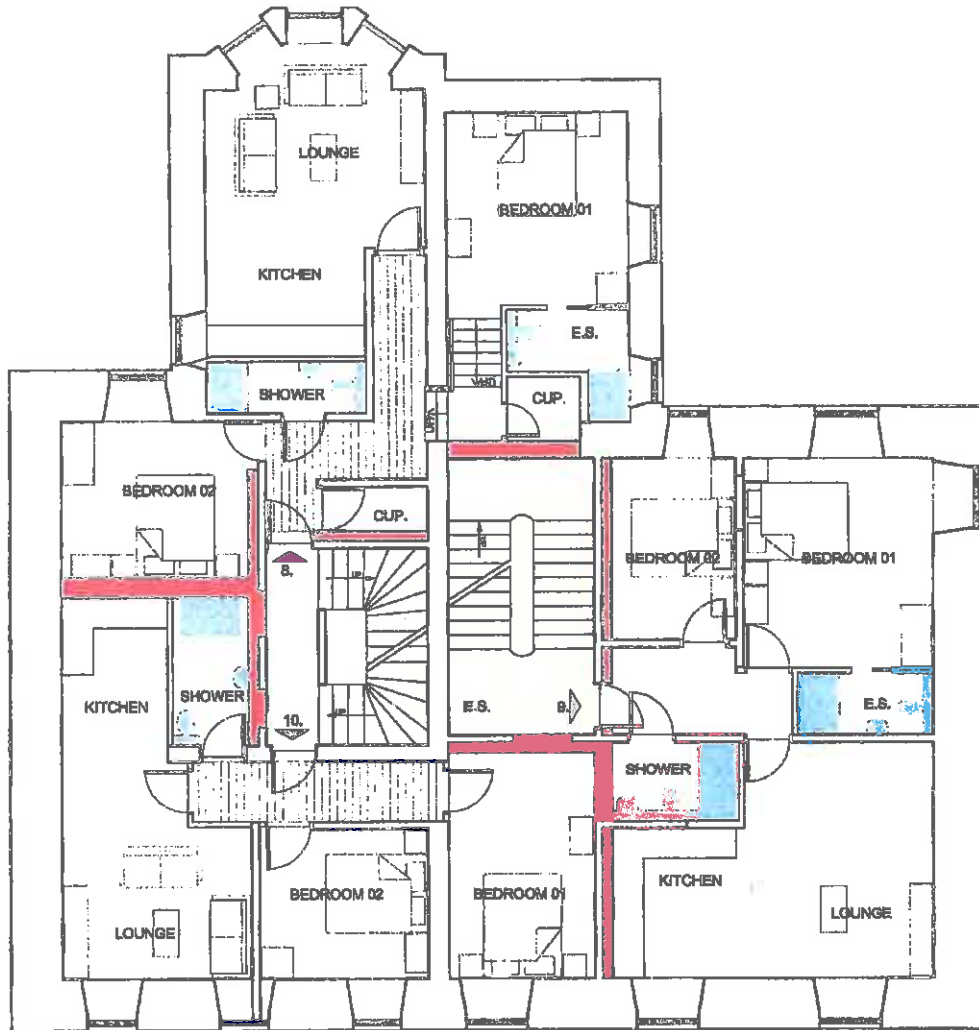


PROPOSED GROUND FLOOR PLAN 1:100



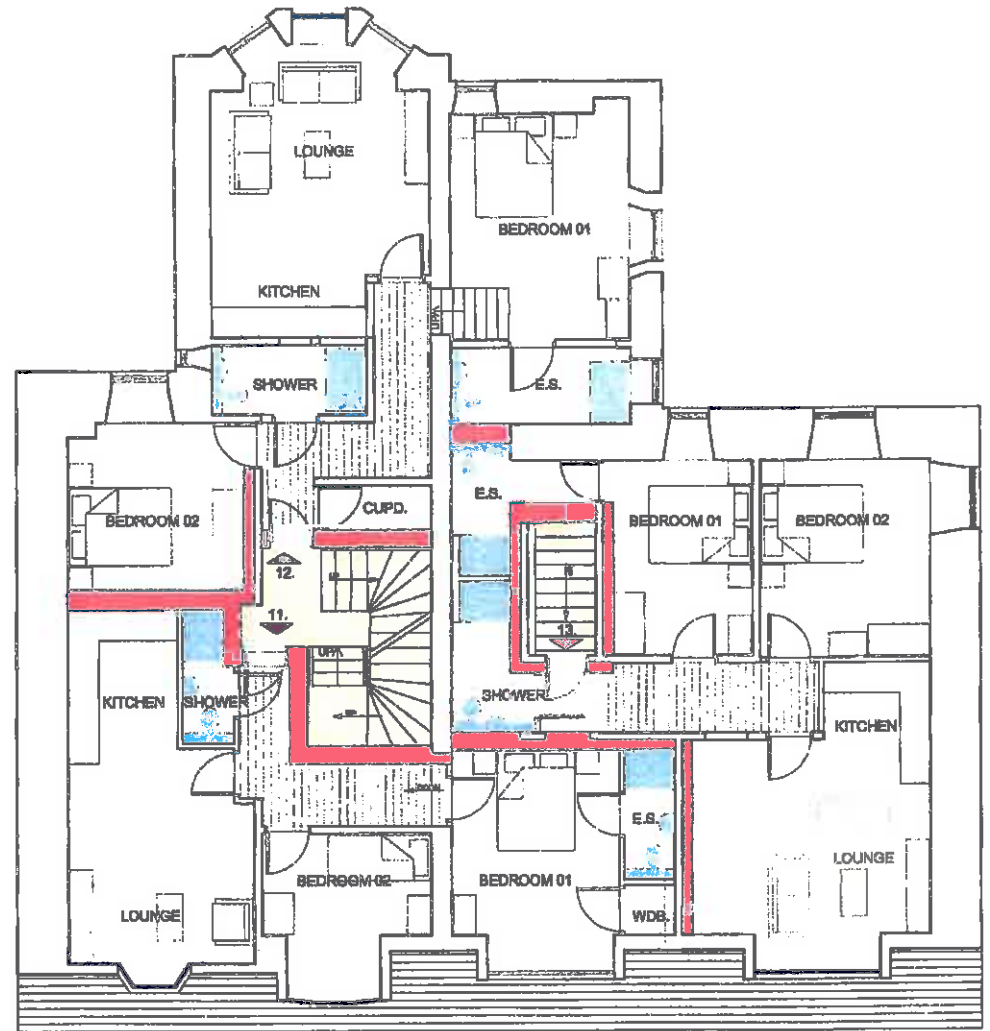
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 TEL 01224 824724 FAX 01224 846884
 info@neilrothnie.co.uk www.neilrothnie.co.uk

REV NO.	DESCRIPTION	DATE
CLINT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	PROPOSED LOWER GROUND-GROUND FLOOR PLANS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	01	



PROPOSED FIRST FLOOR PLAN

1:100



PROPOSED SECOND FLOOR PLAN

1:100

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REV NO.	DESCRIPTION	DATE
01	GRAMPIAN PROPERTY GROUP	
02	18-19 BON ACCORD TERRACE	
CONTENT PROPOSED FIRST-SECOND FLOOR PLANS		
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	3251	DRAWING REV 04

Neil Rothnie

From: Sandra Ng'ambwa [SNGambwa@aberdeencity.gov.uk]
Sent: 15 June 2016 17:19
To: 'Neil Rothnie'
Subject: RE: 18-19 Bon Accord Crescent

Good afternoon Neil,

Thanks for the amended plans that you sent through. I have had a look at them and at this point what you are proposing seems to be far from what the original plans of the listed building could have been. In order to move on from here it is best if you could provide some historical or old plans so that we can see how the rooms were previously. Let me know how you would like to proceed.

Regards,
Sandra Ng'ambwa

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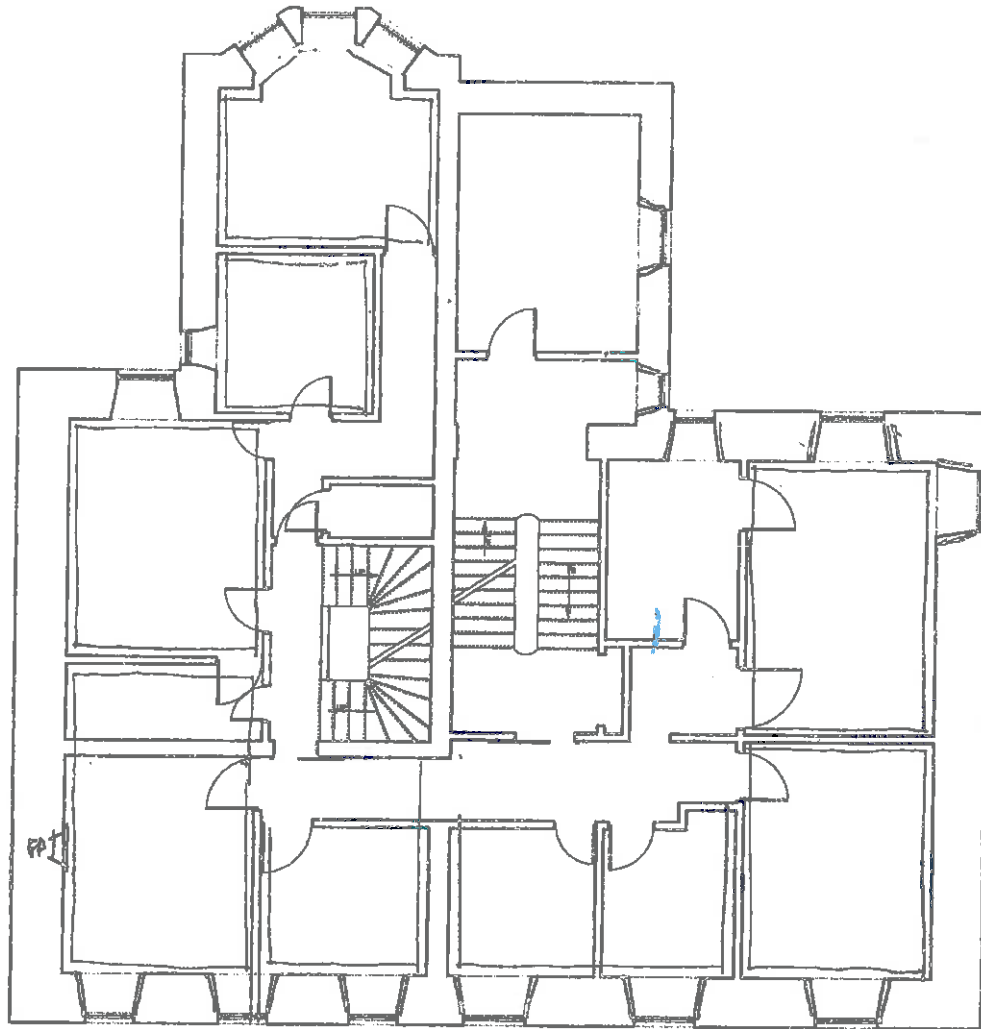
 [@AberdeenLDP](https://twitter.com/AberdeenLDP)

 [Aberdeen Local Development Plan Page](#)

From: Neil Rothnie [<mailto:Neil@neilrothnie.co.uk>]
Sent: 13 June 2016 09:22
To: Sandra Ng'ambwa
Subject: 18-19 Bon Accord Crescent

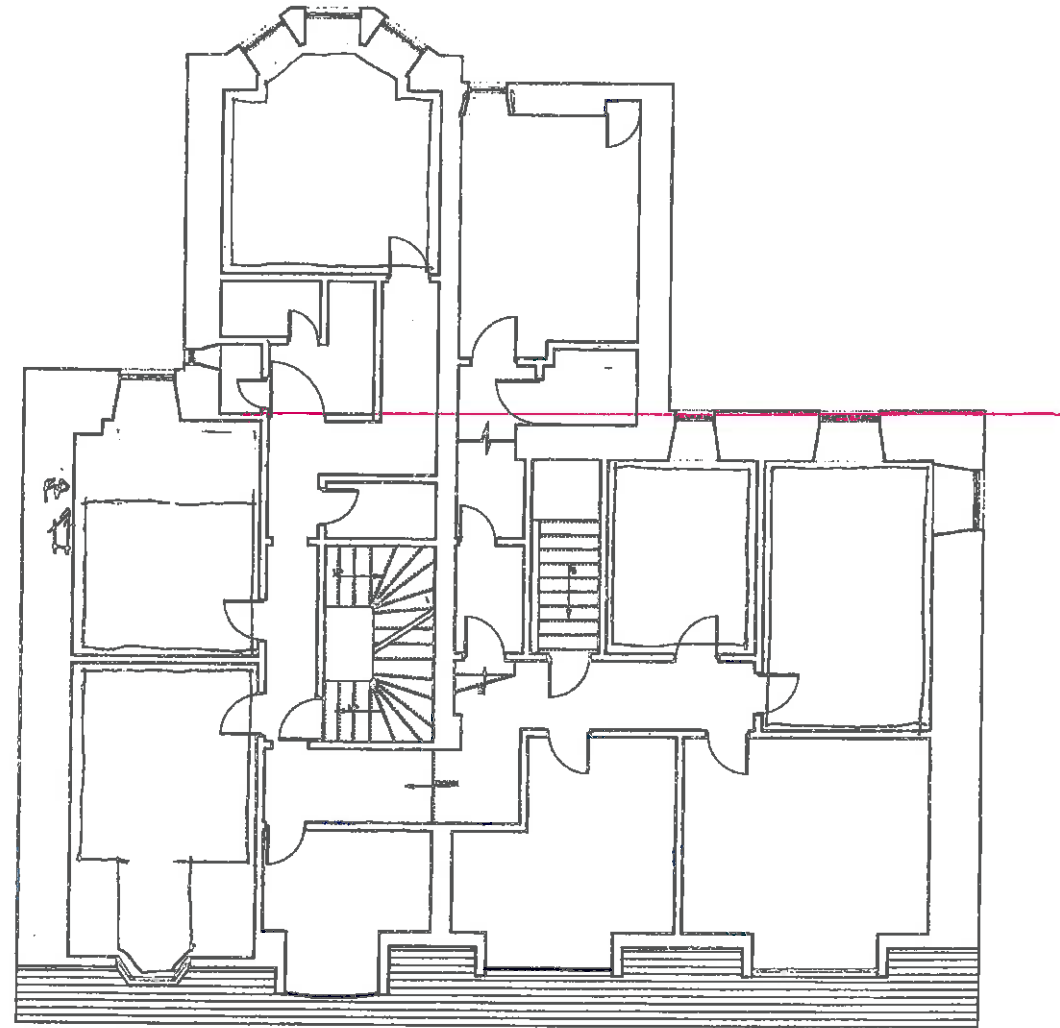
Sandra,

Please find attached the survey plans with a note of all the original features ; cornices, shutters and fireplaces.
When can we meet to discuss all of this?



EXISTING FIRST FLOOR PLAN

1:100



EXISTING SECOND PLAN

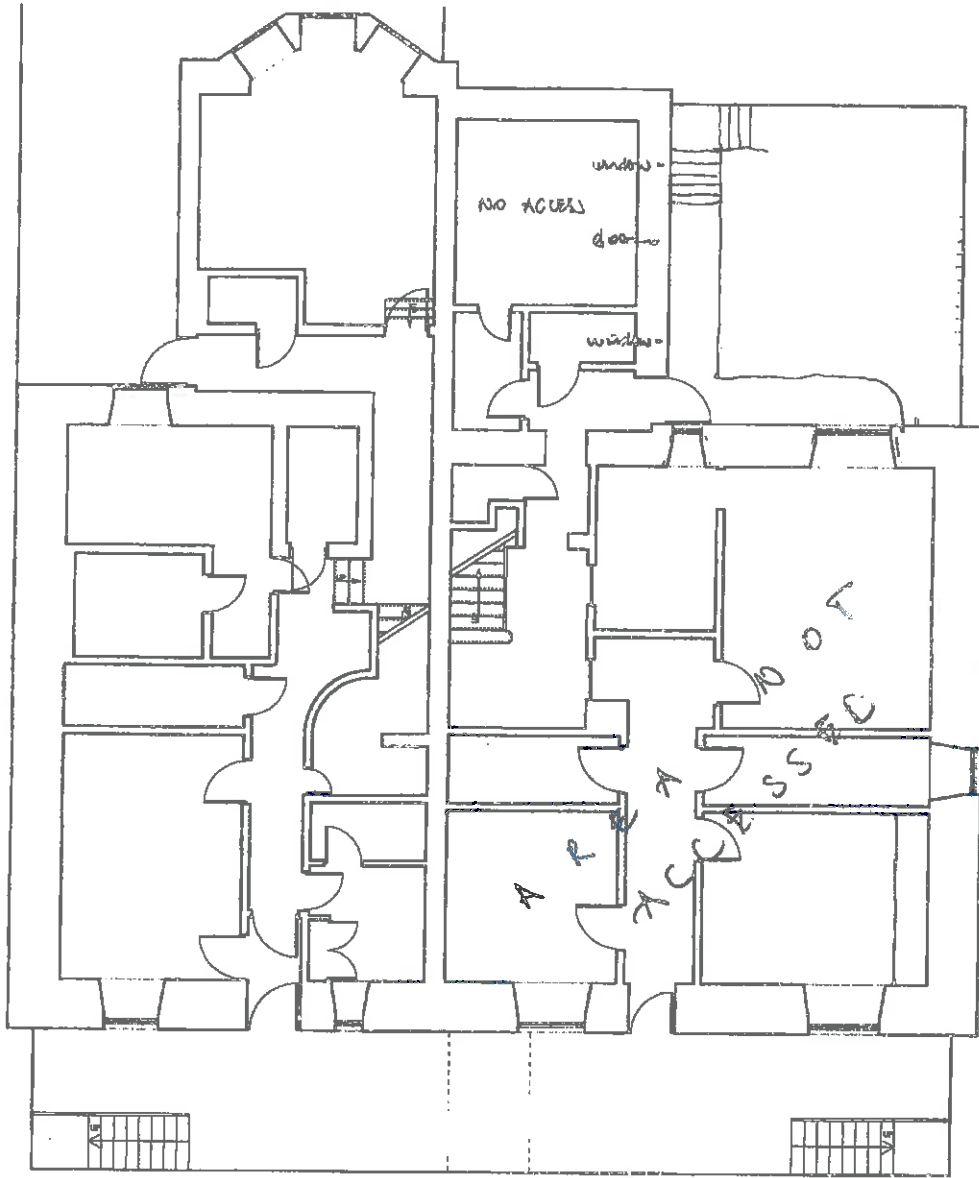
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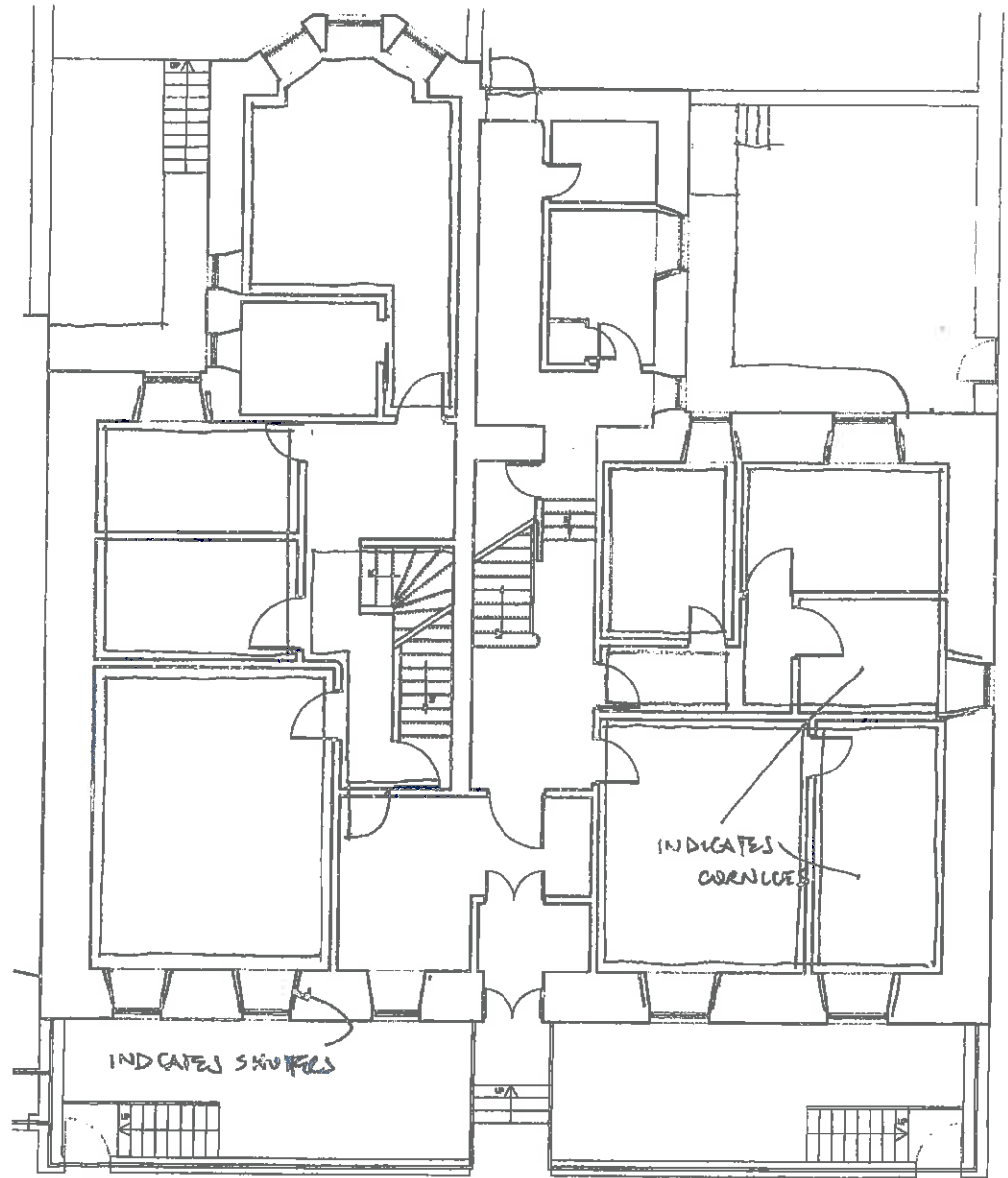
WITH ORIGINAL PARTICE J

REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING FIRST-SECOND FLOOR PLANS	
SCALE	DATE	FEBRUARY 2016
JOB REFERENCE	DRAWN	REV
3251	02B	



EXISTING LOWER GROUND FLOOR PLAN

1:100



EXISTING GROUND FLOOR PLAN

1:100

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WITH ORIGINAL FRAMES

REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING LOWER GROUND-GROUND FLOOR PLANS	
SCALE	1:100	DATE FEBRUARY 2018
JOB REFERENCE	DRAWING	REV
3251	02A	

Neil Rothnie

From: Neil Rothnie [Neil@neilrothnie.co.uk]
Sent: 16 June 2016 08:00
To: 'Sandra Ng'ambwa'
Subject: 18-19 Bon Accord Crescent
Attachments: SMFP Scanne16061606170.pdf

Sandra,

I refer to your last email and attach my assessment of the original room layout to these buildings. This is based on the physical evidence of the building as it currently is, my experience and the fact that I would not know where to start to find historical plans of the building.

I would also question the relevance of this information and caution that if the principal of conversion to residential is established then we must look at that conversion of the building as it current stands. Whilst the buildings are listed there is no reference to any particular internal features and if we can establish a layout of rooms which is acceptable it is always possible e.g. to run new cornices, re-use doors, fireplaces etc.

I would like to arrange to meet with you to discuss all of these points to see how we can progress this application as soon as possible

Regards,

Neil Rothnie

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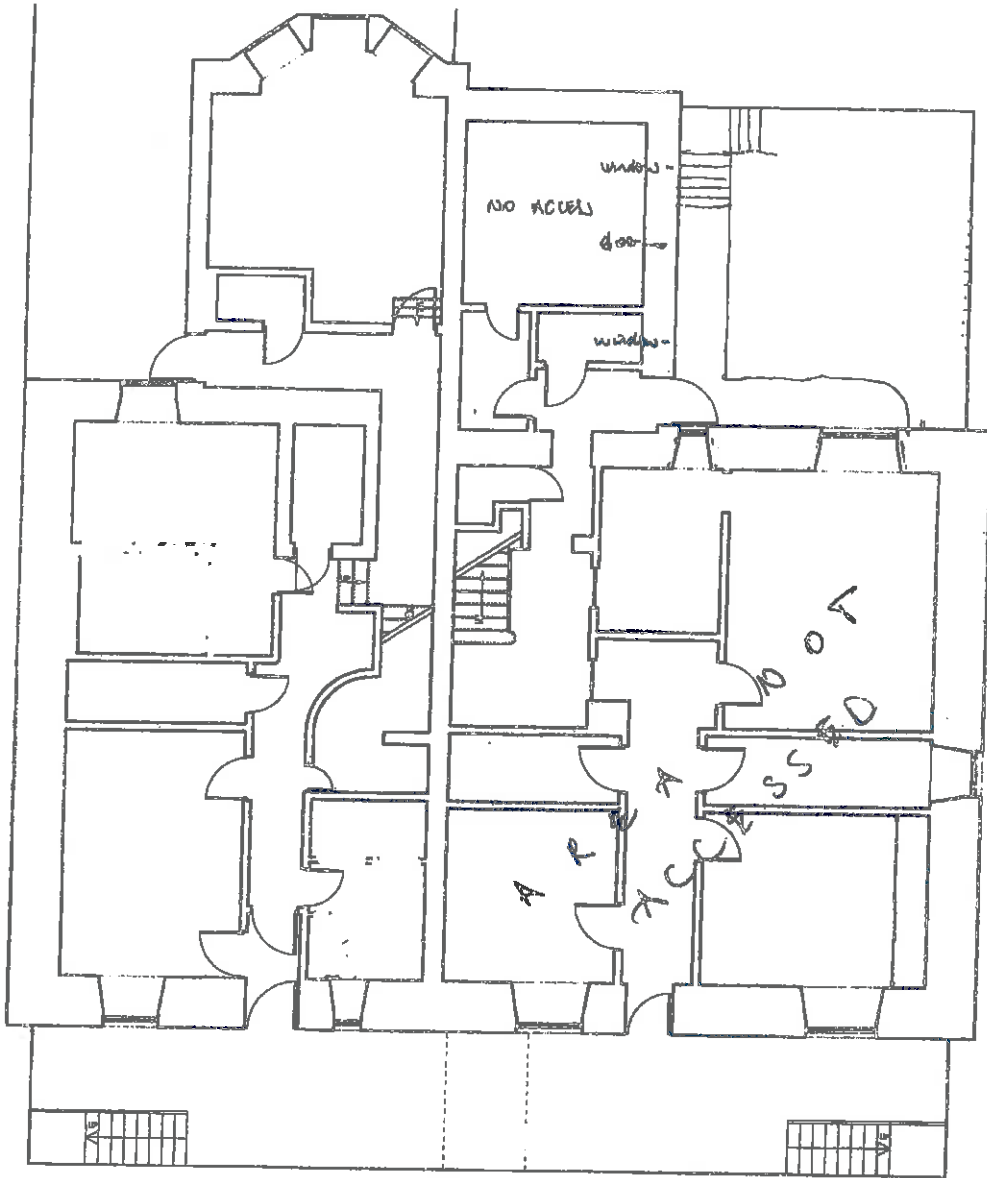
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Sent: 15 June 2016 23:18

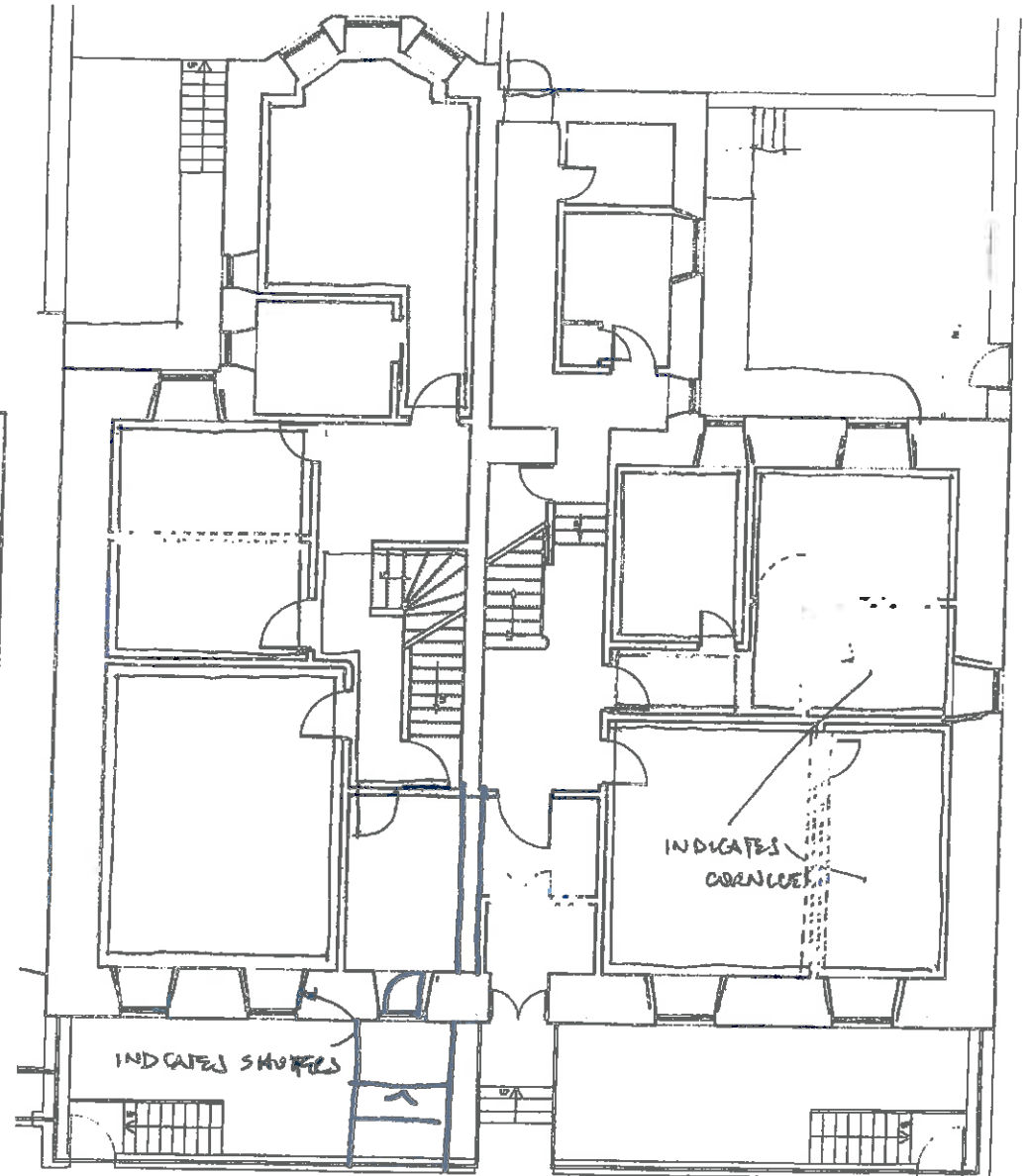
To: neil@neilrothnie.co.uk

Subject: Message from ENET Dundee



EXISTING LOWER GROUND FLOOR PLAN

1:100



EXISTING GROUND FLOOR PLAN

1:100

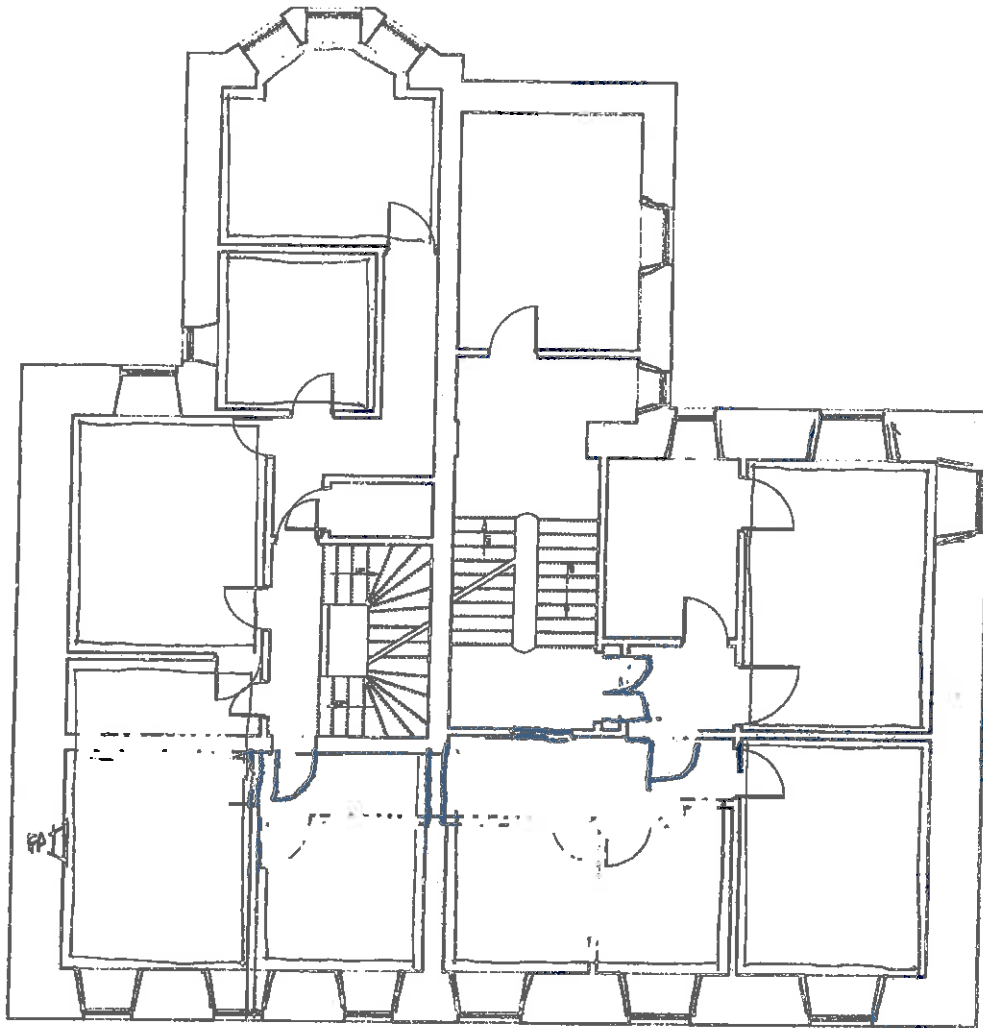
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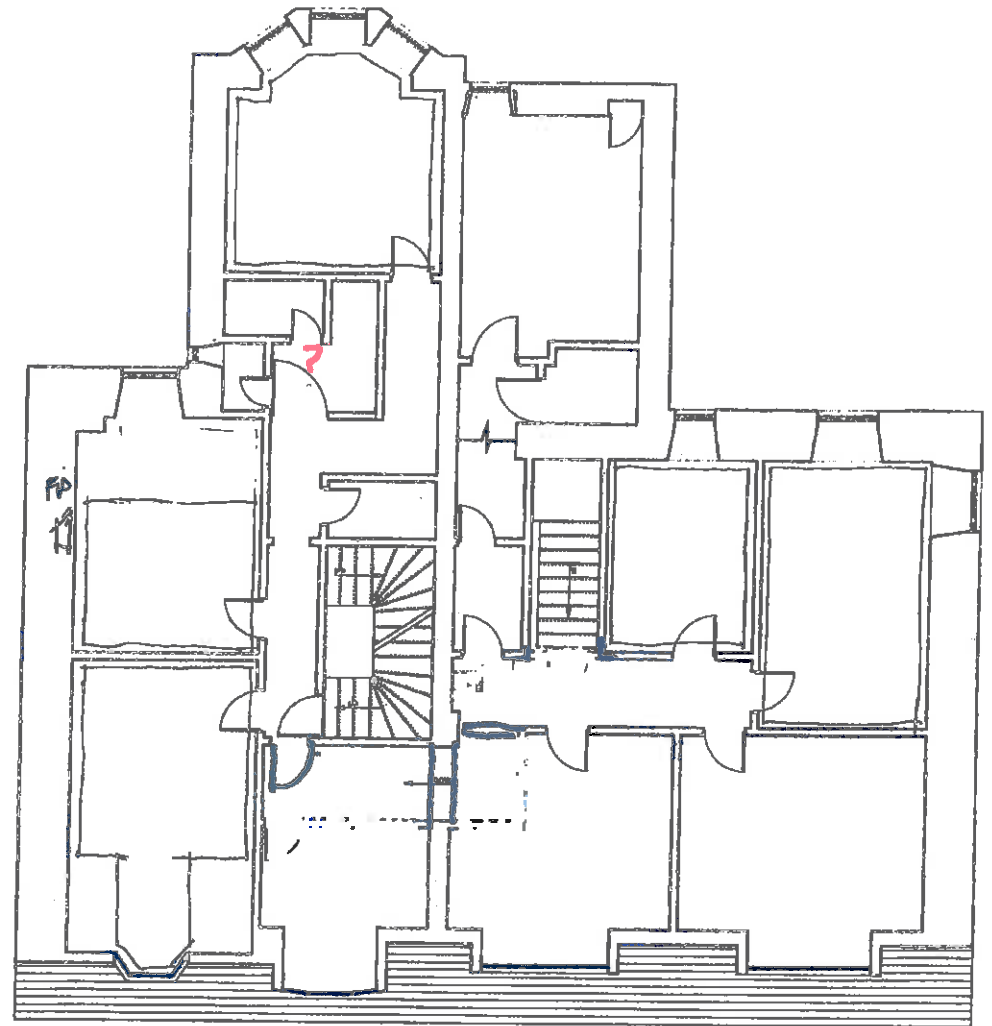
ORIGINAL LAYOUT
 WITH ORIGINAL FEATURES

REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING LOWER GROUND-GROUND FLOOR PLANS	
SCALE	1:100	DATE FEBRUARY 2016
JOB REFERENCE	DRAWING	REV
3251	02A	



EXISTING FIRST FLOOR PLAN

1:100



EXISTING SECOND PLAN

1:100



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WITH ORIGINAL LAYOUT
 WITH ORIGINAL PARTIALS

REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	EXISTING FIRST-SECOND FLOOR PLANS	
SCALE	1:100	DATE FEBRUARY 2018
JOB REFERENCE	3251	REV

Neil Rothnie

From: Sandra Ng'ambwa [SNGambwa@aberdeencity.gov.uk]
Sent: 23 June 2016 10:38
To: 'Neil Rothnie'
Subject: RE: 18-19 Bon Accord Crescent

Good morning Neil,

I have had a look at the revised application. There are several planning issues outstanding, such as amenity space, especially with several of the flats looking onto hard car parking space. The amenity space of the lower ground flats is also non-existent and we would not support that.

I am happy to have a meeting next week to discuss these issues. Thursday would work well for me.

Regards,
Sandra Ng'ambwa

Trainee Planner – Development Plan | Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

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From: Neil Rothnie [<mailto:Neil@neilrothnie.co.uk>]
Sent: 16 June 2016 08:00
To: Sandra Ng'ambwa
Subject: 18-19 Bon Accord Crescent

Sandra,

Neil Rothnie

From: Neil Rothnie [Neil@neilrothnie.co.uk]
Sent: 11 July 2016 08:36
To: 'Sandra Ng'ambwa'
Subject: 18-19 Bon Accord Crescent
Attachments: SMFP Scanne16071107360.pdf

Sandra,

Please find attached revised layouts following our recent meeting and would comment as follows;

- We have retained principal rooms with cornices wherever possible
- We have increased the depth of lightwells to windows to the rear; and will provide detailed sections (to follow)
- The number of flats is reduced on the lower ground floor (from 4no. to 3no.)
- We have changed the arrangement of accommodation to the coach-house from being split vertically to a horizontal split of 2no. flats and introduced some communal storage.

I would welcome your comments on these amendments as we will update all other drawings to concur with these layouts (elevations etc)

Regards,

Neil Rothnie

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F. 01224 649394

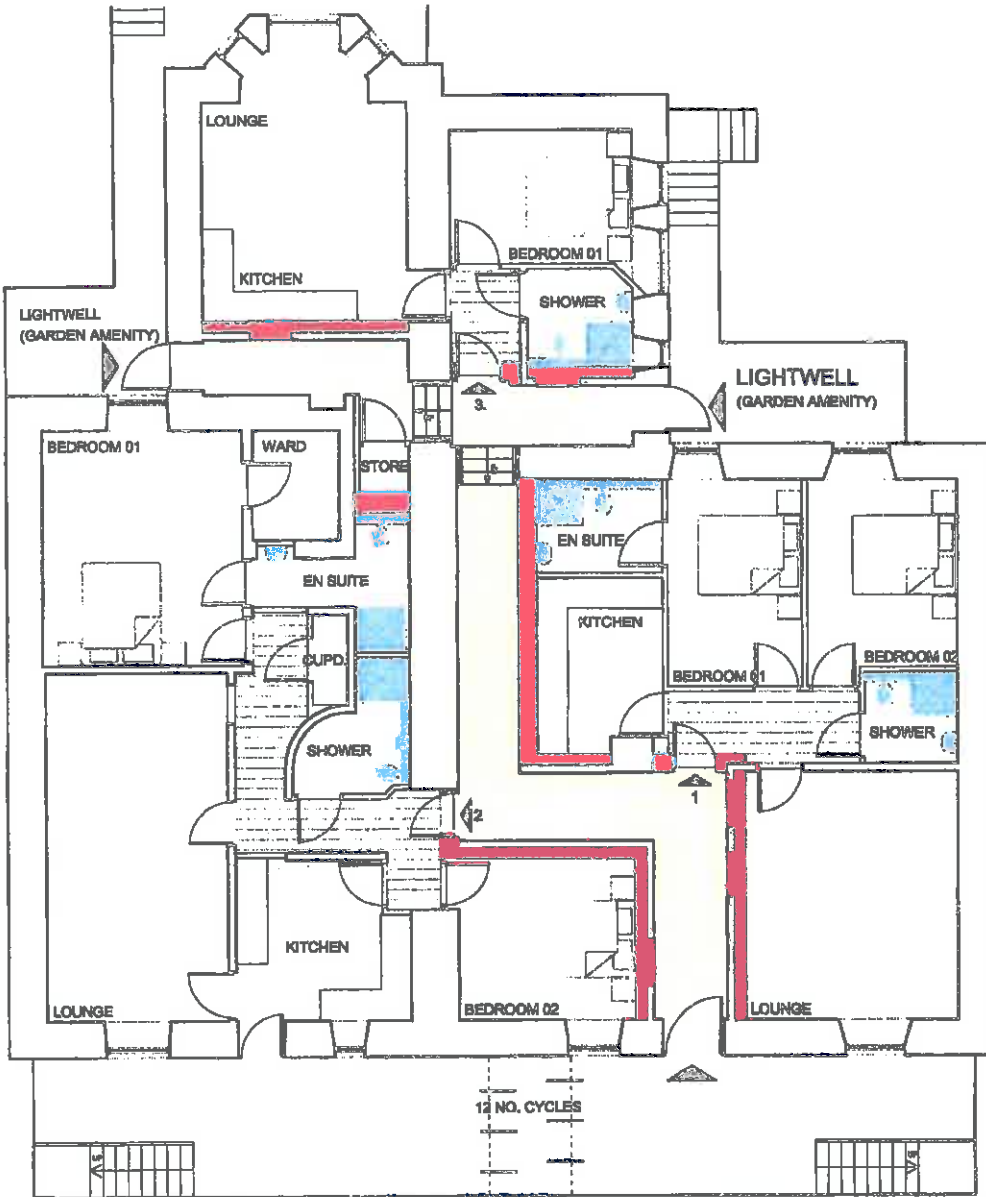
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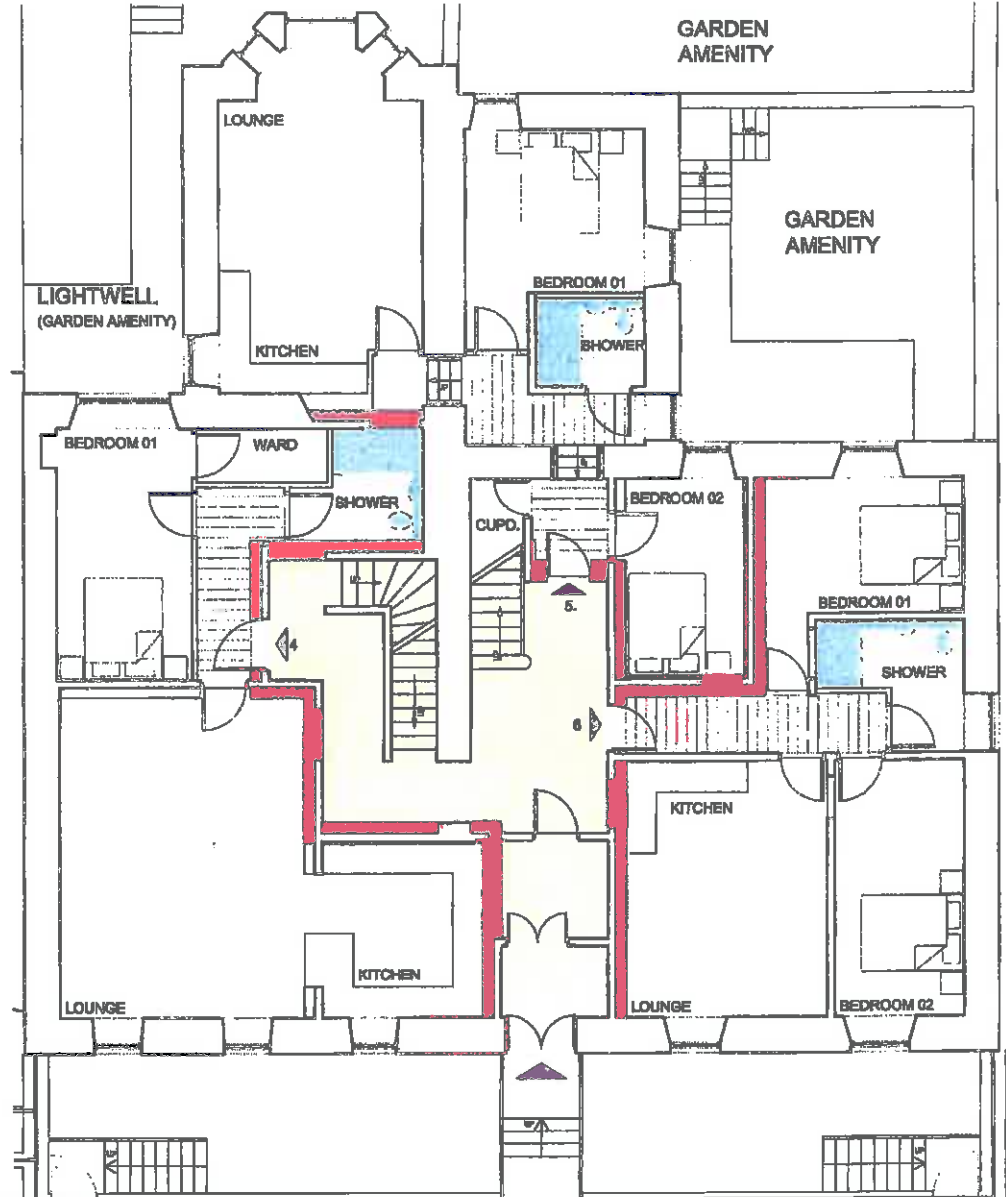
Sent: 11 July 2016 00:37

To: neil@neilrothnie.co.uk

Subject: Message from ENET Dundee



PROPOSED LOWER GROUND FLOOR PLAN 1:100

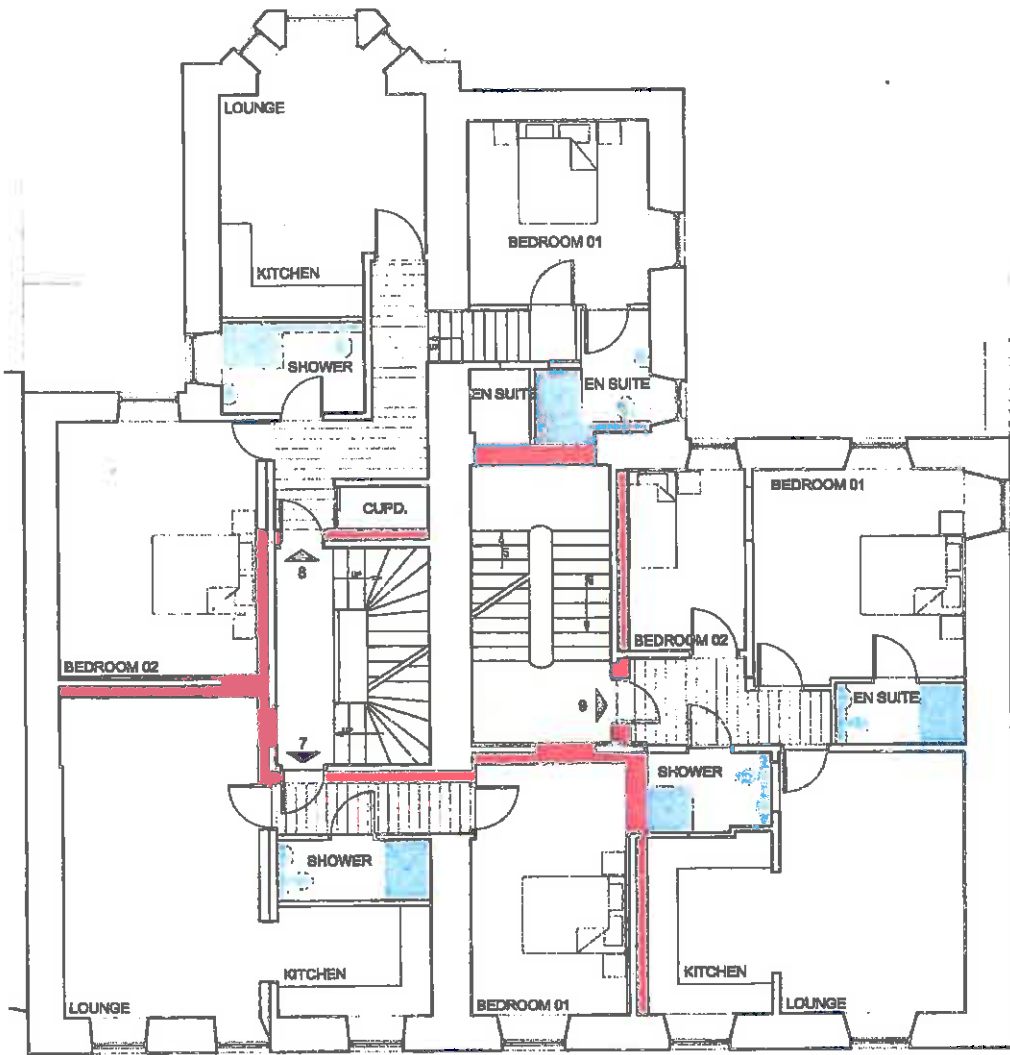


PROPOSED GROUND FLOOR PLAN 1:100



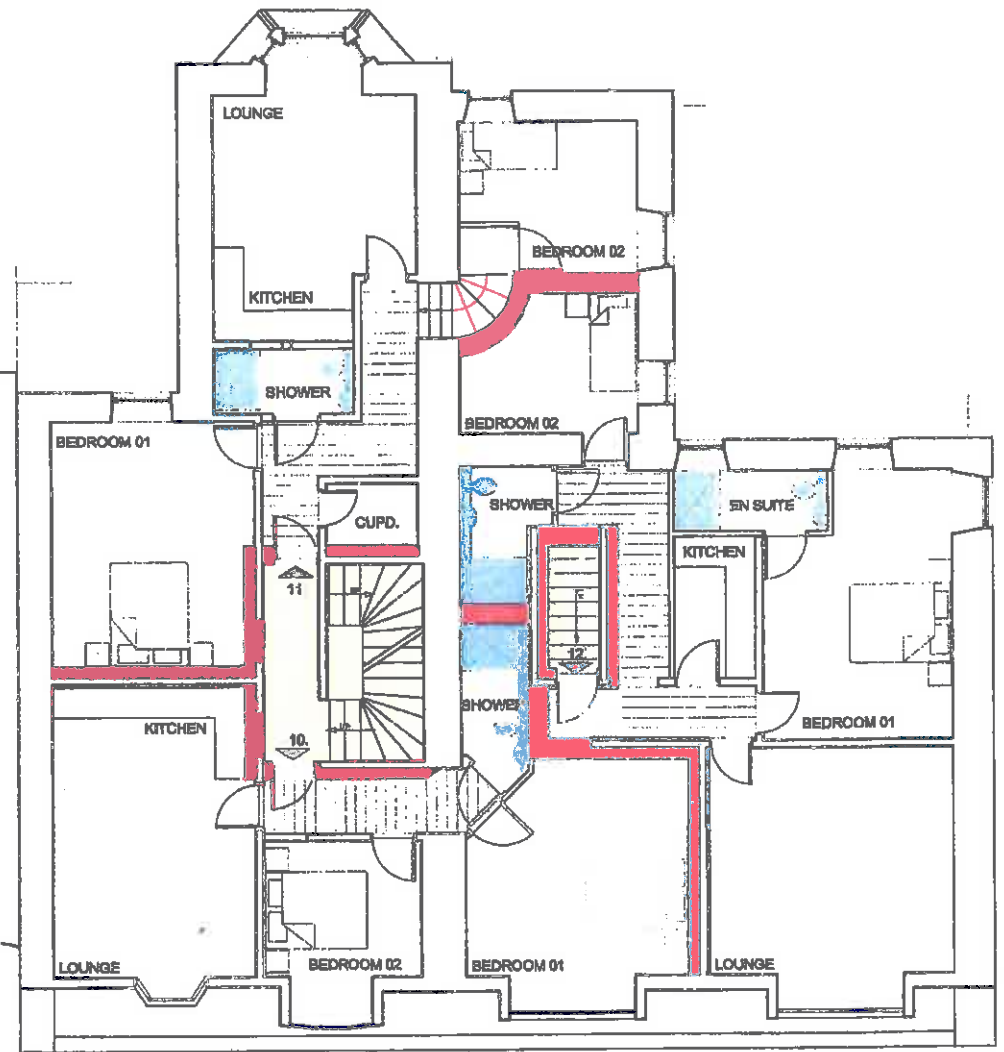
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REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	PROPOSED LOWER GROUND-GROUND FLOOR PLANS	
SCALE	DATE	JULY 2018
JOB REFERENCE	DRAWING	REV
3251	08	



PROPOSED FIRST FLOOR PLAN

1:100



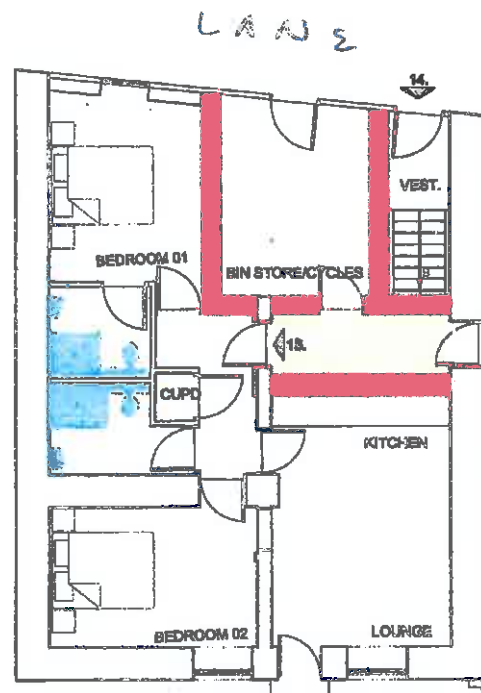
PROPOSED SECOND FLOOR PLAN

1:100

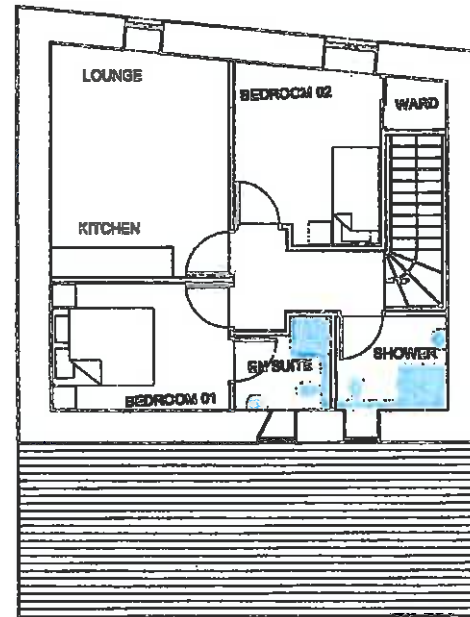


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REV NO.	DESCRIPTION	DATE
01	CLIENT	GRAMPIAN PROPERTY GROUP
02	PROJECT	18-19 BON ACCORD TERRACE
03	CONTENT	PROPOSED FIRST-SECOND FLOOR PLANS
04	SCALE	1:100
05	DATE	FEBRUARY 2016
06	JOB REFERENCE	3251
07	DRAWING	04
08	REV	



GR FL



FIRST FL

COACH HOUSE

Neil Rothnie

From: Sandra Ng'ambwa [SNGambwa@aberdeencity.gov.uk]
Sent: 11 August 2016 12:10
To: 'Neil Rothnie'
Subject: RE: 18-19 Bon Accord Crescent
Attachments: Roads MEMO.pdf

Neil,

Please note the comments from Roads Development are online. I have attached them here.

I believe it's only the elevations for the coach house that are needed, since the two main buildings won't have any exterior alterations, unless you are replacing windows. For the coach house, any new windows/replacements would need their sections as well.

Just to confirm, you would also be creating an opening on the granite wall to access the proposed flats in the coach house?

Regards,
Sandra Ng'ambwa

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From: Neil Rothnie [mailto:Neil@neilrothnie.co.uk]
Sent: 09 August 2016 15:25
To: Sandra Ng'ambwa
Subject: RE: 18-19 Bon Accord Crescent

MEMO



ABERDEEN
CITY COUNCIL

To	Sandra Ng'ambwa Planning & Infrastructure	Date	28/06/2016
		Your Ref.	P160105 (ZLF)
		Our Ref.	TR/GW/1/51/2
From	Roads Projects		
Email	grwhyte@aberdeencity.gov.uk		
Dial	01224 522284		
Fax			

Roads Projects
Communities, Housing
and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no. P160105
18-19 Bon Accord Crescent, Aberdeen
Change of use from offices (class 2) to 15 flats and associated alterations

I have considered the above planning application and have the following observations

Development Proposal

- 1.1 I note that the application is for a change of use from offices (class 2) to 15 flats and associated alterations.
- 2 **Public Transport**
 - 2.1 The location is in the city centre and has immediate access to all public transport.
- 3 **Parking**
 - 3.1 I note there is provision in the rear of the property for 7 vehicles. This parking appears to be unallocated and it is assumed the parking is to be available for use by residents of both 18 and 19 Bon Accord Crescent.
 - 3.2 Additional parking for the development can be achieved by purchasing parking permits. I would inform the developer Aberdeen City Council (ACC) issues one parking permit per address at this location (Zone B).
 - 3.3 The 15 flats will therefore have access to 22 parking spaces which is considered an acceptable provision given the development's location in the city centre.
- 4 **Car Club**

Neil Rothnie

From: Sandra Ng'ambwa [SNGambwa@aberdeencity.gov.uk]
Sent: 11 August 2016 16:51
To: 'Neil Rothnie'
Subject: RE: 18-19 Bon-Accord Crescent

Neil,

Thank you for the elevations. Please confirm how the residents will access the proposed flats in the coach house?

Sandra Ng'ambwa

Trainee Planner – Development Plan | Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor
North | Marischal College | Broad Street | Aberdeen | AB10 1AB

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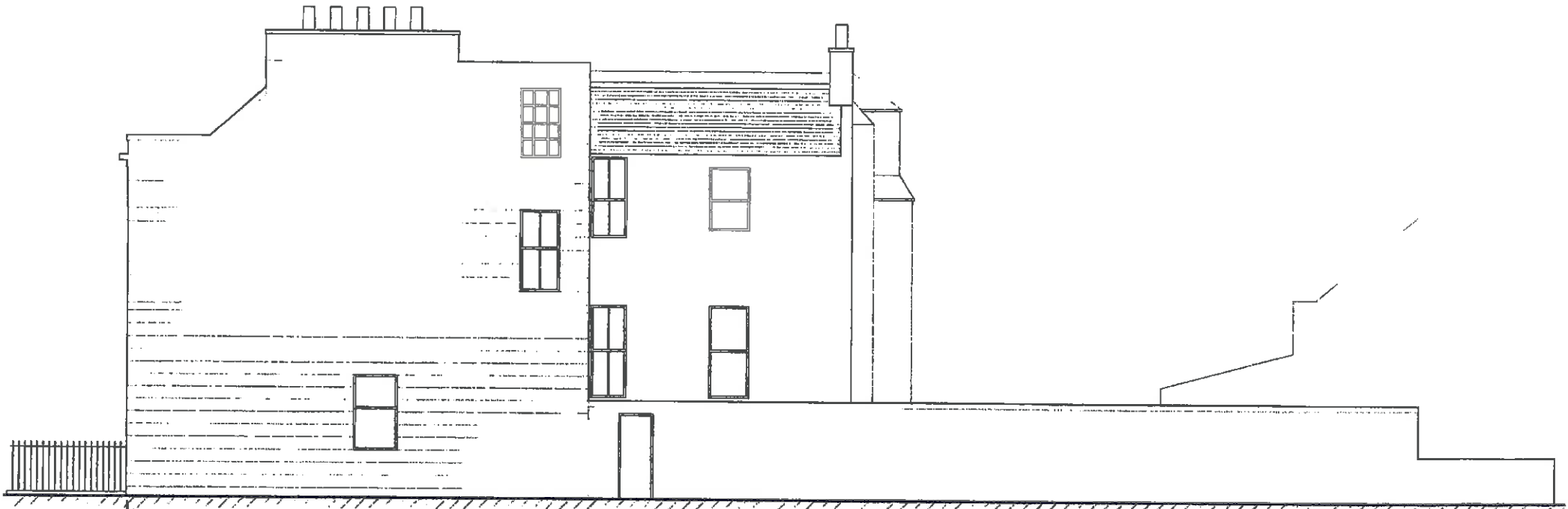
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From: Neil Rothnie [<mailto:Neil@neilrothnie.co.uk>]
Sent: 11 August 2016 16:35
To: Sandra Ng'ambwa
Subject: 18-19 Bon-Accord Crescent

Sandra,

Please find attached the updated elevations.
I will send details of windows separately

Regards,



PROPOSED SOUTH EAST ELEVATION 1:100



PROPOSED SOUTH WEST ELEVATION 1:100

UNLESS OTHERWISE NOTED ALL EXISTING WHITE PAINTED
TIMBER WINDOWS ARE TO REMAIN; ALL TO HAVE DOUBLE
GLAZED SECONDARY GLAZING FITTED TO THE INTERIOR.

neil rothnie architects



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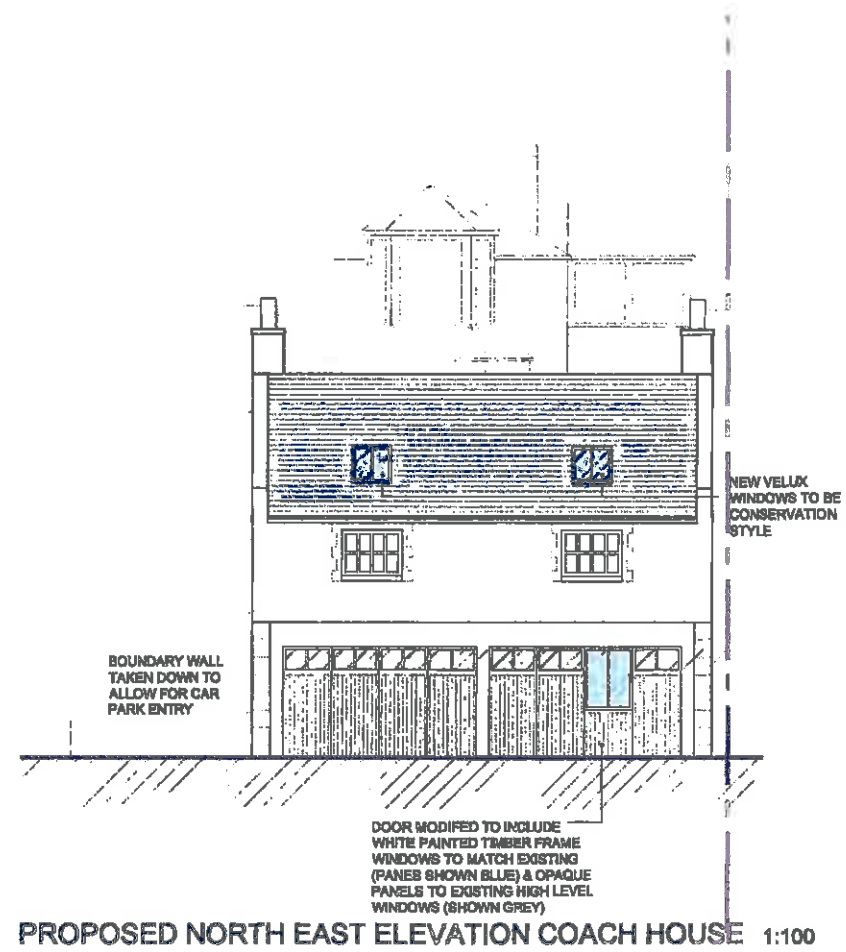
A	REVISED SURVEY	02/16
REV NO.	DESCRIPTION	DATE
CLIENT	GRAMPIAN PROPERTY GROUP	
PROJECT	18-19 BON ACCORD TERRACE	
CONTENT	PROPOSED SW ELEVATION	
SCALE	1:100	DATE AUGUST 2016
JOB REFERENCE	DRAWING	REV
3251	06	A



PROPOSED NORTH EAST ELEVATION 1:100

WINDOWS REINSTATED TO MATCH EXISTING WHITE PAINTED TIMBER FRAME

UNLESS OTHERWISE NOTED ALL EXISTING WHITE PAINTED TIMBER WINDOWS ARE TO REMAIN; ALL TO HAVE DOUBLE GLAZED SECONDARY GLAZING FITTED TO THE INTERIOR.



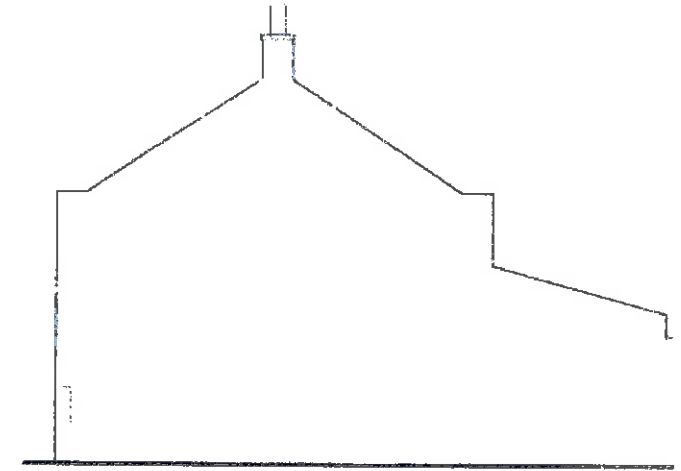
PROPOSED NORTH EAST ELEVATION COACH HOUSE 1:100

neil rothnie architects



NEIL ROTHNIE ARCHITECTS LTD
ARCHITECTS AND DESIGN CONSULTANTS
110 ROSEMOUNT PLACE, ABERDEEN, AB20 2YW
TEL 01224 824724 FAX 01224 846984
Info@neilrothnie.co.uk www.neilrothnie.co.uk

REV NO.	DESCRIPTION	DATE
1	REVISED SURVEY	08/10
CLIENT GRAMPIAN PROPERTY GROUP		
PROJECT 1B-19 BON ACCORD TERRACE		
CONTENT PROPOSED NE/SE ELEVATIONS		
SCALE	DATE	PREPARED BY
1:100		
JOB REFERENCE	DRAWING	REV
3251	07	A



PROPOSED NORTH WEST COACH HOUSE ELEVATION 1:100

neil rothnie architects



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 ARCHITECTS AND DESIGN CONSULTANTS
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 TEL: 01224 624724 FAX: 01224 649264
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A	REVISED SURVEY	08/16
REV. NO.	DESCRIPTION	DATE
CLIENT GRAMPAN PROPERTY GROUP		
PROJECT 18-19 BON ACCORD TERRACE		
CONTENTS PROPOSED NW COACH HOUSE ELEVATIONS		
SCALE	1:100	DATE AUGUST 2016
JOB REFERENCE	3251	DRAWING REV
		08 A

Neil Rothnie

From: Neil Rothnie [Neil@neilrothnie.co.uk]
Sent: 11 August 2016 17:24
To: 'Sandra Ng'ambwa'
Subject: 18-19 Bon Accord Crescent
Attachments: SMFP Scanne16081115480.pdf

Sandra,

Please find attached window details (same as before); Sash and case to the main building and casement to the coach house.

Regards,

Neil Rothnie

NEIL ROTHNIE ARCHITECTS

116 Rosemount Place
Aberdeen

T. 01224 624724

F. 01224 649394

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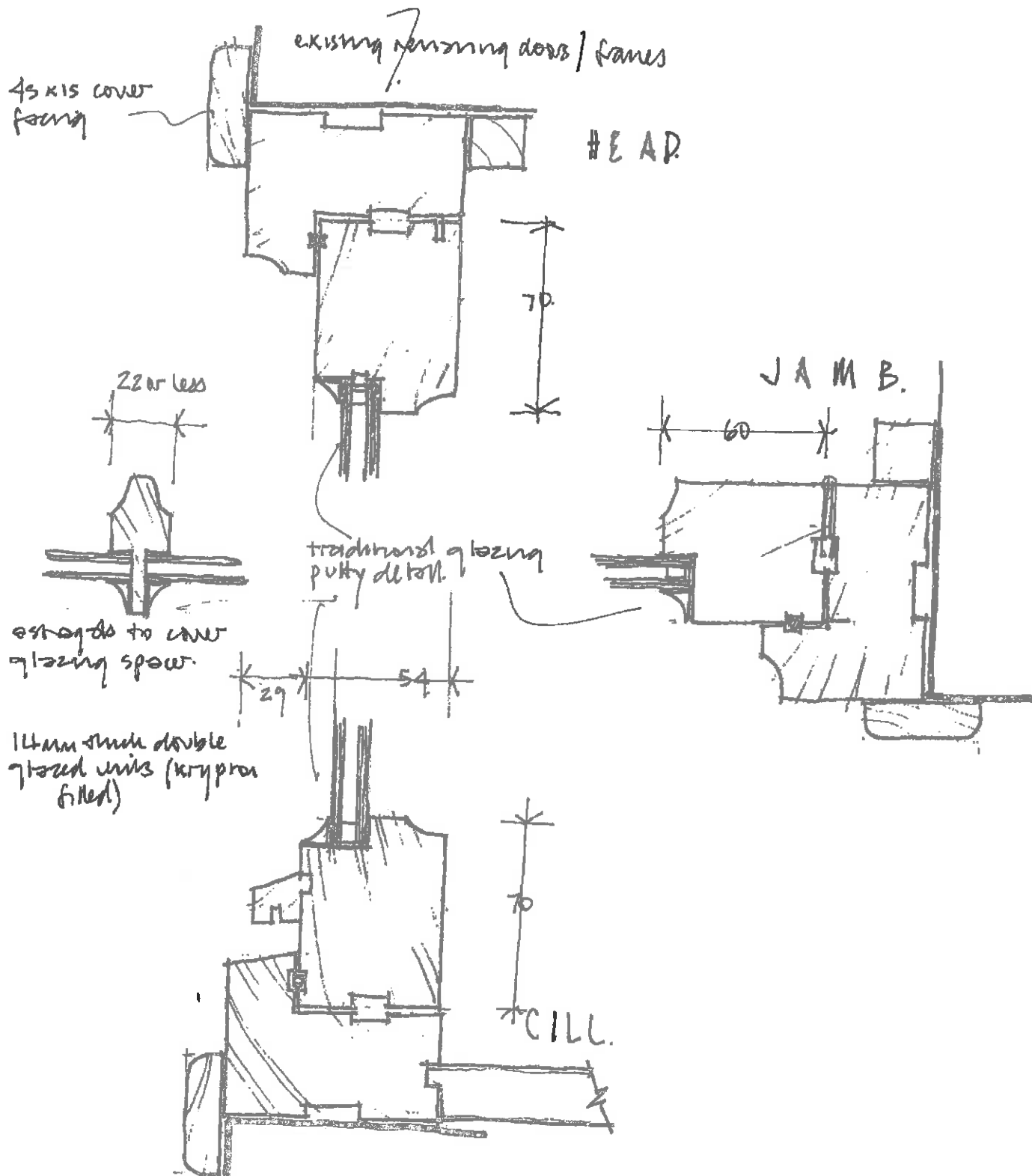
From: info@neilrothnie.co.uk [<mailto:info@neilrothnie.co.uk>]

Sent: 11 August 2016 08:48

To: neil@neilrothnie.co.uk

Subject: Message from ENET Dundee

All in timber construction ! to be painted white (micro porous paint)



CASEMENT WINDOW DETAILS (TO COACH HOUSE)

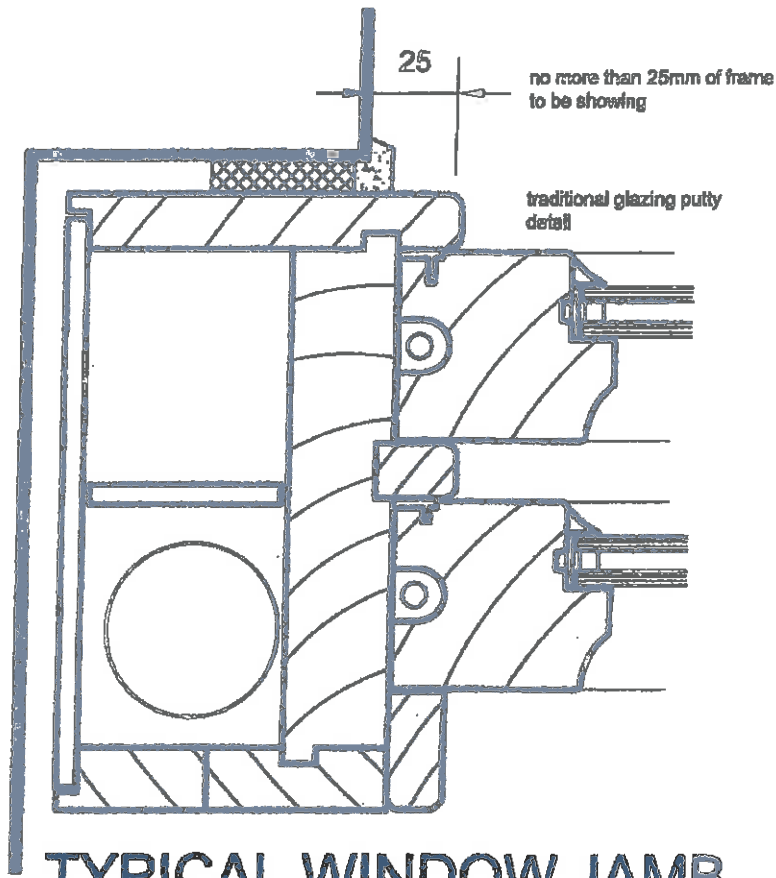
18-19 BON-ACCORD CRESCENT

MAY 2016

1:2

3251/v.d.

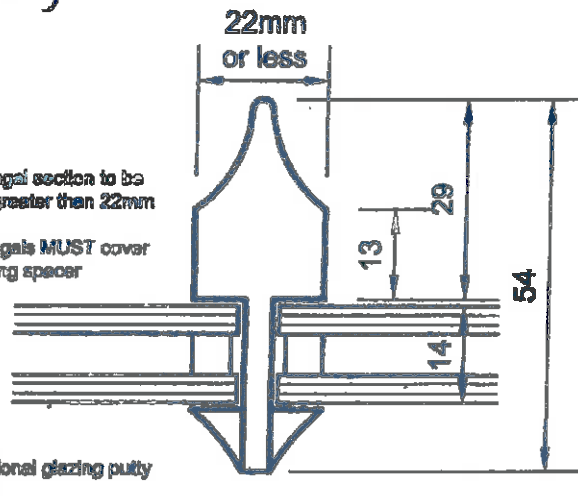
to be fitted
 joint to
 level to be



TYPICAL WINDOW JAMB 1:2
 (SASH + CASE)

SASH + CASE WINDOWS
 TO NORTH EAST ELEVATION
 (LOWE GL PL) AND
 SOUTH EAST (LOWE GL PL)

astragal section to be not greater than 22mm
 astragals MUST cover glazing spacer



ASTRAGAL 1:1

WHERE RELEVANT

neil rothnie architects



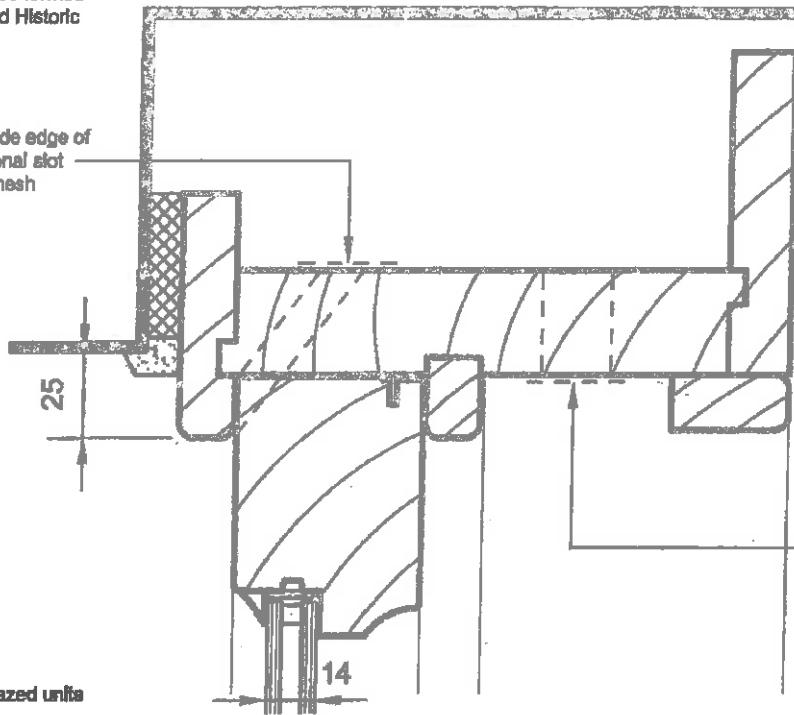
NEIL ROTHNIE ARCHITECTS LTD
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REV NO.	DESCRIPTION	DATE
A	Updated to Show Triple Ventilation Detail	26 / 01 / 15
CLIENT		GRAMPIAN PROPERTY GROUP
PROJECT		18-19 BON ACADEM CREST
CONTENT		WINDOW DETAILS
SCALE	1:2 / 1:1 @ A3	DATE 10 MAY 16
JOB REFERENCE	3251	DRAWING REV
		v.d.

trickle ventilation to be formed as per recommended Historic Scotland detail

chamfer part of outside edge of top rail and cut diagonal slot protected by insect mesh

mortar pointing with mastic seal



14mm thick double glazed units krypton filled

New double glazed sash & case win to restore original window design.

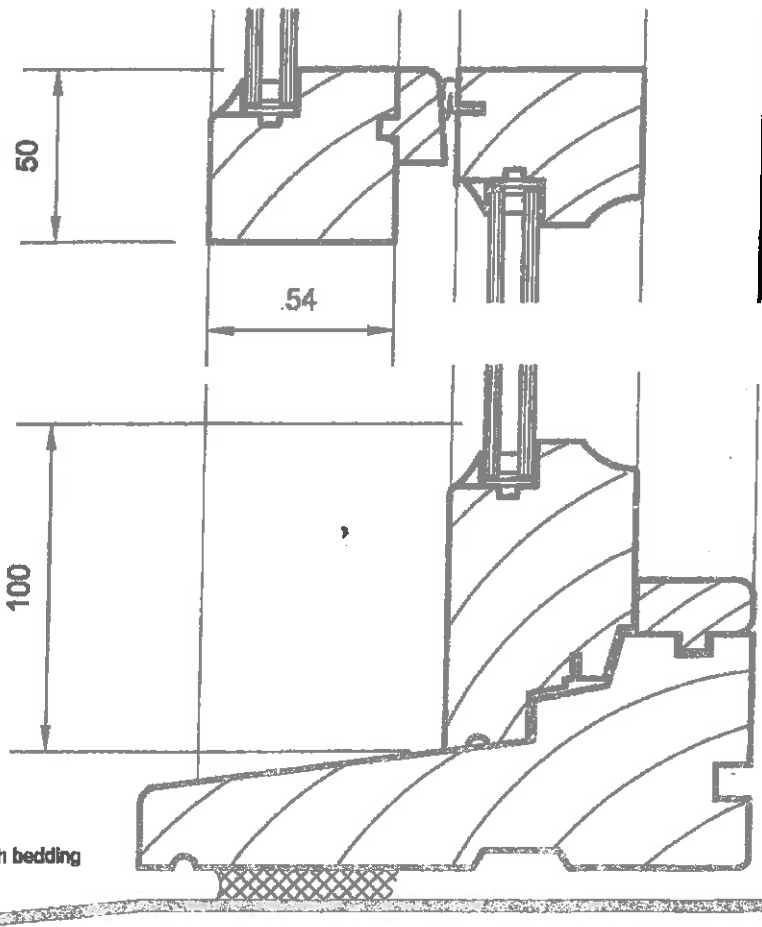
All to be painted using white micropr match existing.

NO horns to be fitted to top sash.

All glazing within 800mm of finished laminated safety glass.

fit proprietary adjustable trickle vent internal window soffit

traditional glazing putty detail



timber sill to have drip with bedding mortar behind

TYPICAL WINDOW SECTION 1:2 SASH + CASE

Neil Rothnie

From: Neil Rothnie [Neil@neilrothnie.co.uk]
Sent: 11 August 2016 17:27
To: 'Sandra Ng'ambwa'
Subject: RE: 18-19 Bon-Accord Crescent

Sandra,

The coach house flats will be accessed from the lane. It is also feasible for these to be accessed via the front door albeit that this involves entering the main building then exiting this at the rear to then access the coach house. These buildings are at the end of the terrace so they do not have to travel far from a main street to gain access to the coach house but this is no different to any coach house development where they are accessed from a rear lane (there are number of examples of this in the west end of Aberdeen)

Regards,

Neil Rothnie

NEIL ROTHNIE ARCHITECTS
116 Rosemount Place
Aberdeen

T. 01224 624724

F. 01224 649394

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From: Sandra Ng'ambwa [<mailto:SNGambwa@aberdeencity.gov.uk>]
Sent: 11 August 2016 16:51
To: 'Neil Rothnie'
Subject: RE: 18-19 Bon-Accord Crescent

Neil,

Thank you for the elevations. Please confirm how the residents will access the proposed flats in the coach house?

This page is intentionally left blank

Report of Handling Detailed Planning Permission

160408: Change of use of existing building to form 20 No serviced apartments with associated car parking at 116 Rosemount Place, Rosemount, Aberdeen, Aberdeen City, AB25 2YW

For: Mr Andrew Buchan

Application Date:	18 April 2016
Officer:	Nicholas Lawrence
Ward:	Mid Stocket/Rosemount
Community Council:	Rosemount and Mile End
Advertisement:	Citizen Newspaper
Advertised Date:	27.04.2016

RECOMMENDATION:

Refusal

CLARIFICATION

1. The description on the Council's web site refers to serviced apartments. However; the description of the proposed development on the application form reads:

Change of use, alterations and extension of existing building to form 20 N^o apartments with associated parking with associated internal alterations to adjoining building.

2. The assessment is based upon the description of the development on the application form as it governs the extent of the permission sought and ancillary documents such as plans and drawings cannot extend the description.

SITE DESCRIPTION

3. The application relates to the hall of the former Rosemount Parish Church at the junction of Rosemount and Loanhead Terrace. The church and hall are listed as a singular category C listed building.

4. These buildings' have a clear presence and prominence onto Rosemount and within the street scene within the Rosemount and Westburn Conservation Area, within which they are identified as a notable building in the conservation area character appraisal.

5. Whilst there are larger buildings on the northern side of Rosemount, fronting the road, as the buildings approach the side streets and access lanes the scale of buildings diminish and this is carried round onto the side roads (e.g. Loanhead

Terrace). This lower scale development is typified by dwellings of a domestic / suburban scale, whose back gardens from the back drop to the buildings facing Rosemount that act as a counter point to these residences.

6. The rear lane running alongside the eastern elevation of the hall, between Rosemount Place and Loanhead Walk, is unusually long and retains its original residential character. The gradual increase in building height to Rosemount is reflected within the church hall whose varying roof pitches add interest to the foreground of the main church that rises up behind.

DESCRIPTION OF PROPOSAL

6. In brief planning permission is sought for the demolition, in part, of the former hall to the church and its replacement with an extension for 20 apartments across three floors of accommodation. The proposal also incorporates parking at basement level for 10 cars. Access to the parking area is via the access servicing the adjoining serviced apartments off Loanhead Terrace and a car hoist.

7. With regard to development form, the extension provides adopts a contemporary approach in terms of form (i.e. articulated box) and use of materials (i.e. a zinc metal seamed roof elevations). The roof adopts a flat form and incorporates a terraced garden area that sits being a 1.10 metre high parapet on the northern elevation.

8. The extension fronting the lane on the eastern boundary of the application site rises to some 8.00 metres in height at its midpoint from the vertical; whereas the current hall roof slope is at an angle of some 40°. The north elevation of the proposed development retains external wall (height of 3.50 metres) but introduces a new roof slope at some 45° that extends to a ridge height of 8.30 metres. The current church hall ridge height is 5.70 metres, mindful that the roof profile is approximately 35°.

9. Fenestration for the single aspect accommodation is dominated by rows of rooflights on the east and norther elevations, with four rooflights just below the ridge line of the building fronting Rosemount. The scheme does utilise, in part, existing openings and current fenestration details will be replaced by grey painted timber framed glazing. The proposed development does provide for new railings to the Rosemount frontage.

RELEVANT HISTORY

Application Number	Proposal	Decision Date
160406	Listed Building Consent – Demolition and extensions	Refused
151046	Alternations to provide 32 serviced apartments	Withdrawn
151026	Substantial demolition in conservation area	Withdrawn

SUPPORTING DOCUMENTS

10. All drawings and supporting documents listed below can be viewed on the Council's website at www.publicaccess.aberdeencity.gov.uk.

CONSULTATIONS

Consultee	Summary of Comments
Environmental Health	Recommends advisory on hours of demolition and building works
Roads DMT	The proposed parking layout needs to be reconfigured, to comply with Aberdeen City Council Supplementary Guidance: Transport & Accessibility. Note that the proposed car hoist is not an acceptable method of providing access to car parking spaces on a different level from that that of the car park entry level.

REPRESENTATIONS

11. Four representations received objecting to the proposed development for the can be summarised as follows:

- Building too high
- Windows facing north affect amenity and privacy, together with roof terrace
- Exacerbate parking problems in Loanhead Terrace
- Flats have poor amenity
- Overdevelopment:

PLANNING POLICY & MATERIAL CONSIDERATIONS

National Planning Policy & Guidance

- 3rd National Planning Framework
- Scottish Planning Policy
- Creating Places

Aberdeen Local Development Plan 2012

- T2 Managing the Transport Impact of Development
- D1 Architecture and Placemaking
- D2 Design and Amenity
- D3 Sustainable and Active Travel
- D4 Aberdeen's Granite Heritage
- D5 Built Heritage

- H5 Affordable Housing
- NE4 Open Space Provision in New Development
- R6 Waste Management Requirements for New Development
- SG Transport and Accessibility

Proposed Aberdeen Local Development Plan 2015

- D1 Quality Placemaking by Design
- D4 Historic Environment
- D5 Our Granite Heritage
- NC5 Town, District, Neighbourhood and Commercial Centres
- T2 Managing the Transport Impact of Development
- T3 Sustainable and Active Travel
- H5 Affordable Housing
- NE4 Open Space Provision in New Development
- R6 Waste Management Requirements for New Development

EVALUATION

Main Issues

12. The main issues are; firstly, whether the development is acceptable in principle; secondly if acceptable in principle whether the development in its details harms the host building and/or the character and appearance of the area; thirdly, the impact upon amenity; and fourthly, the adequacy of parking arrangements. All issues have regard to the provisions of the Development Plan and other material considerations.

The Development Plan and other material considerations

13. Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, as amended, requires that proposals are determined in accordance with the Development Plan unless other material considerations indicate otherwise. For the purposes of this application the Development Plan is the Aberdeen Local Development Plan (ALDP) that was adopted in February 2012.

14. Materiality is also set, in part, by the Proposed Aberdeen Local Development Plan (PALDP). The PALDP has been the subject to Examination by Scottish Ministers and the Reporters findings was issued on the 23rd of September 2016. The proposed plan 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 extant ALDP. Approval to adopt the PALDP will be sought at Full Council meeting of the 14th of December 2016 with formal adoption towards the back end of January 2017.

15. The exact weight to be attributed to matters contained in the PALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to comment by the Reporter; and
- the relevance of these matters to the application under consideration.

16. The Reporters response does not affect policies in a manner that is relevant to this application and therefore the PALDP should be accorded appropriate weight by the decision-taker.

17. At the national level, other material considerations include, albeit are not limited to: Scottish Planning Policy, Planning Advice Notes and other guidance issued by the Scottish Government, advice issued by Historic Environment Scotland (HES), together with Ministerial pronouncements.

Assessment of Main Issues

Principle of the Development

18. Policy RT3 of the ALDP in addressing *Town, District, and Neighbourhood Centres* only pertains to developments where there is a loss of retail use. In this instance the application site is occupied by an office and dental surgery use and a former health spa, none of these uses are retail. The PADLP reiterates the provisions of ALDP policy RT3 under reference NC6 and adds by way of its first sentence... *Retail is the preferred use within these designated centres, however a mix of uses is desirable*. Therefore regard in this instance must be had to the generic planning policies of the Development Plan.

19. ALDP policy D1 considers *Architecture and Placemaking* that will permit residential development either by new build, adaptation, or a combination of the two, provided the scheme has regard to its context and makes a positive contribution to its setting. This position is also critically carried over into the 2014 Scottish Planning Policy document. The importance of development making a positive contribution to its surrounding in environment in relation to conservation areas and listed buildings is embedded within ALDP policy D5.

20. In terms of amenity, policy D2 (*Design and Amenity*) in common with policy D1 will allow development subject to a number of principles being applied. This policy also considers open space that is addressed under ALDP policy NE4 (*Open Space Provision in New Development*).

21. The matter of parking is encompassed within LDP Policy T2 on *Managing the Transport Impact of Development* also adopts a permissive approach to development subject to certain criteria being considered and met,

22. Therefore the principle of the proposed development is deemed acceptable subject to the requirements of the aforementioned policies being met.

Amenity

23. It is recognised that privacy and the protection of general amenity constitutes a material consideration in the decision-taking process and is an important design

objective in ensuring that the residents of properties bounding any development site and those occupying new dwellings feel at ease within and outwith their homes.

24. Whilst, ALDP policy D2 only considers amenity in respect of those occupying the proposed development, policy D1 of the PALD (Quality Placemaking by Design) encompasses the six essential qualities that all proposals will be assessed against, that include under the quality heading of *Safe and Pleasant...avoids unacceptable impacts on adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing*

25. These principles are taken directly from the SPP (i.e. pages 13 and 14) that is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed across the country. It is non-statutory. However, as a statement of Ministers' priorities the content of the SPP is a material consideration that carries significant weight in the decision-taking process.

26. In this instance the impact upon amenity from the proposed development primarily relates to the occupiers of properties along Loanhead Terrace.

27. The proposed development has two elements that have an adverse impact upon amenity. Firstly, the north elevation produces a significant wall with a ridge height of 8.30 metres, albeit angled at some 45°. This will have an overbearing presence upon the properties along Loanhead Terrace and in particular the gardens. In addition, and the apartments facing north are single aspect that their windows will directly overlook the neighbouring gardens. It is accepted that in urban areas there will be a degree of overlooking of neighbours gardens; however, this tends to be oblique. In this instance the windows on the north elevation of the proposed development directly overlook the private gardens of the neighbouring residents that will harm the enjoyment (i.e. amenity) of these areas.

28. Secondly; the scheme at level four has a roof terrace garden that sits behind a 1.10m high solid balustrade. The net result is that the users of the roof garden would directly overlook the garden areas of those properties facing Loanhead Terrace.

29. It is therefore considered that proposed development would adversely affect the level amenity afforded to the occupiers of properties along Loanhead Terrace within and outwith their homes contrary to policy D1 of the PALDP and guidance set within the SPP.

Character of Area

30. The character of an area is more than the visual flow of the type of buildings and their associated materials; it also embraces the juxtapositions of buildings, their setting and the spaces they create. Any development ranging from adaptation through to new build, or a combination of the two, of whatever scale should not be considered in isolation and must be informed by the wider context. This approach should have regard not only to buildings in the vicinity of the development but also the townscape/cityscape of the general locality.

31. In this instance consideration is also had the sites location within a designated conservation area where there is a statutory (section 64(1) of the Planning (Listed Building and Conservation Area) Act) and policy presumption (policy D5 ALDP) to protect and enhance such areas, which includes views into and out of areas, that includes all public vantage points. In addition, the church hall is a category C listed building and again there is a statutory and policy presumption to protect listed buildings and their setting.

32. The character of the area has been described above. The area is defined by a clear distinction in scale and form between buildings fronting Rosemount and the side roads and lanes, all of which provide key views into and out of the Conservation Area. The Applicants position that the views are limited and do not front the road is not a justification to permit any development, this represents a lack of intellectual understanding of conservation policy and law and the adopted policies of the Aberdeen City Council and Scottish Government advice. It is acknowledged that the eastern aspect of the proposed development forms only a part of the field of view from Rosemount, it is the part of the development to which the eye is drawn by the lane and the frontage onto Rosemount, and is one of the prominent and important views of the development and in turn the Conservation Area.

33. Linked to the developments visual presence is the matter of scale and massing. The design of the proposed development has to relate to the existing church, church hall and lower houses and residential development off Loanhead Terrace. However, the proposed development draws the height, dominance and presence of the building heights fronting Rosemount into the area dominated by lower scale and residential development. This appearance is clearly visible in the Visual Images from Rosemount, where the block form of the proposed development would stand out from the lower scaled residential development and the subservience of the church hall to the church fronting Rosemount.

34. In turn, the proposed extension destroys the visual interest of the current roofscape and will have a significant visual impact on the church, the hall and the character of the rear lane.

35. The dominance of the proposed development in terms of impact upon the character of the area is evidenced by its developmental form (i.e. articulated block) from the submitted sections and views into and out of the land and from the eastern elevation. It is considered that the design in this regard whilst of 'its period' has not demonstrated a regard to context and will in turn harm the character of the area, contrary to the aforementioned local planning policies and national guidance.

36. In conclusion it is considered that the proposed developments design, form, design, height, scale, mass, and roof treatment would harm the character and appearance of the area and would therefore be in conflict with policies D1 and D5 of the ALDP, policies D1 and D4 of the PALDP and national guidance set by the SPP and HES.

Parking and Transportation

37. As noted above the proposed development provides for parking at basement level for 10 cars with access via neighbouring serviced apartment development off Loanhead Terrace and a car hoist.

38. The Roads Development Management Team has critically noted; firstly, the proposed parking layout needs to be reconfigured, to comply with the Supplementary Guidance on Transport & Accessibility; and secondly, that the proposed car hoist is not an acceptable method of providing access to car parking spaces on a different level from that that of the car park entry level.

39. Allowing for the above comments the current parking and access arrangements are unacceptable to the local planning authority.

Other Issues

Affordable Housing

40. ALDP policy H5 requires that housing developments, which includes apartments, of five units or more are required to contribute no less than 25% of the total number of units as affordable housing.

41. The proposal makes no provision for affordable housing and the scheme therefore fails to meet this policy requirement.

Open Space Provision

42. Under the scope of ALDP policy NE4 there is a requirement to provide open space in all residential developments. The policy does note that there may be occasions where the quantum of development cannot be met and that a qualitative approach may outweigh quantitative approach. However, in this instance the open space is considered not to represent an appropriate quality level of open space provision and as noted above it will adversely affect residential amenity.

RECOMMENDATION:

Refuse

REASONS FOR RECOMMENDATION

The proposed development by reason of its design, form, design, height, scale, mass, and roof treatment would harm the character and appearance of the area, residential amenity currently afforded to local residents, and inadequate open space for the occupiers of the proposed development. In addition the scheme fails to provide for affordable housing and adequate parking and access arrangements. Therefore the proposal fails to accord with policies T2 (Managing the Transport Impact of Development); D1 (Architecture and Placemaking); D2 (Design and Amenity); D5 (Built Heritage); H5 (Affordable Housing); NE4 (Open Space Provision in New Development); and Supplementary Guidance on Transport and Accessibility

of the Aberdeen Local Development Plan 2012; policy D1 (Quality Placemaking by Design) of the Proposed Aberdeen Local Development Plan 2015; together with advice contained within the Scottish Planning Policy document.

REFUSAL REASONS

1.

The proposed development by reason of its design, form, design, height, scale, mass, and roof treatment would harm the character and appearance of the area, the Conservation Area and setting of the listed building contrary to policies D1 (Architecture and Placemaking) and D5 (Built Heritage) of the Aberdeen Local Development Plan 2012; policy D1; (Quality Placemaking by Design) of the Proposed Aberdeen Local Development Plan 2015; and advice set within Scottish Planning Policy.

2.

The proposed development will adversely affect residential amenity afforded local residents as such the development is contrary to policy D1 (Quality Placemaking by Design) of the Proposed Aberdeen Local Development Plan 2015; and advice set within Scottish Planning Policy.

3.

The proposed development fails to provide for adequate open space as required by policies D2 and NE4 of the Aberdeen Local Development Plan 2012.

4.

The proposed development fails to make provision for affordable housing as required by policy H5 of the Aberdeen Local Development Plan 2012.

5.

The proposed development fails to provide adequate car parking arrangements as required by and Supplementary Guidance on Transport and Accessibility to the Aberdeen Local Development Plan 2012.

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Magdalena Ekeh

From: [REDACTED]
Sent: 09 May 2016 13:16
To: PI
Cc: Nicholas Lawrence; Communitycouncils; [REDACTED]
Subject: Rosemount & Community Council Objection to Listing Building Consent (160406) and Planning Application (160408) for 116 Rosemount Place

Dear Sir/Madam,

Please find detailed the objections to the above referenced Listed Building Consent and Planning Application from the Members of Rosemount and Mile End Community Council.

The Aberdeen City Local Development Plan states:

2015 Policy D5 – Our Granite Heritage

Throughout Aberdeen the Council seeks the retention and appropriate re-use, conversion and adaption of all granite features, structures and buildings, including setted streets, granite kerbs and granite boundary wall, Proposals to demolish any granite building, structure or feature, partially or completely, that is listed or within a Conservation Area will not be granted Planning Permission, Conservation Area Consent and Listed Building Consent unless the Local Authority is satisfied that the proposal to demolish meets Historic Scotland's Scottish Historic Environment Policy (SHEP) test for demolition.

The Scottish Historic Environment Policy states:

Section 3.50 - In the case of applications for the demolition of listed buildings it is Scottish ministers' policy that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it. planning authorities should therefore only approve such applications where they are satisfied that:

a. the building is not of special interest; or b. the building is incapable of repair; or c. the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or d. the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

We firmly believe that none of these points stated in the SHEP test have been met and as a Community we believe:

1. This is a building of special interest to the Community and is firmly linked in the history of the Community to the Rutherford Church. All the other former Churches and associated buildings in the Rosemount and City Centre areas have been developed within existing structures without significant changes to Roofs or boundary walls. This policy is welcome and should not change.
2. The building is in working order with functioning business as per its agreed use. Therefore, it is not incapable of repair and should be retained within its existing structure.
3. Demolishing a significant part of the listed building to create space for extra flats will not deliver significant economic growth to the Community above a development within the existing structure.
4. The development will not deliver significant benefits to the Rosemount Community. As a community we want permanent residents who will connect and contribute to the Community. Transient people in serviced accommodation will not deliver any contribution to Community Initiatives.
5. The design does not preserve or enhance the property as the proposed cladding is not in keeping with Rosemount properties. Therefore, the replacement building does not respect the surrounding context and fails to achieve adequate siting or form for the existing arrangements and townscape.

With regard to the Parking and Car Hoist we have significant concerns that:

1. The car hoist will create a significant impact with regard to traffic management off Rosemount Place when a queue of cars forms for access to the car hoist. This will create a traffic block in Rosemount Place at a very busy junction as cars will arrive to park at the same time after finishing work for the day.

2. There should be no need for parking in the development as people using serviced accommodation in the city centre will prefer to walk or use taxis.
3. The design statement has 16 spaces and the plan for the basement has 10 spaces.

In summary, we would be happy to support proposals that develop businesses within the existing structures of listed buildings in Conservation areas but having looking at this proposal in detail we strongly believe that this development will not benefit the Community and that P160406 and P160408 should be rejected . We would propose that the developer is encouraged to submit development plans within the structure of the building without parking or a car hoist.

I trust the above is in order and acceptable as a submission to cover both the Listed Building Consent (P160406) and the Planning Application (160408). Please let me know if that is not the case and what action is required.

John Wigglesworth
Secretary

Rosemount & Mile End Community Council



Magdalena Ekeh

From: webmaster@aberdeencity.gov.uk
Sent: 03 May 2016 06:53
To: PI
Subject: Planning Comment for 160408

Comment for Planning Application 160408

Name : Jonathan David Ridgway
Address : 14A Loanhead Terrace
Aberdeen
AB25 2SY

Telephone :

Email : [REDACTED]

type :

Comment : I object to this application on the grounds that it would exacerbate parking problems in Loanhead Terrace. That would contravene section 2.5 (Amenity) of the Aberdeen Local Development Plan Supplementary Guidance for Serviced Apartments (dated March 2014).

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Mrs Ann Carnegie
4 Loanhead Terrace
Aberdeen
AB25 2SY

27th April 2016

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

Dear Sirs,

Objection to Application 160408, 116 Rosemount Place, Aberdeen, AB25 2YW

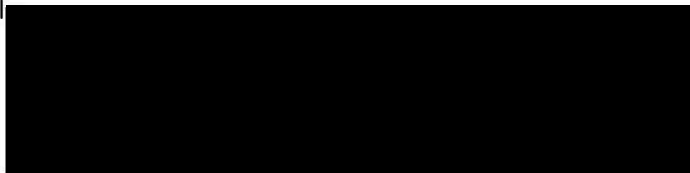
I refer to the above application dated 19th April 2016 and wish to formally lodge my objection.

I have been a resident/owner of 4 Loanhead Terrace for the past 52 years and strongly object to the change of use proposed at 116 Rosemount Place. My concerns are as follows:

1. The height proposed for the building is too high.
2. The windows facing North overlook my garden and will encroach on my privacy.
3. The volume of extra traffic that an extra 20 serviced apartments will cause to an area which already has parking issues, finding a space to park on my street let alone near my front door will be made even more difficult if this proposal is passed.

Please confirm receipt of my objection and keep me informed of any developments.

Yours sincerely

A large black rectangular redaction box covering the signature of Ann Carnegie.

Ann Carnegie

Magdalena Ekeh

From: webmaster@aberdeencity.gov.uk
Sent: 11 May 2016 20:27
To: PI
Subject: Planning Comment for 160408

Comment for Planning Application 160408

Name : Sally McTavish
Address : 6 Loanhead Terrace
Aberdeen

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

Comment : I object to the extension of the said building. Although there will be 27 flats in total there will only be parking for 16 cars. There are still windows overlooking the gardens of Loanhead Terrace. The new roof terrace may cause problems with noise - on the plans it also looks as if people using the terrace will be able to overlook the gardens. I'm sure that this area will be used as a smoking area at all hours of the day and night. The residents of the top end of the street use the lane on a daily basis to access their gardens, wash their cars, use their garages for cars & cycles and for taking their refuse bins to Rosemount Place for uplifting - this after all a private lane for the use of residents in Loanhead Terrace only. The demolition plans state that there will be Heras style fencing in the lane - this will impede the use of the lane for cars & bicycles. I cannot see how the demolition will not have a large impact on the use of the private lane. There is still also the question of blocking light from the gardens - the extension of the roof will have an impact on the light for the gardens - casting shadow earlier in the evening.

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Magdalena Ekeh

From: webmaster@aberdeencity.gov.uk
Sent: 25 April 2016 15:51
To: PI
Subject: Planning Comment for 160408

Comment for Planning Application 160408

Name : Bill Harrison
Address : 16 Summer Place
Dyce
Aberdeen AB21 7EJ

Telephone :

Email : [REDACTED]

type :

Comment : I object to this application. Reasons:

- 1) Poor amenity. Most of the flats are long and narrow and have no natural light in the bedroom area. There appear to be no kitchen/cooking areas?
- 2) Unrealistic transport plan. The 'car hoist' sounds unfeasible. The basement plan (document 5) shows that spaces 9 and 10 are not accessible (behind spaces 7 and 8) and the other spaces would only be accessible to small cars.
- 3) Overdevelopment: 20 flats is way too many for this site. The two-storey extension will tower over adjacent buildings.

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Further Comment Received -

I fully support the 'refuse' decision.

Bill Harrison

16 Summer Place

Dyce

Aberdeen

AB21 7EJ

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MEMO

Environmental Health and Trading Standards
Communities, Housing and Infrastructure
3rd Floor South, Marischal College



To	Nicholas Lawrence Planning & Sustainable Development			
From	Clare Horton, Environmental Protection		Date	20/04/2016
Email	chorton@aberdeencity.gov.uk		Our Ref.	CEH /PLNS
Tel.	01224 523822		Your Ref.	P160408
Fax.	01224 523887			

Planning Reference: P160408

Address: 116 Rosemount Place, Rosemount

Description: Change of use of existing building to form 20No serviced apartments

Applicant: Mr Andrew Buchan

In order to protect occupants of the neighbouring residences/ businesses from any potential noise nuisance the following advisory note is recommended:

Demolition and building works should not occur;

- a) outwith the hours of 7am to 7pm on Monday to Friday
- b) outwith the hours of 9am and 4pm on Saturday
- c) at any time on Sundays, except for works inaudible outwith the application site boundary.
- d) If piling operations are to be undertaken the hours of operation require to be agreed with this Service prior to commencement of piling works. No piling works should be undertaken on Sunday.

Construction/ Demolition Works

The guidance given in BS5228-1: 2009 'Code of Practice for Noise and Vibration Control on Construction and Open Sites. Noise' should be adhered to during the demolition and construction phases of the development.

Claire Horton
Authorised Officer

MEMO



ABERDEEN
CITY COUNCIL

To	Nicholas Lawrence Planning & Infrastructure	Date	23/05/2016
		Your Ref.	P160408 (ZLF)
		Our Ref.	TR/MW/1/51/2
From	Roads Projects		
Email	MWilkie@aberdeencity.gov.uk		
Dial	01224 523482		
Fax			

Roads Projects
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no. P160408
116 Rosemount Place, Rosemount
Change of use of existing building to form 20 No serviced apartments with associated car parking

I have now been advised that the above planning application would constitute 20 No "normal" apartments, and have the following observations:

The proposed parking layout needs to be reconfigured, to comply with Aberdeen City Council Supplementary Guidance: Transport & Accessibility. Note that the proposed car hoist is not an acceptable method of providing access to car parking spaces on a different level from that that of the car park entry level.

Cars should be able to access and egress spaces, whether or not there are cars parked in adjacent spaces. The following levels of parking should be provided:

- 20 car parking spaces
- 1 mobility parking space
- 20 secure and sheltered cycle parking spaces
- 2 motorcycle parking spaces

The applicants, need to provide details of storage facilities for waste, means of collection of waste, and if required, a swept path assessment for access and egress to the development by a refuse collection vehicle

I will provide further comments after I have the opportunity to review the reconfigured layout.

Mark Wilkie
Senior Engineer

Pete Leonard
Corporate Director

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NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.



Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

THE APPLICATION WAS SUBMITTED (DATED) 31/3/16 AND VALIDATED ON 4/4/16
 THIS APPLICATION WAS MADE FOLLOWING THE WITHDRAWAL OF PREVIOUS APPLICATIONS P151027, 151046 AND P151286 FOLLOWING LENGTHY AND DETAILED DISCUSSIONS WITH THE PLANNING OFFICER.
 ADDITIONAL INFORMATION WAS SUBMITTED AT THE REQUEST OF THE PLANNING OFFICER: A DETAILED DRAWING SHOWING THE EXTENT OF DEMOLITIONS (27/4/16) AND SHEEP TEST (5/5/16)
 THIS APPLICATION SHOULD HAVE BEEN DETERMINED BY 4/6/16 I.E. SOME THREE AND A HALF MONTHS AGO AND IN THIS TIME WE HAVE RECEIVED NO COMMUNICATIONS WITH ANY MEMBER OF THE PLANNING AUTHORITY.
 AT LEAST TWO MESSAGES HAVE BEEN LEFT ON THE PLANNING OFFICER'S DIRECT PHONE LINE AND AN E-MAIL WAS SENT 15/8/16
 ONLY ONE OBJECTION, BY THE LOCAL COMMUNITY COUNCIL, HAS BEEN MADE
 REFER ALSO TO SUPPORTING LETTER.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

PLANNING APPLICATION DOCUMENTS (FORMS), SUPPORTING STATEMENTS
 & ALL DRAWINGS

SHED TEST

DEMOLITION METHOD STATEMENT

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date 15/09/16.



SUPPORTING STATEMENT

Appeal Against Non Determination

**P160406/8 Proposed Change of Use, Alterations and Extension to Form Serviced Apartments
116 Rosemount Place, Aberdeen. AB25 2YW**

The application was submitted (dated)31/3/16 and validated on 4/4/16

This application was made following the withdrawal of previous applications P151027, 151046 and 151286 following lengthy and detailed discussions with the Planning Officer. We can provide copies of these previous applications and notes on the discussion (dates and content) if required.

Additional information was submitted at the request of the Planning Officer ; detailed drawings showing the extent of demolitions (27/4/16) and SHEP test (5/5/16)

This application should have been dealt determined by 4/6/16, some three and a half months ago. NO agreement has been made with the Planning officer to extend the period of this application.

In this time no communication with any member of the Planning Authority ; at least two messages have been left on the Planning officer's direct phone line and an e-mail was sent (15/8/16) (a copy of which can be provided if required ; requesting an update on the project) to which there has been no response

Only one letter of representation has been made by the Local Community Council. HES (Historic Environment Scotland) has not objected to this application.

From discussions with the Planning officer pre-dating the submission of these applications the main points he had raised related to design and the impact on the Conservation Area and Listed Building. We considered that he gave undue weight to the use of the lane and the views of the proposed extension from this lane. We consider that the rear of the building has limited importance to the character and appearance of the conservation area. The building is not of special interest having been separate to the church for some considerable time and having been used for various uses and altered over that period. Please refer to our Design Statement as submitted at the time of the applications

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ADDITIONAL SUPPORTING STATEMENT

Appeal Against Non Determination

P160406/8 Proposed Change of Use, Alterations and Extension to Form Serviced Apartments

116 Rosemount Place, Aberdeen. AB25 2YW

In response to comments made by the Roads Department we would first of all note that they do not object to the proposals. We have had no detailed discussions with the Roads Department and whilst it is stated in their observations that the use of a car hoist is not acceptable there are no policies or guidance that inhibit such use. Whilst they have sought specific numbers of car, cycle and motorcycle spaces we would be confident that we could, in discussions with the Roads Department, provide numbers of these that they would find acceptable. This is based on discussions we have had with them on other projects where reduced numbers of parking spaces have been accepted allied with provision of car club facilities combined with other strategies to reduce or eliminate any impact on the surrounding streets. We can categorically state that refuse vehicles would not enter the site as it is impracticable and unnecessary for them to do so. Again a strategy for the storage and collection of refuse would be discussed and agreed with Aberdeen City Council's Waste Management Team ; if the normal method of storing of refuse within the building and bringing it to the road edge for collection is not possible then it may be possible to introduce e.g. street bins as these are available on locations along Rosemount Place and in other streets close by.

Letters of objection raise similar concerns which we would summarise and respond to as follows;

- **Parking;** it is asserted that the conversion to flats would cause parking problems as would the internal car hoist. The building has no parking provision so whatever use this building has generates the need for some level of parking which will have an effect on the surrounding streets and this may occur at differing times of the day. The fact that a level of parking can be introduced should be seen as a positive and as we have intimated in the previous paragraph we would feel confident that a satisfactory level of parking could be negotiated with the Roads Department. The car hoist is placed within the building which will allow some 3-4 cars to 'stack' off Loanhead Terrace and therefore not causing any obstruction to cars using Loanhead Terrace. We consider that the likely circumstances when there is any risk that vehicles entering the car park would cause any obstruction to other vehicles using Loanhead Terrace is considerably less than the likely occurrence of delivery vans parking at any other point along this street causing obstruction. It should be noted that Loanhead Terrace is narrow and one way.
- **Overlooking;** it is asserted that flats within the proposed development will overlook the rear gardens to properties to Loanhead Terrace. This proposal has removed any dormers to what is the north elevation and the rooms behind are now served by rooflights these rooflights are placed at a high level to the rooms to eliminate this specific issue; any person within a room which faces north cannot 'peer' over these gardens as they would have to be standing on a chair or ladder to do so. There are only two bedrooms which rely on these rooflights as the only source of natural light with all other rooms on this elevation having windows to the east and west. The other rooflights placed on the north elevation augment the windows to the east and west and could be opaque glass if it was considered appropriate to eliminate any risk of overlooking, if one exists
- **Height;** It is asserted that the height of the proposals is too great. The overall height of any part of the building is no greater than the ridge height of the existing building. Whilst the pitch of the roof is increased to the north elevation the eaves height has not changed and this roof will cause no overshadowing to the gardens beyond (to properties to Loanhead Terrace). Where the proposals have a perceived increase in height along the Lane the view of this is barely seen from Rosemount Place and there are no amenity issues as there are no private gardens to the east which could be affected. It is our opinion that the use of and the views from the Lane have been vastly over emphasised. The Lane serves only a handful of garages or gardens as it is heavily overgrown at its north end so is not used as a through route nor as a route used by e.g. dog walkers of the like.

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Proposed Apartment Development, 116 Rosemount Place, Aberdeen.

DESIGN STATEMENT

1. PROJECT ; to change the use, alter and extend the existing building to form 20no. apartments
2. ADDRESS ; 116 Rosemount Place, Aberdeen. AB25 2YW
3. BRIEF DESCRIPTION ; The existing building consists of a dental surgery on the ground floor, an office to the first floor and a health spa to the rear section is to be altered and extended to form 20no. apartments as an extension of the established flatted development to the adjoining property.
4. SITE AREA ; total site –337 square metres
5. LOCAL AUTHORITY ; Aberdeen City Council
6. CLIENT ; Andrew Buchan
7. ARCHITECT ; Neil Rothnie Architects
8. CONTEXT ; The existing building falls within the acknowledged local Neighbourhood Centre of Rosemount within the Rosemount and Westburn Conservation Area . Rosemount is comprised of mainly independent retailers with some national chains and is recognised to be an amenity for residents and workers in the area. Rosemount is a well recognised community within Aberdeen by virtue of it's mix of uses and significant residential population which in turn makes it a popular place to live and visit. The site is practically at the centre of this local community. The dental surgery ceased trading some 9 month ago but has since re-opened and the Health Spa has been vacant since the beginning of 2015. The building was formerly the church hall to what was the former Rutherford Church (c-listed) and is recognised as a landmark building within Rosemount. This application is being made on behalf of Andrew Buchan who also owns the main church building which was substantially altered and converted in to flats in 2012/2013. Before completion Apple Apartments entered in to a lease agreement and the flats have been operated as serviced flats or apartments since. The site is therefore bounded to the west by the former main church building, to the north by the garden to No.2 Loanhead Terrace and to the east by an unfinished lane serving the gardens and garages to the properties to Loanhead Terrace and View Terrace. Beyond this lane lies a Medical Practice (View Terrace) and a short terrace of shops to Rosemount Place (nos 108-114). To the other side of Rosemount Place to the south lies a mixture of retail units and businesses such as property leasing, tanning and hairdressing salons etc. The building consists of the original superstructure of granite walls and slated roofs with an internal floor which creates a first floor office and this work was carried out in 2008. The property has no parking provision associated with it with only pedestrian access via the main entrance to Rosemount Place. A former secondary access to the side lane was removed when the building was altered in 2008.
9. APPRIASAL; The use as flats or serviced apartments to the adjoining building to the west has been established over the past three to four years and the extension of this operation is both logical and advantageous. Other than the garden ground to the north there are no other residential uses immediately beyond the site. The hot food takeaways immediately to the east are well established within the Rosemount Town Centre and cause no issues to the surrounding amenity. The proposed residential apartment use is both an appropriate and obvious use due to the fact that residential uses predominate in the Rosemount Area in all tenures ; Terraced houses, tenement flats and flats to upper

- floors above retail. In the wider area there are serviced flat or apartment businesses such as Skene Apartments and new serviced apartments to Baker Street/Raeburn Place. It should also be recognised that a proportion of all residential properties, mainly flats, will be privately rented, some of which will be serviced on a short term basis. There are no immediate or adjoining uses that would cause issues of overlooking or noise to affect the amenity of apartments within this building. All apartments have lounges areas and bedroom areas with en-suite provision in a hotel type general arrangement. The overall height of the proposals is no greater than the ridge height of the existing building. We have also assessed the views of the proposals from Rosemount Place as a series of snapshots of the building as it is at present and proposed. This shows the limited view of the rear part of the building which in turn demonstrates that the proposals will have a minimal impact on the surrounding area and streetscape
10. CONCEPT ; The overall approach has been to retain the main walls in order that the appearance of the building from the street remains the same. High quality materials are to be used throughout with subtle details such as style and colour of windows and the infilling of the front wall and the continuation of railings all to match the adjoining building to create a single identifiable use; as it would have been when originally built as a church and church hall. The height of the rear wall and side wall to the lane are kept as they are. To the rear the building is extended by a pitched roof which will not affect daylight to the garden beyond; the height of the north boundary wall to 2 Loanhead Terrace is not affected by this proposal. The northmost part of the building to the Lane at the lower level is to be re-built in a vertical timber cladding to create an effect of a small back lane garage and fence. Above this the building is finished in a vertical zinc cladding which will give it 'lightness'. This is stepped back from the depth of the granite wall below to give definition. As a result the view of the building from this rear lane is one of what would appear as garages or sheds as the opportunity to view the whole building is intermittent due to the existing garages, sheds and rear walls and fence to the Loanhead and View Terrace properties. Windows to this elevation look over part of the Medical Practice to View Terrace, their car park and then the roofs to the short terrace of shops on Rosemount Place. The proposals, therefore, have no impact on any surrounding residential amenity nor to the wider streetscape or character of the area
 11. PLANNING POLICY CONTEXT ; Design, Policy D1: Architecture and Placemaking- seeks to encourage high standards of design, and new development must be designed with due consideration for its context and make a positive contribution to its setting. Policy D3 ; Sustainable and Active Travel- seeks to minimise travel by private car in new developments, improving access and promotion of healthy lifestyles by encouraging active travel. Policy D4 ; Aberdeen's Granite Heritage –states that the demolition of granite buildings within a conservation area will not be permitted. Policy D5 ; Built Heritage- states that proposals affecting conservation areas or listed buildings will only be permitted if they comply with Scottish Planning Policy seeking to avoid compromise of the character and integrity of the designated area and if there are adverse effects they are outweighed by social, economic or strategic factors. Impact on the Conservation Area and Listed Building ; it is considered that the rear of the building has limited importance to the character and appearance of the conservation area. The building is not of special interest having been separate to the church for some considerable time and having been used for various uses and altered over that period.
 12. PLAN and ELEVATIONS ; please refer to drawings forming this application
 13. SUSTAINABILITY ; As this is an alteration and extension of an existing building we have brought a new use to an existing structure. The principle of this type of development is well established within the city and enshrined in Planning policy; bringing more people to the Rosemount Town Centre where all facilities are at hand as well as access to all modes of transport. As an extension of an establish business, refuse collections and recycling will be absorbed within the current regime. Refuse storage is provided within the building.
 14. TRANSPORT ; The building as it exists has no parking associated with it nor is it practicable to form or introduce any level of parking to the building or site from the two open boundaries to Rosemount Place or the rear lane. What is now proposed is to introduce a car parking to what is a lower ground floor level via a car hoist which in turn is accessed from the internal car parking area to the adjoining flats which in turn is accessed from Loanhead Terrace. The net effect is that a total of 16 car parking spaces will be

available for the 27no. flats or apartments (7no. existing flats plus 20no. proposed by this application and please note that flat 20 is formed by a proposed split of one of the existing flats to the adjoining building)The site is within walking distance of Union Street which in turn is served by buses and routes to all other areas of Aberdeen and beyond. The combined bus and train station is also within a reasonable walking distance. Additional cycle parking could be introduced if considered to be appropriate.

15 . CONCLUSION; The proposed development for 116 Rosemount Place is to change the use and alter and extend the existing building behind the existing facade to provide apartments as an extension of an existing established serviced flat business. The provision of smaller apartments within the overall building will provide a mix of flat or apartment sizes and will contribute to the ongoing anticipated demand for this type of accommodation in an appropriate location. The proposal in terms of use and sustainability is entirely in line with the Council's policies. The design will make a positive contribution to the Listed Building and to the wider Conservation Area and also to the Rosemount neighbourhood by bringing more people in to the area.

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Proposed Apartment Development, 116 Rosemount Place, Aberdeen.

SHEP Test

The justification for the demolition as shown on drawings is as follows;

1. Importance of the Building

The building is C listed and a detailed examination of the parts of the building proposed to be demolished shows that there are no original features to the interior of the building. The original purpose of this building was meeting hall annexe to the main church building. The street frontage (south elevation) and return gable to the lane (east elevation) are to be retained and consist of a granite ashlar stone with fine and course flat face, with a 'set' of three pointed arched windows centred to each elevation. The section of wall to the lane beyond the ashlar gable up to the 'rear' gable is of coursed rough stone with a course flat face and fine finished stone to windows and ex doorways. The rear gable is then of a rough stone with a course flat face and again windows and tabling having fine finished stones to window surrounds. The rear wall of random granite construction as a boundary between the site and the adjoin house at 2 Loanhed Terrace is to be retained. All roofs are finished in natural slate; the front roof is to be retained with all other roofs to be removed behind the line of the ridge of the front roof. On the basis that the principal elevations of the building are to be retained and the importance of this building within the street-scene is maintained. Similarly the first section of granite walling with windows is to be re-built. However the design characteristics of the wall along the lane to the rear is not considered to contain any design quality which is worthy of retention. This would also apply to the roof areas which have no features such as dormers or the like. Previous Planning and Listed Building Consents (080548 and 090244 respectively) permitted the conversion from what was a retail storage facility to office which were approved in 2008 and 2009 permitted various new velux rooflights as well as the introduction of a new intermediate floor with associated alterations.

2. Condition of the Building

The front section of the building is currently occupied and whilst serviceable the roof requires various works to prevent leaks in extreme weather conditions. This would include the repointing of granite tabling. The rear section of the building has lain empty for some 16 months and would require a moderate amount of work to return this to a lettable condition. The roofs to this section of the building are slightly worse than the front section in so far as the roof leaks when there are moderate rainfalls. The granite wall along the lane requires repointing and this is noticeably worse as you travel eastwards along the lane. Other than tabling the ashlar frontage and return gable are in relatively fair condition.

3. Economic Viability of Reusing the Building

The current value of the building is significantly less than the combination of the value of the building when purchased ; early 2008 (immediately prior to the credit crunch) and the monies spent to alter and convert it. As a result any further expenditure in terms of repair and maintenance is very difficult to

justify. This can be further justified by the income generated from the lettable areas which equates to the monies outstanding on bank borrowing leaving no surplus for improvements. If this situation continues parts of the building will fall in to disrepair. The prospect of gaining Planning approval for the proposals will allow redevelopment which in turn would require any retained superstructure to be brought up to current Building Standards as would any new construction.

4. Wider Public Benefits

The proposed redevelopment of this building offers a broad range of public benefits. It will serve to rejuvenate a building which in parts has not been upgraded or maintained for some time. As an extension of the established flats to what was the main church building the overall appearance will be consistent, modern and revitalised. The proposed use would generate business for the immediate area in so far as owners or occupants would use local cafes and hairdressers and the like and the wider city centre area. The proposed use is more in keeping with the prevailing residential nature of the surrounding context of Rosemount.

5. Conclusion

We would summarise the foregoing to demonstrate that we have met at least one of the tests in order to obtain consent for demolition;

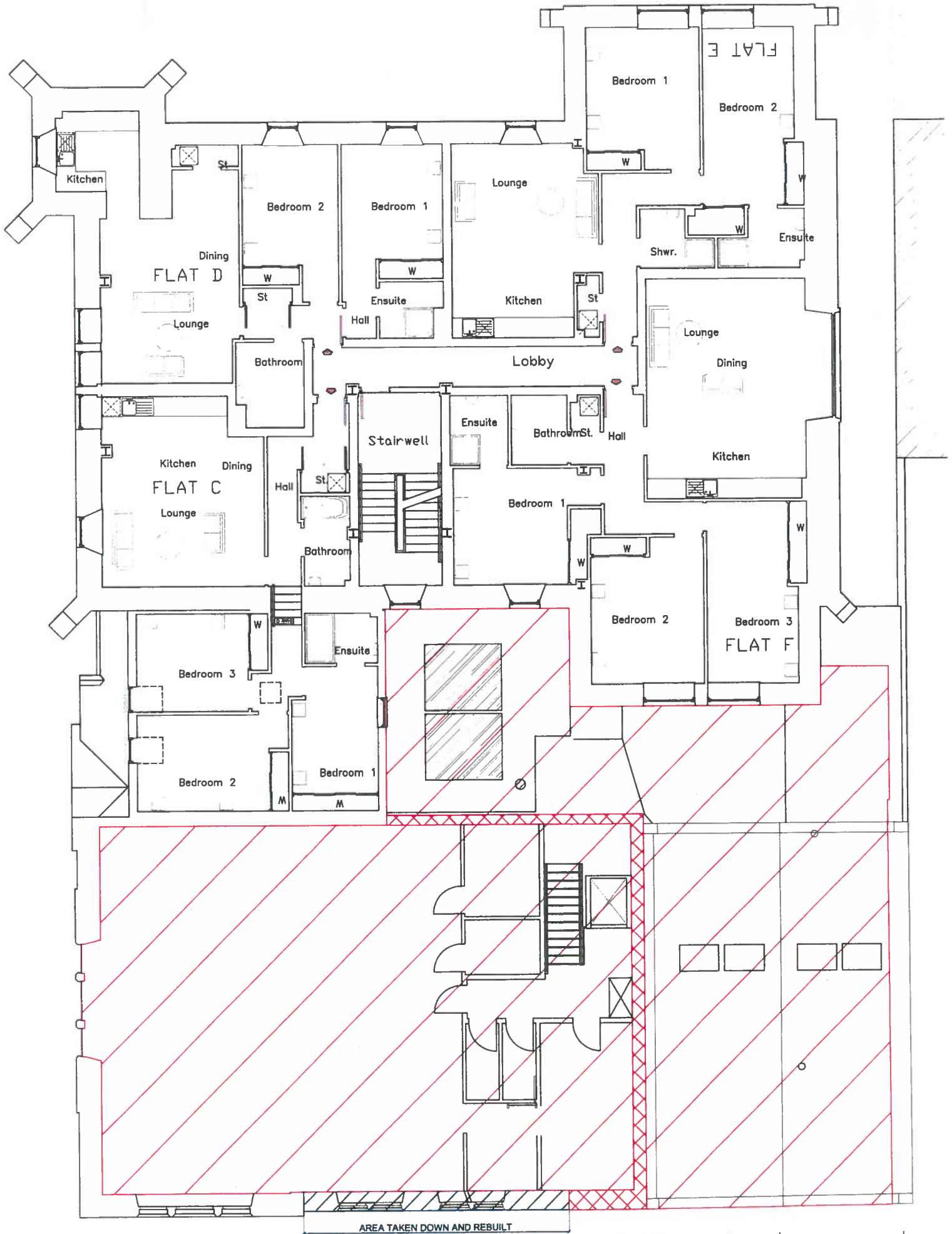
- a. The building is not of special interest/is of little townscape value (the demolished parts are to the rear beyond the normal streetscene view)
- ~~b. The building is incapable of repair ; see item d.~~
- c. The demolition of the building is essential to delivering benefits to economic growth or the wider community
- d. The repair of the building is not economically viable.



Proposed Serviced Apartment Development, 116 Rosemount Place, Aberdeen.

DEMOLITION METHOD STATEMENT

- All services connections are to be terminated beyond the site ; water, electricity and phone lines
- The site is to be made secure by Heras type fencing to the Lane and Street
- Internal soft strip to be carried out to remove all loose fittings and non loadbearing partitions
- Roof to be stripped of slates and then of sarking
- Roof trusses to be removed
- First floor (new construction) to be removed , to include all structural columns etc
- Ground floor construction (suspended timber floor) to be removed
- Remaining external walls , to the lane and internal between the front and rear areas to be taken down (to include any foundation) and removed. The wall to the Lane will be taken down by hand
- The (natural granite) frontage and return gable to have a structural bracing scaffold installed
- This frontage and return gable wall, the rear wall and any other remaining walls between the development site and the adjoining building are to be underpinned to the depth required for the proposed basement floor.
- Bracing scaffold is to be removed once new external and internal loadbearing walls are constructed to a height as determined by the structural engineer
- A banksman will coordinate the placing of skips and their removal from the Lane. All other residents who have access to the Lane will be advised of works and prescribed times will be agreed when the Lane will be closed for specific operations. Otherwise access along this Lane will be maintained.
- Generally all or any work to walls or the like to boundary situations will be carried out by hand.
- All demolition works will be carried out by an approved contractor who will be responsible for controlling noise, dust etc emanating from the site.



EXISTING FIRST FLOOR PLAN 1:100

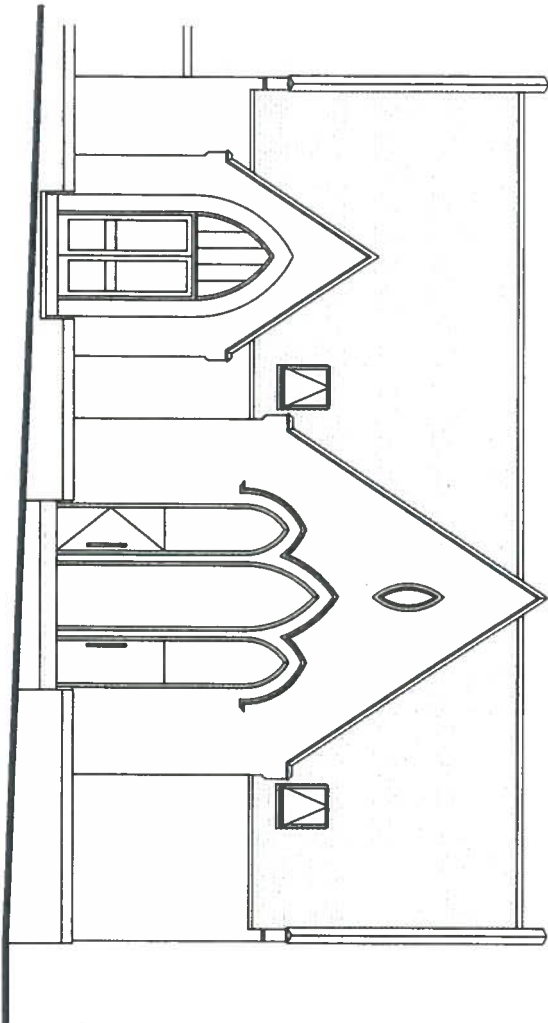
-  AREA OF DEMOLITIONS
-  REBUILT IN EXISTING GRANITE

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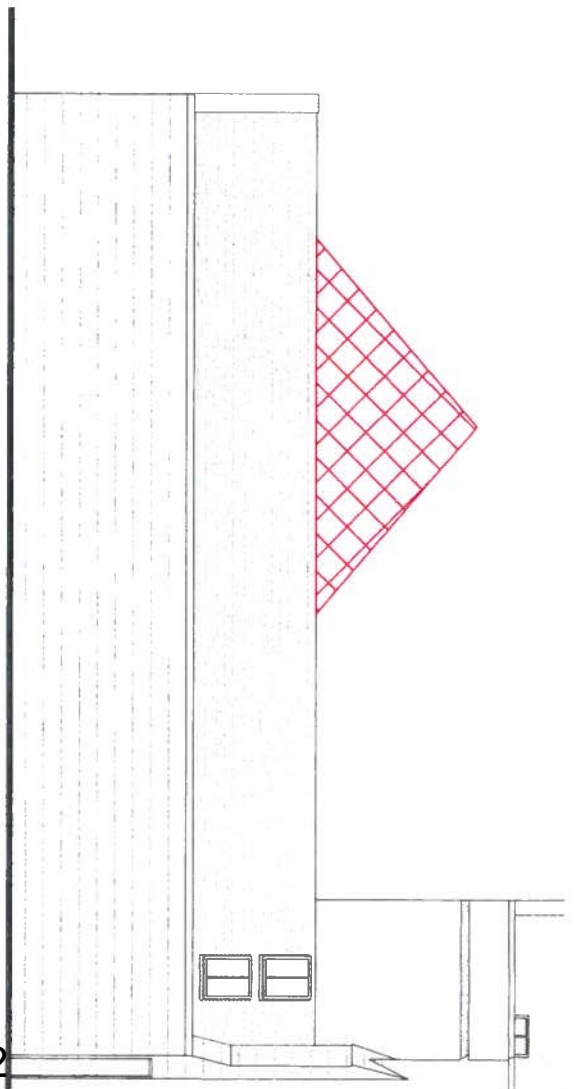
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REV NO.	DESCRIPTION	DATE
01	CLIENT ANDREW BUCHAN	
	PROJECT ALTERATIONS AND EXTENSIONS TO 116 ROSEMOUNT PLACE	
	CONTENT EXISTING GROUND DEMOLITION PLAN	
SCALE 1:100	DATE APRIL 2016	
JOB REFERENCE 3147	DRAWING 17	



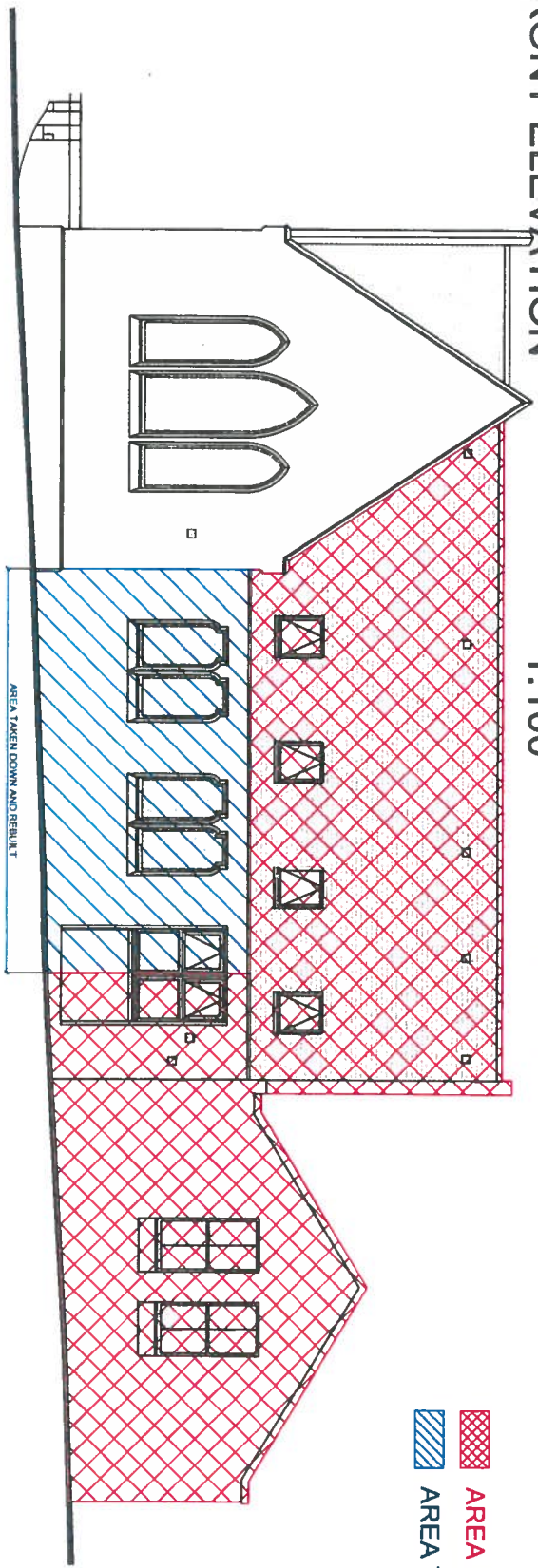
FRONT ELEVATION

1:100



REAR ELEVATION

1:100



ELEVATION TO LANE

1:100

 AREA OF DEMOLITIONS
 AREA TAKEN DOWN AND REBUILT

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CLIENT	ANDREW MUDMAN
PROJECT	PROPOSED ALTERATIONS AND EXTENSION 118 BORDENHUNT PLACE
CONTENTS	EXISTING ELEVATIONS
SCALE	1:100 DATE APRIL 2018
JOB NO.	2347
DATE	18

VIEW A



EXISTING



PROPOSED

VIEW B



EXISTING



PROPOSED

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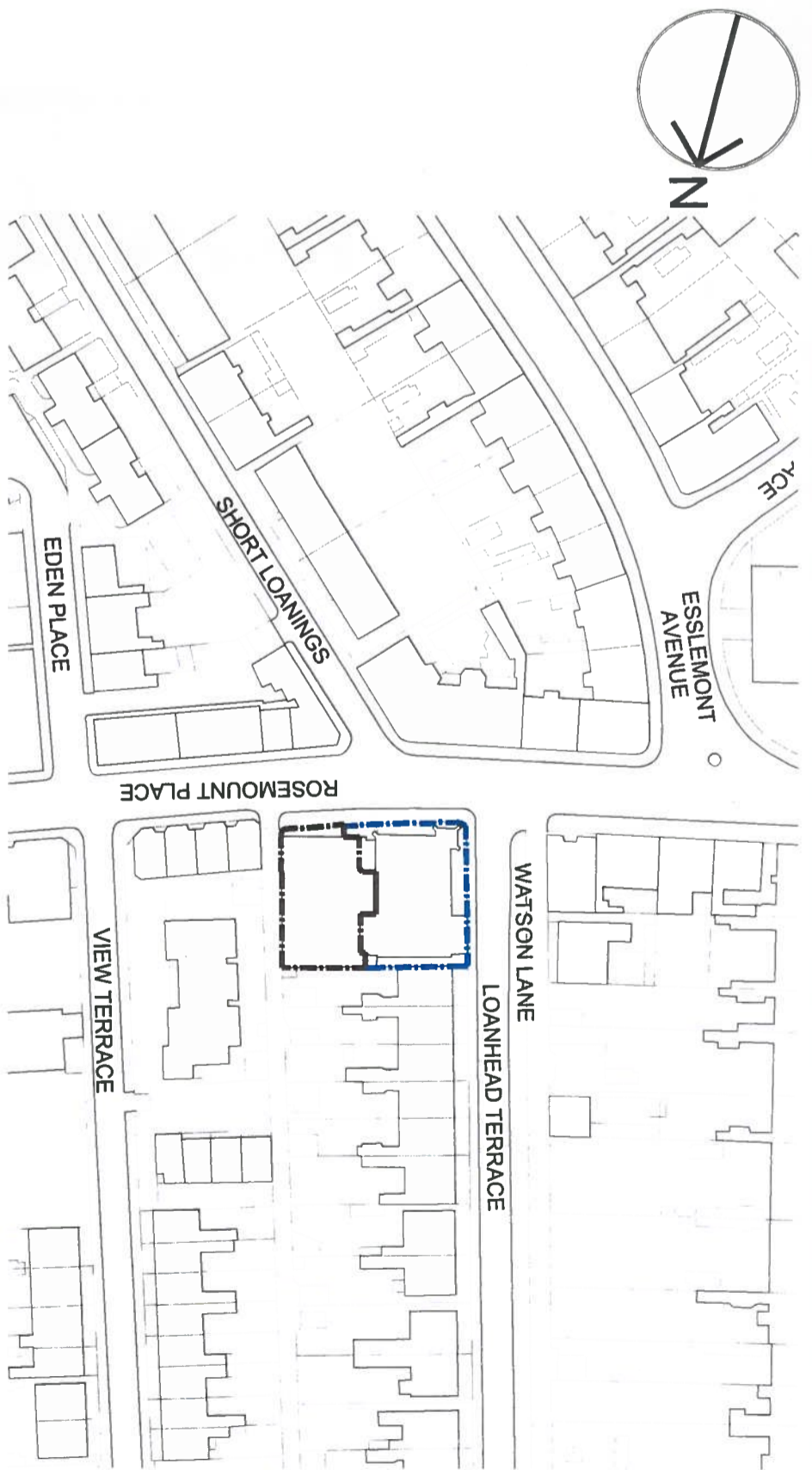
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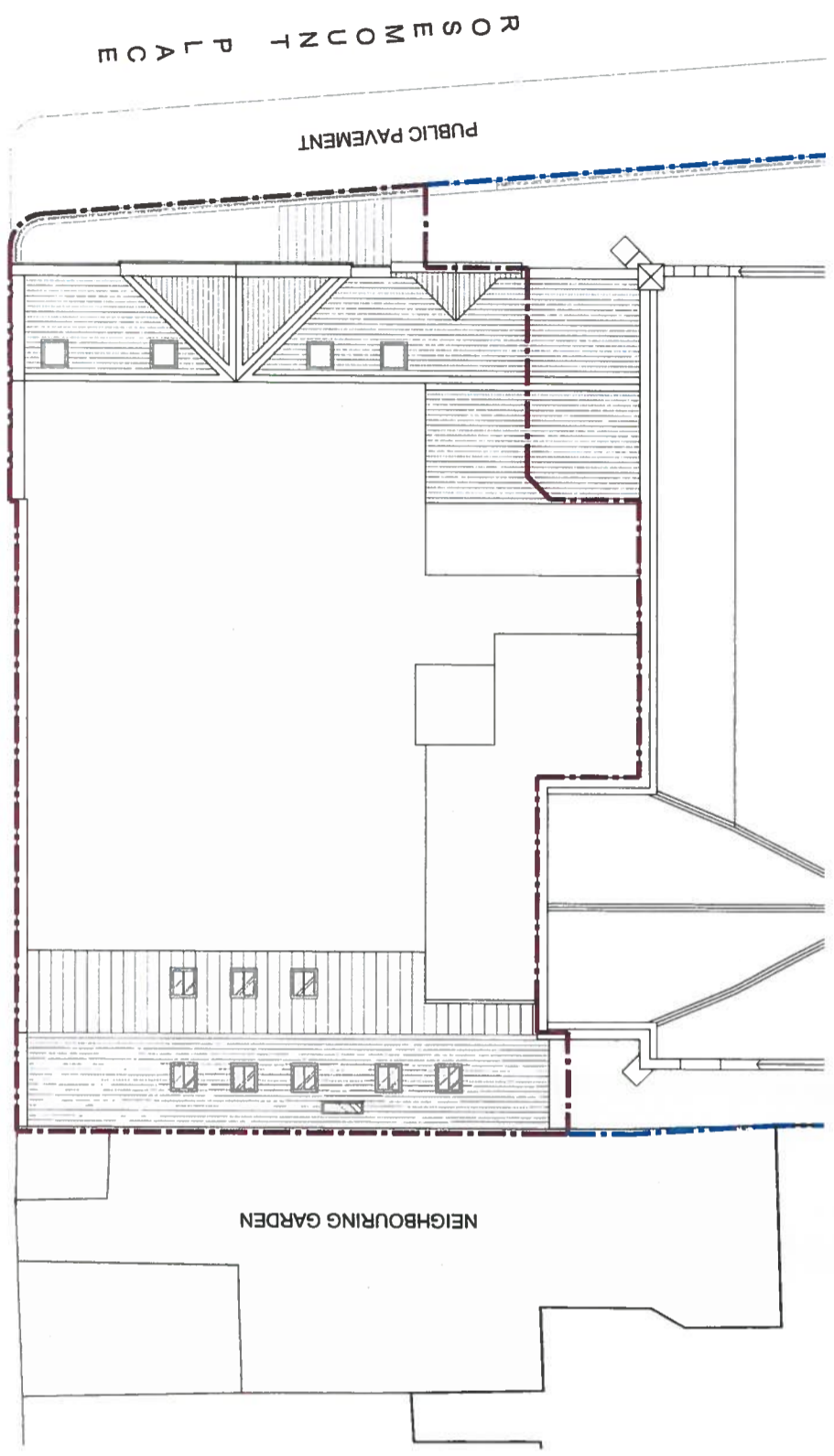
CLIENT	ANDREW BUCHAN	
PROJECT	PROPOSED ALTERATIONS AND EXTENSION 116 ROSEMOUNT PLACE	
CONTENT	ILLUSTRATIVE VIEWS	
SCALE	N/A	DATE JUN 2015
JOB REFERENCE	DRAWING	REV
3147	14	<input type="text"/>

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LOCATION PLAN 1:1250



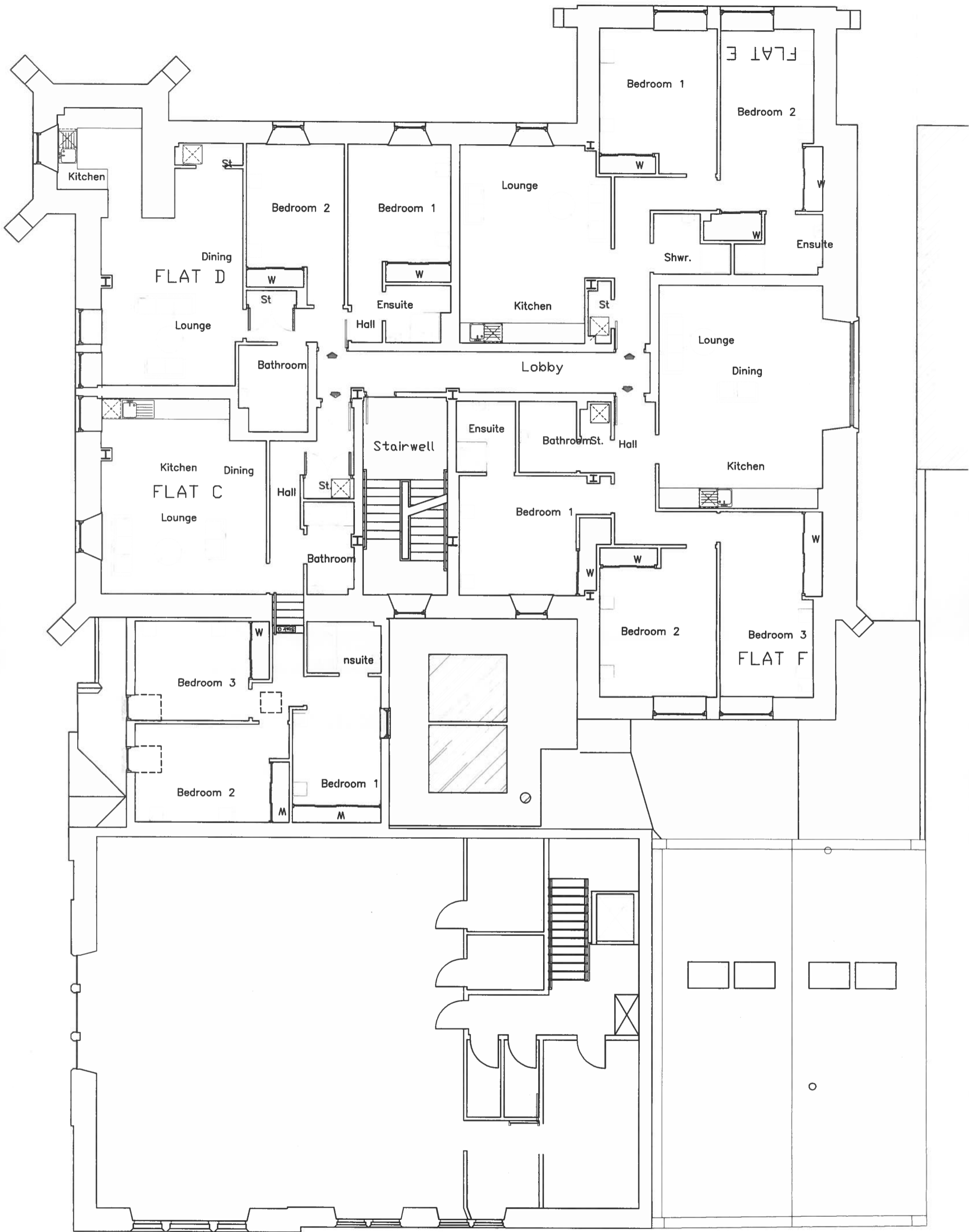
BLOCK PLAN 1:200

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CLIENT	ANDREW BUCHAN
PROJECT	PROPOSED ALTERATIONS AND EXTENSION 116 ROSEMOUNT PLACE
COMMENT	PROPOSED LOCATION & BLOCK PLANS
SCALE	1:1250/1:200
DATE	JUN 2015
JOB REFERENCE	3147
DRAWING	01
SCALE BAR	



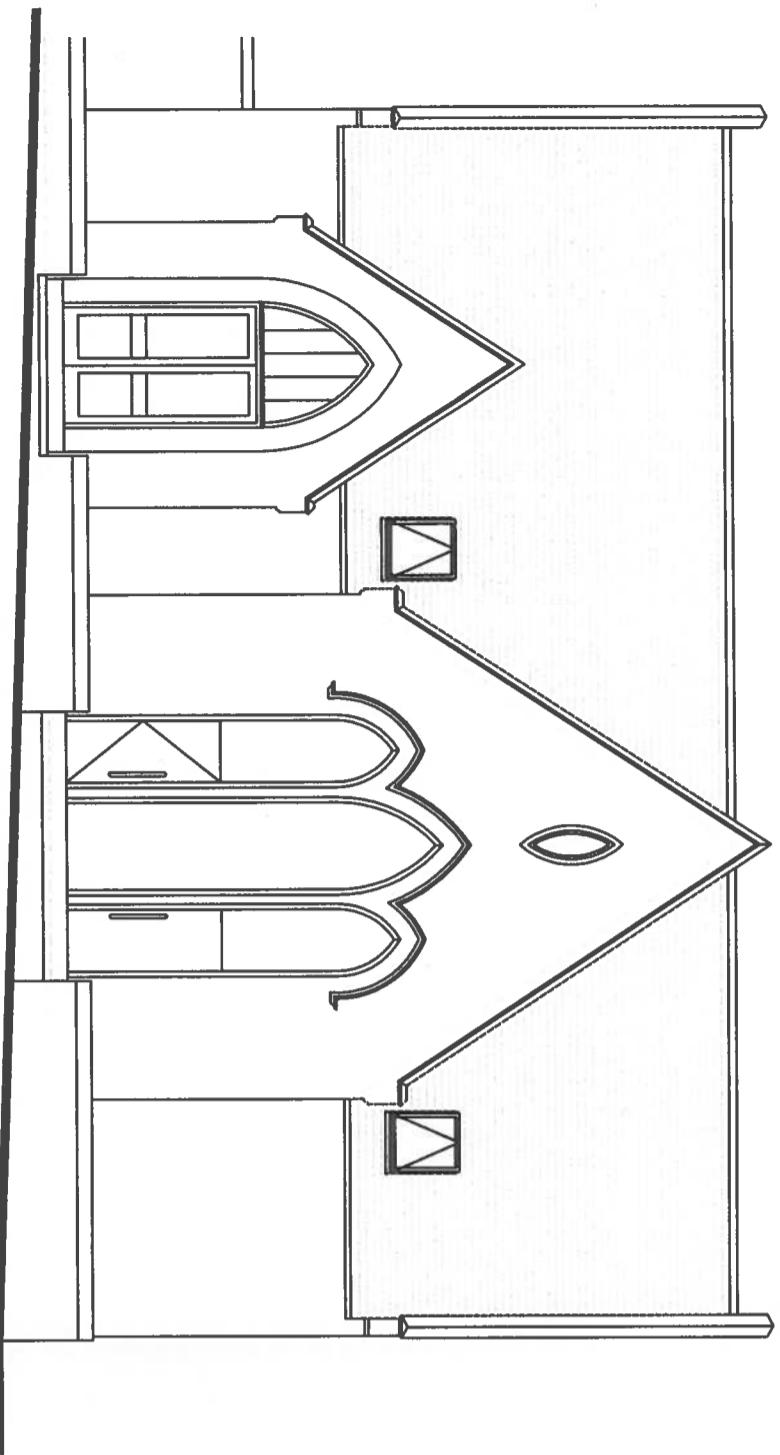
EXISTING FIRST FLOOR PLAN 1:100

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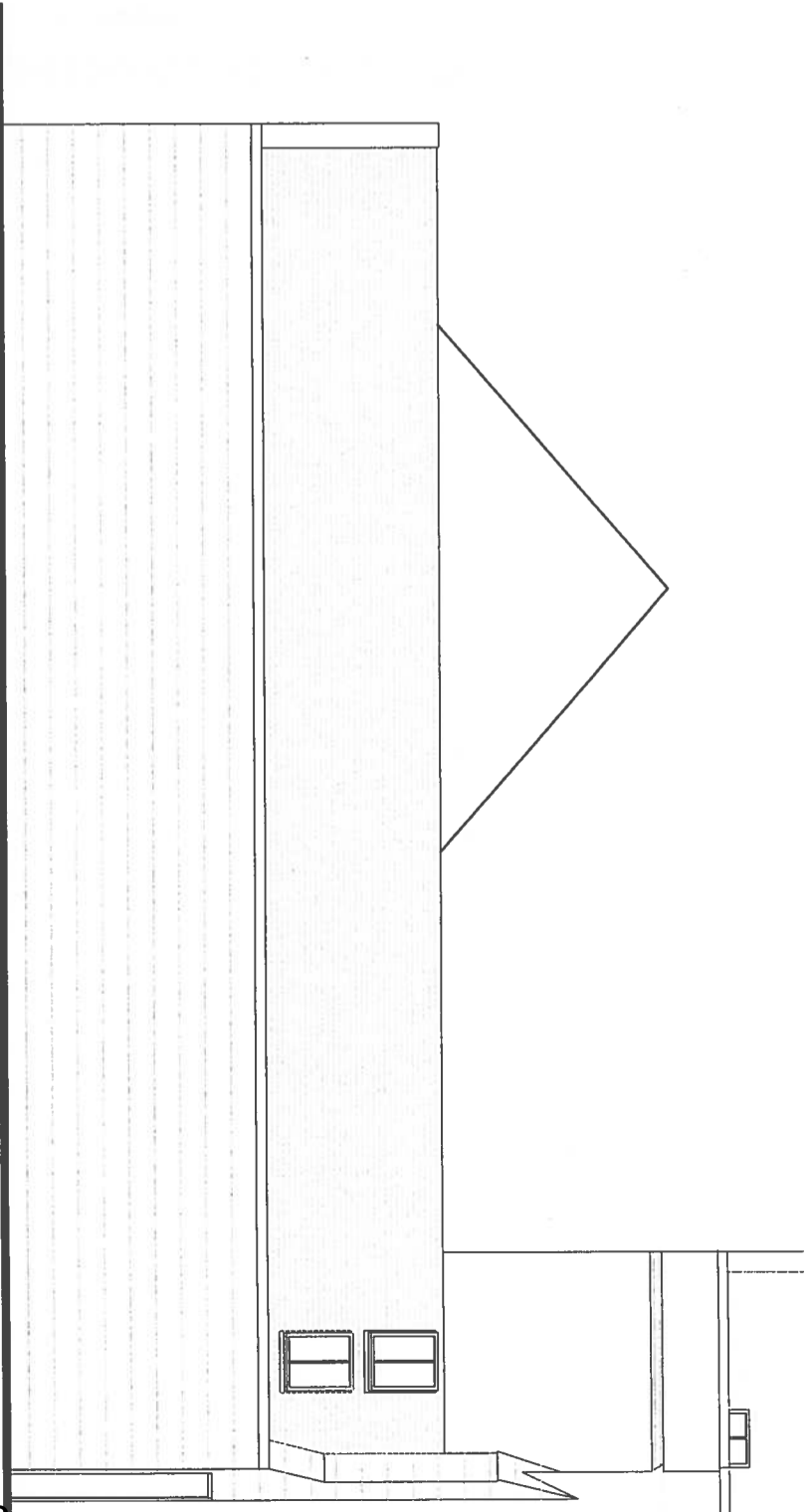
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REV NO.	DESCRIPTION	DATE
CL	CLIENT	ANDREW BUCHAN
PR	PROJECT	ALTERATIONS AND EXTENSIONS TO 118 ROSEMOUNT PLACE
CO	CONTENT	EXISTING GROUND FLOOR PLAN
SC	SCALE	1:100
DR	DATE	APRIL 2016
JR	JOB REFERENCE	3147
DR	DRAWING	03
REV	REV	



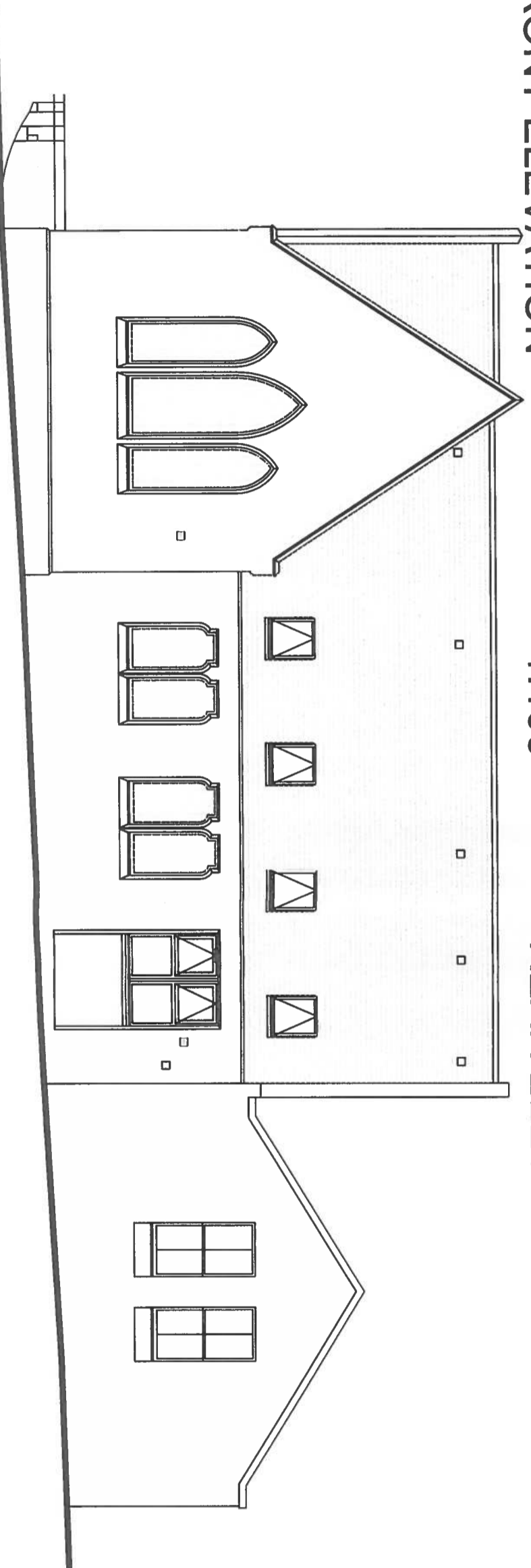
FRONT ELEVATION

1:100



REAR ELEVATION

1:100



ELEVATION TO LANE

1:100

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PROJECT PROPOSED ALTERATIONS AND EXTENSION

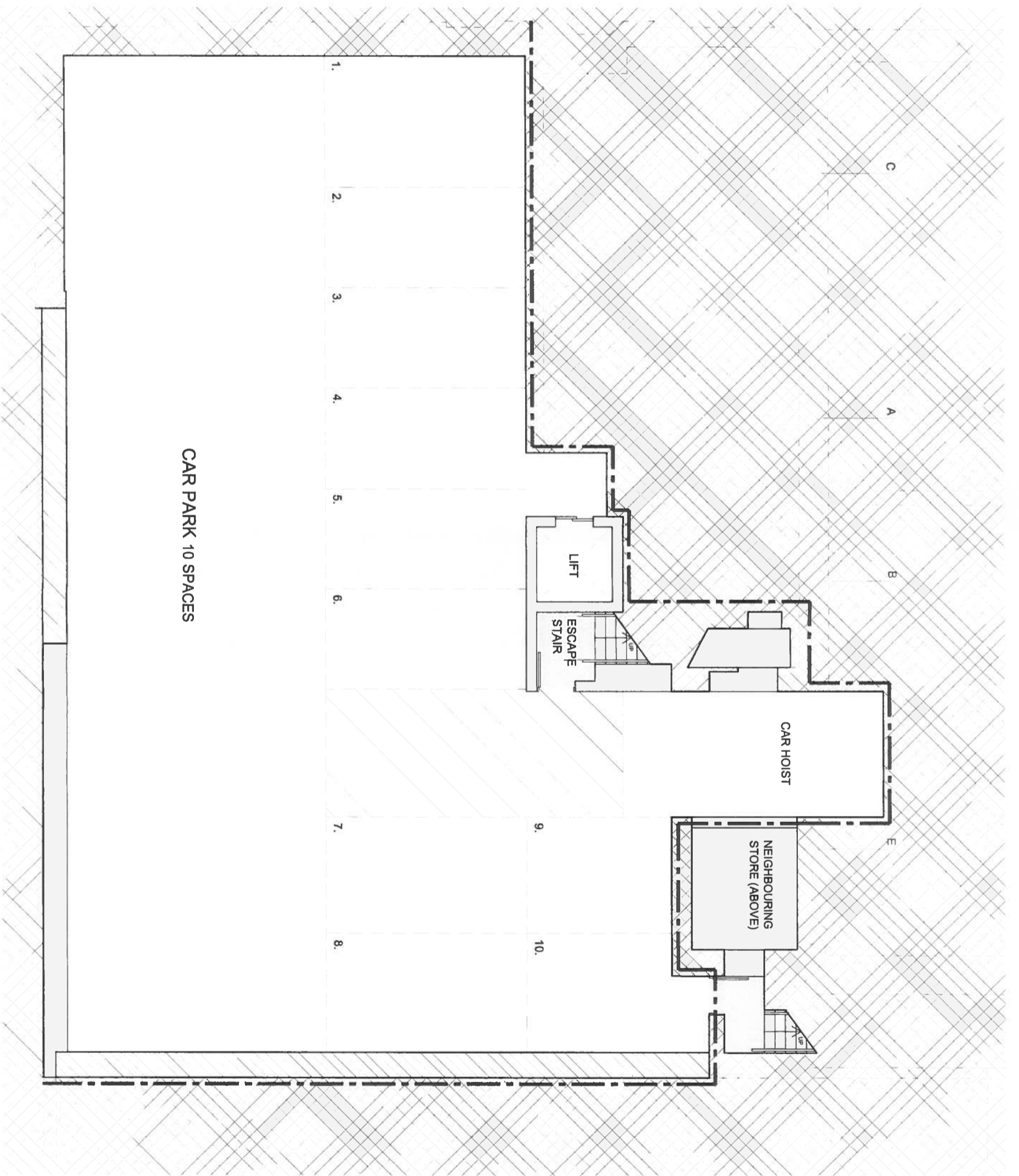
116 ROSEDALE PLACE

CONTENT EXISTING ELEVATIONS

SCALE 1:100 DATE APRIL 2016

JOB REFERENCE 3147 DRAWING NO. 04

DATE 31/47



BASEMENT PLAN 1:100

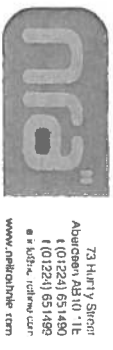
CAR PARK 10 SPACES

LIFT
ESCAPE STAIR

CAR HOIST

NEIGHBOURING STORE (ABOVE)

CLIENT	ANDREW BUCHAN
PROJECT	PROPOSED ALTERATIONS AND EXTENSION 118 ROSEMOUNT PLACE
COMMENT	PROPOSED BASEMENT FLOOR PLAN
SCALE	1:100
DATE	APRIL 2016
DRAWING NO.	05
JOB REFERENCE	3147



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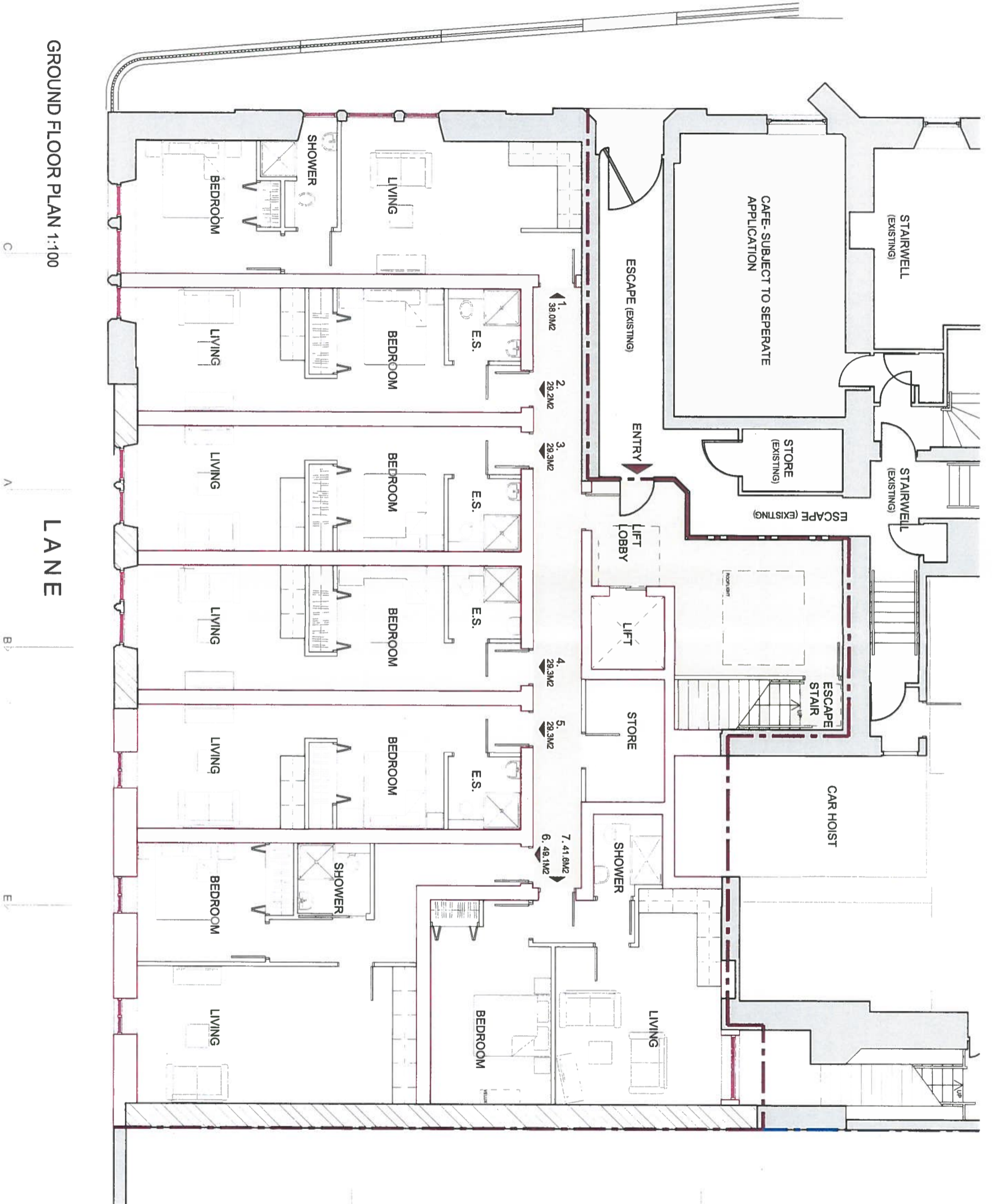
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NO.	DESCRIPTION	DATE

ROSEMOUNT PLACE

GROUND FLOOR PLAN 1:100



LANE

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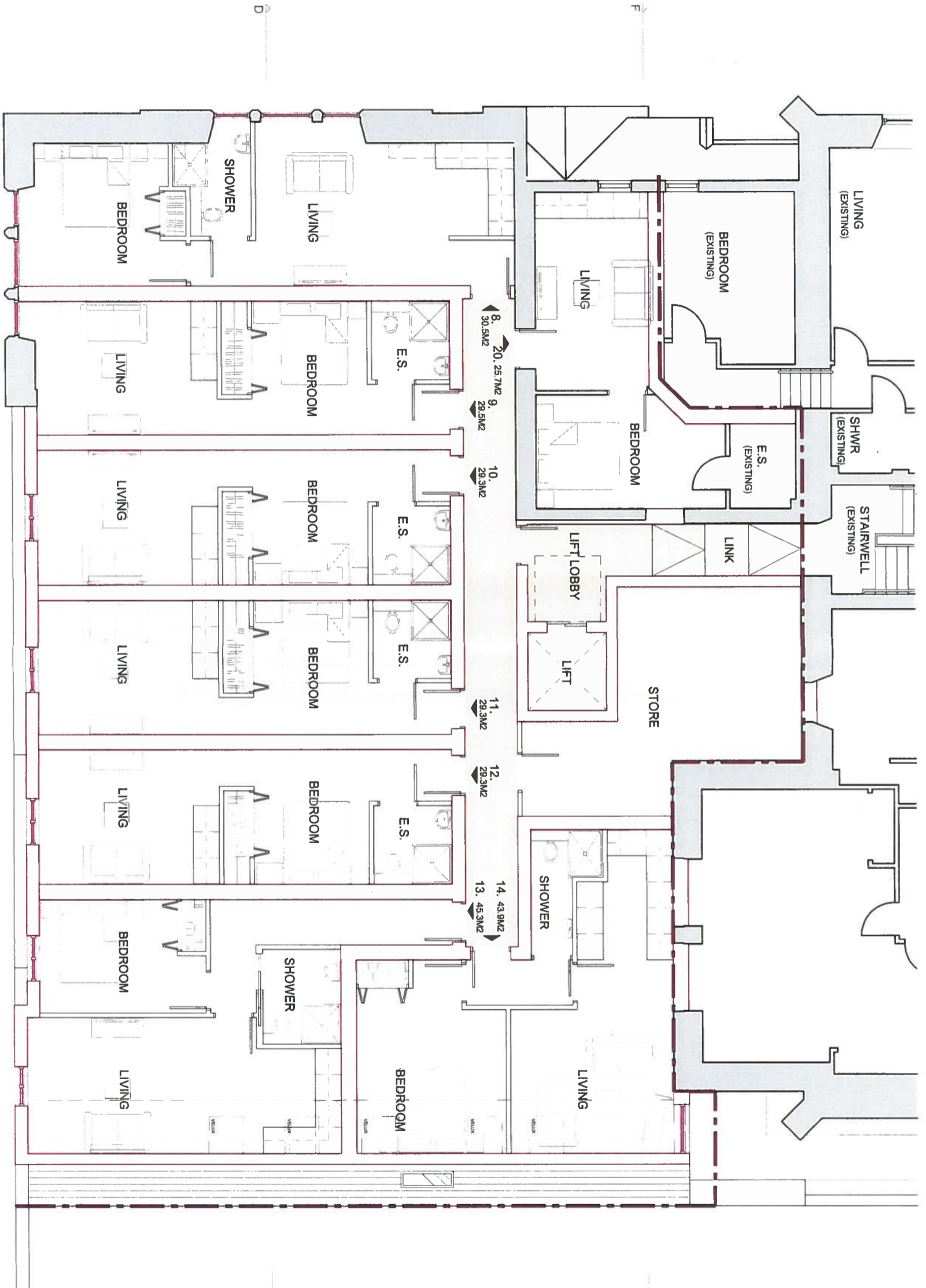
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PROJECT PROPOSED ALTERATIONS AND EXTENSION
 118 ROSEMOUNT PLACE

CONTEXT PROPOSED GROUND FLOOR PLAN

SCALE 1:100 DATE APRIL 2016
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FIRST FLOOR PLAN 1:100

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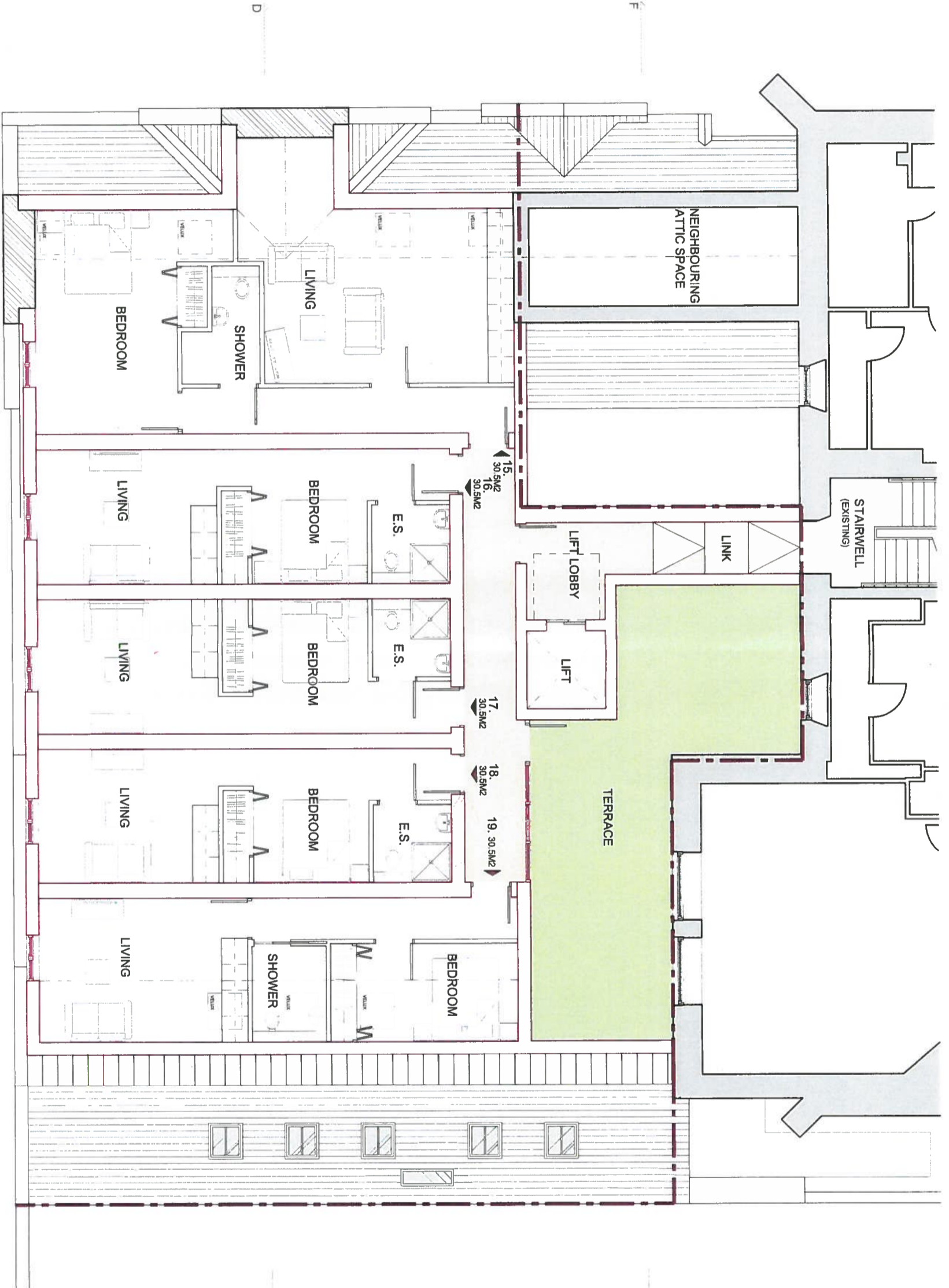
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 118 ROSEMOUNT PLACE

COMMENT PROPOSED FIRST FLOOR PLAN

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3147	07	



SECOND FLOOR PLAN 1:100

C1 A B E D F

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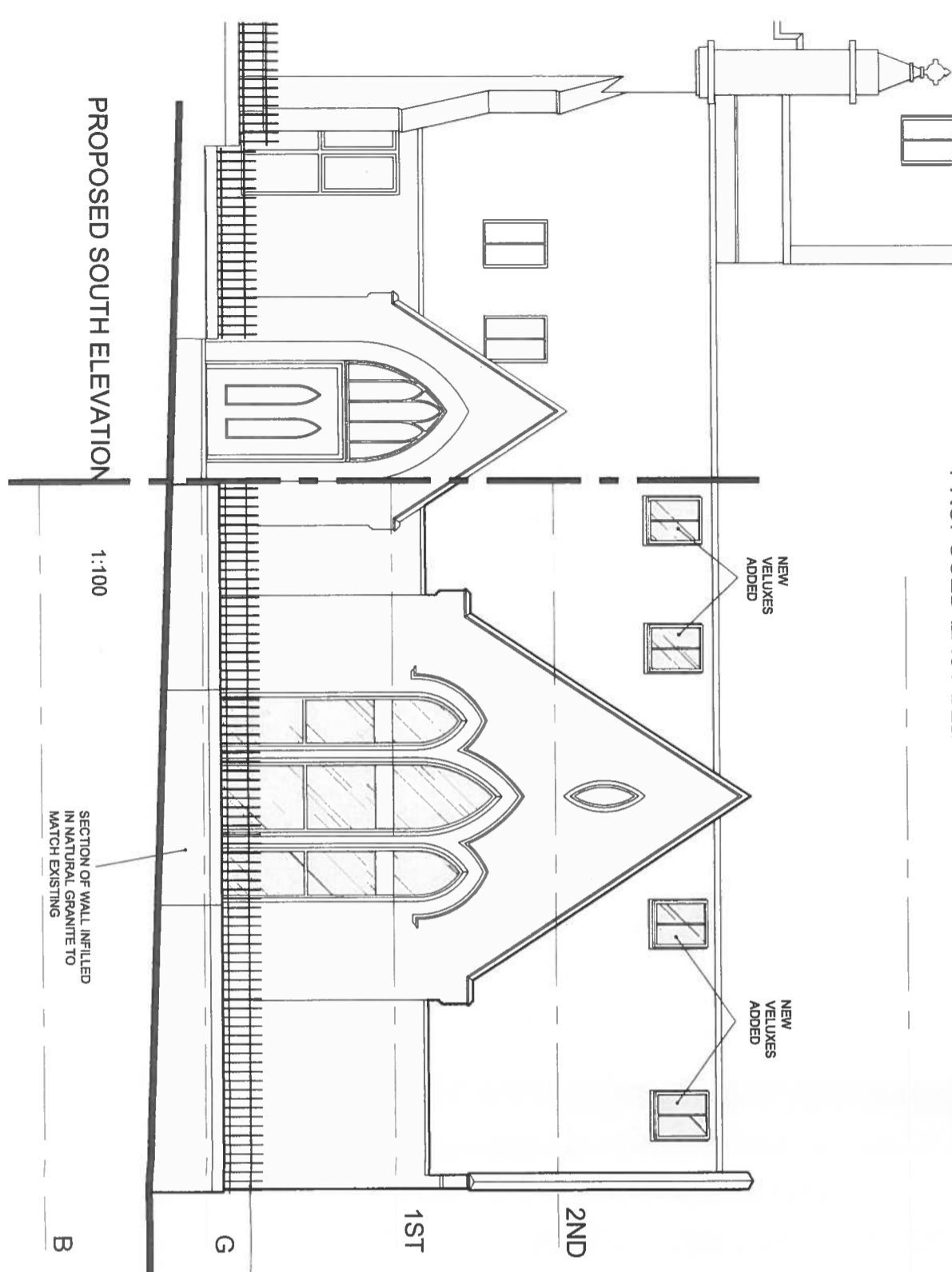
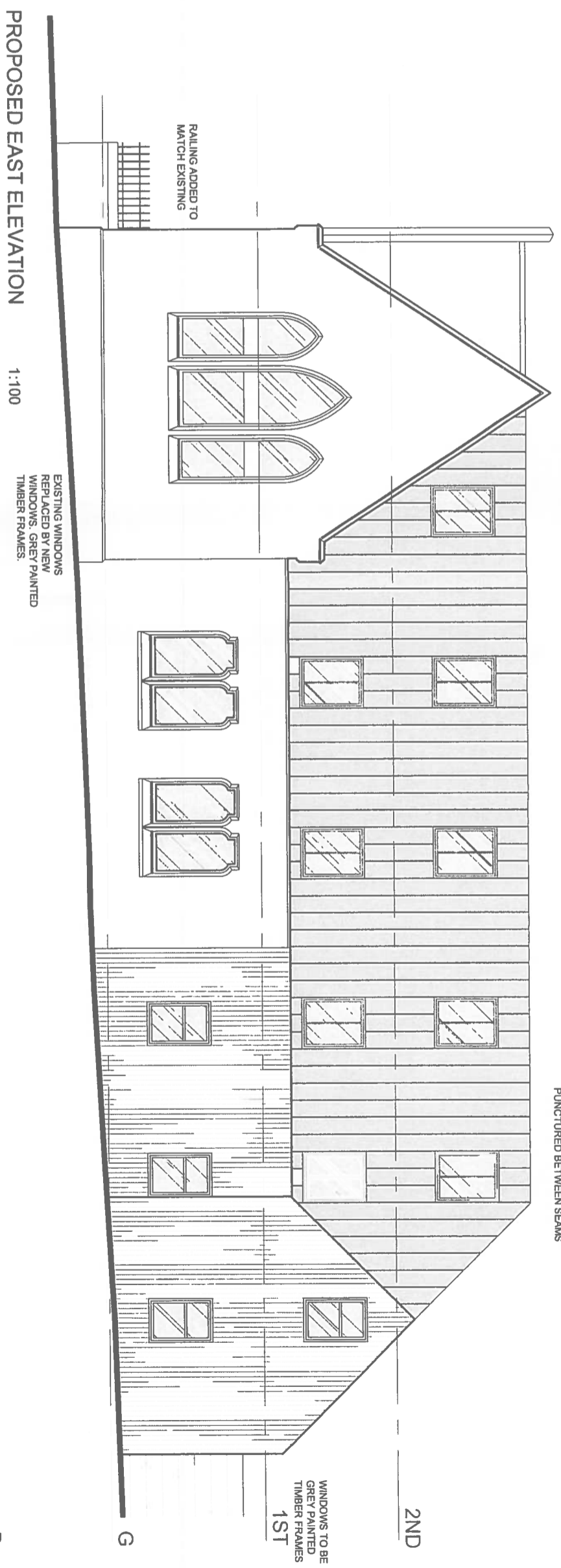
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PROJECT PROPOSED ALTERATIONS AND EXTENSION
 116 ROSEMOUNT PLACE
 CONTEXT PROPOSED SECOND FLOOR PLAN

SCALE 1:100 DATE APRIL 2016
 JOB REFERENCE DRAWING NO. 3147
 DRAWN BY []
 CHECKED BY []

STANDING SEAM ZINC CLADDING,
600MM CTRS TO NEW EXTENSION,
ALUMINIUM FRAMED WINDOWS
PUNCTURED BETWEEN SEAMS



EXISTING WINDOWS
REPLACED BY NEW
WINDOWS, GREY PAINTED
TIMBER FRAMES.
RAILING ADDED TO
MATCH EXISTING

NEW VELUXES
ADDED

NEW VELUXES
ADDED

EXISTING WINDOWS
REPLACED BY NEW
WINDOWS, GREY PAINTED
TIMBER FRAMES TO
MATCH EXISTING

ADDITIONAL RAILING
ADDED TO MATCH
EXISTING

2ND
1ST
WINDOWS TO BE
GREY PAINTED
TIMBER FRAMES

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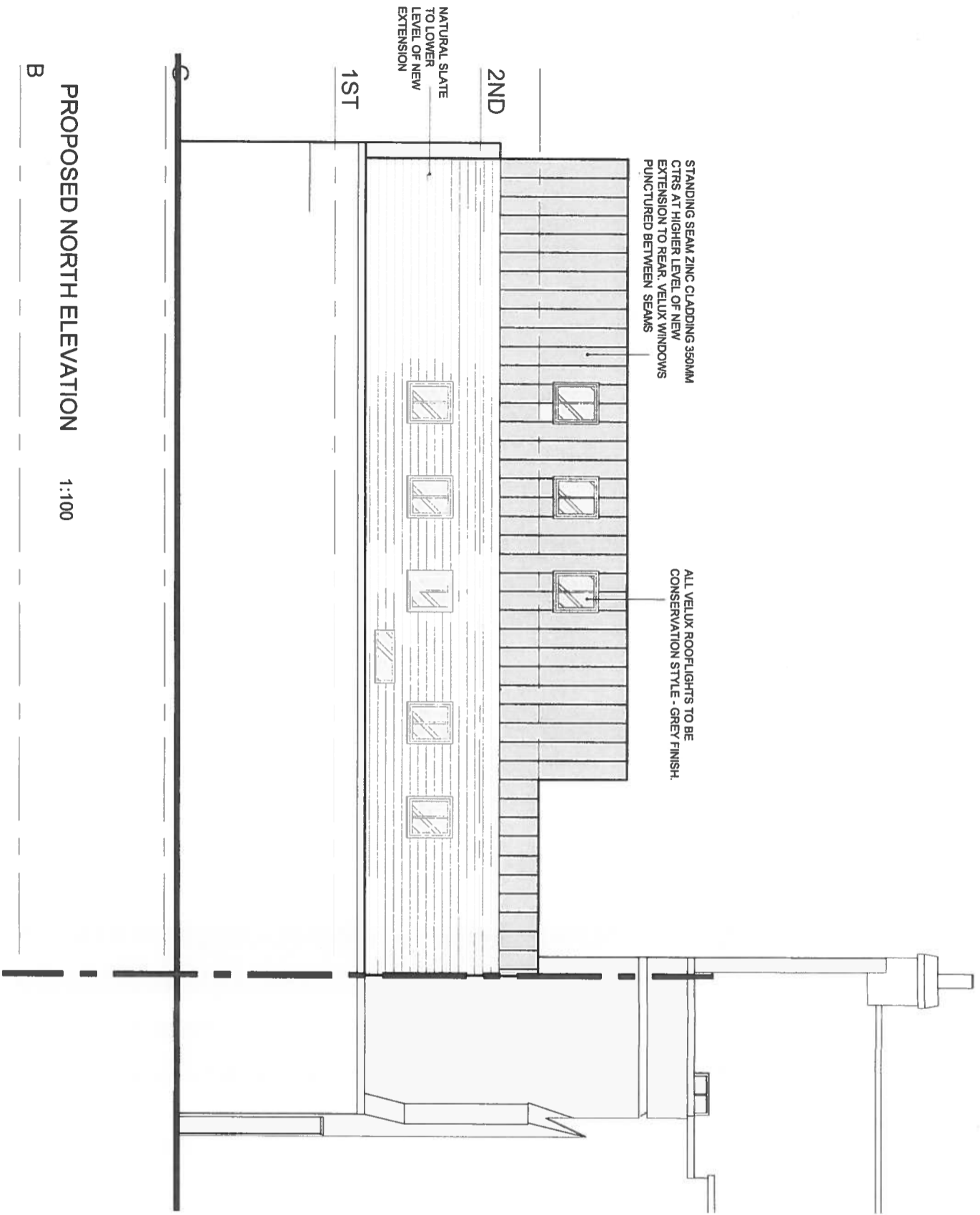
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PROJECT PROPOSED ALTERATIONS AND EXTENSION
118 ROSEMOUNT PLACE

CONTEXT PROPOSED EAST & SOUTH ELEVATIONS

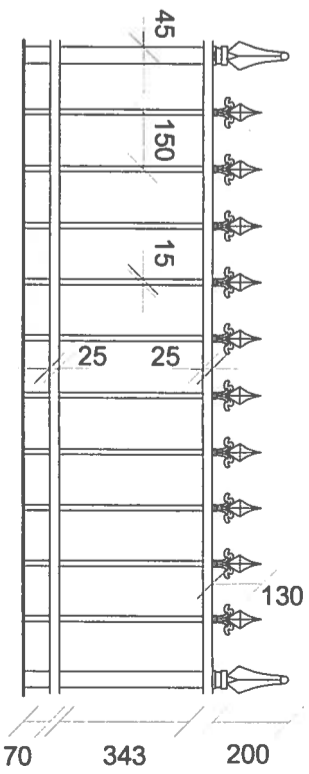
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JOB REFERENCE 09 DRAWING NO. 09

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PROPOSED NORTH ELEVATION 1:100

RAILING TO BE OF MILD STEEL IN GREY FINISH, STYLE AND ALL DIMENSIONS TO MATCH EXISTING.



RAILING DETAIL 1:20

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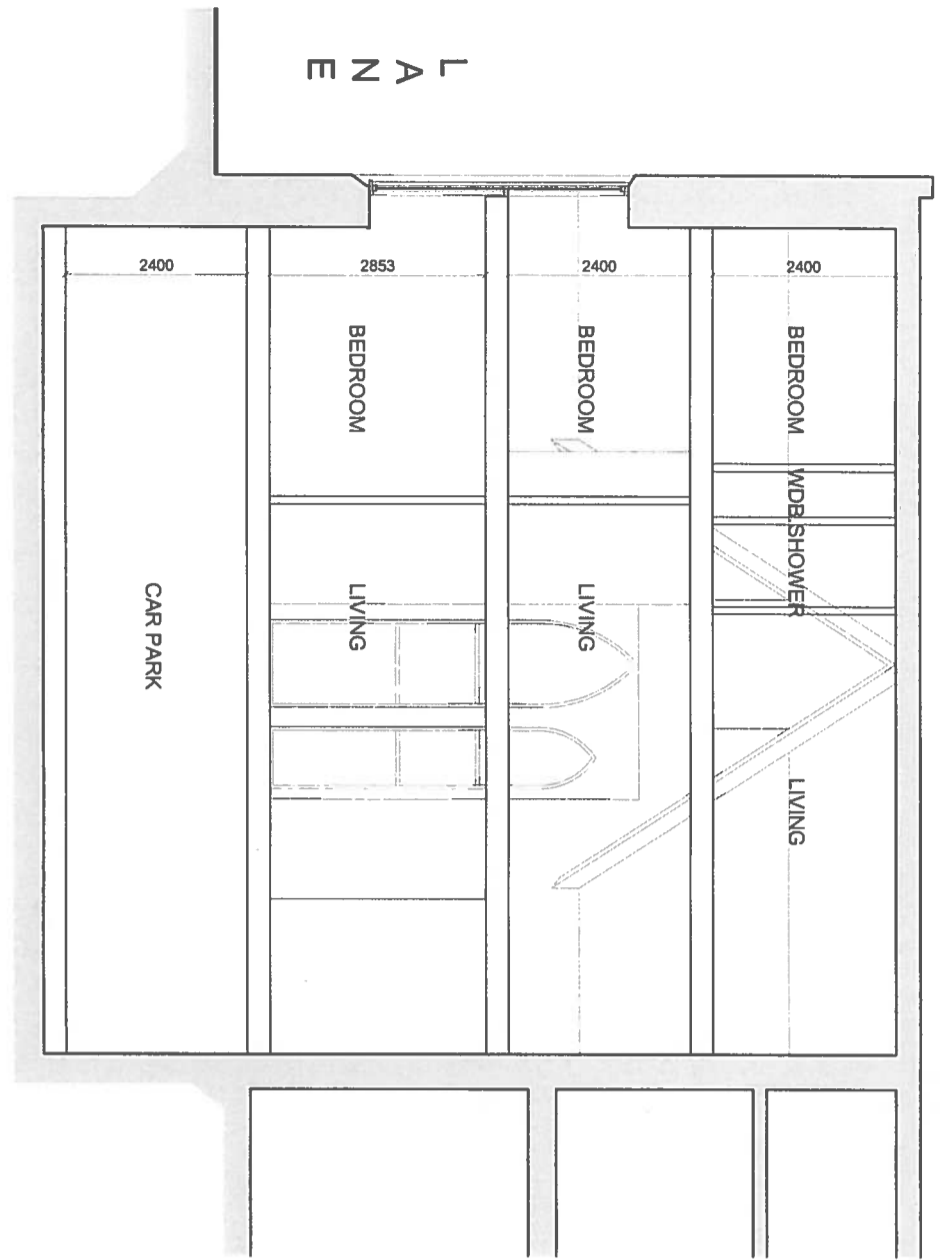
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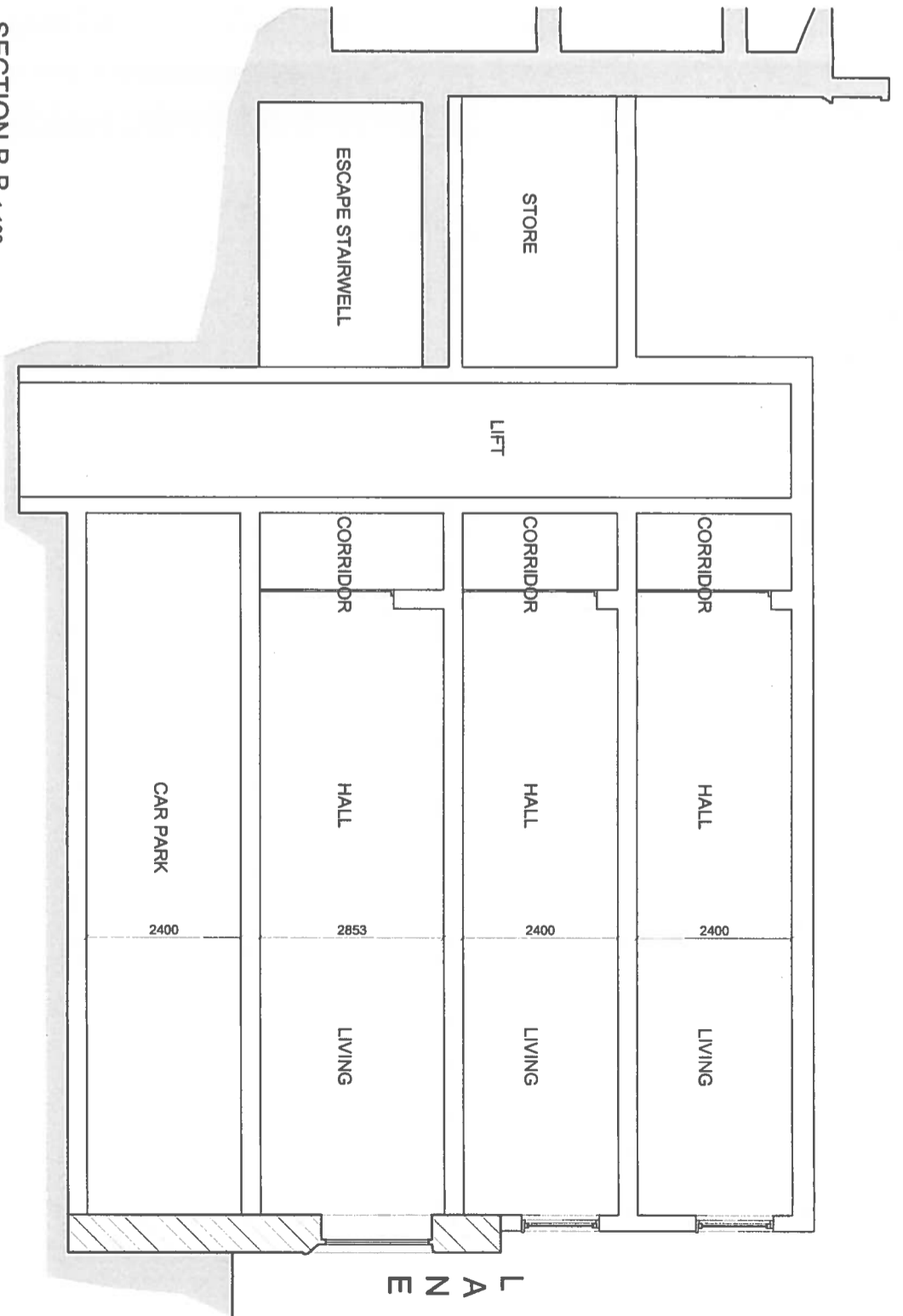
PROJECT PROPOSED ALTERATIONS AND EXTENSION
 118 ROSEMOUNT PLACE

CONTEXT PROPOSED NORTH ELEVATION & GATE DETAIL

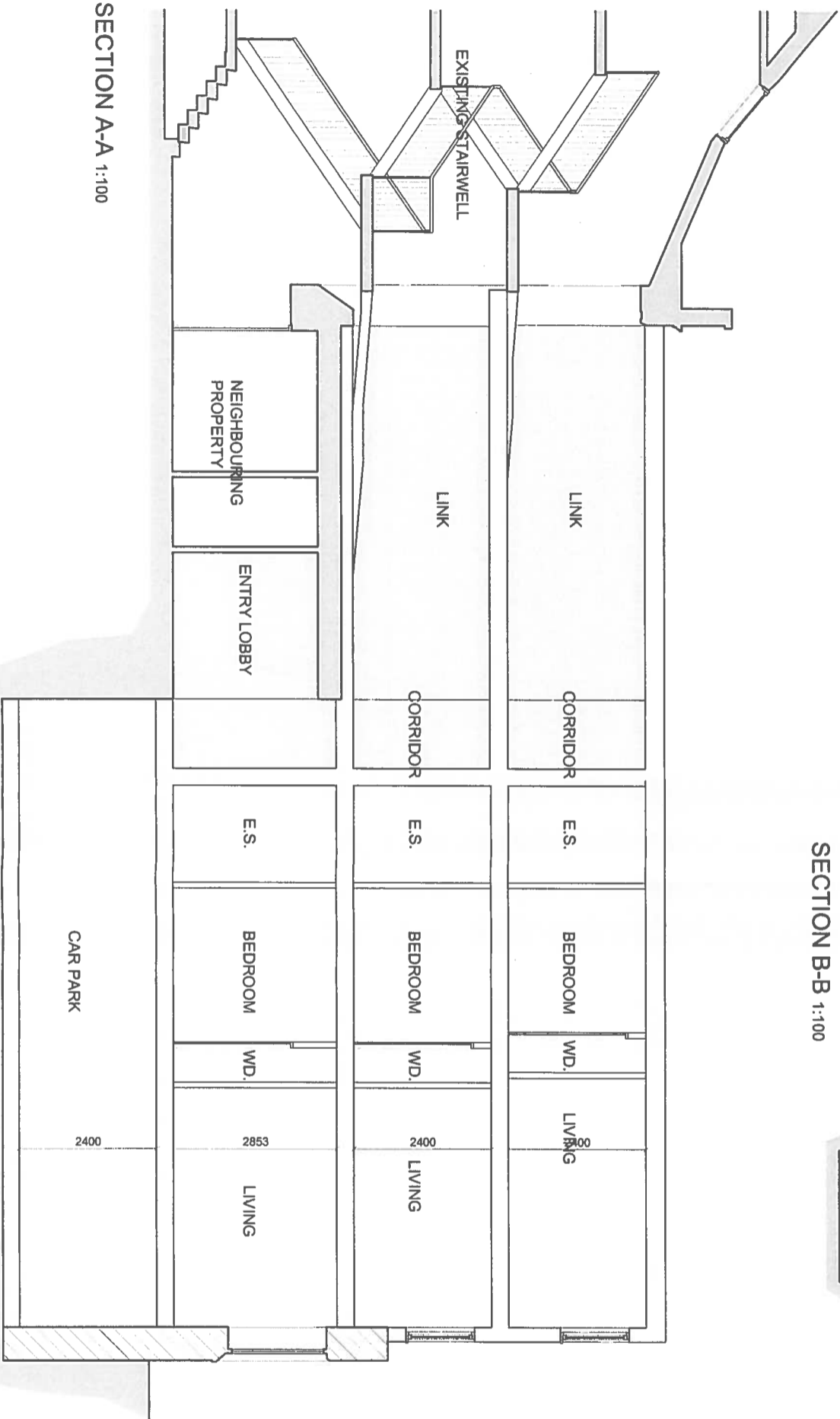
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SECTION C-C 1:100



SECTION B-B 1:100



SECTION A-A 1:100

LANE

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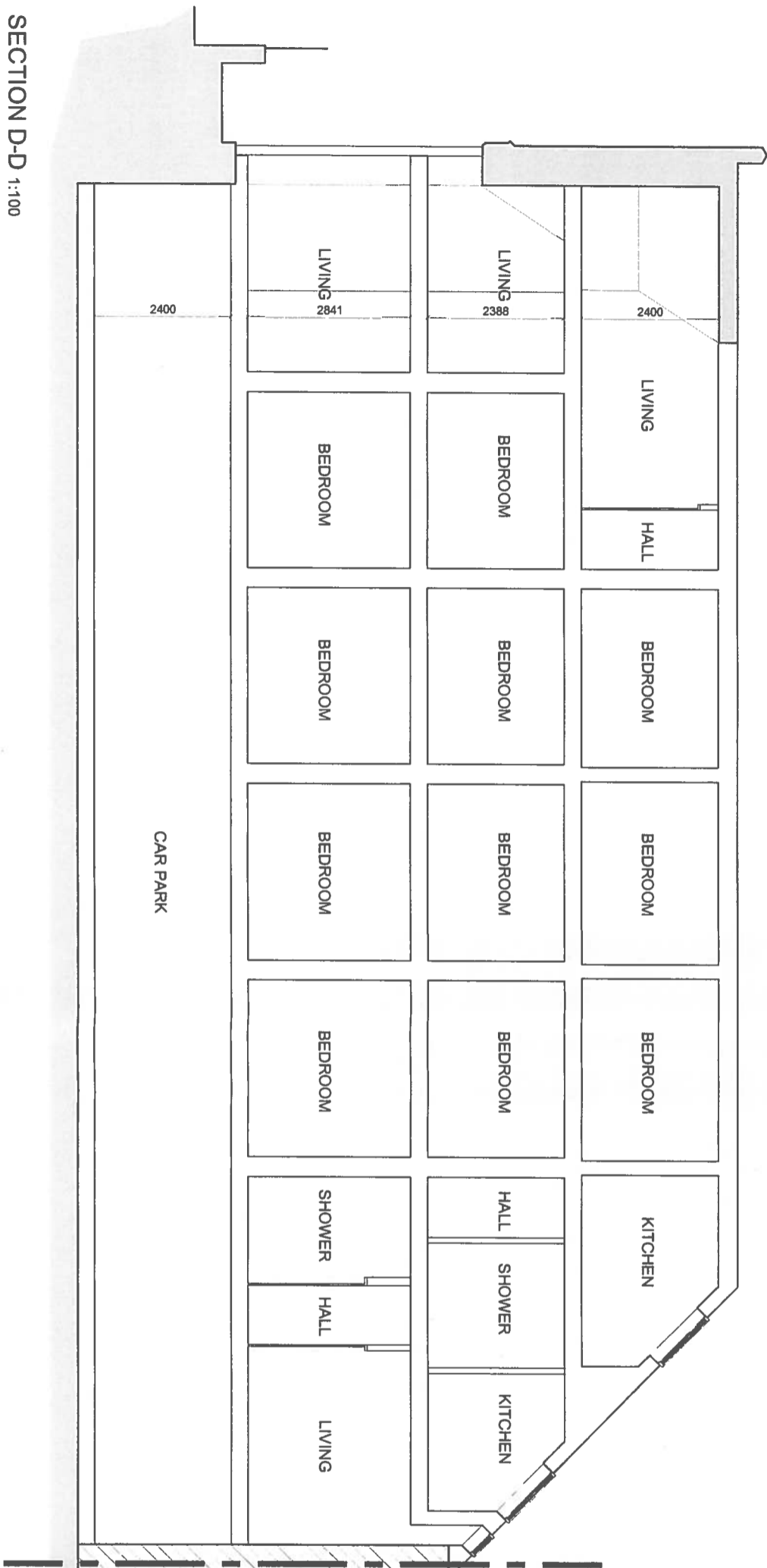
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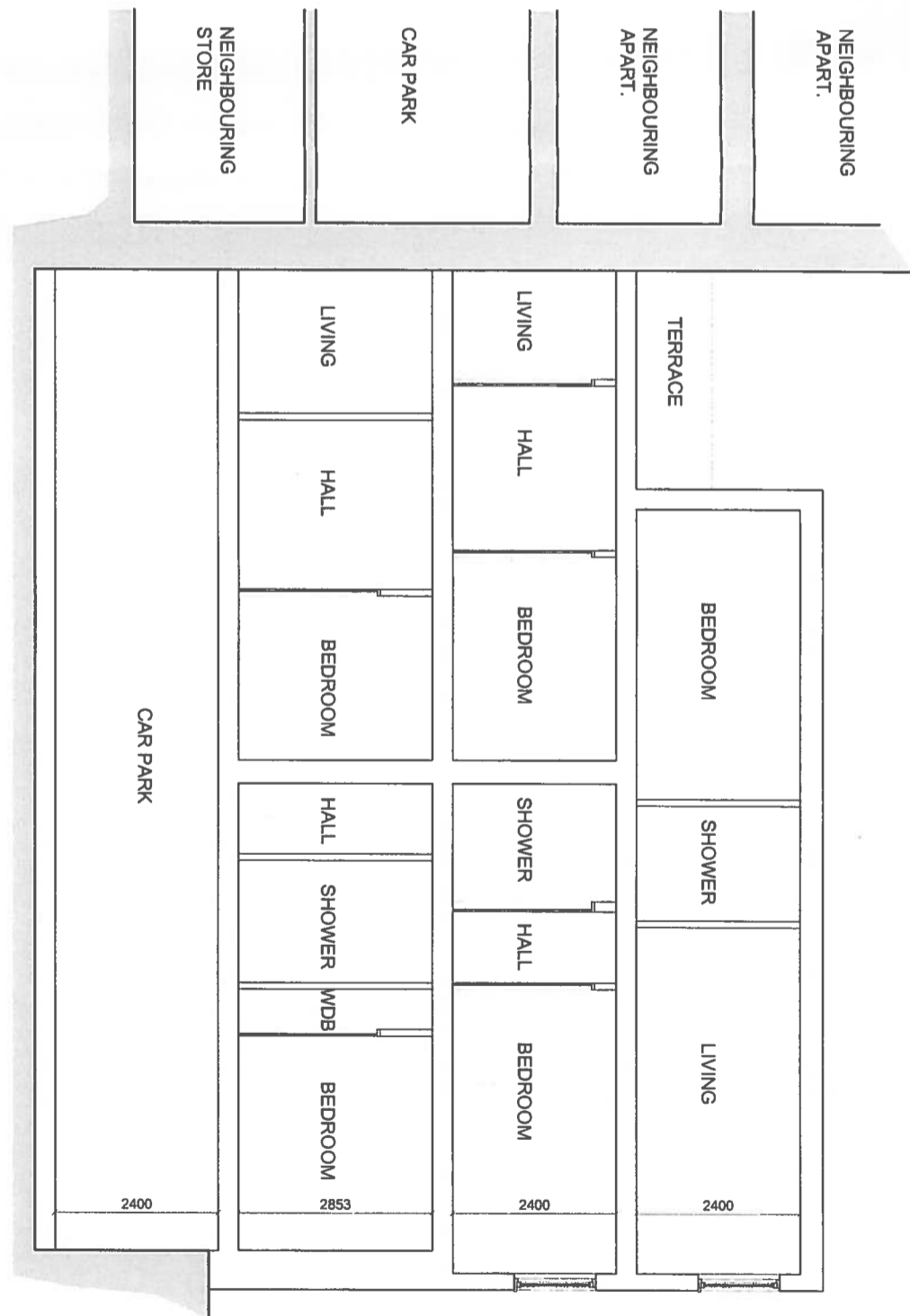
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 118 ROSEMOUNT PLACE
COMMENT PROPOSED SECTIONS AA BB CC

SCALE 1:100 **DATE** APRIL 2016
JOB REFERENCE **DRAWING NO.** 3147
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SECTION D-D 1:100



SECTION E-E 1:100



L A N E

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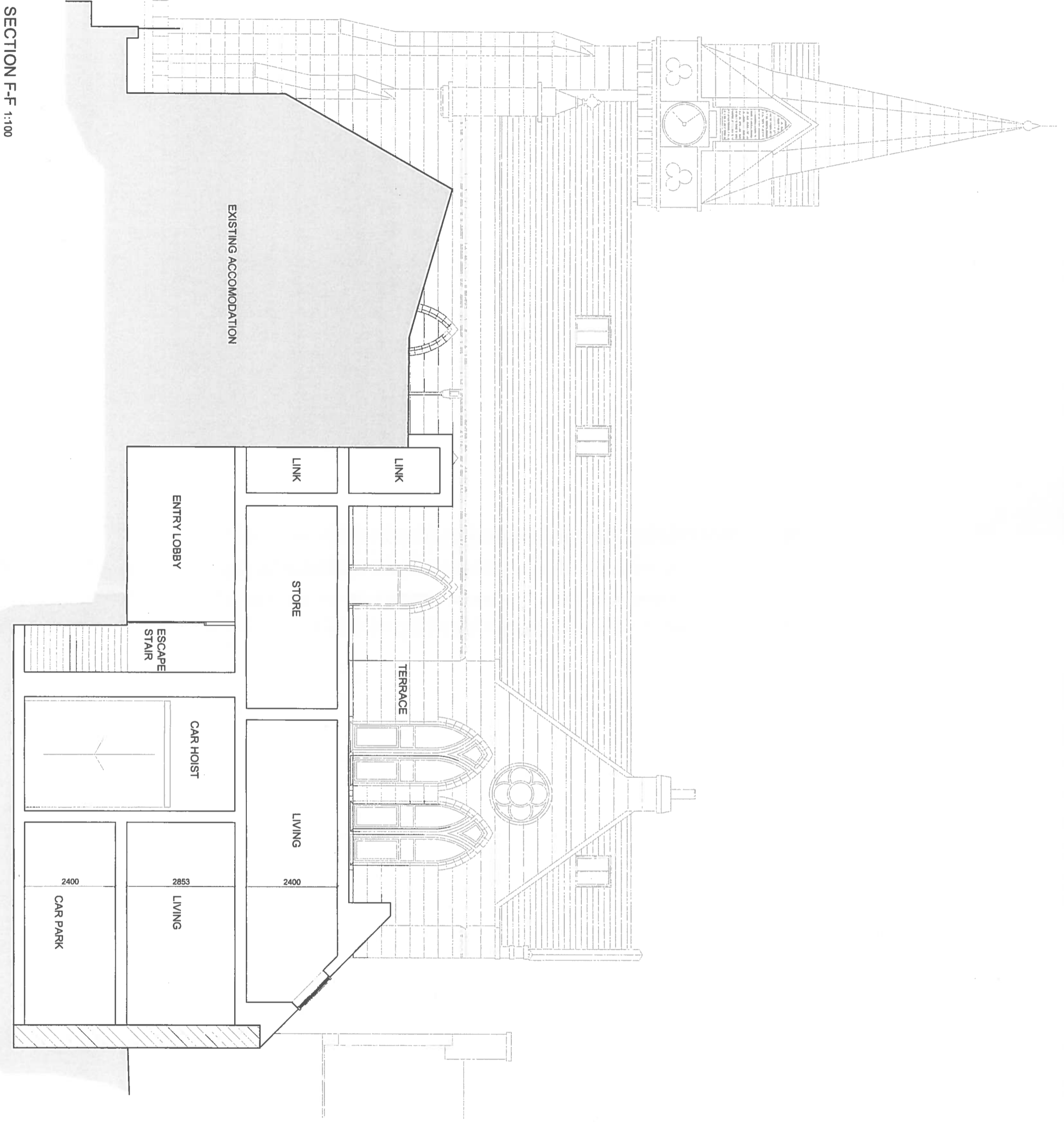
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CONTRACT PROPOSED SECTIONS DD EE

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ROSEMOUNT PLACE



SECTION F-F 1:100

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COMMENT PROPOSED SECTIONS FF

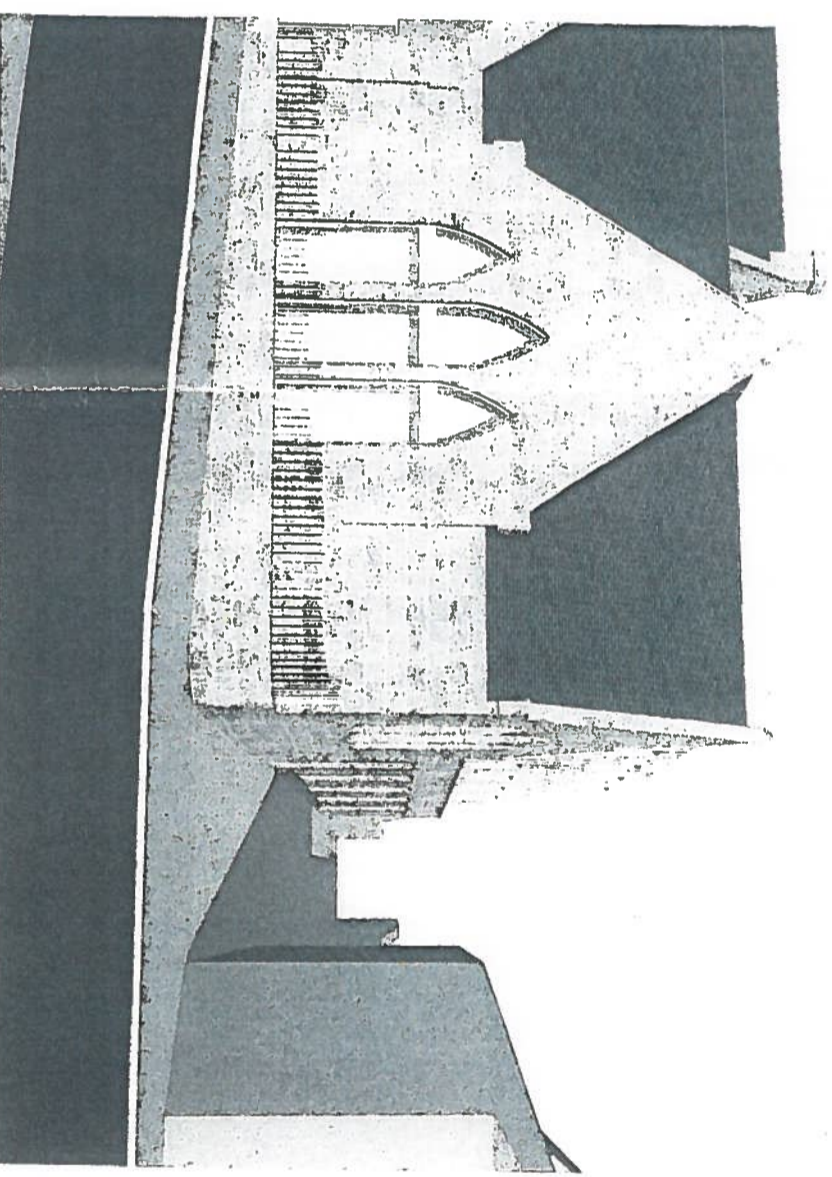
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3147

VIEW A

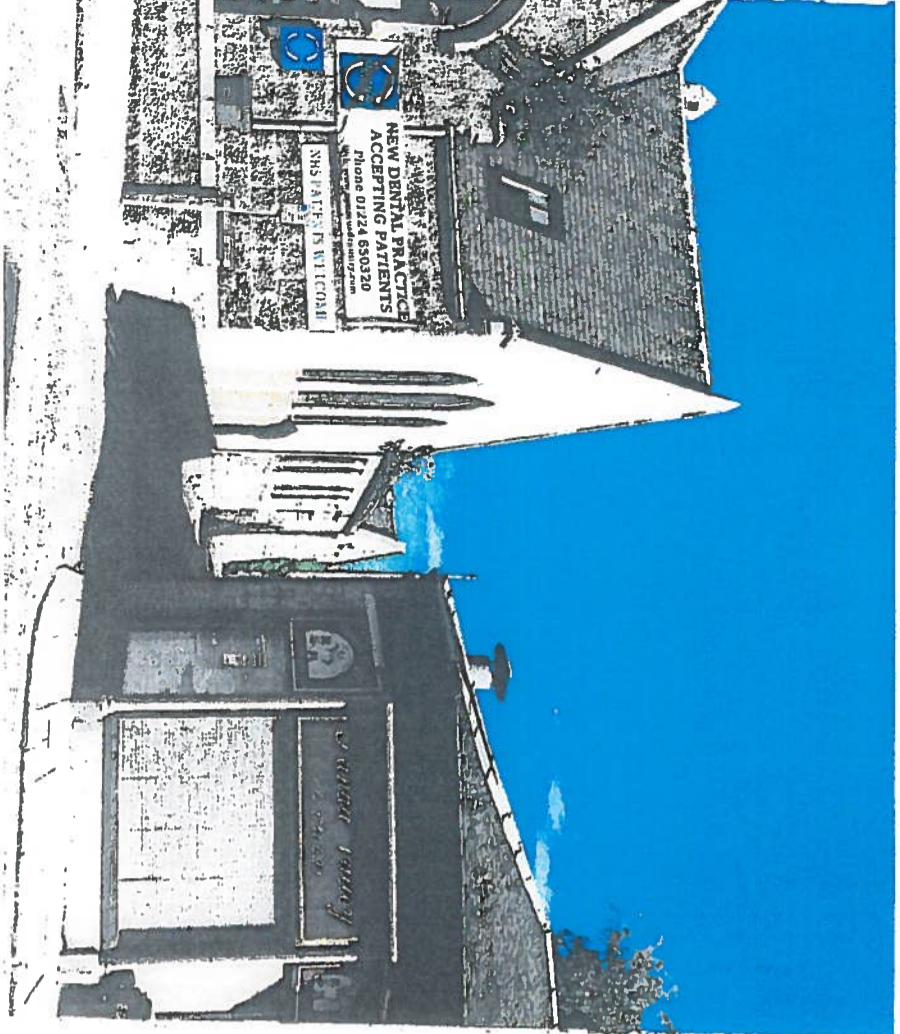


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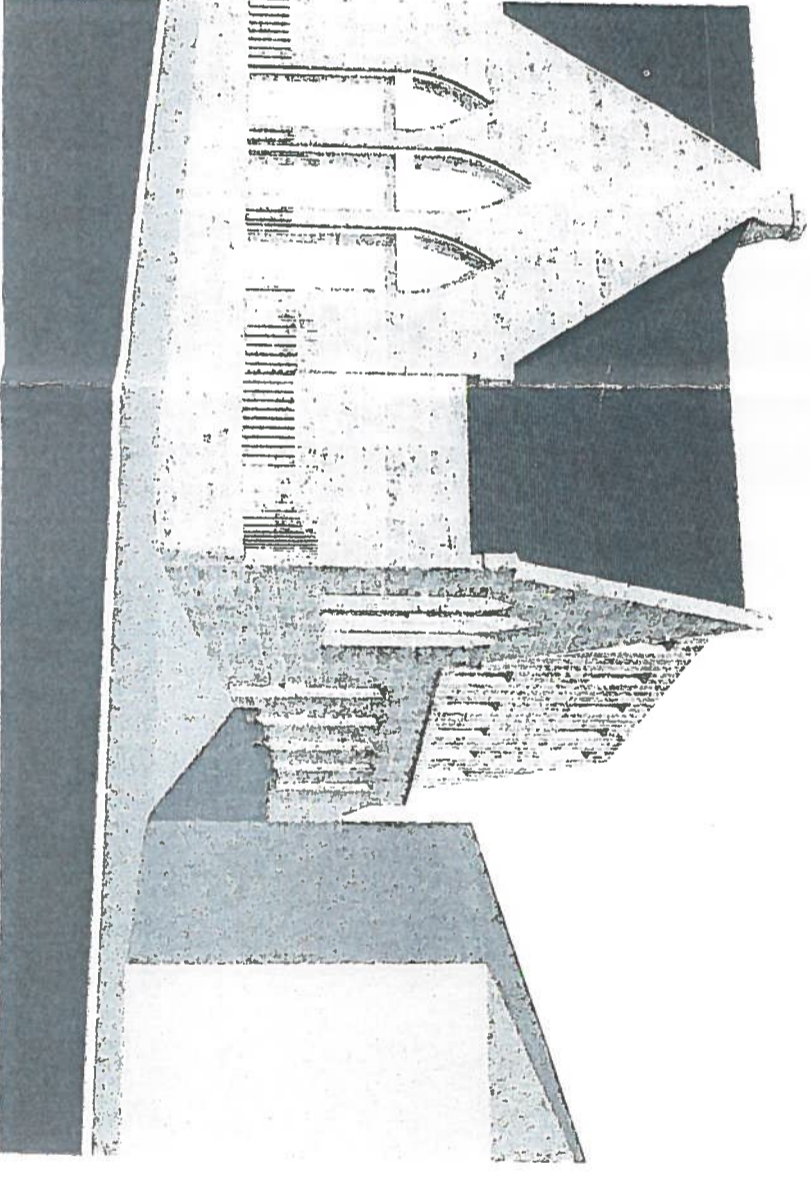


PROPOSED

VIEW B



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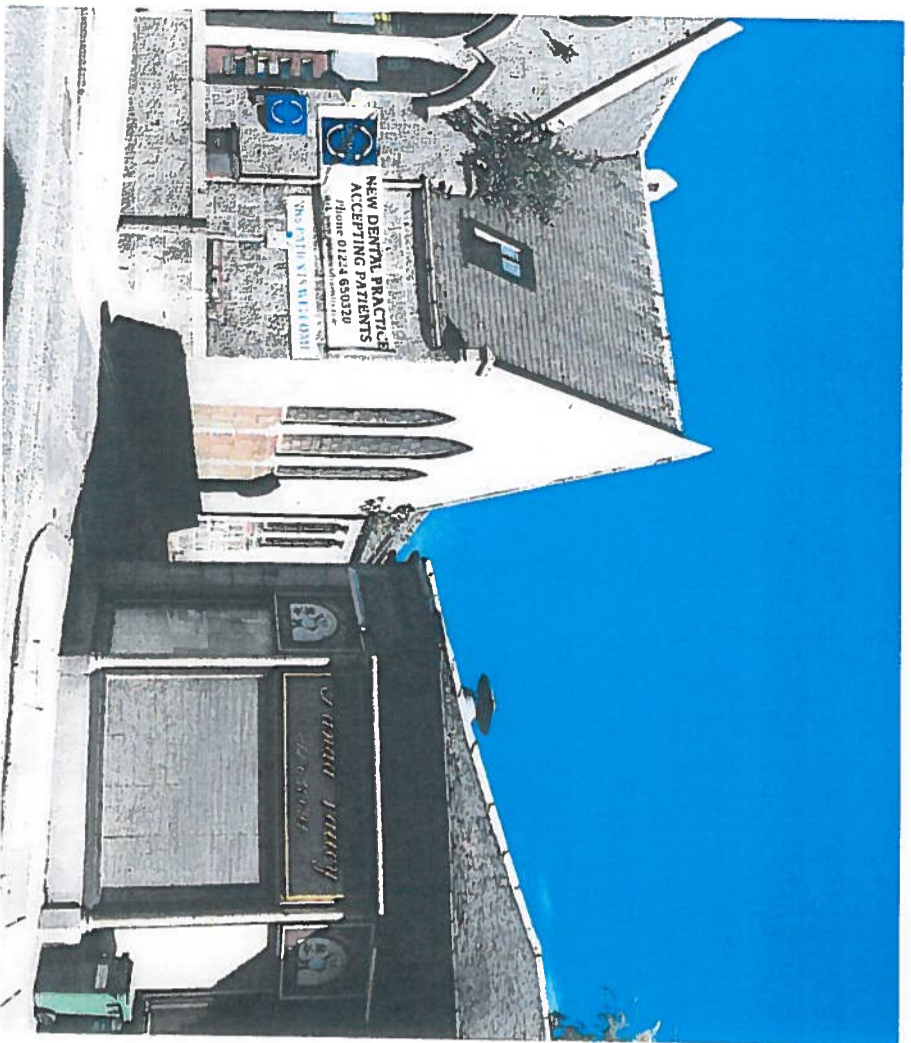
PROJECT PROPOSED ALTERATIONS AND EXTENSION

LOCATION 118 ROSEMOUNT PLACE

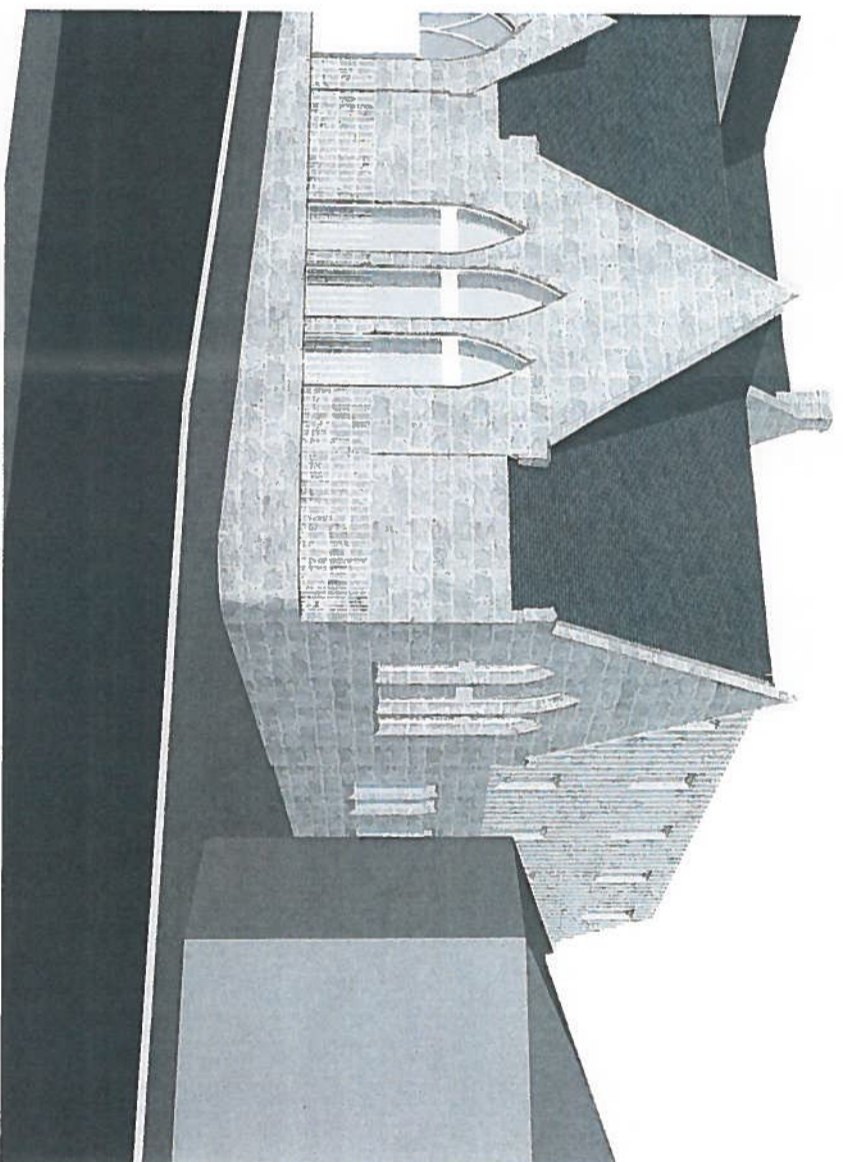
CONTENT ILLUSTRATIVE VIEWS

SCALE N/A DATE JUN 2015
 JOB NUMBER 3147 DRAWING NO. 14

VIEW C

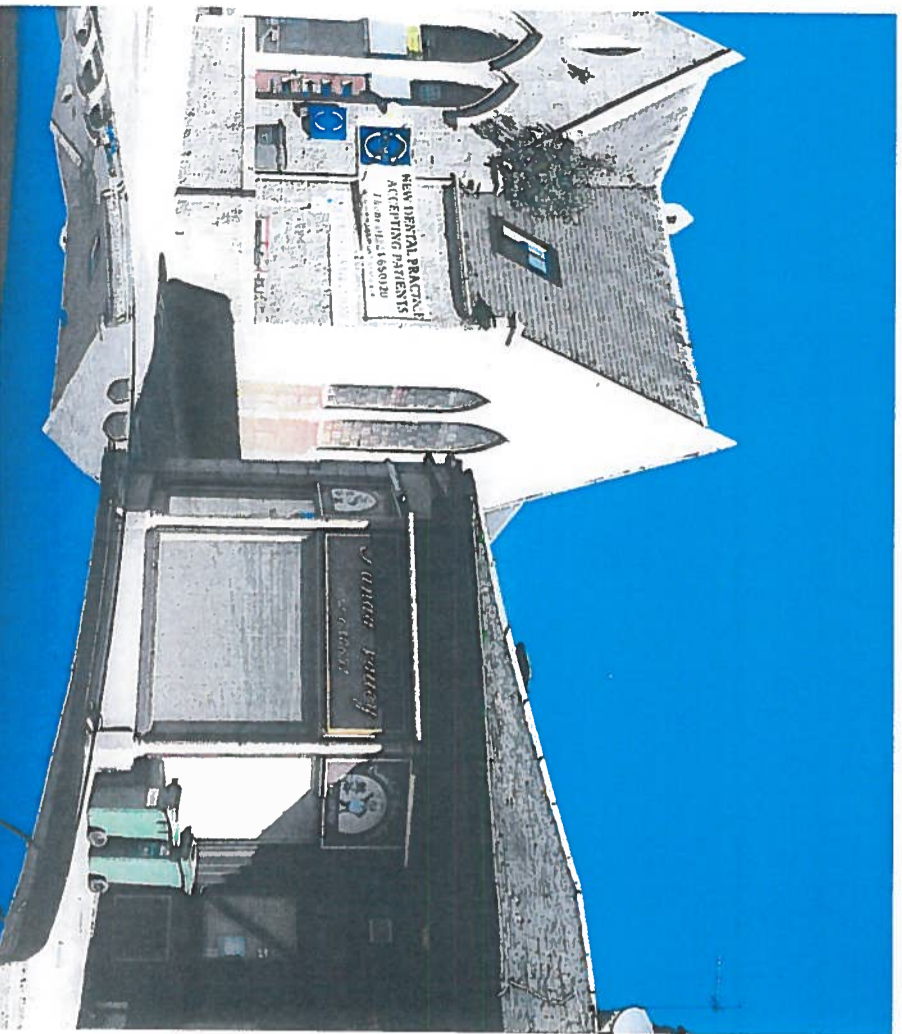


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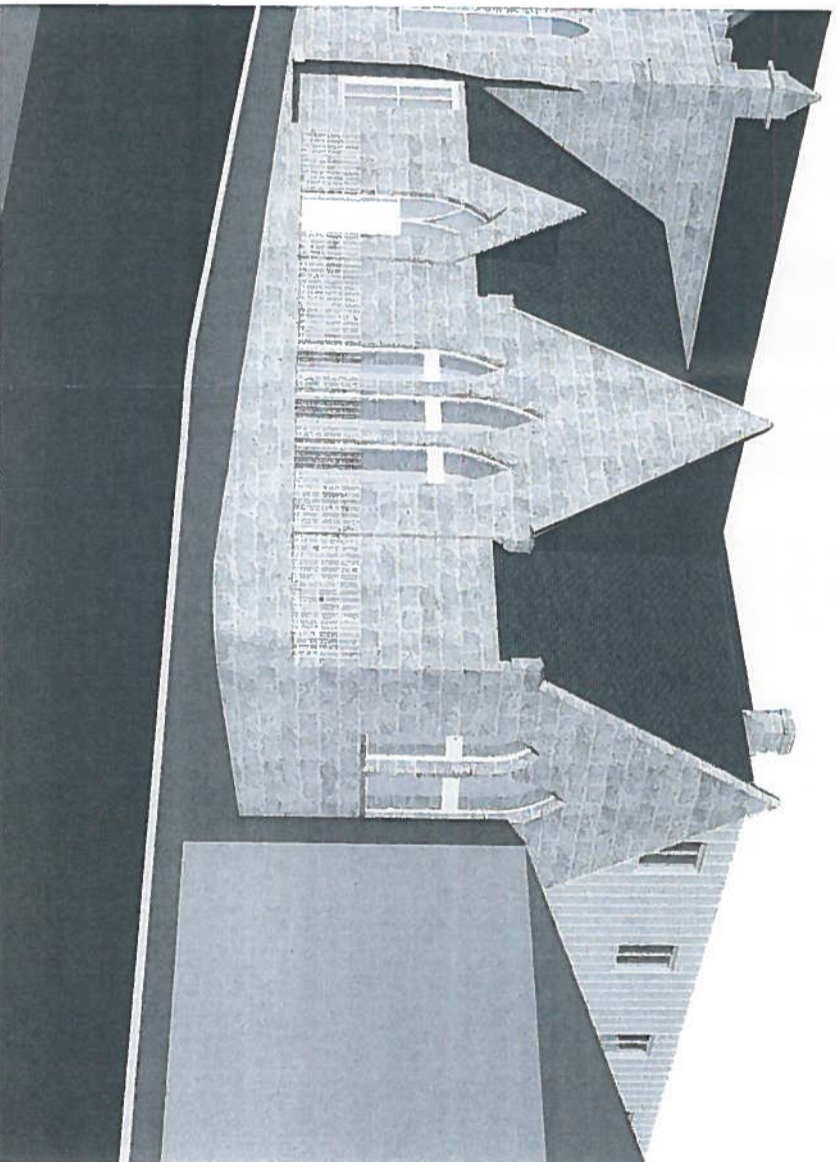


PROPOSED

VIEW D



EXISTING



PROPOSED

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CLIENT ANDREW BUCHAN

PROJECT PROPOSED ALTERATIONS AND EXTENSION
 118 ROSEMOUNT PLACE
 CONTEXT ILLUSTRATIVE VIEWS

SCALE N/A DATE JUN 2015
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