

Public Document Pack



To: Councillor Boulton, Convener; Councillor Councillor Stewart, the Depute Provost, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, MacKenzie and Malik.

Town House,
ABERDEEN 12 August 2021

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in Council Chamber - Town House on **THURSDAY, 19 AUGUST 2021 at 10.00 am.**

The meeting will be webcast and a live stream can be viewed on the Council's website. Aberdeen City Council webcasts.

[Home - Aberdeen City Council webcasts \(public-i.tv\)](#)

FRASER BELL
CHIEF OFFICER - GOVERNANCE

BUSINESS

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.

MOTION AGAINST OFFICER RECOMMENDATION

- 1.1 [Motion Against Officer Recommendation - Procedural Note](#) (Pages 5 - 6)

DETERMINATION OF URGENT BUSINESS

- 2.1 [Determination of Urgent Business](#)

DECLARATION OF INTERESTS

- 3.1 Members are requested to intimate any declarations of interest (Pages 7 - 8)

MINUTES OF PREVIOUS MEETINGS

- 4.1 Minute of Meeting of the Planning Development Management Committee of 17 June 2021 - for approval (Pages 9 - 38)

COMMITTEE PLANNER

- 5.1 Committee Planner (Pages 39 - 42)

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1 Detailed Planning Permission to form new vehicular access with remote gate, erection of fences, walls and three off-street car parking spaces - 9, 11 and 11A Whitehouse Street Aberdeen (Pages 43 - 58)

Planning Reference – 210540

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Aoife Murphy

- 6.2 Detailed Planning Permission - erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works - City Gate, Altens Farm Road, Aberdeen, (Pages 59 - 94)

Planning Reference – 210114

All documents associated with this application can be found at the following link:-

[Link.](#)

Planning Officer: Gavin Evans

- 6.3 Detailed Planning Permission - Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works - site At Hazlehead Avenue/ Hazledene Road to the West of Queens Grove (Pages 95 - 122)

Planning Reference – 210688

All documents associated with this application can be found at the following link:-

[Link.](#)

Planning Officer: Aoife Murphy

- 6.4 Detailed Planning Permission for Residential development for 212 social rented accommodation comprising a mix of unit types with associated roads, shared residential streets, parking, landscaping and external amenity - former Kincorth Academy site Aberdeen (Pages 123 - 166)

Planning Reference – 210185

All documents associated with this application can be found at the following link:-

[Link.](#)

Planning Officer: Dineke Brasier

OTHER REPORTS

- 7.1 City Centre Conservation Area Character Appraisal - PLA/21/157 (Pages 167 - 342)
- 7.2 A Guide to Planning Consents for the Aberdeen Inner-City Multis - Public Consultation Results - PLA/21/162 (Pages 343 - 382)

DATE OF NEXT MEETING

- 8.1 Thursday 30 September 2021 at 10am

To access the Service Updates for this Committee please click [here](#)

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain, Committee Officer, on 01224 522123 or email lymcbain@aberdeencity.gov.uk

MOTIONS AGAINST RECOMMENDATION

Members will recall from the planning training sessions held, that there is a statutory requirement through Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 for all planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. All Committee reports to Planning Development Management Committee are evaluated on this basis.

It is important that the reasons for approval or refusal of all applications are clear and based on valid planning grounds. This will ensure that applications are defensible at appeal and the Council is not exposed to an award of expenses.

Under Standing Order 28.10 the Convener can determine whether a motion or amendment is competent, and may seek advice from officers in this regard.

With the foregoing in mind the Convener has agreed to the formalisation of a procedure whereby any Member wishing to move against the officer recommendation on an application in a Committee report will be required to state clearly the relevant development plan policy(ies) and/or other material planning consideration(s) that form the basis of the motion against the recommendation and also explain why it is believed the application should be approved or refused on that basis. Officers will be given the opportunity to address the Committee on the competency of the motion. The Convener has the option to call a short recess for discussion between officers and Members putting forward a motion if deemed necessary.

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DECLARATIONS OF INTEREST

You must consider at the earliest stage possible whether you have an interest to declare in relation to any matter which is to be considered. You should consider whether reports for meetings raise any issue of declaration of interest. Your declaration of interest must be made under the standing item on the agenda, however if you do identify the need for a declaration of interest only when a particular matter is being discussed then you must declare the interest as soon as you realise it is necessary. The following wording may be helpful for you in making your declaration.

I declare an interest in item (x) for the following reasons

For example, I know the applicant / I am a member of the Board of X / I am employed by... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

OR

I have considered whether I require to declare an interest in item (x) for the following reasons however, having applied the objective test, I consider that my interest is so remote / insignificant that it does not require me to remove myself from consideration of the item.

OR

I declare an interest in item (x) for the following reasons however I consider that a specific exclusion applies as my interest is as a member of xxx, which is

- (a) a devolved public body as defined in Schedule 3 to the Act;
- (b) a public body established by enactment or in pursuance of statutory powers or by the authority of statute or a statutory scheme;
- (c) a body with whom there is in force an agreement which has been made in pursuance of Section 19 of the Enterprise and New Towns (Scotland) Act 1990 by Scottish Enterprise or Highlands and Islands Enterprise for the discharge by that body of any of the functions of Scottish Enterprise or, as the case may be, Highlands and Islands Enterprise; or
- (d) a body being a company:-
 - i. established wholly or mainly for the purpose of providing services to the Councillor's local authority; and
 - ii. which has entered into a contractual arrangement with that local authority for the supply of goods and/or services to that local authority.

OR

I declare an interest in item (x) for the following reasons.....and although the body is covered by a specific exclusion, the matter before the Committee is one that is quasi-judicial / regulatory in nature where the body I am a member of:

- is applying for a licence, a consent or an approval
- is making an objection or representation
- has a material interest concerning a licence consent or approval
- is the subject of a statutory order of a regulatory nature made or proposed to be made by the local authority.... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 17 June 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, MacKenzie and Malik.

The agenda and reports associated with this minute can be found [here](#).

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

DECLARATIONS OF INTEREST

1. Councillor Cooke declared a personal interest in regards to items 6.1 and 6.2 on the agenda, Kings College applications, as he knew one of the objectors and also knew a member of University Court. He did not feel that the interest was significant and did not feel it was necessary to leave the meeting during consideration of the applications.

Councillor Cormie also declared an interest in regards to items 6.1 and 6.2 on the agenda, Kings College applications, as he was a member of Grampian Youth Choir and an objection had been submitted from a member. He also did not feel that the interest was significant and did not feel it was necessary to leave the meeting during consideration of the applications.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 20 MAY 2021

2. The Committee had before it the minute of the previous meeting of 20 May 2021, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

3. The Committee had before it a planner of future Committee business.

The Committee resolved:-

to note the information contained in the Committee business planner.

At this juncture, the Convener advised that items 6.1 and 6.2 on the agenda would be considered at the same time.

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KINGS COLLEGE ABERDEEN - 201069

4. The Committee had before it a report by the Chief Officer – Strategic Place Planning **which recommended:-**

That the application for detailed planning permission for the erection of a teaching and learning hall, removal of 1954 stack extension and kitchen extension to the old library, (James MacKay Hall), external alterations of Cromwell Tower, Old Senate Wing, Elphinstone Hall Kitchen Extension, Linklater Rooms and 1921 book stack, formation of new teaching and learning spaces within existing buildings and associated public realm works at Kings College Aberdeen, 201069, be approved subject to the following conditions:-

Conditions**PRE-DEMOLITION****(1) CONSTRUCTION METHOD STATEMENT**

No development (including demolition or site setup) shall commence unless a site-specific construction method statement has been submitted to and approved in writing by the planning authority. The method statement shall include details of (i) where site compounds would be located; (ii) how the construction site and compounds would be accessed; (iii) how the historic environment outwith the site would be safeguarded during construction. Thereafter construction shall be undertaken in accordance with the approved statement.

Reason – to safeguard the historic environment during construction.

(2) ARCHAEOLOGY

No development (including demolition or site setup) shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be brought into use unless a post excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason – to safeguard and record the archaeological potential of the area.

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(3) TREE PROTECTION

No development (including demolition or site setup) shall take place unless the tree protection fencing and ground root protection, shown in Tree Survey Report (April 2021) by Struan Dalgleish Arboriculture and associated drawings, has been implemented. Thereafter the fencing shall remain in place for the duration of construction of the development.

Reason – to protect trees from damage during construction. in accordance with Policy NE5 - Trees and Woodlands.

(4) DEMOLITION METHODOLOGY

No development (including demolition or site setup) shall take place unless a methodology for the demolition of the bookstack extension and James Mackay Hall kitchen extension has been submitted to and approved in writing by the planning authority. The scheme shall include measures to protect the retained structures and buildings around the down-takings and details of how the existing structures will be made good once the demolition works have been carried out and include details of the reuse or retention for future use of any granite down-takings. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(5) STONE CLEANING

No development (including demolition or site setup) shall take place unless details of any proposed stone cleaning have been submitted to and approved in writing by the planning authority. The ACC Supplementary Guidance on Stone Cleaning and Historic Environment Scotland's Technical Advice Note (TAN 09 – Stone Cleaning of Granite Buildings) must be considered in developing the proposals. Thereafter development shall be undertaken in accordance with the approved scheme. In this condition 'stone cleaning' means the cleaning of stone using abrasive, chemical or high1pressure water (above 50 psi).

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(6) CREATION OF OPENINGS AND MAKING GOOD OF STONEMWORK

No development (including demolition or site setup) shall take place unless a methodology for the formation of all new openings or other alterations to existing stonework has been submitted to and approved in writing by the planning authority. The scheme shall include details of the making good of any stonework exposed by down-takings or affected by the creation of openings. Thereafter development shall be undertaken in accordance with the approved scheme.

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Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

PRE-CONSTRUCTION**(7) DRAINAGE**

No development shall take place unless a detailed scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the planning authority. Thereafter the development shall not be brought into use unless the development has been implemented in accordance with the approved scheme and is available for use.

Reason – to safeguard water quality and to ensure that the development can be adequately drained.

(8) EXTERNAL PUBLIC REALM AND LANDSCAPING

No development associated with the construction of the development shall take place unless a scheme providing details and material specifications (including samples) for the public realm works proposed on drawing 4542 (PL) 1510 and 4542 (PL) 1687 have been submitted to and approved in writing by the planning authority. Thereafter the building shall not be brought into use unless the works have been constructed in accordance with the approved scheme.

Reason – to integrate the development into the surrounding area.

(9) WASTE STORE AND PORTERS BOTHY

No development shall take place unless a scheme showing construction details of the porters bothy and waste storage area has been submitted to and approved in writing by the planning authority. The scheme shall include details of the proposed new stonework, metal gates, window and door. Thereafter (i) development shall be undertaken in accordance with the approved scheme; (ii) no part of the building shall be brought into use unless the waste storage area has been constructed and is available for use; and (iii) the waste storage areas shall thereafter not be used for any other purpose other than the purpose of storing waste generated by the development.

Reason – to ensure (i) an appropriately high quality of detailing commensurate with the setting of the proposal and (ii) that there is sufficient space for the storage of waste and to maintain the amenity of the area.

(10) EXTERNAL FINISHING MATERIALS

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No development shall take place unless a scheme detailing all external finishing materials of the proposed building has been submitted to and approved in writing by the planning authority. The scheme shall include –

1. Detailed specifications of all materials to be used on the external areas of the building (including samples)
2. Elevational drawings clearly showing which materials are to be used on each part of the building
3. 1:20 construction drawings, showing the size of granite cladding blocks to be used
4. 1:20 construction drawings, showing the detailing of points where there would be a change in the surface finishes (for example where glazed sections of frontage meet granite-clad sections)

Thereafter the development shall be finished in accordance with the approved scheme unless a written variation has been approved by the planning authority.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(11) EXTERNAL LIGHTING STRATEGY

No development associated with the construction of the development shall take place unless a scheme for any external lighting of the new and existing buildings and its external areas has been submitted to and approved in writing by the planning authority. Thereafter the building shall not be brought into use unless the approved scheme has been implemented and is operational.

Reason – to integrate the development into the surrounding streetscape and skyline.

(12) CROMWELL TOWER

No development shall take place unless a scheme showing

- (i) how the proposed new staircase and associated structure adjacent to the Cromwell Tower would abut the existing building;
- (ii) a methodology for all new and altered openings on the elevations of the Cromwell Tower; and
- (iii) details (including samples) of any reclaimed stone to be used have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(13) OLD SENATE WING – DOOR

No development shall take place unless details (including 1:10 elevation and section) of the proposed new profiled metal doors proposed at the Old Senate Wing have

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been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(14) OLD SENATE WING – ENTRANCE

No development shall take place unless detail (including 1:10 elevation and section) and a methodology for the creation of the new opening on the east elevation of the Old Senate Wing; and (ii) details of how the new podium and canopy would abut the existing building, have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(15) BIRD CONTROL MEASURES

No development shall take place unless details of any bird control measures proposed for the exterior of the buildings has been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

PRE-OCCUPATION

(16) CYCLE PARKING

The development shall not be occupied unless a scheme for cycle parking has been submitted to and approved in writing by the planning authority. The scheme shall include details of short stay cycle parking near the entrances to the development and long-stay secure and covered cycle parking (including within the grounds of 50-52 College Bounds). Thereafter the development shall not be occupied unless the approved scheme has been implanted and is available for use.

Reason – to encourage cycling.

OTHER

(17) SOFT LANDSCAPING

All soft landscaping and tree planting proposals shall be carried out in accordance with the approved scheme (drawing 4542 (PL) 1687) and shall be completed during the

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planting season immediately following the commencement of the development or as otherwise agreed in writing with the planning authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason – to ensure provision of the replacement planting.

The Committee heard from Matthew Easton, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the recommendation, therefore approve the application conditionally.

LISTED BUILDING CONSENT - KINGS COLLEGE ABERDEEN - 201070

5. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for listed building consent for the erection of a teaching and learning hall, demolition of 1954 book stack extension and kitchen extension to old library (James MacKay Hall), internal and external alterations of Cromwell Tower, Old Senate Wing, Elphinstone Hall Kitchen Extension, Linklater Rooms and 1921 book stack to allow for formation of new teaching and learning spaces within existing buildings, and associated public realm works at Kings College Aberdeen, 201070, be approved conditionally.

Conditions

PRE-DEMOLITION

(1) EVIDENCE OF CONTRACTS

No demolition shall take place unless evidence of a contract being in place for the construction of the development approved by planning permission 201069/DPP has been submitted to and approved in writing by the planning authority.

Reason – to ensure that the book stack extension and James Mackay Hall kitchen extension are not demolished without satisfactory redevelopment proposals being in place.

(2) DEMOLITION METHODOLOGY

No development (including demolition or site setup) shall take place unless a methodology for the demolition of the bookstack extension and James Mackay Hall kitchen extension has been submitted to and approved in writing by the planning

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authority. The scheme shall include measures to protect the retained structures and buildings around the down-takings and details of how the existing structures will be made good once the demolition works have been carried out and include details of the reuse or retention for future use of any granite down-takings. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(3) STONE CLEANING

No development (including demolition or site setup) shall take place unless details of any proposed stone cleaning have been submitted to and approved in writing by the planning authority. The ACC Supplementary Guidance on Stone Cleaning and Historic Environment Scotland's Technical Advice Note (TAN 09 – Stone Cleaning of Granite Buildings) must be considered in developing the proposals. Thereafter development shall be undertaken in accordance with the approved scheme. In this condition 'stone cleaning' means the cleaning of stone using abrasive, chemical or high pressure water (above 50 psi).

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(4) CREATION OF OPENINGS AND MAKING GOOD OF STONWORK

No development (including demolition or site setup) shall take place unless a methodology for the formation of all new openings or other alterations to existing stonework has been submitted to and approved in writing by the planning authority. The scheme shall include details of the making good of any stonework exposed by down-takings or affected by the creation of openings. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

PRE-CONSTRUCTION

(5) WASTE STORE AND PORTERS BOTHY

No development shall take place unless a scheme showing construction details of the porters bothy and waste storage area has been submitted to and approved in writing by the planning authority. The scheme shall include details of the proposed new stonework, metal gates, window and door. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

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(6) EXTERNAL FINISHING MATERIALS

No development shall take place unless a scheme detailing all external finishing materials of the proposed building has been submitted to and approved in writing by the planning authority. The scheme shall include –

- 1) Detailed specifications of all materials to be used on the external areas of the building (including samples)
- 2) Elevational drawings clearly showing which materials are to be used on each part of the building
- 3) 1:20 construction drawings, showing the size of granite cladding blocks to be used
- 4) 1:20 construction drawings, showing the detailing of points where there would be a change in the surface finishes (for example where glazed sections of frontage meet granite-clad sections) Thereafter the development shall be finished in accordance with the approved scheme unless a written variation has been approved by the planning authority.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(7) EXTERNAL LIGHTING STRATEGY

No development associated with the construction of the development shall take place unless a scheme for any external lighting of the new and existing buildings and its external areas has been submitted to and approved in writing by the planning authority. Thereafter the building shall not be brought into use unless the approved scheme has been implemented and is operational.

Reason – to integrate the development into the surrounding streetscape and skyline.

(8) CROMWELL TOWER

No development shall take place unless a scheme showing

- a) how the proposed new staircase and associated structure adjacent to the Cromwell Tower would abut the existing building;
- b) details and methodology for all new and altered openings on the elevations of the Cromwell Tower;
- c) details (including samples) of any reclaimed stone to be used within Cromwell Tower;
- d) details of all architectural and historic features within Cromwell Tower and whether they are to be retained;
- e) details of the existing and proposed corncicing mouldings and their locations;
- f) details of all new doors;
- g) details of the refurbishment for compliant access of the existing stair to the observatory;
- h) details of the refurbishment of the observatory interior; and

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- i) a methodology for the installation of the platform lift have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(9) OLD SENATE WING – WINDOW RELOCATION

No development shall take place unless details (including 1:10 elevation and section) of the relocation of window 7 to opening 14 at the Old Senate Wing (as noted on page 3 of 4542 (PL) S001 (Rev.P1) – Part 2) have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(10) OLD SENATE WING – DOOR

No development shall take place unless details (including 1:10 elevation and section) of the proposed new profiled metal doors proposed at the Old Senate Wing pend have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(11) OLD SENATE WING – ENTRANCES

No development shall take place unless detail (including 1:10 elevation and section) and a methodology for the creation of the new opening on the east elevation of the Old Senate Wing; and (ii) details of how the new podium & canopy and separate steps would abut the existing building, have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(12) LOWERED CEILINGS

No development shall take place unless details of any proposed lowered ceilings within the existing buildings have been submitted to and approved in writing by the planning authority. The details shall include 1:10 sections of any new proposed lowered ceilings showing how these relate to existing historic features (e.g. cornicing being retained)

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and existing window opening (e.g. not cutting across any windows). Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(13) SECONDARY GLAZING

No development shall take place unless details of any proposed secondary glazing within the existing buildings have been submitted to and approved in writing by the planning authority. The details shall include 1:10 vertical and horizontal sections showing how the secondary glazing sits in the existing windows. Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(14) BIRD CONTROL MEASURES

No development shall take place unless details of any bird control measures proposed for the exterior of the buildings has been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

The Committee resolved:-

to approve the recommendation therefore approve the application conditionally.

GREAT WESTERN HOTEL, 239 GREAT WESTERN ROAD ABERDEEN - 210417

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the construction of a permanent external seating area in the rear car park, at Great Western Hotel, 239 Great Western Road, be approved subject to the following conditions:-

Conditions

1. Construction Details

No development shall take place pursuant to this permission unless details of the proposed wall construction / material and the proposed canopy housing have been submitted to and approved in writing by the planning authority. The external area shall

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not be used unless the development has been constructed in accordance with the details as may be so approved.

Reason – In order to preserve the amenity and character of the conservation area.

2. Restriction of hours / noise generation

The external seating area hereby approved shall not be used outwith the hours from 10am until 10pm on any day. No amplified music or live events shall be played / performed within the structure hereby approved.

Reason – In order to protect the amenity of nearby residential premises due to potential noise disturbance.

3. Cycle Parking

The external seating area hereby approved shall not be used unless provision has been made within the site for secure visitor cycle parking in accordance with details which shall have been submitted to and approved in writing by the planning authority.

Reason – In the interest of sustainable travel and discouragement of car parking.

4. Waste Storage

The external seating area hereby approved shall not be used unless provision has been made within the site for bin storage on site in accordance with drawing no.100 hereby approved, or such other drawing as may be approved by the planning authority.

Reason – In order to protect the amenity of nearby residential premises due to potential waste generation.

The Committee heard from Robert Forbes, Senior Planner, who spoke in furtherance of the application and answered questions from members.

At this juncture, Councillor Greig, moved as an amendment:-

That the application be refused due to not complying with policies H1 (Residential Amenities), T5 (Noise) and also Noise Supplementary Guidance and the resulting impact on local residential amenity.

Councillor Greig's amendment failed to attract a seconder and was therefore not put to the vote.

The Committee resolved:-

to approve the recommendation and therefore approve the application conditionally.

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95 CHARLESTON ROAD NORTH ABERDEEN - 210461

7. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the erection of a 2 storey extension to the rear and formation of a new window to the side at 95 Charleston Road North Aberdeen, 210461, be approved unconditionally.

The Committee heard from Jemma Tasker, Planner, who spoke in furtherance of the application and answered questions from members.

The Committee resolved:-

to approve the application unconditionally.

FORMER WOOD GROUP BUILDING, WELLHEADS PLACE ABERDEEN - 201292

8. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That there be a willingness to approve the application conditionally for detailed planning permission for the change of use from office to private medical clinic at the former Wood Group building, Wellheads Place Aberdeen, 201292 and to notify Scottish Ministers.

Conditions

(1) NOISE

That the medical clinic use hereby approved shall not be implemented unless

- (i) details of compliance with the noise levels (LAeq,1hr 40 dB) for private offices, small treatment rooms, interview rooms, consulting rooms and small meeting rooms containment within the Department of Health – Special Services - Scottish Health Technical Memorandum HTM 08-01 document and
- (ii) and any mitigation measures required have been implemented.

Reason – to ensure occupants of the building are protected from any unreasonable levels of noise.

(2) CYCLE PARKING

That the medical clinic use hereby approved shall not be implemented unless

- (i) details of the location and design of the proposed secure and covered cycle store have been submitted to and approved in writing by the planning authority and
- (ii) the cycle store has been installed and is available for use.

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Reason – to encourage travel to and from the site by cycling.

(3) ACCESSIBLE PARKING

That the medical clinic use hereby approved shall not be implemented unless the parking spaces identified on figure 4 of the Transportation Statement (A/200859 (November 2020) by Cameron + Ross) have been converted to accessible spaces and are available for use.

Reason – to ensure sufficient availability for those requiring an accessible parking space.

(4) RESTRICTED ACTIVITIES

The medical clinic hereby approved shall not be operated unless –

- No patients are permitted to stay at the premises overnight.
- No procedure where any patient is under a general anaesthetic is undertaken at the premises.

Reason – to ensure that the vulnerability of the population attending the site remains as described in the application.

(5) RESTRICTION ON CLASS 2 (FINANCIAL, PROFESSIONAL AND OTHER USES) USE

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), this planning permission allows for use as a medical clinic only. No other uses within Class 2 (Financial, Professional and Other Uses) or a change of use to Class 1 (Shops) are permitted.

Reason – to ensure that the vulnerability of the population attending the site remains as described in the application.

The Committee heard from Matthew Easton, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

At this juncture, Councillor Greig moved as an amendment:-

That the application be refused due to the objection received from the Health and Safety Executive.

Councillor Greig's amendment failed to attract a seconder and was therefore not put to the vote.

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The Committee resolved:-

to approve the recommendation and therefore approve the application conditionally and notify Scottish Ministers.

FORMER CRAIGHILL PRIMARY SCHOOL, HETHERWICK ROAD ABERDEEN - 210038

9. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the redevelopment of the site to form social housing rented accommodation (99 units), comprising a mix of unit types with associated streets, parking and amenity space at former Craighill Primary School, Hetherwick Road Aberdeen, 210038, be approved with a legal agreement and subject to the following conditions:-

Conditions

1. Materials

That no development shall take place unless a scheme and/or samples detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing, by the Planning Authority. Sample panels of the external brick finishes, including mortar, shall be provided. Thereafter the development shall be carried out in accordance with the details so agreed.

Reason: In the interest of visual amenity and to ensure a satisfactory finish of the development.

2. Boundaries (implementation)

Prior to completion of any residential unit to which the boundary relates, the relevant boundary treatments for that plot or block of flats as shown on drawing CH-RF-XX-XX-DRL-0002/RevP05 shall be implemented in their entirety unless otherwise agreed in writing.

Reason: In the interest of residential amenity and to ensure a satisfactory finish of the development.

3. Play areas

That no development shall take place until a scheme providing additional details on the proposed play spaces has been submitted to and approved in writing. Thereafter, these play spaces shall be incorporated in the approved landscaping scheme, and shall not be implemented other than in accordance with the agreed details.

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Reason: In the interest of residential amenity.

4. Landscaping (implementation)

That all planting, seeding and turfing as shown on drawing CH-RF-XX-XX-DR-L-0003/RevP08, or any other such drawing submitted to and approved in writing by the Planning Authority, shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted.

Reason: In the interest of visual and residential amenity.

5. Landscaping (maintenance)

That no development shall take place until a scheme for maintenance of the landscaping as shown in drawing CH-RF-XX-XX-DR-L-0003/RevP08 has been submitted and approved in writing. Thereafter, maintenance of the landscaping shall be undertaken in accordance with the approved scheme.

Reason: In the interest of visual and residential amenity.

6. Tree protection measures (1)

That no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented.

Reason: To ensure adequate protection for the trees on site during the construction of the development.

7. Tree protection measures (2)

That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason: To ensure adequate protection for the trees on site during the construction of the development.

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8. Dust

That no development shall take place until:

- a) An 'Air Quality (Dust) Risk Assessment' by a suitably qualified consultant is carried out to predict the likely dust levels resulting from the proposed development and its impact on air quality including a determination of it significant; and
- b) A 'Dust Management Plan', which shall be based on the results of the 'Air Quality (Dust) Risk Assessment' Have been submitted and approved in writing by the Planning Authority. Any such scheme as has been approved shall subsequently be implemented during the construction works.

Reason: In the interest of public health.

9. Contamination

No building(s) part of the hereby approved development shall be occupied unless:

- a) Any long-term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the Planning Authority is being undertaken; and
- b) A report specifically relating to the building(s) has been submitted and approved in writing by the Planning Authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out Unless the Planning Authority has given written consent for a variation. The final building part of the development hereby approved shall not be occupied unless a report has been submitted and approved in writing by the Planning Authority that verifies that the remedial works have been carried out in full accordance with the remediation plan required under b. as set out above.

Reason: To ensure that the site is fit for human occupation.

10. Bin and bike store (implementation)

That no flat within any individual block shall be occupied unless the relevant bin and bike store as shown on drawing ACCCRH-JMA-ZZ-ZZ-DR-A-PL0102/RevP03 or such other drawing as may subsequently be submitted to and approved in writing by the Planning Authority, have been made available for use.

Reason: In the interest of public health and to promote sustainable transport methods.

11. Car parking (implementation)

That no flat within any individual block shall be occupied unless the relevant car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing CRH-RAC-ZZ-XX-DR-C-0100-D of the plans hereby approved or such other drawing as may subsequently be submitted to and approved in writing by the Planning Authority. Such areas shall not thereafter be used

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for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval.

Reason: In the interests of public safety and the free flow of traffic.

12.Safe routes to school

That no part of the development shall be occupied until a scheme setting out 'Safe Routes to School' has been submitted and approved in writing by the Planning Authority. This scheme shall identify the most direct route and any missing links or upgrades required towards the nearest schools.

Reason: To promote sustainable transport methods, and to ensure that a safe route to school is available for children living within the hereby approved development.

13.Travel plan

That no part of the development shall be occupied until a Residential Travel Pack has been submitted and approved in writing by the Planning Authority. Such approved packs shall subsequently be issued to the first occupiers of each residential unit.

Reason: To promote sustainable travel methods.

14.Electric vehicle charging

That no development shall take place until a scheme detailing underground cabling for future electric charging equipment has been submitted to and approved in writing by the Planning Authority. Subsequently, the development shall not be carried out other than in accordance with the details so agreed.

Reason: To future proof the site to increase the use of electric vehicles.

15.Low and zero carbon building and water efficiency

No development shall take place until a scheme detailing compliance with policy R7 (Low and Zero Carbon Building and Water Efficiency) of the 2017 Aberdeen Local Development Plan shall be submitted and approved in writing, and any recommended measures specified in that scheme for the reduction of carbon emissions and water efficiency have been implemented in full.

Reason: To ensure that the development complies with requirements for reductions in carbon emissions and water efficiency as specified in policy R7 (Low and Zero Carbon Building and Water Efficiency) of the 2017 Aberdeen Local Development Plan.

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16.Heat networks

No development shall take place until a feasibility study into the use of a district heating system serving the development hereby approved shall be submitted to and approved in writing by the Planning Authority. This feasibility study shall consider the technical feasibility and financial viability of heat network/district heating for the site, identifying sources of heat (either within the site or off-site) and other factors such as where land will be safeguarded for future district heating infrastructure.

Reason: In the interest of promotion of low carbon sources of heat.

17.Digital infrastructure

That no individual flat or house shall be occupied unless satisfactory evidence has been submitted and agreed in writing by the Planning Authority that the development will be connected into the existing digital infrastructure surrounding the site, and subsequently the development shall be implemented in accordance with the agreed details.

Reason: To ensure good digital connectivity for the hereby approved residential units and to ensure compliance with policy CI1 (Digital Infrastructure) of the 2017 Aberdeen Local Development Plan.

The Committee heard from Dineke Brasier, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the recommendation and therefore approve the application conditionally with a legal agreement, with an amendment to condition 17, to read:-

Condition 17 (Digital Infrastructure)

That no individual flat or house shall be occupied unless satisfactory evidence has been submitted and agreed in writing by the Planning Authority that the development will be connected into the existing digital infrastructure surrounding the site, with the preferred option being fibre optic cabling to the premises where available, and subsequently the development shall be implemented in accordance with the agreed details.

Reason: To ensure good digital connectivity for the hereby approved residential units and to ensure compliance with policy CI1 (Digital Infrastructure) of the 2017 Aberdeen Local Development Plan.

SILVERBURN HOUSE, CLAYMORE DRIVE ABERDEEN - 191904

10. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

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That there be a willingness to approve the application subject to conditions and subject to conclusion of a legal agreement securing payment of developer obligations and ensuring that the development delivers a minimum of 25% as affordable housing. The application is for planning permission in principle for the erection of a residential led, mixed use development of around 100 to 150 units (mix of house types and flats), including facilities consisting of up to 500 sqm of commercial floorspace (within classes 1(shops), 2(financial, professional and other services) and/or class 3(food and drink)) with associated works at Silverburn House, Claymore Drive Aberdeen, 191904.

Conditions

1. Phasing

No development pursuant to this grant of planning permission shall be undertaken unless a phasing programme outlining the delivery of buildings, open spaces and roads infrastructure across the entire application site has been submitted to and approved in writing by the planning authority. For the avoidance of doubt, this scheme shall include details of trigger points for delivery of retail and/or commercial use to meet the local need generated by the new residential development.

Reason: in order to ensure development is progressively accompanied by appropriate associated infrastructure.

2. Detailed Design (by phase)

No development in connection with any individual phase of the planning permission hereby approved shall take place unless the following details for that respective phase have been submitted to the Planning Authority and agreed in writing. Thereafter, development within that phase of development shall be implemented in accordance with the approved details. Unless otherwise agreed in writing with the planning authority, MSC applications shall include:

- a) siting, design and external appearance of the built development;
- b) a detailed landscape plan and strategy;
- c) details of the means of access, including junction design and trigger points for delivery;
- d) A detailed levels survey of the site and cross sections showing proposed finished ground and floor levels relative to existing ground levels and a fixed datum point;
- e) A detailed Drainage Plan, including details of the proposed means of disposal of surface water, including how surface water run-off shall be addressed during construction, incorporating the principles of pollution prevention and mitigation measures. The final location of SUDs, including ponds, should be appropriately positioned in accordance with an agreed flood risk assessment;
- f) Details of the connection to the existing Scottish Water foul water drainage network;
- g) Details of all cut and fill operations;
- h) The details of all roads, footpaths, cycleways and car parking provision;
- i) Details of any screen walls/fencing/boundary enclosures;

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- j) Details of all landscaping, planting and screening;
- k) Details of the layout, siting, design, materials and finishes of all residential and non-residential buildings; and
- l) Details of waste/recycling collection points, for residential and non-residential properties, including swept-path analysis of refuse collection vehicles.

Reason: In order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

3. Landscaping Information

The landscaping details to be submitted pursuant to Condition 2 above (detailed design by phase) shall include:

- a) Existing and proposed finished ground levels relative to a fixed datum point;
- b) Existing landscape features and vegetation to be retained.
- c) Tree survey, arboricultural impact assessment and tree protection plan (undertaken to BS5837:2012);
- d) Existing and proposed services including cables, pipelines and substations;
- e) The location of new trees, shrubs, hedges, grassed areas and water features;
- f) A schedule of plants to comprise species, plant sizes and proposed numbers and density;
- g) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment;
- h) An indication of existing trees, shrubs and hedges to be removed;
- i) A Management Plan detailing appropriate management measures for all watercourse buffer strips;
- j) A programme for the completion and subsequent maintenance of the proposed landscaping.
- k) Specific details for the planting of trees within and adjacent to hard landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of each respective phase of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of each phase of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: in the interests of protecting trees and ensuring a satisfactory quality of environment.

4. Trees – Care and Management

That no units within a given individual phase of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to

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include timing of works and inspections) for that phase has been submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be carried out in accordance with such plan and report as may be so approved.

5. Drainage connections

The details to be submitted pursuant to Condition 2 for each respective phase of the development shall show the proposed means of disposal of foul and surface water from the relevant phase of the development within the form of a Sustainable Urban Drainage System and include a development impact assessment and detailed design and methodology statement. Unless otherwise agreed in writing by the Planning Authority, in consultation with SEPA, the development shall connect to the public sewer and the relevant phase of the development shall not be occupied unless the agreed drainage system has been provided, is operational, and maintained thereafter throughout the lifetime of the consent in accordance with the approved maintenance scheme.

Reason: To protect the water environment and help reduce flooding.

6. Historic drainage infrastructure

No development pursuant to this grant of planning permission shall commence unless a scheme for the treatment/decommissioning/removal of historic site drainage infrastructure has first been submitted to and approved in writing by the planning authority, in consultation with SEPA. Thereafter, development shall not be undertaken other than in full accordance with the scheme so agreed.

Reason: to prevent the abandonment of waste on site and pollution of the environment.

7. Sustainable Urban Drainage and relationship to the water environment

That no development in any individual phase shall take place unless a scheme detailing levels of sustainable drainage (SUDS) surface water treatment has been submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme. This shall include an assessment to demonstrate how the layout and design has considered the feasibility of de-culverting any watercourses within the site. The scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C697) and should incorporate source control. A minimum 6m buffer shall be maintained between development (including garden ground and property boundaries) and the top bank of the Silver Burn and any proposals to de-culvert watercourses through the site.

Reason: To ensure adequate protection of the water environment from surface water run-off and to provide for enhancement of the natural environment.

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8. De-culverting and realignment of Silver Burn

No development pursuant to this grant of planning permission shall be undertaken unless a detailed scheme for the protection and enhancement of the water environment has first been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA. As a minimum, this shall include:

- a) Demonstration of how the existing waterbodies on site have been incorporated into the layout of the development, including appropriate buffer zones;
- b) Detailed information relating to the investigation of and realignment / de-culverting of any watercourses onsite;
- c) Full details relating to any other proposed engineering activities in the water environment, including the location and type of any proposed watercourse crossings. Any proposed watercourse crossings shall be bridging solutions or bottomless or arched culverts, designed to accept the 1 in 200 year flow unless otherwise agreed with the Planning Authority in consultation with SEPA. All works on site must be undertaken in accordance with the approved scheme unless otherwise agreed in writing with the Planning Authority.

Reason: To protect and enhance the water environment and to prevent an increase in flood risk.

9. Flood Risk Assessment

No development pursuant to this grant of planning permission shall be undertaken unless a Level 2 Flood Risk Assessment has been submitted to and approved in writing by the planning authority, in consultation with SEPA. Any such submission shall include the following information: a) confirmation of the functional floodplain, including with the addition of climate change, of the (realigned) burn (illustrated on a Site Plan); b) a development layout which avoids the functional floodplain, including with the addition of climate change; c) demonstration that there is no increased flood risk off-site resulting from the realigned channel compared to the existing (baseline) scenario to be agreed by the Planning Authority in consultation with SEPA. Thereafter, development shall not be undertaken other than in accordance with any agreed submissions.

Reason: In order to protect people and buildings from flooding.

10. Environmental Enhancements

No development pursuant to this grant of planning permission shall be undertaken unless a scheme of environmental enhancements, including reference to those listed in paras 5.2 and 5.3 of SEPA's consultation response dated 11th Feb 2020, has been submitted to and approved in writing by the planning authority in consultation with the Scottish Environment Protection Agency. Once approved the scheme shall be implemented in full.

Reason: To ensure the offset of environmental impacts and contribute to and enhance the natural environment and support Policy D1 - Quality Placemaking by Design.

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11. Construction Environment Management Plan (CEMP)

No development shall be carried out within any individual phase of the development hereby approved unless a site specific Construction Environmental Method Plan (CEMP) for that phase of works has been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA. Thereafter, all works on site must be undertaken in accordance with the approved CEMP unless otherwise agreed in writing with the Planning Authority.

Reason: In order to minimise the impacts of necessary demolition and construction works on the environment.

12. Street Design, Car Parking etc.

No development pursuant to this grant of planning permission shall be undertaken unless details of the proposed street design, which shall contain but not be limited to: a parking strategy (including provision for accessible spaces, motorcycle and bicycle spaces and Electric Vehicle charging points and infrastructure); road geometry, dimensions and swept-path analysis; road junctions and visibility splays; traffic calming measures; footway and cycleway provision; gradient; level details, finishing/surfacing materials and crossing points, shall be provided for the further written approval of the Planning Authority in consultation with the Roads Authority. No building shall not be occupied unless the streets and parking areas for the respective block are complete and available for use.

Reason: in the interests of road safety.

13. Pedestrian Crossing at Parkway East

No buildings within the development may be occupied unless a 'toucan' crossing has been provided across Parkway East, in accordance with a scheme which has first been submitted to and approved in writing by the planning authority.

Reason: to ensure that the site has appropriate pedestrian infrastructure to allow connection to local schools, shops and services in the surrounding area and to ensure compliance with policies T2 (Managing the Transport Impacts of Development) and T3 (Sustainable and Active Travel) of the ALDP.

14. Traffic Regulation Orders

No buildings within the development hereby approved shall be occupied unless the necessary Traffic Regulation Orders have been obtained for the reduction of speed limits on the A92 to 40mph, including provision for temporary 20mph limits during school travel times.

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Reason: In order to facilitate safe access to schools and to reduce traffic speeds to a level appropriate for a residential area.

15. Bus Stops

That no residential units shall be occupied unless existing bus stops on Parkway East have been upgraded in accordance with a scheme which has first been submitted to and agreed in writing by the planning authority. Reason: In order to provide the necessary infrastructure to make the development accessible by public transport and to encourage travel by sustainable means.

16. Safe routes to school

That no residential units shall be occupied unless safe routes to school have been provided in accordance with a scheme which has first been submitted to and approved in writing by the planning authority. This shall include details of measures, including a timetable for implementation, required to help ensure safe travel to school.

Reason: In order to provide safe routes for travelling to local schools by sustainable means.

17. Residential Travel Pack

That no residential unit within the development shall be occupied unless a Residential Travel Pack, expanding on the principles set out in the agreed Travel Plan Framework and containing proposals for reducing dependency on the private car has been submitted to and approved in writing by the Planning Authority, and thereafter provided to residents on first occupation.

Reason: to be consistent with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport – in the interests of reducing travel by private car.

18. Noise Assessment and Mitigation Measures

No development pursuant to this grant of planning permission shall be undertaken unless a further noise assessment, based on the final design and layout approved via condition 2 (Detailed Design by Phase) and including details of any necessary noise mitigation measures, has first been submitted to and agreed in writing by the planning authority. Thereafter, no residential unit within the development shall be occupied unless the approved mitigation measures for that unit have been implemented in full.

Reason: To ensure that a suitable residential environment is provided, and that potential noise impact is mitigated as necessary.

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19. Dust Risk Assessment and Management Plan

No development pursuant to this grant of planning permission shall be undertaken unless:

- (i) An Air Quality (Dust) Risk Assessment, carried out by a suitably qualified consultant in accordance with the Institute of Air Quality Management document "Guidance on the Assessment of Dust from Demolition and Construction" 2014, has first been submitted to and agreed in writing by the planning authority.
- (ii) A site-specific Dust Management Plan, based on the outcomes of the Air Quality (Dust) Risk Assessment and detailing the necessary control measures to be implemented for each phase of the proposed works (demolition, earthworks, construction, and trackout), an example of the monitoring protocol and schedule to be implemented on-site, and the responsible person for dust control on-site, has first been submitted to and agreed in writing by the planning authority.

Thereafter, all works shall be carried out in accordance with the control measures so agreed.

Reason: In order to mitigate the impact of dust from construction activities associated with the development on local air quality.

20. Commercial floorspace

The commercial units hereby approved shall not exceed a total of 500sqm in gross floor area, and shall be used not be used for purposes other than those falling within classes 1 (shops), 2 (financial and professional services) or 3 (food and drink). No unit shall be occupied for purposes within Class 3 (food and drink) unless a scheme comprising the following has been submitted to and approved in writing by the planning authority:

- a) A suitable extract ventilation assessment in line with relevant guidance for example, the EMAQ guidance document 'The Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (or equivalent) and associated references, by a competent person must be carried out. This assessment must ascertain the predicted impacts of odour associated with the specific type and level of cooking activities to be undertaken and fully demonstrate the effectiveness of any proposed mitigation measures to; filter, neutralise, extract and disperse cooking fumes produced at the premises. A suitable report detailing this assessment and its findings must be submitted and approved by the Environmental Health Service.
- b) A Noise Impact Assessment by a suitably qualified noise consultant to ascertain the predicted impacts of noise associated with the system and fully demonstrate the effectiveness of any noise controls. The methodology for such an assessment must be agreed with this Service. Details of this assessment and its findings must be submitted for review, in the form of a suitable report to the satisfaction of this Service. This assessment should:
 - i. Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note.

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- ii. Identify the noise sources associated with the proposed development and their impact on neighbouring properties.
- iii. Detail the noise mitigation measures to reduce noise from the proposed noise sources to an acceptable level to reasonably protect the amenity of the occupants of neighbouring properties.

Reason: In order to ensure that retail and commercial floorspace is of a local scale and to safeguard amenity within upper floor residential units.

21. Contaminated Land (A)

No development pursuant to this grant of planning permission shall be undertaken unless it is carried out in full accordance with a scheme to address any significant risks from contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in "Planning Advice Note 33 Development of Contaminated Land" and shall be conducted by a suitably qualified person in accordance with best practice as detailed in "BS10175 Investigation of Potentially Contaminated Sites - Code of Practice" and other best practice guidance and shall include:

- 1) an investigation to determine the nature and extent of contamination.
- 2) a site-specific risk assessment
- 3) a remediation plan to address any significant risks and ensure the site is fit for the use proposed.
- 4) verification protocols to demonstrate compliance with the remediation plan.

22. Contaminated Land (B)

No building(s) on the development site shall be occupied unless:

- 1) any long-term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken and;
- 2) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written approval for a variation.

The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that verifies that the remedial works have been carried out in full accordance with the remediation plan, unless the planning authority has given written consent for a variation.

Reason: to ensure that the site is suitable for use and fit for human occupation.

23. Carbon Reduction and Water Efficiency

No units within a given individual phase of development shall be occupied unless a scheme detailing measures to ensure compliance with the Council's 'Resources for

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New Development' Supplementary Guidance (including water efficiency measures) within that phase has first been submitted to and agreed in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions and reduction in water use have been implemented in full.

Reason: To ensure that this development complies with the requirements for carbon emission reductions and water saving measures set out in the Council's 'Resources for New Development' Supplementary Guidance.

The Committee heard from Gavin Evans, Senior Planner, who spoke in furtherance of the application and answered questions from members.

The Committee resolved:-

to approve the recommendation and therefore agree there be a willingness to approve subject to conditions and subject to conclusion of a legal agreement securing payment of developer obligations and ensuring that the development delivers a minimum of 25% as affordable housing.

11 EARN'S HEUGH CRESCENT ABERDEEN - 210427

11 The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the installation of a fence to the side (retrospectively) at 11 Earn's Heugh Crescent Aberdeen, 210427, be refused.

The Committee heard from Roy Brown, Planner, who spoke in furtherance of the application and answered questions from members.

At this juncture, in terms of Standing Order 29.4.1, the Convener waived her right to the motion and allowed Councillor Cooke to have the prior right to the motion.

Councillor Cooke, moved, seconded by the Convener:-

That the application be approved. The proposal would be contrary to Policies H1 – Residential Areas and D1 – Quality Placemaking by Design of the adopted Aberdeen Local Development Plan in that its design, position and height would be intrusive in the street scene and have an adverse impact on the residential amenity or character of the surrounding area. However the area to be enclosed is the only area of usable garden for this property and its enclosure would be the only way of securing the privacy of this area and that is considered to be a significant site specific material consideration that justifies approval of the application in this particular instance. The fence would not obstruct forward visibility for road traffic and, therefore, would not be detrimental to road safety.

Councillor Greig moved as amendment, seconded by Councillor Cormie:-

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That the application be refused in line with the recommendation.

On a division, there voted:- for the motion (7) – the Convener, the Vice Convener and Councillor Allan, Cooke, Copland, MacKenzie and Malik – for the amendment (2) – Councillors Cormie and Greig.

The Committee resolved:-

to adopt the motion and therefore approve the application.

- **Councillor Marie Boulton, Convener**

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	A	B	C	D	E	F	G	H	I
1	PLANNING DEVELOPMENT MANAGEMENT COMMITTEE BUSINESS PLANNER The Business Planner details the reports which have been instructed by the Committee as well as reports which the Functions expect to be submitting for the calendar year.								
2	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
3			19 August 2021						
4	Altens Farm Road - 210114	To approve or refuse the application for the erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works		Gavin Evans	Strategic Place Planning	Place	1		
5	Kincorth Academy - 210185	To approve or refuse the application for residential development for 213 social rented accommodation comprising a mix of unit types with associated roads, shared residential streets, parking, landscaping and		Dineke Brasier	Strategic Place Planning	Place	1		
6	9, 11 and 11A Whitehouse Street Aberdeen - 210540	To approve or refuse the application to form new vehicular access with remote gate, erection of fences, walls and three off-street car parking spaces		Aoife Murphy	Strategic Place Planning	Place	1		
7	Hazlehead Avenue - 210688	To approve or refuse the application for installation of modular unit to form children's nursery		Aoife Murphy	Strategic Place Planning	Place	1		
8	A Guide to Planning Consents for the Aberdeen Multis – Consultation Results'	To provide the consultation results on A Guide to Planning Consents for the Aberdeen Multi Storeys.		Sepi Hajisoltani	Strategic Place Planning	Place	5		
9	City Centre Conservation Area Appraisal - results of consultation	The Committee considered draft consultation report at Committee on 21 January 2021 and agreed that the results come back to committee in 12 months.		Ross Wilson	Strategic Place Planning	Place	5		
10			09 September 2021						
11	PRE DETERMINATION HEARING - Leggart Brae 201558	PDH held for the proposed application for Major residential development of 133 homes, new road junction on to A92, associated infrastructure and landscaping		Alex Ferguson	Strategic Place Planning	Place			
12			30 September 2021						
13	241 North Deeside Road - 210588	To approve or refuse the application for change of use from Class 2 to Class 3 (food & drink) with takeaway and installation of flue		Alex Ferguson	Strategic Place Planning	Place	1	D	There has been a delay in the applicant providing the necessary Noise Impact Assessment.
14	Anchorage, 4 Milltimber Brae East - 210717	To approve or refuse the application for Splitting of feu and erection of 2 storey dwelling house with garage and canopy, including access and car parking with associated works		Jemma Tasker	Strategic Place Planning	Place	1		

	A	B	C	D	E	F	G	H	I
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
15	Site at Farburn Place Dyce	To approve or refuse the application for erection of energy storage facility with associated works		Gavin Clark	Strategic Place Planning	Place	1		
16	36 Raeden Crescent 210972	To approve or refuse the application for the proposed 2 storey extension to the rear		Roy Brown	Strategic Place Planning	Place	1		
17	Cloverhill - 210884	To approve or refuse the application for MSC for the erection of 536 homes with associated landscaping, open space and infrastructure		Gavin Evans	Strategic Place Planning	Place	1		
18	Prime Four Development Framework	Updated DF for the remaining part of Prime 4 Business Park		Laura Robertson	Strategic Place Planning	Place	4		
19	PRE APP FORUM - Land At Tillyoch Peterculter	To hear from the applicant in relation to the application for major residential development (approximately 250 units) of affordable and private housing with associated infrastructure, open space, landscaping, community		Aoife Murphy	Strategic Place Planning	Place			
20	PRE APP FORUM - land at Raiths Industrial estate	To hear from the applicant in relation to an application for major development for the erection of battery based energy storage facility.		Lucy Greene	Strategic Place Planning	Place			
21			04 November 2021						
22	15 Maberly Street - 210697	To approve or refuse the application for the erection of 17 flats.		Robert Forbes	Strategic Place Planning	Place	1		
23	Committee Annual Effectiveness Report	To report on the committee annual effectiveness report		Lynsey McBain	Governance	Commissioning	GD 8.5		
24			09 December 2021						
25									
26			Future applications to PDMC (date of meeting yet to be finalised).						
27	Forestgait, 22 Kings Gate	To approve or refuse the application for demolition of vacant care home building and erection of 3 and 4 storey development comprising 35 no. Flats with associated structures, landscaping and access alterations		Jamie Leadbeater	Strategic Place Planning	Place	1		
28	Leggart Brae - 201558 - application anticipated to be at November committee, following the PDH.	To approve or refuse the application for major residential development of 133 homes, new road junction on to A92, associated infrastructure and landscaping		Alex Ferguson	Strategic Place Planning	Place	1		

	A	B	C	D	E	F	G	H	I
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
29	Former Cults Railway Station - 210140 (September at earliest)	To approve or refuse the application for change of use to class 3 (food and drink) with outdoor seating area including alterations to a shop front; re-cladding; installation of doors, rooflights and roof repairs with associated works		Jane Forbes	Strategic Place Planning	Place	1		
30	Orchard Cottage, 1 The Orchard	To approve or refuse the application for replacement windows		Dineke Brasier	Strategic Place Planning	Place	1		
31	Former Kaimhill Sports Centre - 210843	To approve or refuse the application for erection of residential development for 35 no. units of 3 and 4 bed semi detached houses and 3 and 4 bed bungalows		Dineke Brasier	Strategic Place Planning	Place	1		
32	124 South College Street 210905	To approve or refuse the application for change of use to class 3 (food and drink) with hot food takeaway (sui generis)		Dineke Brasier	Strategic Place Planning	Place	1		
33	58 Victoria Street Dyce	To approve or refuse the application for partial change of Use to class 3 (food and drink)		Aoife Murphy	Strategic Place Planning	Place	1		
34	Quattro House Wellington Circle - 210973 (likely to be November)	To approve or refuse the application for residential redevelopment of site to form 96 flats with associated car parking and open space		Alex Ferguson	Strategic Place Planning	Place	1		
35	Baads Farm - 210998 (likely to be September)	To approve or refuse the application for change of use of land for siting of 2 caravans for temporary period (retrospective)		Jane Forbes	Strategic Place Planning	Place	1		
36	Coningham Road Tillydrone - 210041	To approve or refuse the application for the erection of 41 flats		Robert Forbes	Strategic Place Planning	Place	1	D	Delegated powers following removal of the Community Council objection therefore referral to PDMC not required.
37	Jessiefield Junction - 200536	To approve or refuse the application for a variation of condition 10 (requiring Condition 1 to be implemented in full prior to the occupation of the 1001st house constructed) of planning application ref. P141888		Dineke Brasier	Strategic Place Planning	Place	1	D	To be withdrawn by the applicant. TBC.
38	PRE APPLICATION FORUM - Causewayend Bridge of Don - 201365	To hear from the applicant in relation to an application for Major residential development of approximately 350 units (at least 25% affordable) with associated infrastructure, open space and landscaping		Gavin Evans	Strategic Place Planning	Place			

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



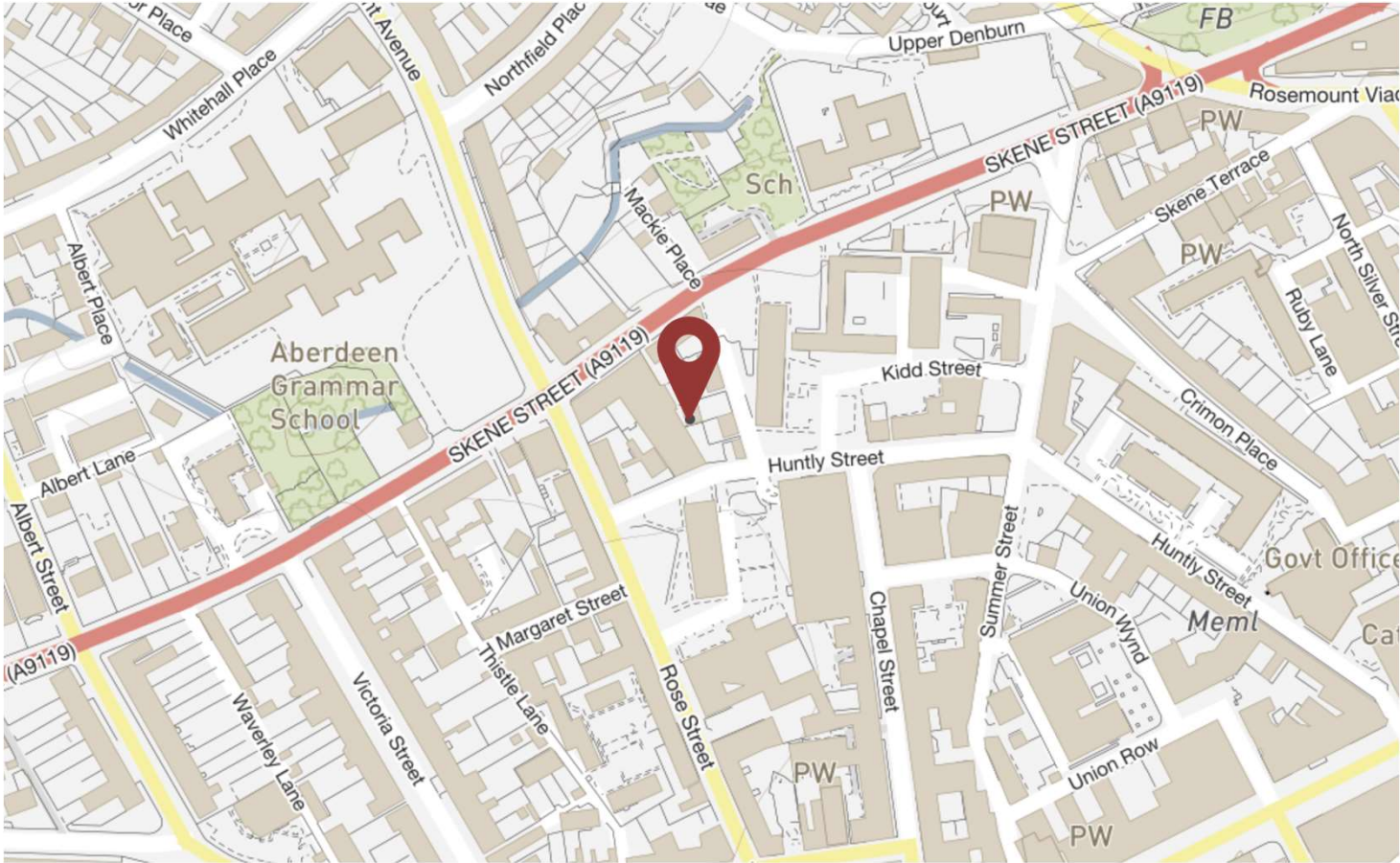
19 August 2021

Form new vehicle access with remote gate, erection of fences, walls and three off-street car parking spaces

9, 11 & 11A Whitehouse Street

Application reference: 210540/DPP

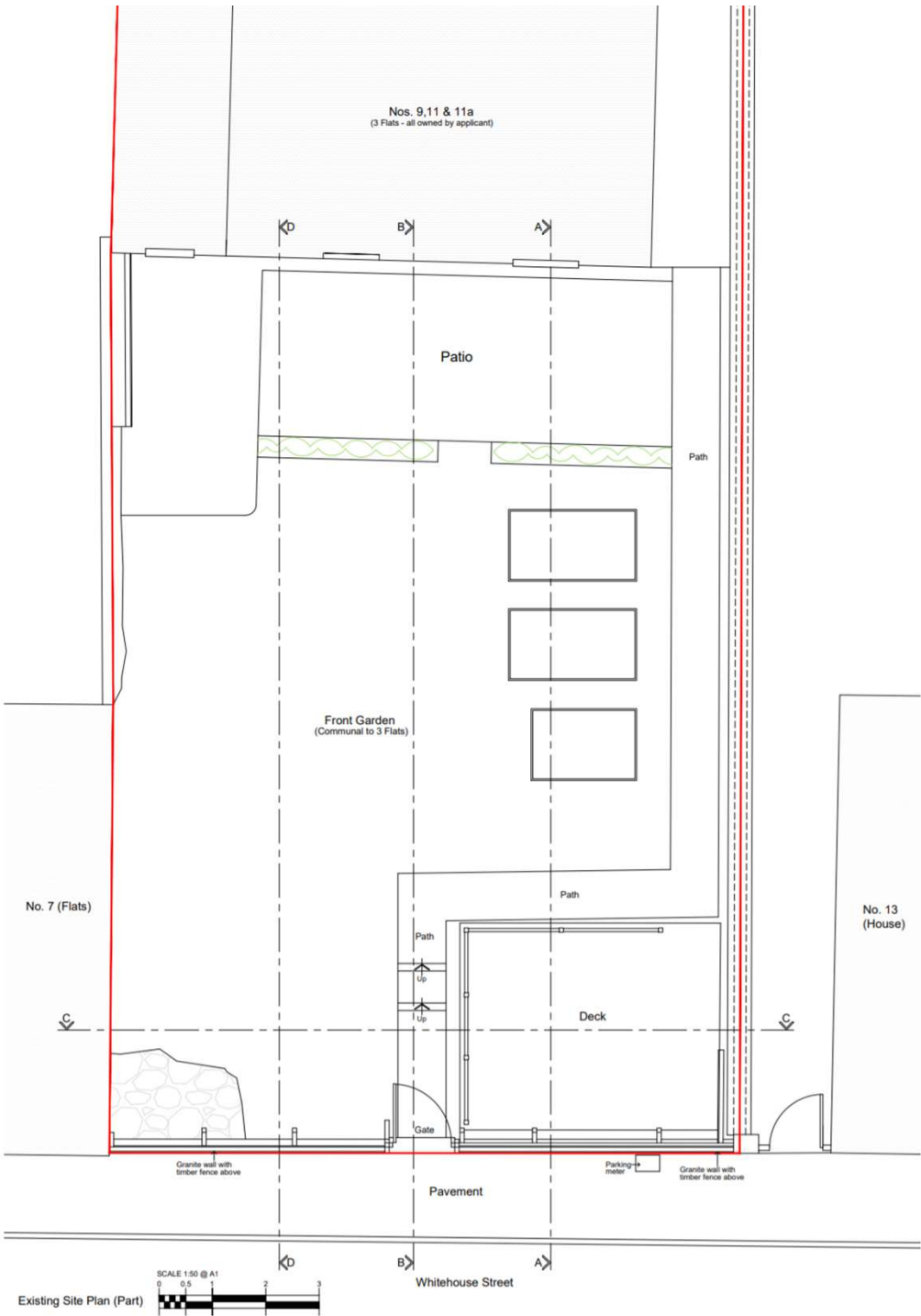
Site Location (GIS) – Wider Context

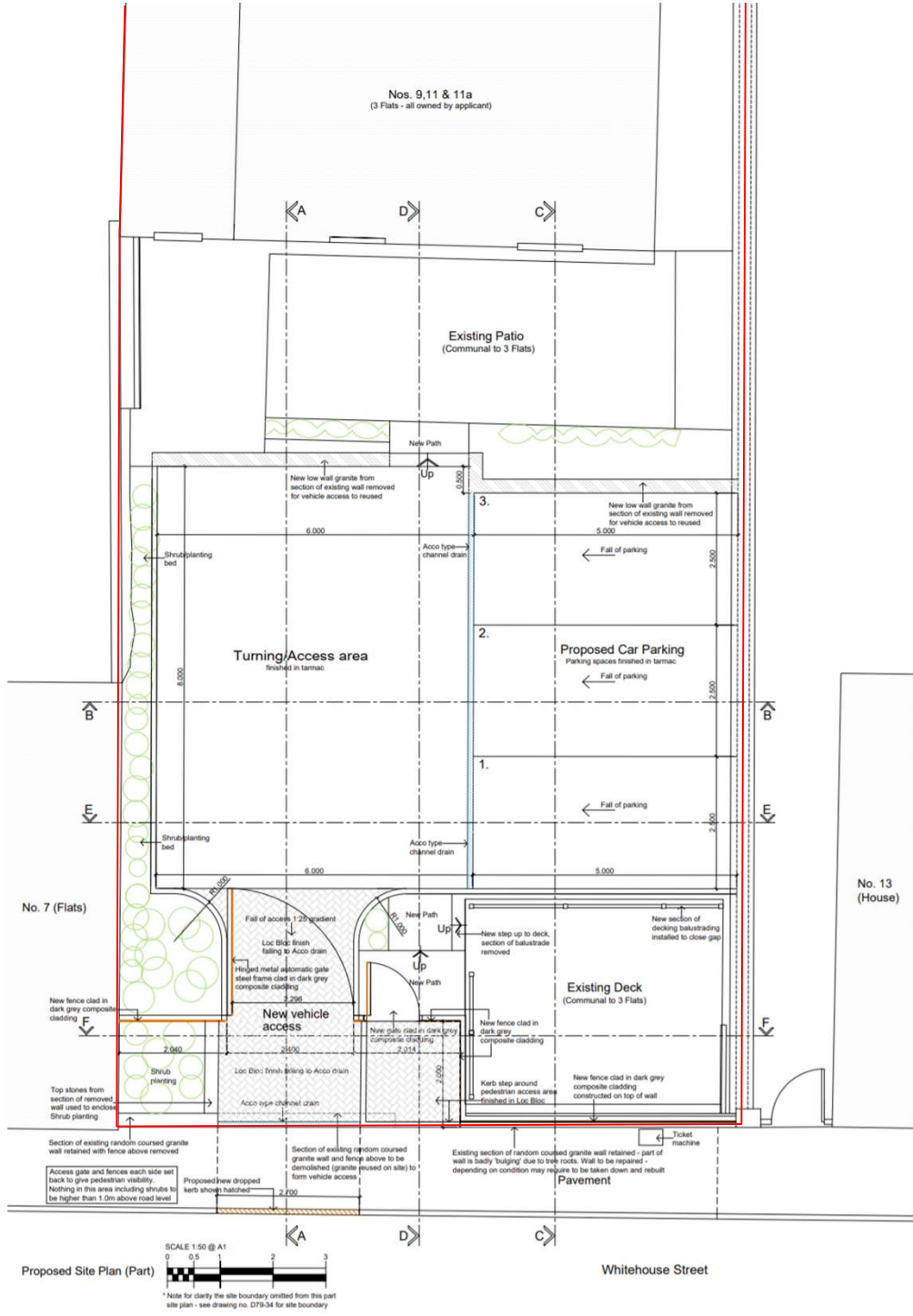


Site Location (GIS) – Local Context



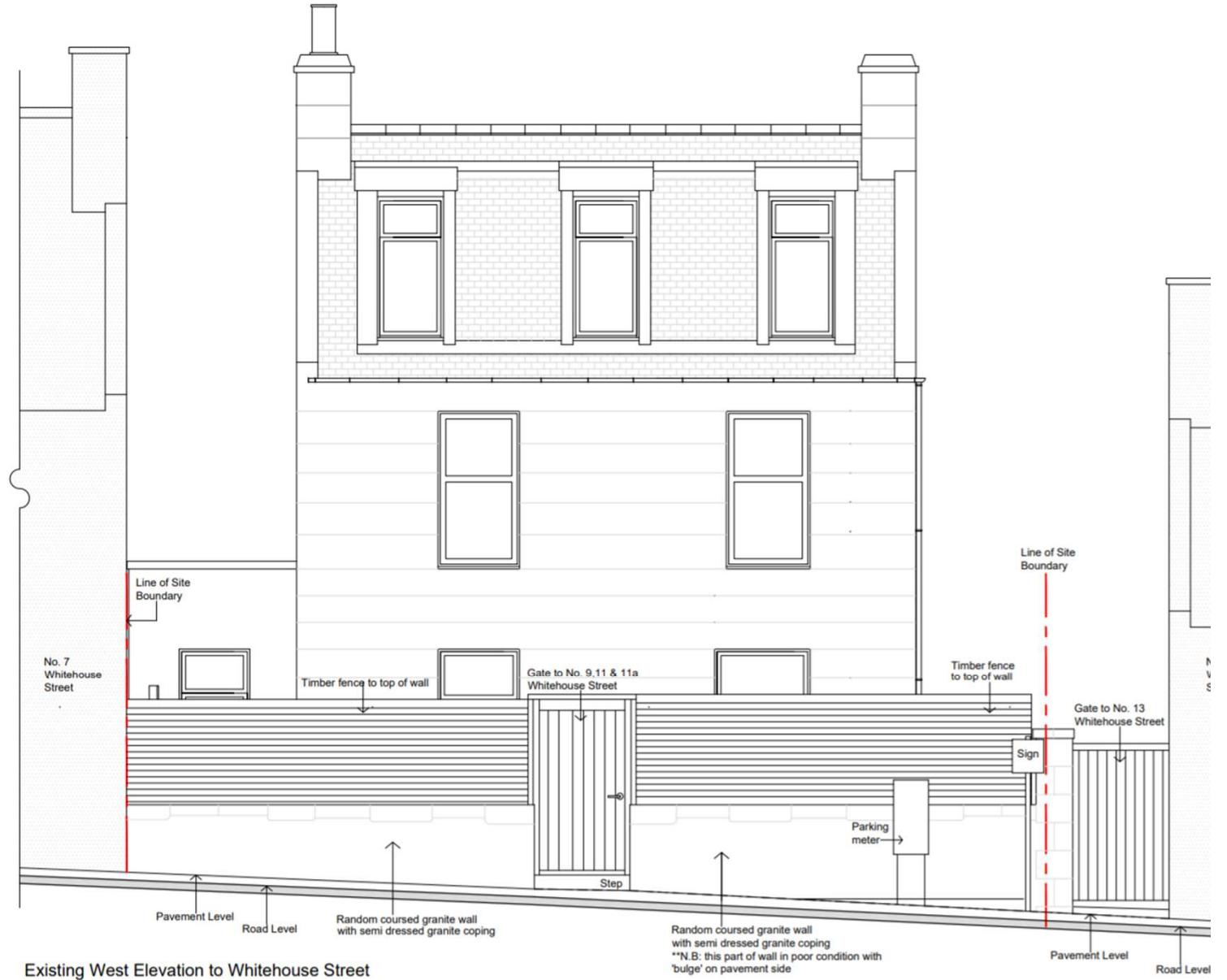
Existing Site Plan





Proposed Site Plan

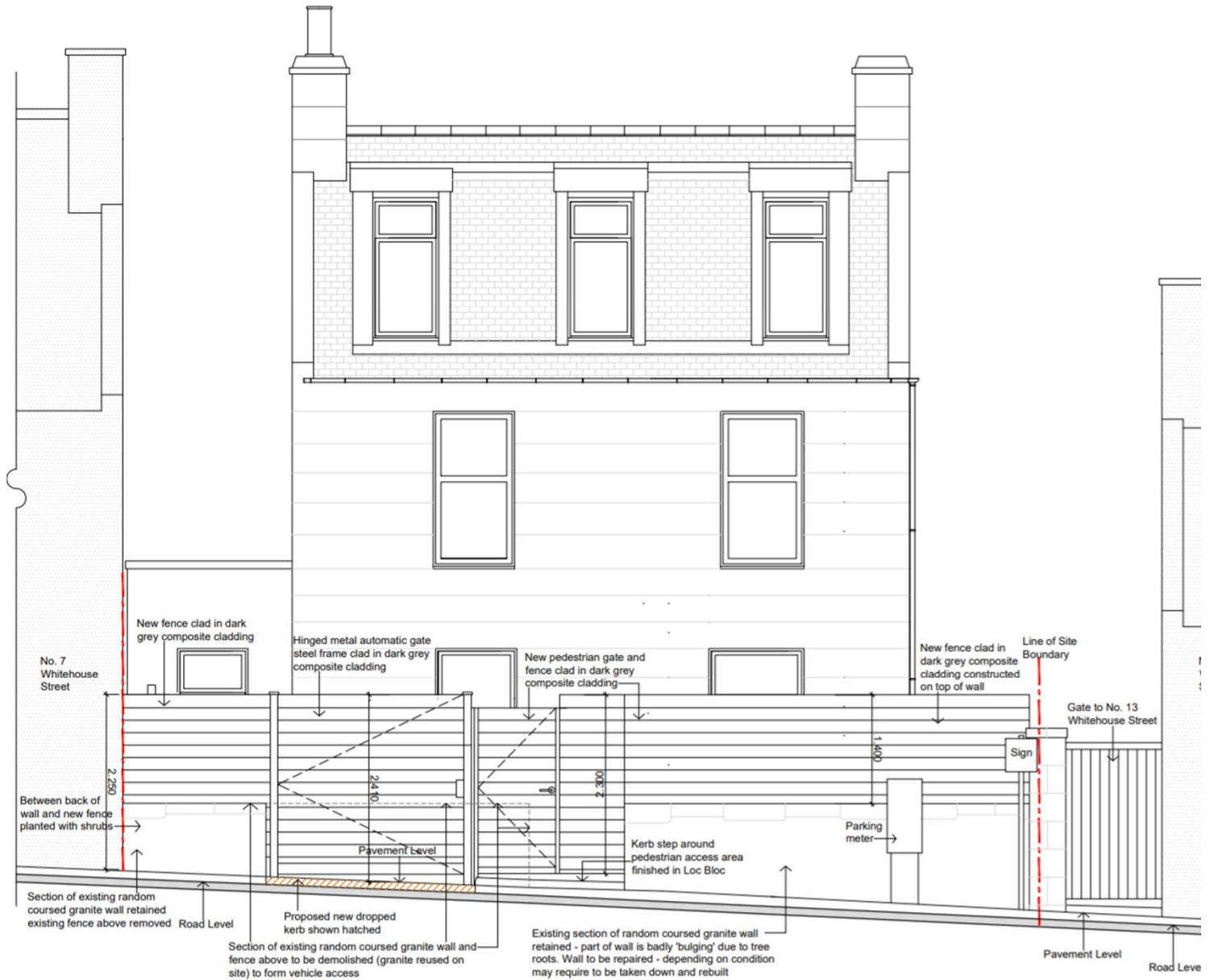
Existing Street Elevation



Existing West Elevation to Whitehouse Street

Random coursed granite wall with semi dressed granite coping
**N.B: this part of wall in poor condition with 'bulge' on pavement side

Proposed Street Elevation



Proposed West Elevation to Whitehouse Street

Access gate and fences each side set back to give pedestrian visibility. Nothing in this area including shrubs to be higher than 1.0m above road level



Site Photos



Application property



Boundary wall & fence (facing south)



Site Photos



Existing fence/wall (facing south)



Existing garden (facing south)

Site Photos



Existing patio area behind street fence/wall



Planning Development Management Committee

Report by Development Management Manager

Committee Date: 19 August 2021

Site Address:	Flat 9,11 & 11A Whitehouse Street, Aberdeen, AB10 1QJ
Application Description:	Form new vehicular access with remote gate, erection of fences, walls and three off-street car parking spaces
Application Ref:	210540/DPP
Application Type	Detailed Planning Permission
Application Date:	19 April 2021
Applicant:	Mr & Mrs Andrew Mitchell
Ward:	Mid Stocket/Rosemount
Community Council:	City Centre
Case Officer:	Ross McMahon



RECOMMENDATION

Approve Unconditionally

APPLICATION BACKGROUND

Site Description

The application site is located within an established residential area close to the city centre, and comprises a detached, two-and-a-half storey granite building made up of three flatted properties. The block presents itself as a break in the established building line on the west side of Whitehouse Street, with most of its communal garden area positioned in front of its principal elevation, creating a large setback from the street. At its eastern side, adjacent to Whitehouse Road, the site is demarcated by a granite wall, timber fence and timber gate. The communal garden comprises an existing area of raised decking, open garden and raised patio. The application site is located within an area identified as 'Residential' in the Aberdeen Local Development Plan and associated Proposals Map.

Relevant Planning History

Planning permission (ref. 210282/DPP) for the partial removal of the wall, formation of vehicular access, installation of retaining wall and steps, erection of double carport and installation of fence and sliding gate was withdrawn by the applicant in April 2021.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the following:

- Formation of three off-street parking spaces including a turning/access area within the private front garden ground, finished in tarmacadam;
- Formation of a c.2.4m wide automatic gate within a c.4.4m wide, 2m deep recessed access area, finished in dark grey composite cladding and loc-bloc respectively;
- Formation of a new pedestrian gate finished in dark grey composite cladding;
- Erection of new fencing to enclose the vehicular and pedestrian opening and to the top of the retained section of the existing granite boundary wall, finished in dark grey composite cladding;
- Erection of a low-rise boundary wall formed with granite doughtings from the partially demolished front boundary wall.

Amendments

Following submission, the proposal has been amended in the following ways:

- Vehicular access has been set back 2metres from the pavement, creating a pedestrian visibility splay;
- Introduction of 0.5m turning head for end car parking space.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRTGDDBZIQE00>

- Supporting statement
- Document regarding loss of on-street parking

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the application has attracted six or more letters of representation (nine in total) that express concern with the proposal. Subsequently, the proposal falls out with the Scheme of Delegation.

CONSULTATIONS

ACC - Roads Development Management Team – No objection. Notes the adequacy of the

revised submission regarding impact upon on-street parking provision, resulting in a net benefit of two spaces. Accepts the proposed drainage arrangements and proposed vehicular set back and visibility splay. Notes that the applicant should apply for a footway crossing through the regular channels, including a Section 56 application.

City Centre Community Council – No comments received.

REPRESENTATIONS

A total of nine letters of representation have been received. Whilst two of the submitted representations state a 'neutral' position, all express some degree of concern with the proposal. Representations are summarised as follows:

1. The proposal will have a negative impact upon already limited on-street car parking provision, resulting in the loss of 1-2 spaces for surrounding residents.
2. The proposed vehicular crossing poses a vehicular and pedestrian safety hazard.
3. Whitehouse Street is very narrow limiting manoeuvrability, particularly for police, fire and ambulance vehicles.
4. The private garden serving the application property should be retained.
5. The existing granite wall contributes positively to the street scene.
6. There is little street greenery left on Whitehouse Street.
7. Whitehouse Street will be 'gridlocked' during construction.
8. Concerns regarding the structural stability of adjacent buildings during the construction phase.
9. Planning permission was never sought for the current street fence.

MATERIAL CONSIDERATIONS

Legislative Requirements

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.

Aberdeen Local Development Plan (2017) (ALDP)

- Policy H1 – Residential Areas
- Policy D1 – Quality Placemaking by Design
- Policy D5 – Our Granite Heritage

Supplementary Guidance (SG)

- Transport and Accessibility
- Householder Development Guide

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. 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 –

- such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP;
- the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. The following policies of the Proposed ALDP are of relevance in the assessment of this planning application:

- Policy H1 – Residential Areas
- Policy D1 – Quality Placemaking
- Policy D7 – Our Granite Heritage
- Policy T3 – Parking

EVALUATION

Principle of Development

The ALDP 'proposals map' identifies the entirety of the site being located within a 'residential area'. Policy H1 (Residential Areas) applies to development within such areas, and states that a proposal for householder development will be approved in principle if it:

1. does not constitute overdevelopment;
2. does not have an unacceptable impact on the character and amenity of the surrounding area;
3. does not result in the loss of valuable and valued areas of open space; and
4. complies with SG.

There would be no loss of open space given the nature and type of development proposed, in that the development comprises to the alteration and conversion of an existing private communal garden. Therefore, in terms of establishing the acceptability of the principle of the proposal in the context of Policy H1, provisos 1, 2 and 4, as set out above, are applicable. Where appropriate, such matters are discussed in the context of the Council's Transport and Accessibility SG (hereafter referred to as 'SG'), below.

The Council's Supplementary Guidance 'Householder Development Guide' stipulates that no more than 50% of the front or rear curtilage shall be covered by development. When taking into account the proposed development in addition to the existing communal patio and decking areas, a significant proportion of the front garden ground would be covered by development such that, in terms of front garden coverage, the proposal amounts of overdevelopment of the site. However, a reasonable degree of private amenity space would be retained as a result of the proposal, namely, the existing raised deck and patio areas, which themselves are considered sufficient for three flatted properties in a city centre context. Further, the nature of the proposal is such that a degree of openness would be retained within the front garden, on the basis that the 'developed area' would be used for the purposes of parking vehicles, rather than a physical extension, for example, which would likely alter the physical characteristics of the street and overall pattern of development. Despite a degree of conflict with proviso 1 of Policy H1 (Residential Areas) and General Principle 3 of the Council's Supplementary Guidance Householder Development Guide in respect of development coverage, the proposal is considered to be acceptable in this regard for the aforementioned reasons.

Design & Amenity

Policy D1 (Quality Placemaking by Design) states that all development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials. Provisio 2 of Policy H1 (Residential Areas) seeks to ensure that the character and amenity of the surrounding area is suitably protected.

Within the site, the proposed surface materials include tarmac and a low granite boundary wall constructed from granite duntakings from the partially demolished boundary wall, in compliance with Policy D5 (Our Granite Heritage). The public and semi-public elements of the proposal include a new dark grey composite fence, gates (vehicle and pedestrian) and an area of loc bloc. Such materials are considered to be acceptable and generally in keeping with the street and surrounding area, representing a partial continuation of the building line between both adjacent properties and creating defensible space for the residents of the application property. The proposal would ensure that residential amenity is suitably maintained in respect of privacy, daylight and sunlight impacts, largely due to the existing site levels and the presence of adjacent property gables to the sides of the application site and the properties current garden area.

Accordingly, it is considered that the proposal would have a neutral impact on the character and amenity of the street and surrounding area, with much of the proposed development taking place to the rear of the private wall, wholly out of sight from the adjacent road and pavement and ensuring that amenity to adjacent properties is protected.

Parking & Safety

The Council's Roads officers are satisfied with the principle of the proposal in so far as it represents a potential benefit and net gain of two on-street parking spaces for surrounding residents. This is on the basis that three cars would likely be taken off street, accounting for the loss of a single on-street space in providing for the private access.

The amended proposal results in the formation of a vehicular access that meets visibility splay requirements to alleviate concerns regarding pedestrian safety. Roads officers are satisfied that adequate space is provided within the site to permit the entry and exit of vehicles in forward gear. Drainage proposals are considered suitable and in line with requirements.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 substantively reiterate those in the adopted Local Development Plan. The proposal is acceptable in terms of both Plans for the reasons previously given.

Matters Raised in Representations

Of the matters raised in representations, those relating to the loss of on-street parking, residential amenity, loss of greenery, visual amenity and pedestrian safety have been addressed specifically in the foregoing assessment; is considered that the proposal is acceptable for the reasons outlined therein. Concern regarding the structural integrity of adjacent buildings during the construction phase is not a planning matter and thus cannot be taken into consideration as part of the assessment of this application. The Council holds not record of planning permission for the existing fence, which undoubtedly requires planning permission based on its height and relationship to the road. Nevertheless, the Council has a duty to consider the proposal at hand as part of this application and the proposed boundary treatment is considered to be acceptable for the reasons previously outlined.

RECOMMENDATION

Approve Unconditionally

REASON FOR RECOMMENDATION

The proposed vehicular and pedestrian access, off-street parking, fence, gate, boundary treatment and associated works generally comply with the relevant policies of the Aberdeen Local Development Plan, namely policies H1 – Residential Areas, D1 – Quality Placemaking by Design

and D5 – Our Granite Heritage in addition to the Council's Supplementary Guidance 'Transport and Accessibility' and 'Householder Development Guide'. The proposal is considered to be acceptable in respect of its layout, form, access and use of materials in relation to both the property and the wider area and would avoid any significant impacts upon visual and residential amenity and road safety. The proposal is also considered to be acceptable against the relevant policies of the Proposed Aberdeen Local Development Plan 2020. Where tensions exist with the Policy H1 – Residential Areas and the Council's Supplementary Guidance 'Householder Development Guide' in respect of overdevelopment and garden ground coverage, site circumstances are such that a minor departure is considered acceptable in this instance. On the basis of the above, it is considered that there are no material planning considerations of sufficient weight that would warrant refusal of the application.

ADVISORY NOTES FOR APPLICANT

- Footway crossings are required to be constructed by Aberdeen City Council. The applicant should contact footwaycrossings@aberdeencity.gov.uk for further information.
- A Section 56 application should be submitted for the proposed access and contact should be made with Colin Burnett (01224 522409 cburnet@aberdeencity.gov.uk) for further information.

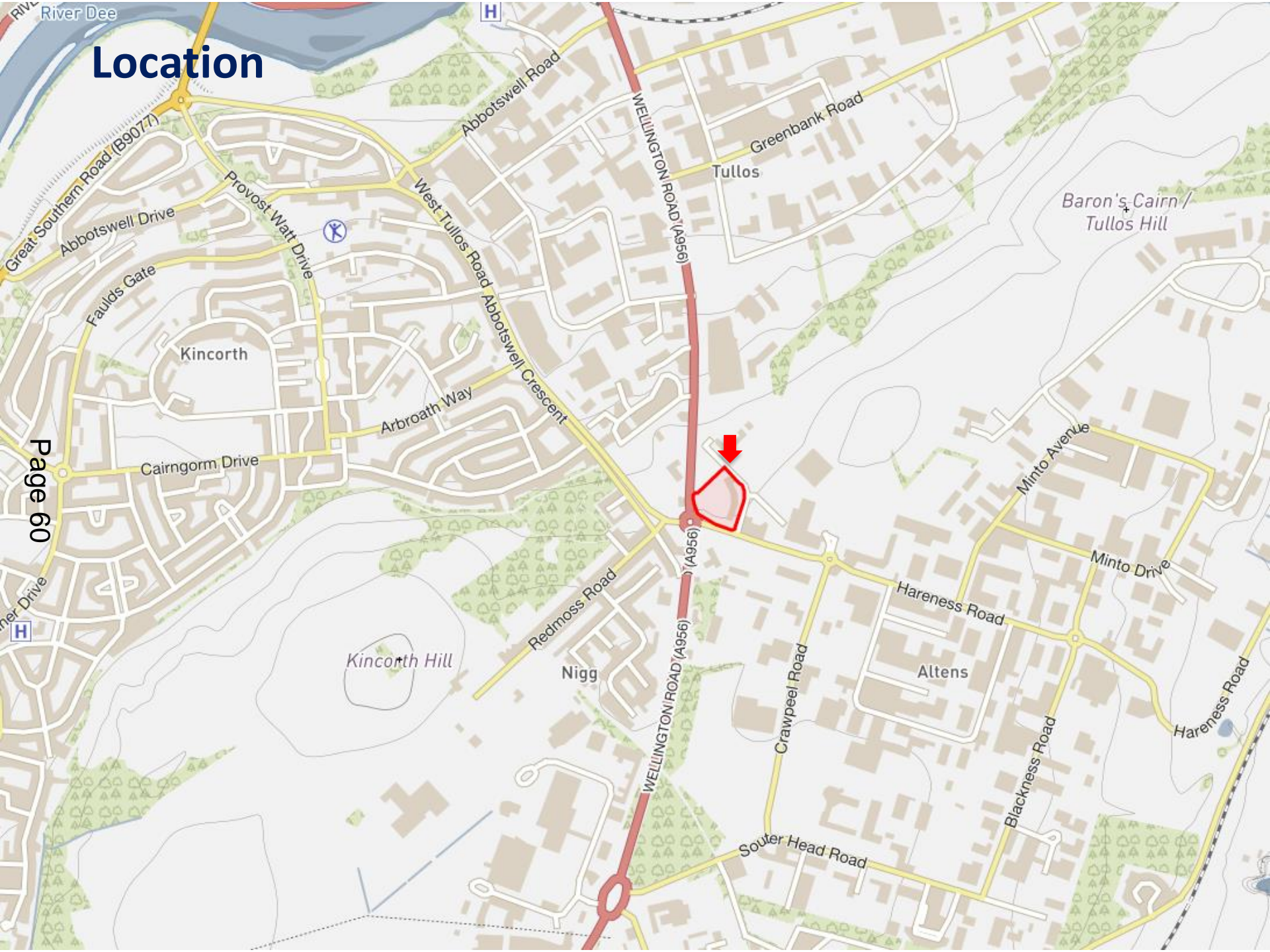
PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works

City Gate, Altens Farm Road, Aberdeen

Detailed Planning Permission
210114/DPP



Location

River Dee

Great Southern Road (B9077)
Abbotswell Drive
Provost Watt Drive
Faulds Gate

Kincorth

Cairngorm Drive

Kincorth Hill

Nigg

WELLINGTON ROAD (A956)

WELLINGTON ROAD (A956)

Abbotswell Road

West Tullos Road
Abbotswell Crescent
Arbroath Way

Tullos

Greenbank Road

Baron's Cairn /
Tullos Hill

Minto Avenue

Minto Drive

Hareness Road

Altens

Crawpeel Road

Blackness Road

Hareness Road

Souter Head Road

Aerial photo (pre-clearance)



Aerial photo (pre-clearance)





VIEW OF SITE INTERIOR – LOOKING SOUTH FROM EXISTING VEHICLE ACCESS

Context



LOOKING SOUTHEAST TOWARDS SITE FROM WELLINGTON ROAD

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SITE INTERIOR DEMONSTRATING LEVELS CHANGE



CORE PATH ROUTE ALONG NORTH-WEST BOUNDARY

Context



BUS STOP AND PEDESTRIAN CONNECTION FROM WELLINGTON ROAD ONTO ALTENS FARM ROAD

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PUBLIC CAR PARK TO NORTH OF SITE



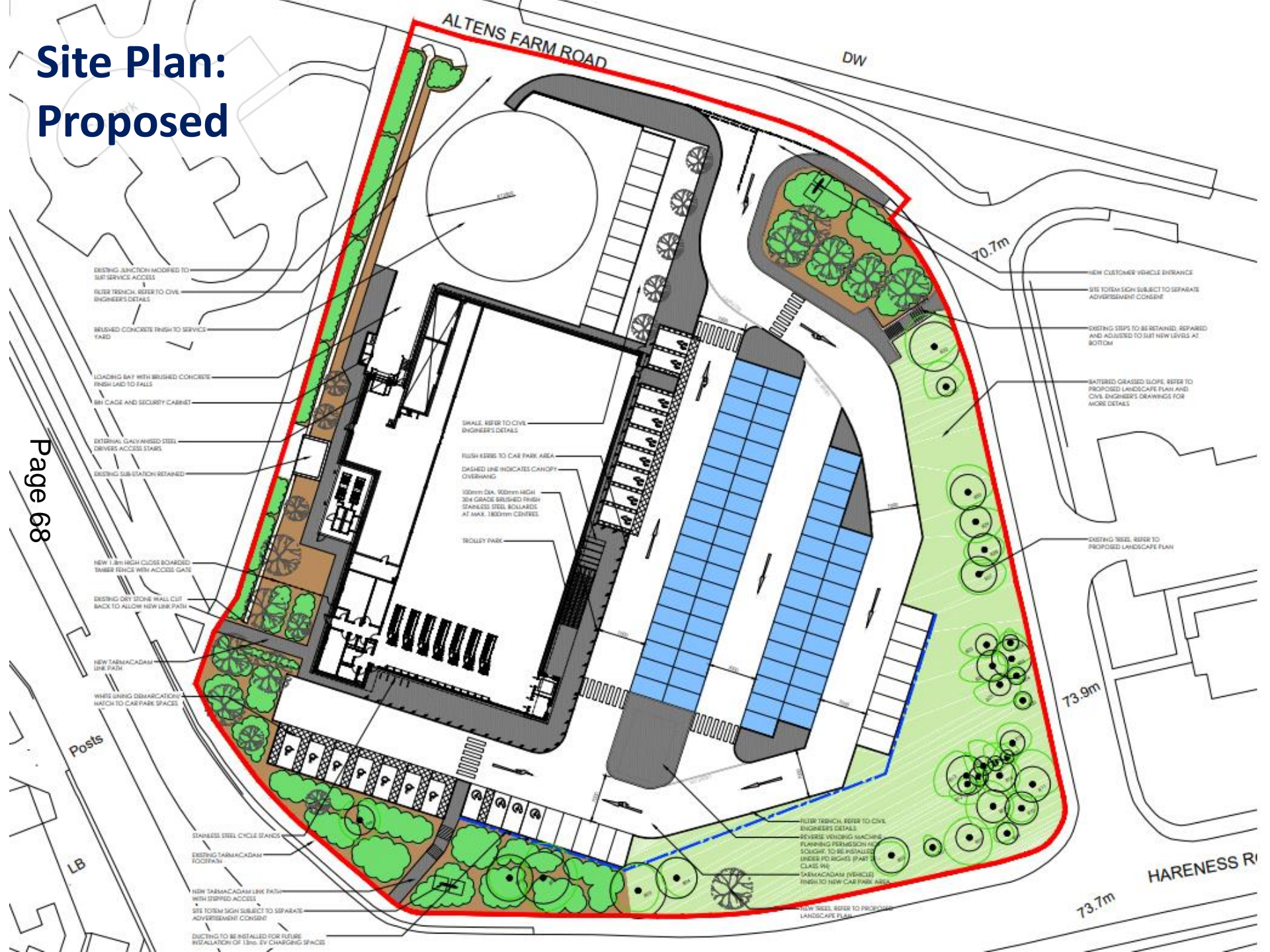
CONNECTION TO CORE PATH ROUTE WEST OF ALTENS FARM ROAD



LOOKING NORTH-EAST TOWARDS SITE ACROSS HARENESS ROAD ROUNDABOUT

Site Plan: Proposed

Page 68



ALTENS FARM ROAD

DW

70.7m

73.9m

73.7m

HARENESS R

EXISTING JUNCTION MOVED TO
SUB SERVICE ACCESS
FILTER TRENCH REFER TO CIVIL
ENGINEER'S DETAILS

BRUSHED CONCRETE FINISH TO SERVICES
YARD

LOADING BAY WITH BRUSHED CONCRETE
FINISH LAID TO FALLS

900mm HIGH SECURITY CABINET

EXTERNAL GALVANISED STEEL
DRIVERS ACCESS STAIRS

EXISTING SUB-STATION RETAINED

NEW 1.8m HIGH CLOSE BOARDED
TRAVEL FENCE WITH ACCESS GATE

EXISTING DRY STONE WALL CUT
BACK TO ALLOW NEW LINK PATH

NEW TARMACADAM LINK PATH

WHITE PAINT DEMARCATING
MATCH TO CAR PARK SPACES

Posts

LB

STAINLESS STEEL CHOLE STANDS

EXISTING TARMACADAM
FOOTPATH

NEW TARMACADAM LINK PATH
WITH STRIPED ACCESS
SITE TO BE SIGN SUBJECT TO SEPARATE
ADVERTISING CONSENT
DUCTING TO BE INSTALLED FOR FUTURE
INSTALLATION OF TINS BY CHARGING SPACES

SHALE REFER TO CIVIL
ENGINEER'S DETAILS

FLUSH KERB TO CAR PARK AREA
DASHED LINE INDICATES CANOPY
OVERHANG

100mm DIA, 900mm HIGH
304 GRADE POLISHED FINISH
STAINLESS STEEL BOLLARDS
AT MAX. 1800mm CENTRES

TROLLEY PARK

NEW CUSTOMER VEHICLE ENTRANCE
SEE TO BE SIGN SUBJECT TO SEPARATE
ADVERTISING CONSENT
EXISTING STEPS TO BE RETAINED, REPAIRED
AND ADJUSTED TO SUB NEW LEVELS AT
BOTTOM
BATTERED GRASSED SLOPE REFER TO
PROPOSED LANDSCAPE PLAN AND
CIVIL ENGINEER'S DRAWINGS FOR
MORE DETAILS
EXISTING TREES REFER TO
PROPOSED LANDSCAPE PLAN

NEW TARMACADAM (VEHICLE)
FINISH TO NEW CAR PARK AREA
TUFF TRAIL REFER TO PROPOSED
LANDSCAPE PLAN

Streetscape Elevations

SW: 'SHOPFRONT' ELEVATION



SOUTH WEST ELEVATION

Shop front

REVERSE VENDING MACHINE -
PLANNING PERMISSION NOT
SOUGHT, TO BE INSTALLED
UNDER PD RIGHTS (PART 2F -
CLASS 9H)

NE: SERVICE YARD ELEVATION



NORTH EAST ELEVATION

loading Bay

REVERSE VENDING MACHINE -
PLANNING PERMISSION NOT
SOUGHT, TO BE INSTALLED
UNDER PD RIGHTS (PART 2F -
CLASS 9H)

Streetscape Elevations

SE: CAR PARK/STORE ENTRANCE ELEVATION



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NW: REAR ELEVATION



Visualisation

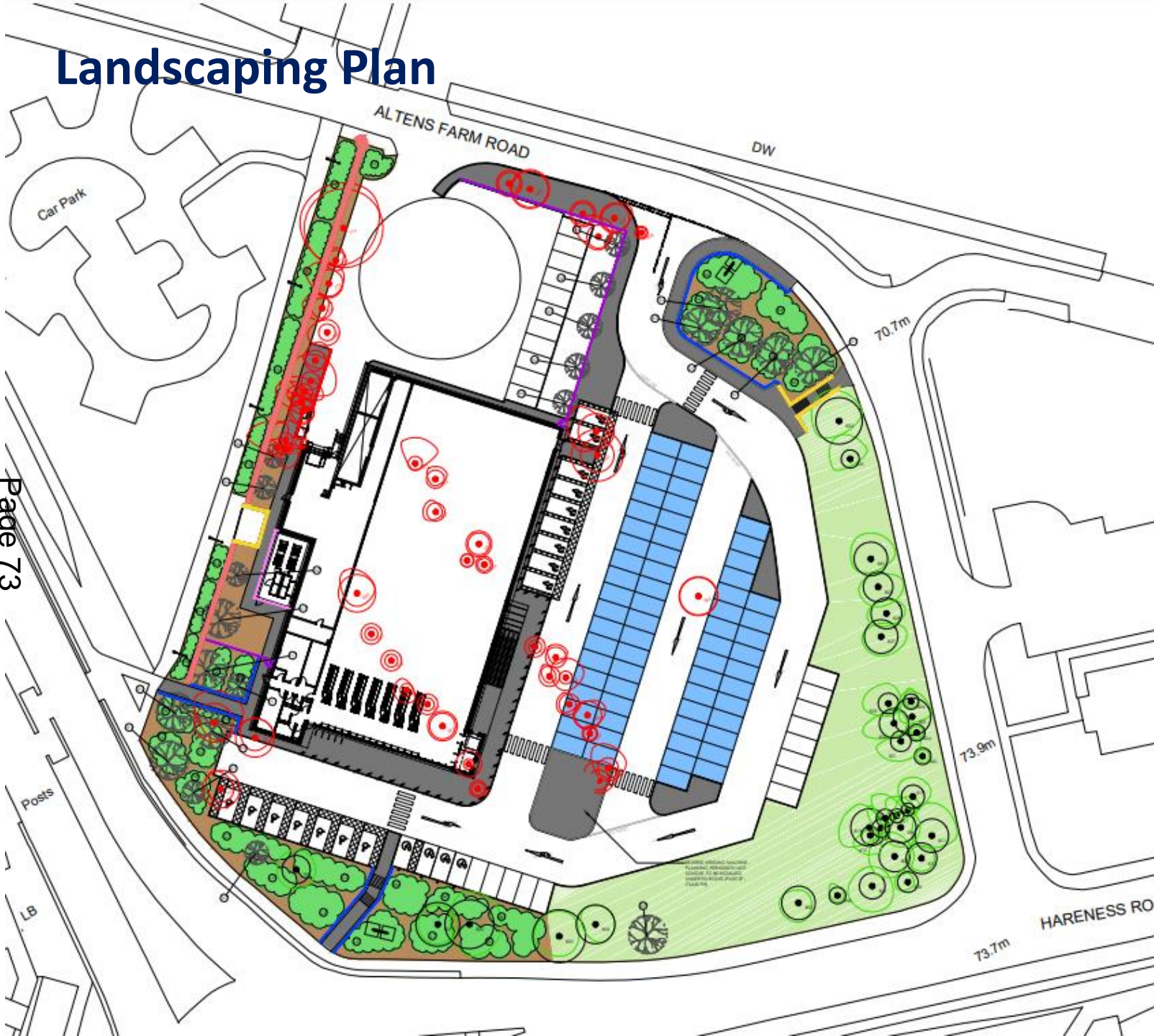


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Visualisation



Landscaping Plan



BOUNDARY TREATMENTS



TIMBER KNEE RAIL



1.8M HIGH CLOSE-BOARDED
TIMBER FENCE



CONCRETE RETAINING WALL



2.4M HIGH GALVANISED STEEL
PALISADE FENCE



EXISTING FACING BLOCK/GRANITE WALL
RETAINED AND REPAIRED AS NECESSARY



EXISTING DRY STONE WALL RETAINED AND
REPAIRED AS NECESSARY



EXISTING SUB-STATION GRANITE WALL
RETAINED AND REPAIRED AS NECESSARY

Retail Assessment Plan

Proposed Aldi Foodstore • Altens Farm Road, Aberdeen • Retail Assessment Plan

Town Centre / Neighbourhood Centre Locations
(including foodstore locations)

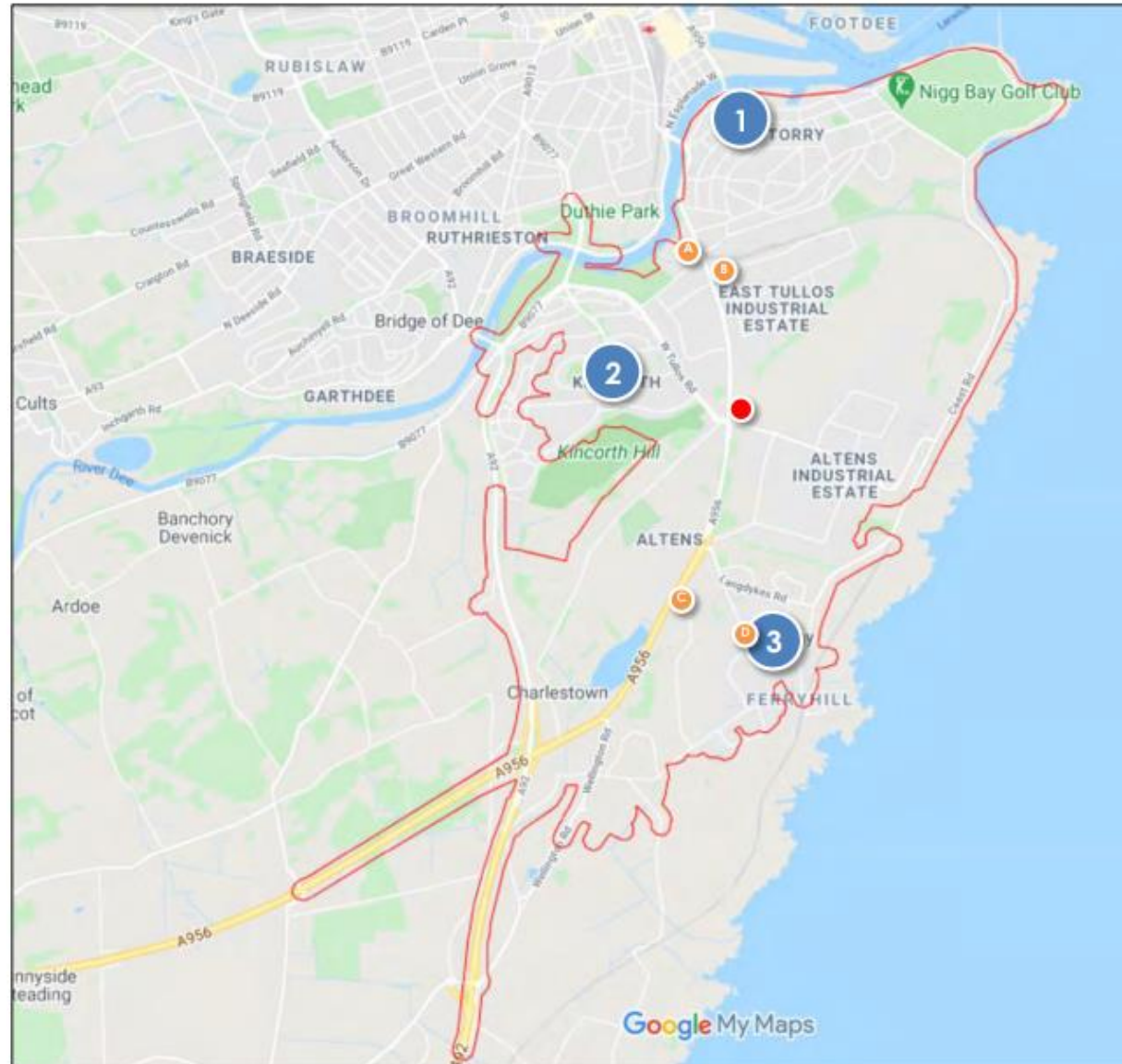
- 1** Torry Town Centre
(incl. SPAR, Best One)
- 2** Kincorth Neighbourhood Centre
(incl. SPAR)
- 3** Cove Neighbourhood Centre
(No foodstore provision)

Other Foodstores

- A** Tesco, Wellington Road
- B** Lidl, Greenwell Road
- C** Sainsbury's Local, Charleston Road North
- D** Co-op Food, Earns Heugh Road

Proposed Aldi Foodstore
Altens Farm Road, Aberdeen

Catchment Area
(based on adjusted 7-min peak
drivetime)



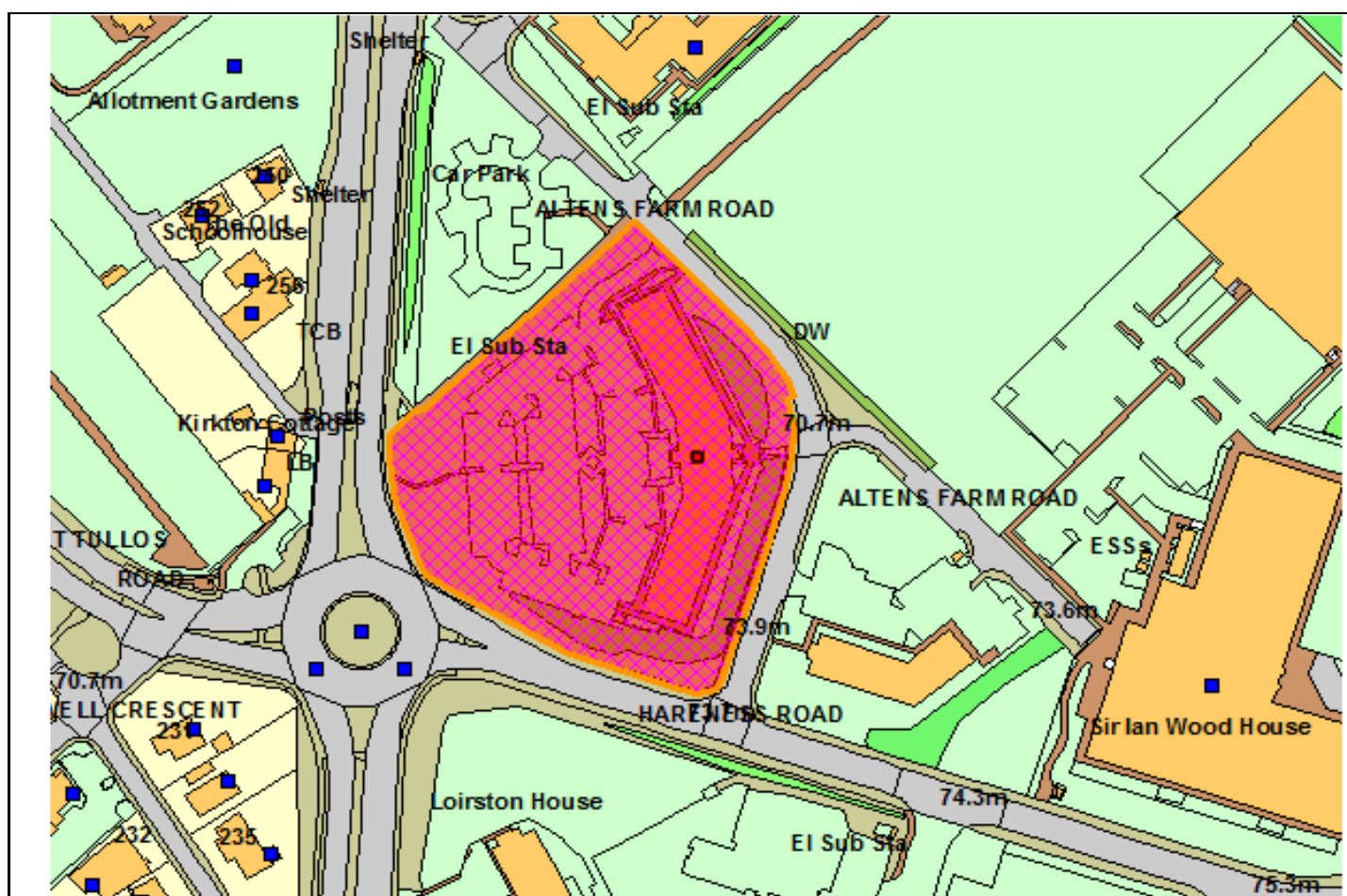


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 19 August 2021

Site Address:	City Gate, Altens Farm Road, Aberdeen, AB12 3LB
Application Description:	Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works
Application Ref:	210114/DPP
Application Type	Detailed Planning Permission
Application Date:	19 February 2021
Applicant:	Aldi Stores Limited
Ward:	Kincorth/Nigg/Cove
Community Council:	Cove and Altens
Case Officer:	Gavin Evans



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site, which extends to approximately 1.2 hectares (ha), is located to the south of the city, at the junction of Hareness Road and Wellington Road (A956). The site most recently comprised a vacant office building, known as City Gate, which dated from the 1980s and offered office accommodation across three floors, along with 160 car parking spaces and associated boundary landscaping. The site is accessed from Altens Farm Road to the east. The office building occupied a prominent position relative to Wellington Road, which is a main arterial route into the city. Following the demolition of the building earlier this year, the site has now been cleared and is surrounded by timber hoarding. The interior of the site is relatively low-lying, with landscaped embankments to road frontages onto Hareness Road, Wellington Road and Altens Farm Road.

Relevant Planning History

Application Number	Proposal	Decision Date
200332/PND (Prior Notification of demolition as permitted development)	Demolition of office buildings	06.04.2020 Status: Prior Approval Not Required
200453/ESC (Application for an EIA Screening Opinion)	Proposed demolition and site clearance of the existing vacant office building	24.04.2020 Status: EIA not required

APPLICATION DESCRIPTION

Description of Proposal

This application seeks detailed planning permission for the construction of a Class 1 retail food store (gross floor area 1,819sqm), along with associated means of access, 109 car parking spaces (including standard, accessible, parent and child, staff and electric vehicle charging spaces), cycle parking, hard and soft landscaping, and boundary enclosures.

An existing access to the site from Altens Farm Road would be adopted for service access and staff parking, with a separate new vehicular access proposed approximately 25m to the west, also onto Altens Farm Road. The low-rise single-storey store building would be positioned close to the north-western boundary, orientated to present its 'shopfront' to the south-west (onto Wellington Road/Hareness Road roundabout junction) and its entrance facing south-east across the car park. The 'shopfront' elevation is extensively glazed, returning around the corner onto the car park elevation, with the walls of the building otherwise clad in a two-tone mix of grey cladding panels.

The site layout retains areas of existing soft landscaping on the prominent Wellington Road and Hareness Road frontages, with additional tree planting introduced around a pedestrian access off Wellington Road. Three pedestrian-only points of access are included in the site layout, on both Wellington Road and Hareness Road frontages, linking to the existing footpath network. Core Path 103 (Balnagask to Kincorth Hill) runs along the northern western site boundary. The car park would operate on a one-way basis and includes a total of 109 car parking spaces, including provision for disabled users, parent & child spaces and electric vehicle (EV) charging spaces. In

addition, 11 no staff car parking spaces would be provided within the service yard area to the north of the proposed building and cycle parking is provided for both staff and customers.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QNUBL1BZGD600>

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because it is being recommended for approval and is considered to be contrary to the adopted development plan strategy.

CONSULTATIONS

ACC - Developer Obligations – No developer obligations payable. The proposed development is not considered to have any significant additional impact on infrastructure and facilities when compared with the authorised former office use. Note that ACC Roads DM team will advise separately on any impacts on transport infrastructure or associated mitigation.

ACC - Environmental Health – No objection. Noise levels detailed in the submitted Noise Impact Assessment are considered to be acceptable. A supplementary report has been provided which satisfactorily demonstrates that there would be no adverse impact on amenity as a result of overnight servicing. A condition previously recommended in relation to delivery/servicing times is no longer required.

The submitted Air Quality Assessment is considered to be acceptable in its findings, which conclude that there would be an insignificant impact from all pollutants. Mitigation measures relating to dust control during construction are also considered to be acceptable, however a site-specific Dust Management Plan should be secured prior to commencement of works.

ACC - Roads Development Management Team – No objection. Note that the proposal provides for various pedestrian links onto the network of adopted footpaths in the surrounding area, including Altens Farm Road, Hareness Road and Wellington Road. Existing signalised pedestrian crossings provide access to the residential areas to the west, and nearby public transport routes run along Hareness Road, Wellington Road and Abbotswell Crescent.

The submitted Transport Assessment includes a detailed comparison of trip generation between the current retail proposal and the previous office use. This concludes that there would be less vehicular trips resulting from the retail proposal. The proposal would also primarily serve those living or working in the local area, removing the need for some existing trips further afield to access convenience retailing.

Car parking provision is made at an appropriate rate, and on-site cycle parking is provided for both customers and staff (the latter within the warehouse). The car parking layout and servicing arrangements for the store are acceptable, with adequate space for vehicle manoeuvring.

Scottish Water – No objection. The development would be fed from Invercarnie Water Treatment Works and there is capacity for a foul water connection to the Nigg Waste Water Treatment Works. Capacity cannot be reserved and a formal connection application will require to be made to Scottish Water.

Cove And Altens Community Council – No response.

REPRESENTATIONS

Ten valid and timeously made representations have been received in relation to this application. All of those representations express support for the proposal, raising the following points:

- There is a current need for a supermarket closer to Cove, serving the south of the city and communities including Kincorth and Torry;
- Will provide a further grocery shopping option for travelling out of town from workplaces in Tullos and Altens;
- Competition for existing stores is welcomed;
- New employment opportunities are also supported;
- Support is expressed for reinstating direct access from Wellington Road onto Altens Farm Road;
- Support expressed for new traffic signals from Altens Farm Road onto Hareness Road;
- The proposal would reduce the number of trips outwith the area to access convenience shopping (e.g. those travelling from Cove to stores at the beach);
- Adequate parking is included in the proposal;
- The location is convenient for local bus routes, including those serving Kincorth, and is walkable for some local residents;

MATERIAL CONSIDERATIONS

Legislative Requirements

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.

National Planning Policy and Guidance

Scottish Planning Policy was approved in 2014. An updated version published in December 2020 is currently subject to challenge, therefore SPP 2014 remains in place.

Aberdeen City and Shire Strategic Development Plan (2020) (SDP)

The Strategic Development Plan 2020 was published in August 2020. The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years and promotes a spatial strategy for the next 20 years. All parts of the Strategic Development Plan area will fall within either a Strategic Growth Area or a Local Growth and Diversification Area. Some areas are also identified as Regeneration Priority Areas. The following general targets are identified; promoting diversified economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change and limiting the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

Aberdeen Local Development Plan (2017)

Relevant policies

- D1: Quality Placemaking by Design
- D2: Landscape
- I1: Infrastructure Delivery & Planning Obligations
- NC4: Sequential Approach and Impact
- NC5: Out of Centre Proposals
- NE1: Green Space Network
- NE5: Trees and Woodland
- NE6: Flooding, Drainage & Water Quality
- R6: Waste Management Requirements for New Development
- R7: Low & Zero Carbon Build & Water Efficiency
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- T5: Noise

Supplementary Guidance and Technical Advice Notes

- Flooding, Drainage and Water Quality
- Green Space Network and Open Space
- Hierarchy of Centres
- Noise
- Planning Obligations
- Resources for New Development
- Transport and Accessibility
- Trees and Woodlands
- Materials TAN

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the Proposed ALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. 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 –

- such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP;
- the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case by case basis.

In this case, the following policies from the Proposed ALDP are of relevance, however it is noted that there is no fundamental change in the zoning of this land or in the general approach to the location of new footfall generating retail uses, which remains consistent with the national policy outlined in Scottish Planning Policy.

- D1: Quality Placemaking
- D5: Landscape Design

- VC3: Network of Centres
- VC8: Town, District, Neighbourhood and Commercial Centres
- VC9: Out of Centre Proposals
- I1: Infrastructure Delivery and Planning Obligations
- NE2: Green and Blue Infrastructure
- NE4: Our Water Environment
- NE5: Trees and Woodland
- R5: Waste Management Requirements for New Development
- R6: Low and Zero Carbon Buildings, and Water Efficiency
- WB3: Noise
- T2: Sustainable Transport
- T3: Parking

Other Material Considerations

Aberdeen City and Aberdeenshire Retail Study: 2018 Aberdeen City Update

Aberdeen City Council commissioned an update to the 2013 Aberdeen City and Aberdeenshire Retail Study (ACARS) to provide an assessment of retail, leisure and related floorspace provision within Aberdeen City and to assess potential future demand and supply for retail and leisure floorspace for the next 15 years. This made a number of recommendations and has been used to inform preparation of the Proposed Aberdeen Local Development Plan.

EVALUATION

Principle of Development

The application site forms part of a wider area designated as Business and Industrial Land in the Aberdeen Local Development Plan (ALDP), wherein policy B1 of the ALDP will apply. Policy B1 promotes the retention of business and industrial land identified in the ALDP for uses within Classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order and its safeguarding from other conflicting development types. Policy B1 does provide for other uses *'suited to a business and industrial location'* such as car showrooms and bus depots to be treated on their own merits. Policy B1 also offers support for facilities directly supporting the attraction and sustainability of the city's business and industrial land, where such facilities are principally aimed at meeting the needs of employees within the business and industrial area.

The proposed retail use does not fall within Class 4, 5, or 6 of the Use Classes Order. Nor is it considered that the proposed use is of a type comparable to car showrooms or bus depots in terms of its appropriateness for location in a predominantly business and industrial area. Whilst it is accepted that a proportion of the retail store's trade would be drawn from those employed in the surrounding business and industrial land, it would serve a much wider catchment which includes the nearby residential communities of Altens, Cove, Kincorth, Redmoss and Torry. It is considered that the retail use could not reasonably be characterised as being *'aimed primarily at meeting the needs of businesses and employees within the business and industrial area'* for the purposes of consideration against policy B1.

On that basis, the proposal is considered to represent a departure from the Development Plan, specifically in terms of retail use at this scale not being provided for by the relevant zoning policy, B1. This report will proceed to assess the proposal against other relevant policies of the development plan and other material considerations to establish whether there is any justification for the granting of planning permission as a departure from the Development Plan.

The ALDP, in line with Scottish Planning Policy, adopts a sequential approach to the location of

retail and other significant footfall generating uses. Policy NC1 recognises the City Centre as the preferred location for such significant footfall generating developments serving a city-wide or regional catchment, and development serving smaller catchments shall be located in accordance with the sequential approach outlined in policy NC4 and the associated 'Hierarchy of Centres' Supplementary Guidance. This network of centres and associated hierarchy is intended to ensure that retail and other footfall generating development is directed to appropriate locations. A store of this scale would not have a city-wide or regional catchment. On that basis, a city centre location is not essential and the proposed retail use should be located in accordance with the sequential approach.

Policy NC5 (Out of Centre Proposals) recognises that, in some circumstances, it will be appropriate to allow new footfall-generating development in a location outwith the identified network of centres, and sets out a series of criteria that must be satisfied by any such out-of-centre proposals. These tests will be discussed in detail later in this report.

With these points in mind, the principle of retail development at the scale proposed will be established through sequential assessment and consideration against the criteria within the policies noted above, both in relation to retail matters and the location of the development within an area zoned as business and industrial land. Thereafter, other Development Plan policies relating to accessibility, drainage, landscape and tree impacts and other matters will also be of relevance.

Accessibility and Transport Impact

The applicant has provided a Transport Assessment in support of this application, which has been reviewed by colleagues in the Council's Roads Development Management Team. This includes an assessment and comparison of trips predicted from the proposed use with trip generation associated with the former office use. This concludes that the proposed use would generate less vehicular trips during peak periods and would also generally serve a more localised area than the former office use, such that the proposal is not considered to result in any adverse impact on the local road network or warrant any mitigation works to add capacity.

The proposal includes multiple links onto the adjacent core path and other footpaths in the area around the application site, including Altens Farm Road, Hareness Road and Wellington Road. Existing signalised pedestrian crossings allow for onward travel to the west and for access to public transport services on Hareness Road, Wellington Road and Abbotswell Crescent and the wider residential areas of Redmoss, Kincorth, Cove and Torry.

It is proposed that the store is served by two vehicular access points, both onto Altens Farm Road. This allows for the separation of customer traffic and servicing/deliveries, with an existing site access used for servicing and a newly formed second access point formed for customer traffic.

The proposed site layout includes 109 car parking spaces, of which 7 are identified for disabled users, 9no parent/child spaces, 4no electric vehicle charging spaces and 11no staff car parking spaces (staff spaces separate, within service yard area). The Council's RDM Team advises that parking and servicing arrangements are acceptable, but notes that the detailed design and geometry of the new access will require further consideration via the Roads Construction Consent process.

Cycle parking is also provided, with 5no Sheffield stands shown close to the main store entrance capable of accommodating 10no cycles. More secure cycle parking for staff, suitable for long-stay use, is contained within the warehouse area of the building. Taking account of these points, it is concluded that the proposal demonstrates its accordance with policy T2 (Managing the Transport Impact of Development), policy T3 (Sustainable and Active Travel) and the associated 'Transport and Accessibility' Supplementary Guidance.

Retail Impact

The first step in assessing retail impact is defining the catchment area. The applicants have used a 7-minute adjusted peak drive time, which reflects Aldi's typical customer travel patterns and has been informed by existing stores at Westhill, Cornhill and Beach Boulevard Retail Park as well as the location of planned future stores.

From here, the population within that catchment area is established using credible sources and convenience expenditure per head of population of the catchment is used to arrive at a total available convenience expenditure figure for the catchment area. This is estimated at £57.9m in 2021, increasing to £58.4m by 2024.

The submitted retail statement then identified the existing convenience retail locations within the catchment area, sourcing floorspace figures from IGD (Institute of Grocery Distribution) and historic planning applications and combining these with average sales densities for the relevant retailer, applying national averages to assume the convenience/comparison floorspace split, to arrive at an estimate of turnover for each location (existing store). This process identifies £56.79m in total turnover for convenience floorspace within the catchment in 2021, decreasing to £54.55m by 2024. As these figures are based on national averages, it is recognised that there is potential for the actual trading figures to differ in some locations, for example where there is a lack of retail competition present.

These turnover figures for each retail location are then combined with an estimate of the proportion of trade which comes from within the catchment, based on each location's proximity to the catchment boundary and potential to draw trade from outside the catchment, to arrive at an estimate of a location's turnover from within the catchment. From this, each location's market share (of the available spend within the catchment) can be estimated. This indicates that circa 72% of the available spend within the catchment is actually spent in retail locations within the catchment and therefore circa 28% (£16.34m) of that spend is 'leaking' from the catchment and being spent elsewhere. The submitted Retail Statement, informed by both the aforementioned analysis and responses from pre-application public consultation, suggests that much of this is drawn from the area by larger retailers such as Asda at Bridge of Dee and Portlethen and Sainsbury's at Bridge of Dee due to their differing offer and scale compared with what exists in the catchment currently, for example at Tesco and Lidl on Wellington Road and Greenwell Road respectively. Some shoppers from within the catchment are also anticipated to be travelling further afield to access Aldi stores at Beach Boulevard, Westhill and Cornhill. This portion of the assessment indicates that there is a qualitative deficiency in retail provision within the local area currently.

The proposed Aldi store, based on its floorspace and an 80/20 split between convenience and comparison goods and application of national Aldi sales density rates, would generate an estimated annual turnover of £12.29m for convenience sales and £2.81m for comparison sales, with 85% of that turnover expected to come from within the catchment. This equates to £10.44m and £2.39m turnover from within the catchment area. It is notable that this is significantly less than the estimated £16.34m of expenditure which is understood to be 'leaking' from the catchment at present.

An assessment of 'trade diversions' as a result of the proposed development indicates that the greatest diversions of trade from existing retail locations would be anticipated at Tesco on Wellington Road (35%) and Lidl on Greenwell Road (22%, with no other diversions exceeding 4%. It is noted that the retail locations most affected by the proposal lie outside any retail centres defined in the ALDP, and therefore are not afforded protection by policy NC5, which refers specifically to avoiding "*adverse effect on the vitality or viability of any centre listed in Supplementary Guidance*". This proposal would not result in diversions greater than 1% on any

existing retail location within the catchment area which also lies within a defined retail centre, equating to impacts of 1.7-2.3%.

The applicants' submission contends that much of the turnover for a new Aldi store would come from a greater proportion of spend being retained within the catchment, rather than 'leaking' out to retail locations across the city. The submitted retail statement also highlights a well-established principle in convenience shopping that 'like tends to compete with like', such that a new Aldi is more likely to divert trade from a 'big 4' supermarket brand than any of the smaller stores which are not comparable in terms of their retail offering.

In terms of market share, it is estimated that the proposed Aldi store would secure a market share of 17.8% of the convenience trade within the catchment area however, as noted previously, much of that would be as a result of capturing existing 'leakage' from the catchment. The affected stores within neighbourhood centres are the local shops within Torry Town Centre and SPAR on Provost Watt Drive, however the reduction in market share is very modest (0.2% difference in both cases).

Consistent with the trade diversions previously established, the biggest changes to market share would occur at retail locations outwith defined retail centres, at sites which are not afforded policy protection. These sites at Lidl, Greenwell Road (3.1% reduction) and Tesco Wellington Road (4.4% reduction) would nevertheless retain strong market share at 21.5% and 13.6% respectively.

It is recognised that there is a policy expectation that new residential development is accompanied by retail and related uses at an *'appropriate scale to serve the convenience shopping needs of the expanded local community'*. This is relevant in the context of the residential allocation through the ALDP for circa 1500 homes at Loirston, south west of Cove. The OP59 opportunity site designation in the ALDP refers to the potential for a *'supermarket to meet convenience shopping deficiencies in south Aberdeen'*, so it has been appropriate to consider the extent to which the proposed retail development at Hareness Road could be accommodated in addition to any convenience retail provision at Loirston. The submitted retail statement identifies that a convenience deficiency of circa £10.5m would remain even after the proposed Aldi is factored in, and that this deficiency would be further increased due to the additional £8.5m convenience spend attributable to the Loirston development itself. The policy implications of this are considered below.

Retail Policy

Policy NC4 (Sequential Approach and Impact) sets out that proposals serving a catchment area similar to that of a neighbourhood centre shall be located in a neighbourhood centre if possible, but may also be located in any centre in the first, second or third tiers of the hierarchy (City Centre, Town Centres and District Centres). Proposals with a gross floor area of less than 2,000sqm are defined in the Council's 'Hierarchy of Centres' Supplementary Guidance as being appropriate to a neighbourhood centre. It follows that the possibility of locating this proposed development (of 1,819sqm) within an existing centre must be considered.

Within the identified catchment for the proposed Aldi store, there are Neighbourhood Centres at Kincorth and Cove and a Town Centre at Torry. With this in mind, the applicants have undertaken an assessment of potential alternative sites within those protected centres as part of their retail submission. In recognition of the policy preference for edge-of-centre sites if there are no suitable sites available within retail centres, this assessment also includes potential alternative sites within 250m of the protected neighbourhood centres. Other out-of-centre sites beyond that 250m are discounted on the basis of being no more preferable in policy terms than the site that is subject of this application. It is also noted that many such out-of-centre sites lie on the periphery of the intended catchment.

This assessment has not identified any sequentially preferably opportunities, with sites in and adjacent to the Torry neighbourhood centre being of insufficient size to accommodate an Aldi store

and also not currently available. A site next to Cove Bay Medical Centre is of adequate size, but currently forms part of a wider area of urban green space, where there are multiple policy restrictions that would not weigh in favour of new retail development. The sequential assessment also considered a site currently in use as car parking for Kincorth Shopping Centre, but concluded that this is too small and not currently being marketed, so is unlikely to be available in any case. This assessment demonstrates that it is not possible to locate the development on a suitable alternative site within the existing neighbourhood centres in the catchment area, as required by policy NC4.

Policy NC4 also states that *'in all cases, proposals shall not detract significantly from the vitality or viability of any centre listed in the Supplementary Guidance'*. The Retail Assessment undertaken by the applicants and set out preceding pages of this report demonstrates that there is a limited retail offering within the catchment area at present, resulting in significant 'leakage' from the catchment area, such that the proposed store would be able to retain a greater proportion of convenience shopping expenditure within the catchment area without any significant impact on existing neighbourhood centres. Outwith that qualitative assessment of expenditure and impact, the applicants have also undertaken 'Town Centre Health Checks', which take account of pedestrian flow, representation of national retailers and independents, vacancy rates and physical structure of centres, and which demonstrate that generally these neighbourhood centres are performing well and have low vacancy rates in comparison with the national average. When these health checks are considered alongside the negligible qualitative impact on trade and market share, it can be concluded that the proposed development would not detract significantly from the vitality and viability of the neighbourhood centres within the catchment, as required by policy NC4.

Policy NC4 also highlights that there may be restrictions imposed on the amount of comparison shopping floorspace permitted in locations outwith the City Centre, in order to ensure that the offering remains geared towards meeting local convenience shopping needs.

Policy NC5 (Out of Centre Proposals) sets out that significant footfall generating development appropriate to designated centres, where proposed on an out-of-centre location, will be refused unless it can satisfy the following tests.

1. *no other suitable site in a location that is acceptable in terms of Policy NC4 is available or likely to become available in a reasonable time.*

As detailed above in discussion of policy NC4 (Sequential Approach and Impact), the applicants have undertaken a credible assessment of the available sites within and around the local centres in the catchment and found none which would be capable of accommodating a standard format Aldi store. On that basis, it can be concluded that there is no such suitable site currently available or likely to become available in a reasonable time.

2. *there will be no adverse effect on the vitality or viability of any centre listed in Supplementary Guidance.*

Again, as discussed in relation to policy NC4, the quantitative impact assessment undertaken by the applicants demonstrates that much of the identified trade diversion would arise from reversing 'leakage' of spend from the catchment, along with trade diverted from existing 'out-of-centre' retail locations which do not benefit from policy protection. There would be no significant impact on expenditure or market share to any of the protected neighbourhood centres within the catchment.

It should be noted that the floorspace proposed does not trigger a requirement for submission of a Retail Impact Assessment under the terms of policy NC4, and the applicant has undertaken that assessment voluntarily to assist with the planning authority's decision making. Nevertheless, this gives an indication of the significance of the floorspace proposed.

3. *there is, in qualitative and quantitative terms, a proven deficiency in provision of the kind of development that is proposed.*

The assessment summarised in the 'Retail Impact' section of this report demonstrates that there is significant 'leakage' from the catchment at present. Such significant leakage from the catchment area indicates a lack of suitable provision of a certain type within the catchment and an opportunity for new retail development to fill a gap in local shopping provision without "*significant adverse impact*" on existing protected retail centres. As regards qualitative assessment, the applicants' submissions set out that Limited Assortment Discount (LAD) retailers such as Aldi and Lidl have notable differences from the 'big 4' supermarket brands, and provide an offering which is materially different, and can therefore complement and enhance existing retail provision. It is noted that there is no other Aldi store currently serving the south of the city, with responses from public consultation indicating that some shoppers continue to travel outwith the catchment to access existing stores. In this regard, the proposals would improve consumer choice within the catchment and address an obvious gap in local retail provision without resulting in any significant adverse impact on protected retail centres. By making provision locally, the need to travel outside the catchment area to meet local shopping needs should be reduced, avoiding unnecessary car journeys and supporting sustainable travel.

4. *the proposed development would be easily and safely accessible by a choice of means of transport using a network of walking, cycling and public transport routes which link with the catchment population. In particular, the proposed development would be easily accessible by regular, frequent and convenient public transport services and would not be dependent solely on access by private car.*

The 'Accessibility and Transport Impact' section of this report demonstrates that the site can be accessed by a variety of means, with pedestrian access points connecting to the surrounding network of footpaths and footways. The site lies within the recommended 400m of public transport routes, with services running along Wellington Road, Hareness Road and Abbotswells Crescent. Whilst car parking is provided at an appropriate rate to meet the needs of the development, it would not exceed the maximum threshold stated in the relevant Transport and Accessibility Supplementary Guidance and that parking provision includes a proportion of spaces for disabled/parent and child/electric vehicle use. In addition, cycle parking provision is made for both customers and staff use, with the latter being located internally within the warehouse area and therefore more suitable for long-stay sheltered use. Recommended cycle routes are present nearby, whilst Core Path 103 also parallel to the NW site boundary. Taking account of these factors, it is evident that the site would not be dependent solely on access by private car, and that local customers would have various options for accessing the site on foot, by cycle or using public transport.

The 2018 Aberdeen City Update to the Aberdeen City and Shire Retail study offers some commentary on the qualitative provision to the south of the city (N.B. a much wider area than the catchment of the proposed store), noting that '*in the south there is a lack of convenience provision serving the Cove and Loirston area. OP59 addresses this deficiency*'. This underlines that there is an identified deficiency in convenience retail provision in this area of the City. It is noted that the Retail Study Update suggests that this deficiency be addressed through retail use within the Loirston residential expansion area, however it noted that the significant number of new houses at Loirston will further increase demand for convenience retail over and above the significant deficiency identified currently. The applicants' submission highlights that the population increase within the catchment attributable to the Loirston development would equate to an additional £8.475m in additional convenience expenditure within the catchment. In that context it is considered that the proposed development can be comfortably accommodated alongside the new retail component within the Loirston development. This update report also highlights the effect of

deficiencies in local provision on travel patterns, noting that *'it is important that major new housing expansion areas include local services and facilities that address the day-to-day needs of the new population. Failure to provide this will force residents to travel to other areas, primarily by car to access these'*.

In summary, it is clear that the proposal meets the criteria set out by policy NC5 in relation to out-of-centre proposals, whilst also being consistent with the approach set out by policy NC4 as regards the consideration of sequentially preferable sites for new retail development.

Employment Land Supply

The applicants have submitted an 'Employment Land Report' in order to outline the relative abundance of employment land in Aberdeen and to make the case that this retail development could be accommodated on land zoned for business and industrial use without compromising the effectiveness of the city's employment land supply. This highlights the role of business land audits and the requirement for at least 60ha of marketable land available to businesses in a range of places in Aberdeen City, set by the current Aberdeen and Aberdeenshire Strategic Development Plan.

The Aberdeen City and Shire Employment Land Audit (ELA) is prepared annually, with the aim of providing up-to-date and accurate information on the supply and availability of employment land in the region. The most recently prepared audit (for the 2018/19 period, with a base date of 1st April 2019) was published in December 2019. The 18/19 ELA identified an 'established' employment land supply of 274ha, of which 210ha was identified as 'marketable'. The current application site extends to 1.2ha and forms part of that marketable supply. This indicates that retail development in this location would not result in any shortage of available employment land, with a significant surplus being maintained over and above the target set in the current SDP.

Over and above this evidence, the applicants' statement highlights the current market conditions for office space in Aberdeen, referring to a vacancy rate which is estimated to be more than double the national average, with rental values also steadily decreasing and very few completed office deals in the preceding 24 months. Whilst the conditions in the industrial market are better, they remain challenging with supply described as exceeding or significantly exceeding demand. Taking account of these factors, it is accepted that there is no shortage of available business and industrial land available, and the use of this site for alternative purposes (if acceptable on its merits) could not reasonably be resisted solely on the basis of maintaining an adequate supply of business and employment land.

Siting, Layout and Design

The application site has road frontage on three sides, to Wellington Road, Hareness Road and Altens Farm Road respectively. It sits in an elevated position relative to the busiest of these routes, Wellington Road, which serves as an arterial route into the city from the south. Existing landscaping and tree planting is generally arranged around the boundaries of the site, with a few trees also within the interior of the site, between car park aisles.

The proposed low-rise single storey retail food store would be sited towards the NW site boundary, with car parking located to the east. An existing site access on Altens Farm Road would be reconfigured as a service access into a yard area also containing staff parking, with a separate new vehicular access formed onto Altens Farm Road for customer traffic. The store itself is orientated to present its 'shopfront' to the south-west (onto Wellington Road/Hareness Road roundabout junction) and its entrance facing south-east across the car park. The site layout retains areas of soft landscaping on the prominent Wellington Road and Hareness Road frontages, with additional tree planting introduced around a pedestrian access off Wellington Road.

The building itself is of a scale and appearance which is not incongruous to the local context,

where there is some variety in the scale, form and architectural expression, particularly in the business and industrial area to the east side of Wellington Road. The contemporary styling includes a shallow monopitched roof, with walls clad in a two-tone mix of grey cladding panels. At ground floor level, the 'shopfront' elevation looking onto the Hareness roundabout is extensively glazed, and partially continues around onto the car park elevation, which otherwise features higher level glazing to allow light into the store. Boundary enclosures include timber fencing, low timber rail fencing adjoining car parking and paths and steel palisade fencing enclosing plant to the non-public side of the building.

The submitted Retail and Planning Statement highlights that Aldi's business model places emphasis on standardisation as a means of achieving efficiencies, resulting in a uniform standard internal layout, which accommodates the highly efficient and standardised approach adopted across its stores nationwide. The size of warehouse and amenity spaces (including office, W.C., meeting and plant spaces) is described as being directly proportional to the size of the sales area, and warehouse space has direct access to a loading dock to allow for a clear distinction between public and private spaces. Points of access are well defined and attractive to those arriving on foot, with a legible and easily navigable site layout.

The submitted Design and Access statement shows how three options for site layout were considered, with various issues relating to the location of existing access points, relationship with road frontages, scope for separation of customer and servicing traffic and site levels. 'Back of house' spaces such as service yard, loading bay and plant compound would be discreetly located to the eastern boundary and would be screened by a combination of existing trees, new areas of landscaping and a combination of change in levels/distance from Wellington Road.

Taking these points into account, it is considered that the proposed development demonstrates consideration for the six qualities of successful placemaking and the overarching aims of policy D1 (Quality Placemaking by Design) in terms of demonstrating that the proposal has responded to the specific context of this site.

Landscape/Arboricultural Impact

Tree planting within the application site is generally found within strips of soft landscaping arranged around the periphery of the site. The central portion of the site is largely given over to car parking, however there are trees planting between rows of spaces. The tree survey accompanying the application identifies a total of 93 individual trees, which are understood to have been planted alongside the development of the former office use. As such, the trees are of consistent age and semi-mature, with heights generally between 5m and 8m. Most common species are gean (wild cherry) and rowan, with sycamore and Swedish whitebeam also present in smaller numbers. The survey observes that most specimens are rather stunted and windswept, with no trees assessed as being of high arboricultural value and all specimens classified as class C trees, denoting trees *'of lower quality and value with an estimated life expectancy of at least 10 years'*. The submitted survey (carried out by an independent professional) concludes that the trees present *'should not be viewed as a constraint to development'*.

The main areas for tree removal are along the north-western boundary and in the central portion of the site where trees previously arranged in rows between areas of car parking are to be removed to accommodate the store and its new car park and access roads. Areas where trees would be retained and protected during construction are predominantly along the Hareness Road and Wellington Road frontages.

Whilst tree retention is always preferred, it is recognised that there are circumstances in which some removal will be unavoidable, and in such cases it is appropriate to consider the value of those trees to be removed and ensure that greater emphasis is placed on retaining the specimens that are of the greatest value or make the greatest contribution to local landscape character. In this

case, all trees have been assessed as category-C trees. The retention of existing specimens along the most prominent road frontages will ensure that the proposed new building has an attractive setting immediately following completion, which is of particular importance given Wellington Road's role as a key route into the city. Though the loss of 52 existing trees is regrettable, it is noted that many of these were of limited value and were closely grouped either along the north-west boundary or between rows of car parking. Given the surrounding topography these locations are not highly sensitive when seen from prominent road frontages, and the losses would to some extent be offset through the planting of 22 new specimens in appropriate locations as part of the site-wide landscaping proposals.

Taking account of these points, it is recognised that there is some tension with the aims of policy NE5, however it is considered that the proposal focuses on the retention of the most valuable trees in terms of local landscape character and amenity, as well as making provision for measures to protect those trees retained and for new tree planting where appropriate. On that basis, the proposal is considered to be acceptable despite the identified tension with policy NE5 (Trees and Woodlands).

Economic Benefits

The applicants' submissions offer a summary of the anticipated economic benefits of the proposal, which include the creation of up to 35 new direct full-time-equivalent jobs, as well as additional expenditure in the local economy and through Aldi's supply chain. The development is also anticipated to generate a further 3.5 indirect FTE jobs, based on Scottish Government methodology. The project is assessed as having a Gross Value Added (GVA) of £0.87m, with a total direct and indirect GVA generated by the project of £2.67m. This benefit represents a material consideration in support of the proposal, and whilst such benefits might be secured on an alternative site, the applicants' assessment of other potential sites within the catchment has established that none are both suitable and available within or immediately adjacent to neighbourhood centres.

Drainage and Flood Risk

The application is accompanied by a Drainage Impact Assessment, including Flood Risk Assessment. This document adequately demonstrates that the proposals would not have an adverse impact on flood risk, either within the site or elsewhere, and demonstrates appropriate measures for the use of Sustainable Urban Drainage Systems within the proposed site layout (utilising filter trenches, basins and permeable paving). It is noted that there has been no adverse impact from consultees in relation to drainage and flood risk. Taking these matters into account, it is considered that the proposal demonstrates compliance with policy NE6 (Flooding, Drainage and Water Quality) of the ALDP.

Potential Noise Impact

A Noise Impact Assessment has been provided as part of the supporting documentation accompanying the application. This is not site-specific, but nevertheless looks at typical noise sources and their associated noise levels and sets out the minimum distance that they should be located from Noise Sensitive Receptors (NSRs) without mitigation being necessary. The identified sources of noise are from the car park, store servicing activities, fixed plant noise and the Deposit Return Scheme (DRS), which is indicatively shown on the site plan but does not form part of the current application on the basis that such facilities can now be installed under Class 9H of the Town and Country Planning (General Permitted Development) (Scotland) Order (as amended). A further Noise Impact Assessment was submitted following initial feedback from ACC's Environmental Health Service, in order to provide a site-specific assessment and offer a robust justification for unrestricted servicing hours. The updated assessment concludes that the activities associated with the proposed new store do not pose a threat to the closest noise sensitive receptors (a house 55m west of the site on Hareness Road), with noise levels well below the relevant thresholds. On this basis, the NIA concludes that no mitigation measures are necessary

to protect amenity. The updated assessment has been reviewed by the Environmental Health Service and its conclusions found to be reasonable. It is no longer considered that any restriction on overnight servicing is warranted and the proposal is considered to accord with the provisions of policy T5 (Noise) of the ALDP.

Waste / Servicing

The proposal makes adequate provision for the storage of general waste and recyclables within the service yard. The site layout also indicates the presence of a Deposit Return Scheme (DRS), which retailers are understood to be legally required to provide from July 2022 in order to increase recycling in Scotland, and which is currently being introduced at existing Aldi stores. The DRS is included within the store car park, close to the main entrance. The DRS is described as a 'reverse vending machine', which accepts eligible containers, which are scanned by barcode, and returns a reward (either money or some other means of payment) to the user. The applicants' submissions highlight that recent changes to the Town and Country Planning (General Permitted Development) (Scotland) Order (as amended) mean that such DRS facilities can now be installed without any requirement for a planning application. On that basis, the DRS facility is not within the scope of the planning authority's assessment. Taking these points into account, it is considered that the proposal would accord with the aims of policy R6 (Waste Requirements for New Development).

Carbon Emissions and Water Efficiency

Policy R7 (Low and Zero Carbon Buildings and Water Efficiency) requires that all new buildings are constructed to achieve specified reductions in carbon emissions through the use of low and zero carbon generating technologies. The associated Supplementary Guidance provides that compliance may also be achieved through efficiencies in the building fabric. The submitted Design and Access Statement indicates that the building would be designed to minimise energy use, including the use of heat recovery technology which recycles heat from refrigeration units for store heating, which is welcomed, however further details will be required to demonstrate exactly what level of carbon reduction has been achieved and establish whether it meets the requirements of policy R7 and the associated 'Resources for New Development' Supplementary Guidance. Similarly, further details of the inclusion of water saving measures will also be required, and it is considered that this information can be secured through the use of planning conditions in order to comply with the requirements of the Development Plan.

Matters Raised in Representations

Comments relating to the need for additional retail development, its location relative to the City Centre and wider network of retail centres and assessment of the potential impact on existing neighbourhood centres have been addressed in the 'Retail Impact' and 'Retail Policy' sections of this report. As highlighted earlier in this report, existing retail locations outside designated neighbourhood centres are not afforded policy protection by the Local Development Plan or SPP, and there is no requirement to avoid impacts on such locations. Comments relating to the potential for those not living, but employed at the commercial premises nearby, to make use of the proposed store are noted. The potential to reduce the need to travel outwith the local area by car in order to access convenience shopping needs has been noted elsewhere in this report, along with parking provision, the general accessibility of the site and the potential for new jobs to be created as a result of the proposal. Whilst public comment in favour of new traffic signals at the junction of Altens Farm Road and Hareness Road is noted, the submitted Transport Assessment has found no justification for that infrastructure being required in order to address the impacts of the development proposed.

Time Limit Direction

Not necessary in this instance. Standard duration of consent is appropriate.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development

Plan 2020 (PALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed development is acceptable as a departure from policy B1 (Business and Industrial Land) and as an out-of-centre retail development, having demonstrated its compliance with the tests set out by policy NC5 (Out of Centre Proposals) and its adherence to the sequential approach as detailed by policy NC4 (Sequential Approach and Impact).

The proposed retail food store would address an existing deficiency in local convenience retailing, which currently results in significant leakage in convenience spend from the catchment area. There would be no significant adverse impact on existing designated retail centres and it is noted that the out-of-centre retail locations most affected by the proposal and not benefitting from policy protection would nevertheless retain a healthy proportion of market share.

The development of land zoned for business and industrial purposes for unrelated retail use is not considered to be decisive as there is no inherent conflict with the surrounding land uses due to the nature of the retail use and the site's location on the periphery of this business and industrial area. It is noted also that the use of this site for alternate purposes would not result in any shortage of business and employment land, with the current supply significantly exceeding the target established by the Strategic Development Plan for the area.

Whilst some conflict with policy NE5 (Trees and Woodlands) has been identified, it is considered that the proposal is nevertheless acceptable on balance. In all other respects, the proposal is considered to accord with the provisions of the Development Plan, making appropriate provision for access, sustainable travel, drainage, car parking and proposing a design appropriate to its context.

CONDITIONS

1. Materials/Finishes

That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved (including a physical sample board) has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

Reason: in the interests of visual amenity and to ensure compliance with policy D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan.

2. Convenience Floorspace

No more than 25% of the net sales floorspace of the store hereby approved shall be dedicated to the sale and display of comparison goods.

Reason: In order to ensure that the store is principally meeting the convenience needs of the local community and to ensure compliance with policy NC4 (Sequential Approach and Impact) of the Aberdeen Local Development Plan.

3. Surface Water Drainage

The development hereby approved shall not be brought into use or first occupied unless provision has been made within the site for surface water drainage, in accordance with the approved drainage layout (3E Consulting Engineers drawing Ro_50_20_11-1000-Rev P01) or such other drawing has been approved in writing by the planning authority for this purpose.

Reason: in order to safeguard water qualities and to ensure that the development can be adequately drained, in accordance with policy NE6: Flooding, Drainage & Water Quality of the Aberdeen Local Development Plan.

4. Tree Protection

No development shall take place other than in accordance with the hereby approved scheme of tree protection (Donald Rodger Associates Ltd., Arboricultural Implication Assessment and Tree Protection Proposals within report dated July 2021) or such other TPP as has been submitted to and approved by the planning authority prior to commencement of works.

Reason: In order to secure adequate protection for all trees to be retained on the site during construction works and to ensure compliance with Policy NE5 (Trees and Woodlands) of the Aberdeen Local Development Plan.

5. Landscaping Works

That all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason: In order to ensure that the approved landscaping works are carried out at an appropriate time and to offset the impact of tree losses necessary for development to occur.

6. Further Arboricultural Works

Any tree work not specified in the submitted '*Arboricultural Implication Assessment and Tree Protection Proposals*', dated July 2021, which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied.

Reason: In order to ensure that existing trees are appropriately retained and protected where practicable.

7. Boundary Enclosures

That the store hereby approved shall not be brought into use unless the boundary treatments shown on drawing SS_45_35_00-0001 REV P03 have been delivered in full accordance with that plan, or any such substitute as has been submitted to and approved in writing by the planning authority for that purpose.

Reason: To ensure that boundary enclosures of an appropriate design, scale and materials to the local context are provided prior to first occupation, and to ensure compliance with policy D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan.

8. External Lighting

No development pursuant to this grant of planning permission shall be undertaken unless a

scheme of external lighting for the building and car park has first been submitted to and approved in writing by the planning authority. Thereafter, development shall be carried out in full accordance with the scheme so agreed.

Reason: In order to ensure that lighting for the development does not result in significant impact on the amenity afforded to neighbouring residents.

9. Car Parking

That the store hereby approved shall not be brought into use unless the approved areas of car parking have been constructed, drained, laid-out and demarcated in accordance with drawing No. Zz_70_60_00 0002 Rev-P04 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval.

Reason: in the interests of public safety and the free flow of traffic, and to ensure compliance with policy T2 (Managing the Transport Impact of Development) of the Aberdeen Local Development Plan and the associated 'Transport and Accessibility' Supplementary Guidance.

10. Electric Vehicle (EV) spaces and infrastructure

That the development hereby granted planning permission shall not be occupied unless Electric Vehicle spaces and associated infrastructure has been constructed, drained, laid-out and demarcated as shown on the approved site plan drawing No. Zz_70_60_00 0002 Rev-P04.

Reason: in order to promote the decarbonisation of road transport and to ensure compliance with the Council's 'Transport and Accessibility' Supplementary Guidance.

11. Cycle Parking (Short and Long Stay)

That the development hereby granted planning permission shall not be brought into use unless the cycle storage facilities as shown on drawing no. Zz_70_60_00 0002 Rev-P04 have been fully installed and made available for use.

Reason: in the interests of encouraging sustainable travel, as required by policy T3 (Sustainable and Active Travel).

12. Carbon Reduction and Water Efficiency

The building hereby granted planning permission shall not be occupied unless an Energy Statement and Water Efficiency Statement applicable to that building has been submitted to and approved in writing by the planning authority, and thereafter any measures agreed within that submission have been implemented in full.

The Energy Statement shall include the following items:

- Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy R7 of the Aberdeen Local Development Plan 2017.

The Water Efficiency Statement shall include details of all proposed water saving technologies and techniques, along with evidence that the required BREEAM standard has been achieved.

Reason: to ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy R7 of the Aberdeen Local Development Plan 2017.

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



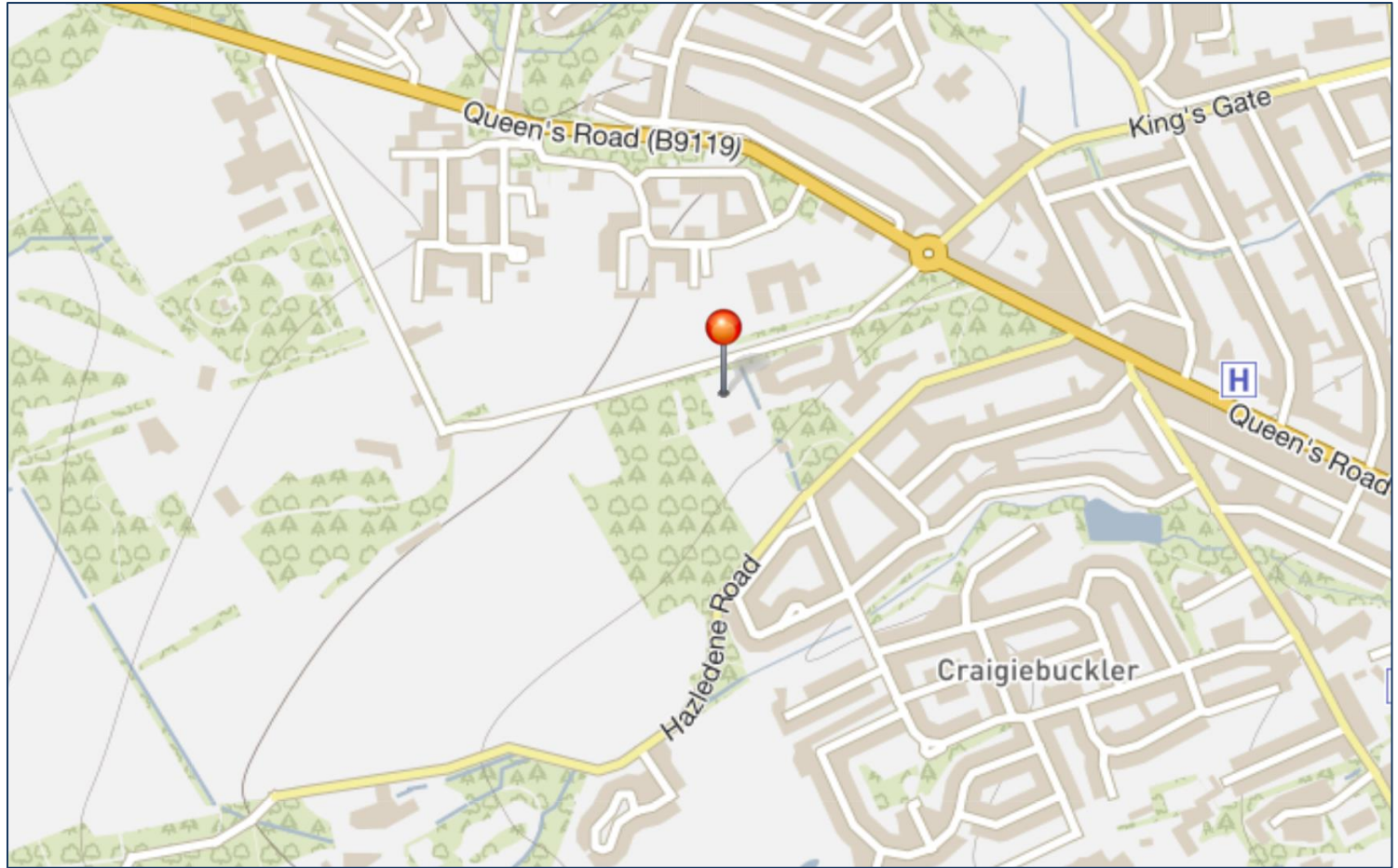
19 August 2021

Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works

Site At Hazlehead Avenue/ Hazledene Road

Application reference: 210688/DPP

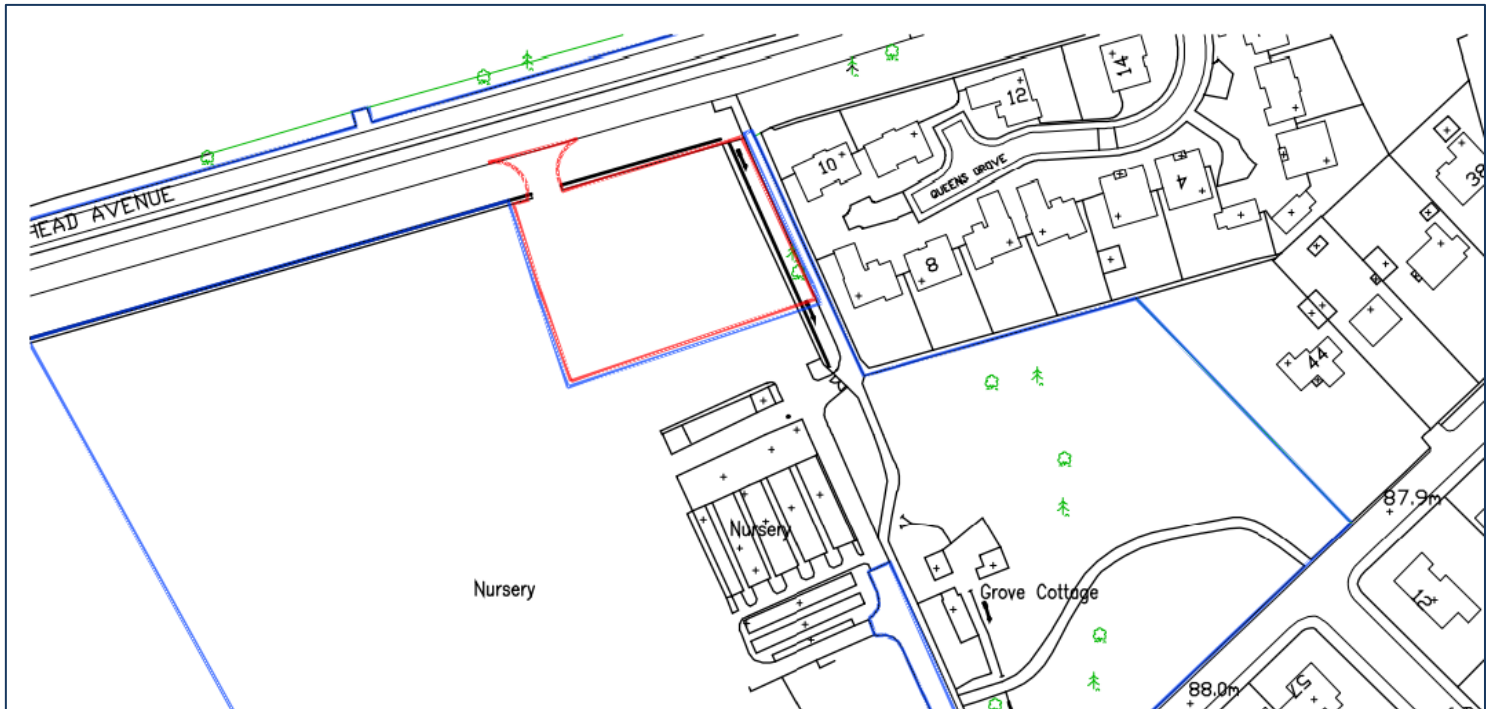
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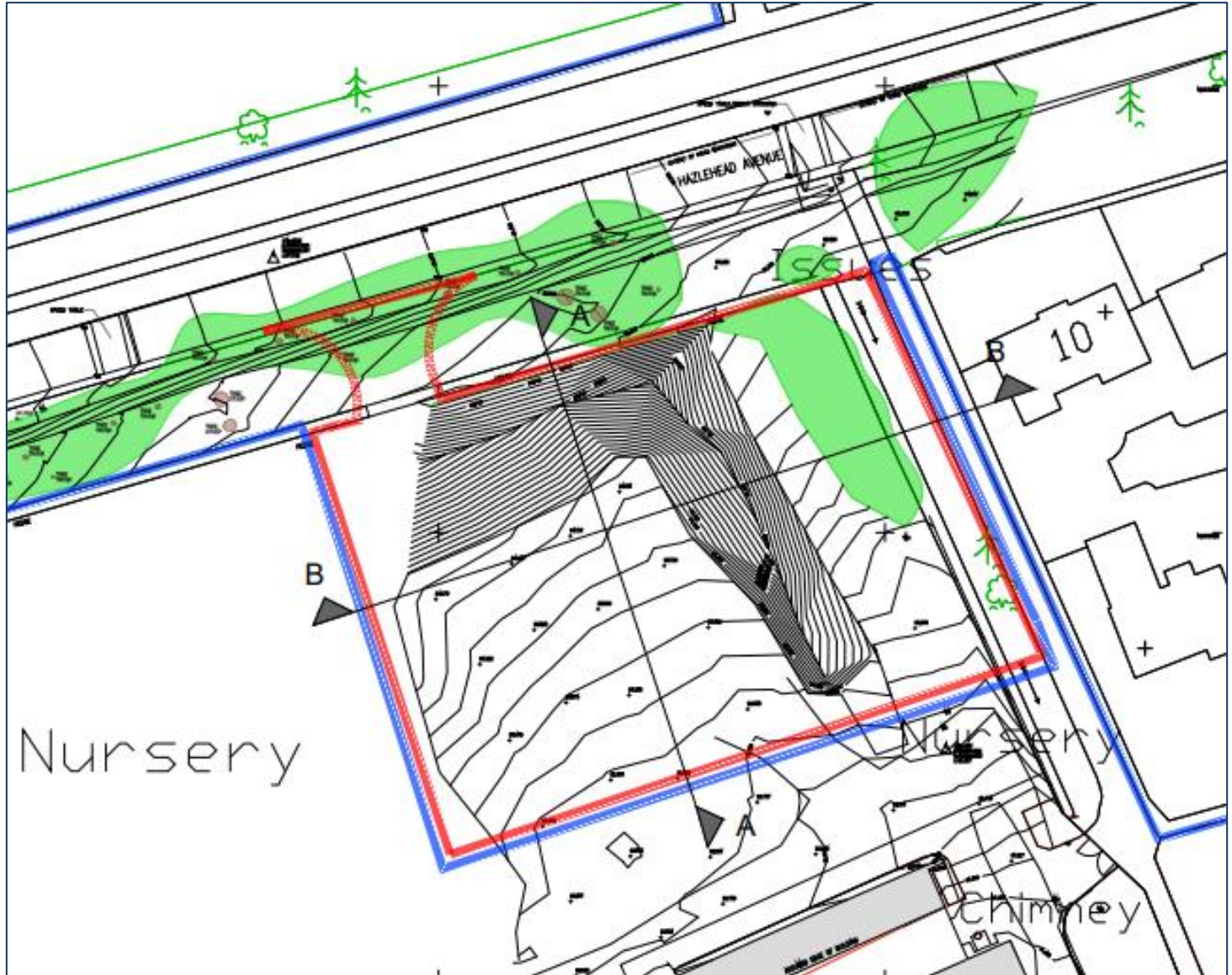
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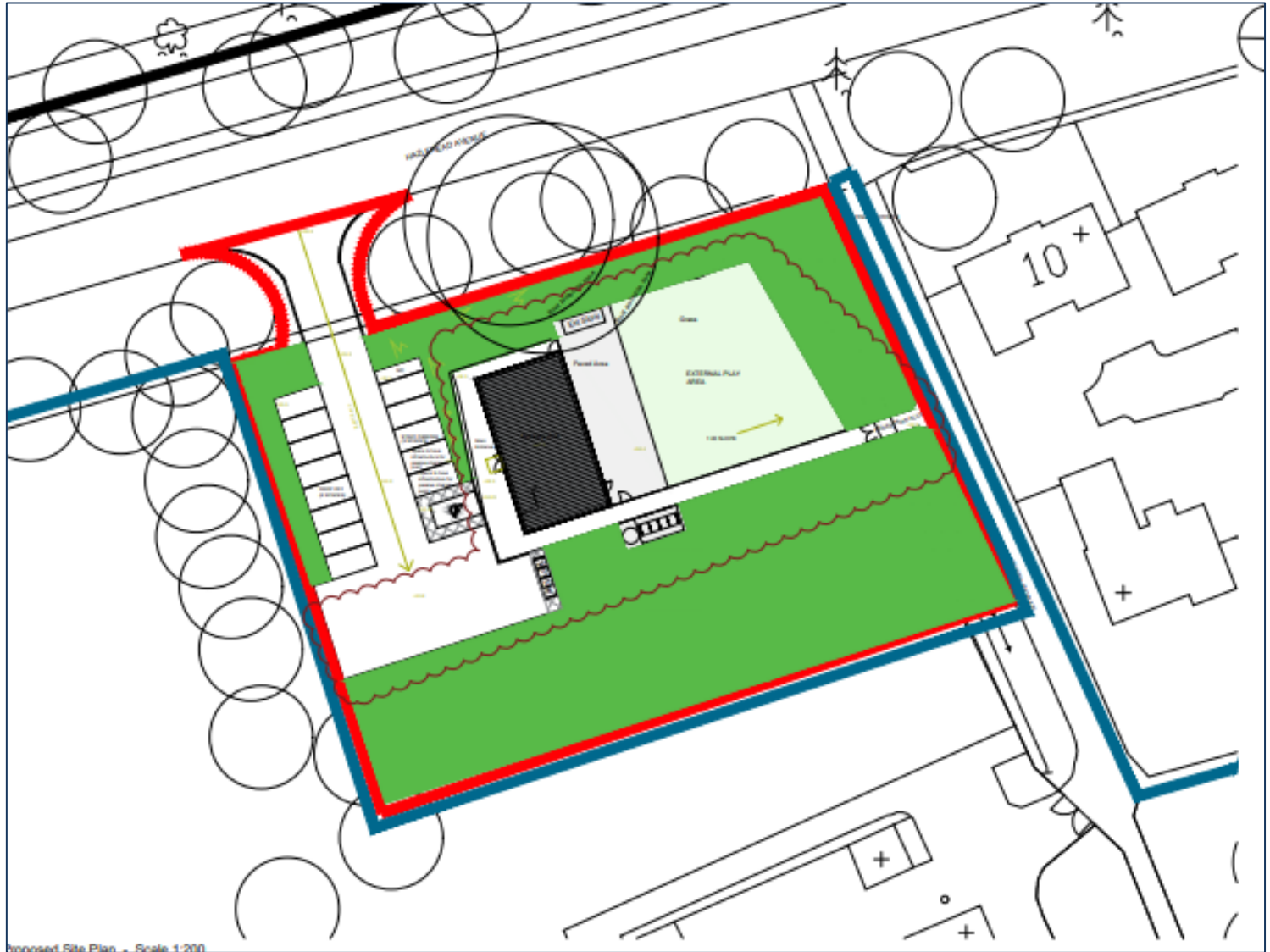
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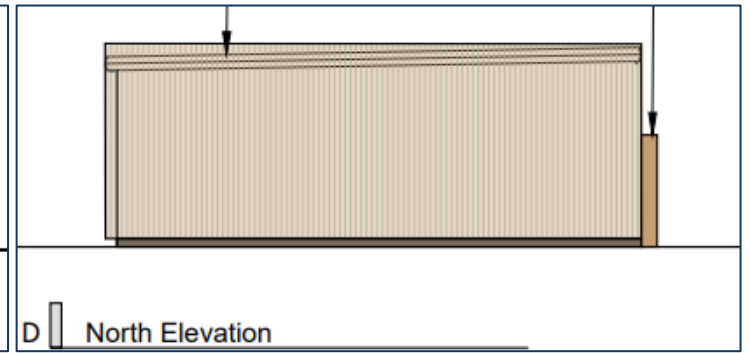
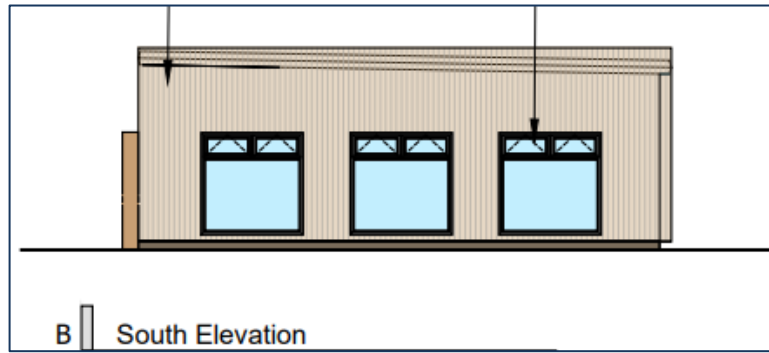
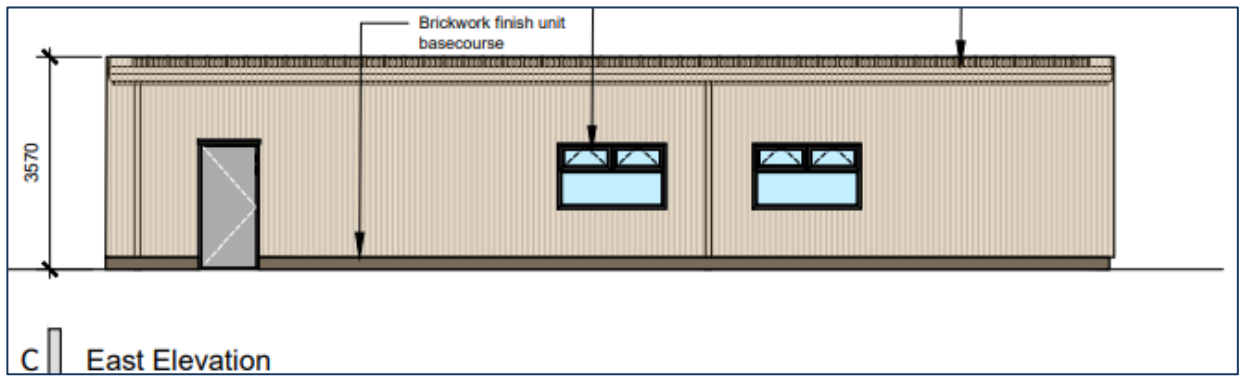
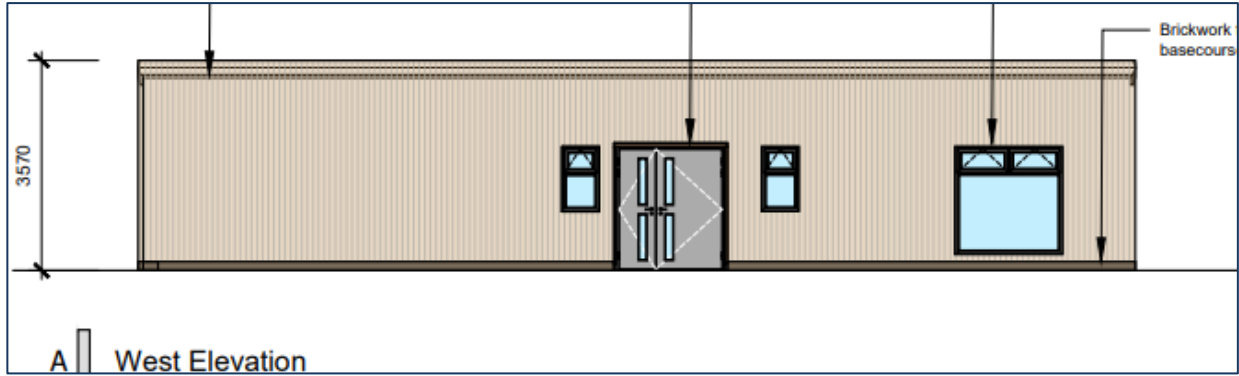
Existing Site Plan



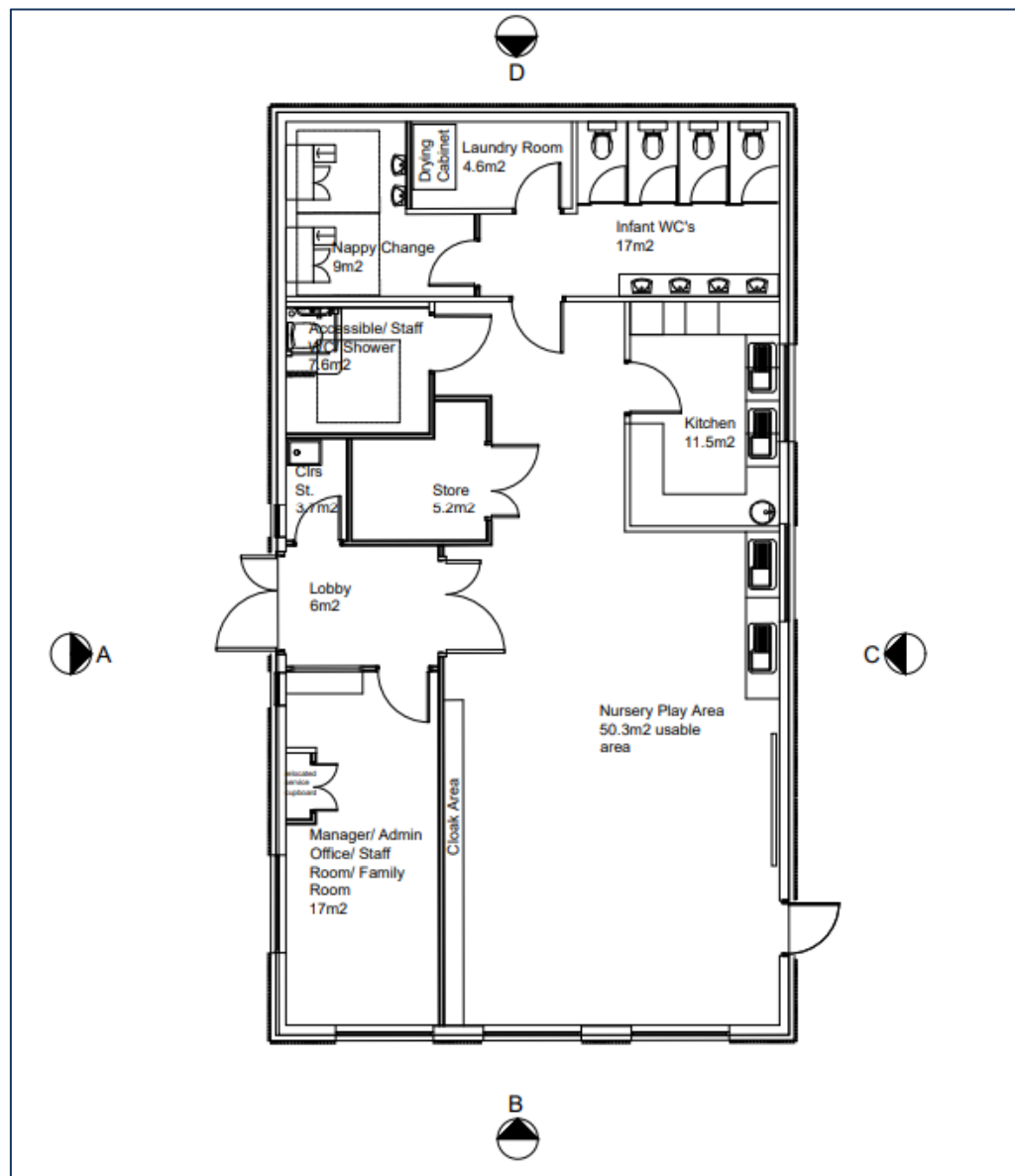
Proposed Site Plan



Elevations



Ground Floor Plans



Site Photo

Looking north



Site Photo

Looking east



Site Photo

Looking north and west



Site Photo – Proposed site access





Site Photo Core Path



North



South

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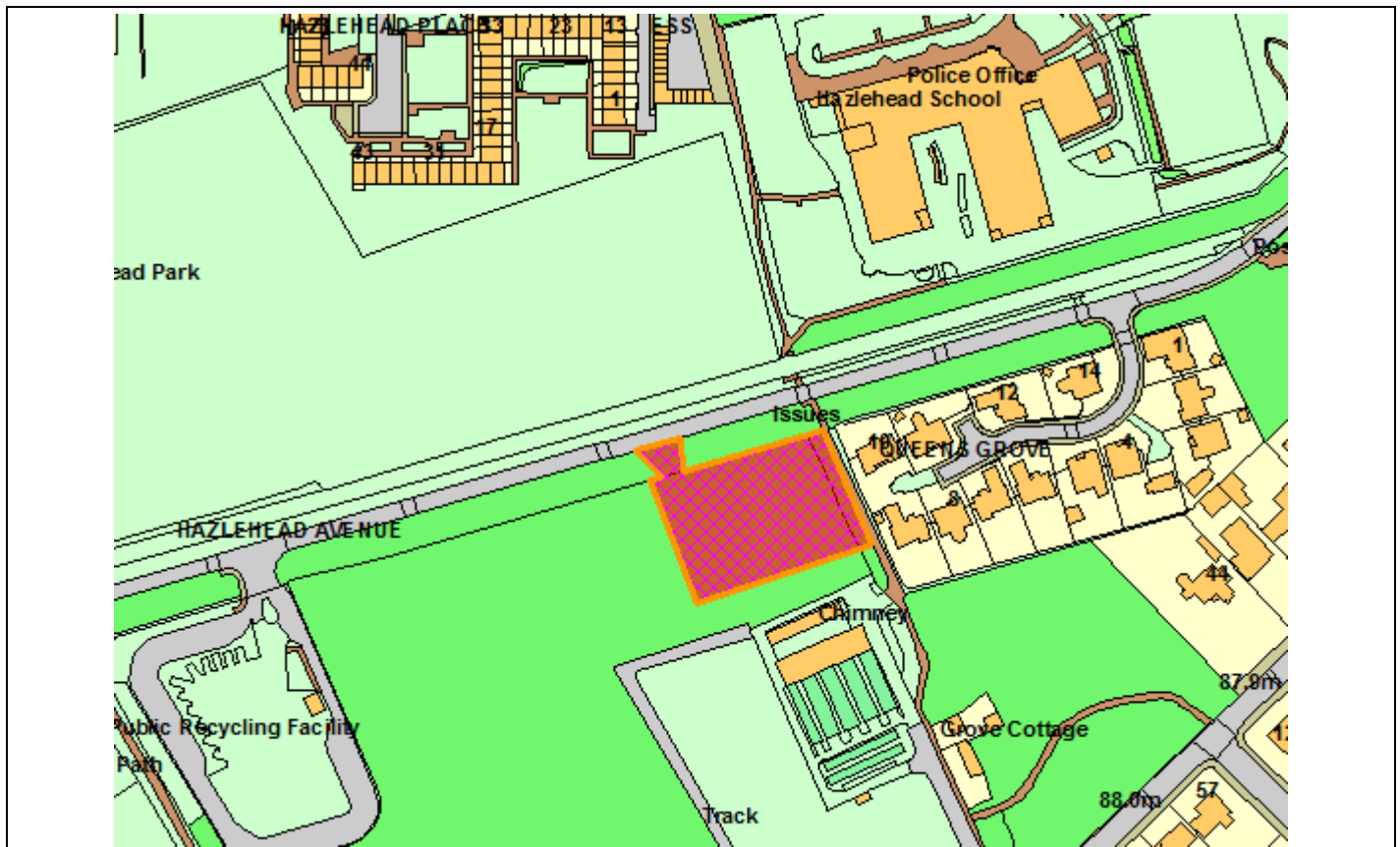


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 19 August 2021

Site Address:	Site At Hazlehead Avenue/ Hazledene Road to the West of Queens Grove
Application Description:	Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works
Application Ref:	210688/DPP
Application Type	Detailed Planning Permission
Application Date:	18 May 2021
Applicant:	Aberdeen City Council
Ward:	Hazlehead/Queen's Cross/Countesswells
Community Council:	Craigiebuckler And Seafield
Case Officer:	Aoife Murphy



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND**Site Description**

The site comprises an undeveloped area to the south of Hazlehead Avenue. The site itself has been recently cleared to remove the topsoil but was previously grassed over and used for storage in conjunction with the adjacent horticultural nursery and by the Council's environmental services. The area to the south of the application site is currently used as a depot and horticultural nursery for the Council's City Park Services. To the east of the site is a footpath (Core Path 62), with residential properties located further east and south and a wooded area to the west, with the Council's recycling centre located beyond.

The site is relatively level with a slight slope from north to south and is surrounded by manmade bunds to the North, East and West. The site can be accessed from the south by vehicles via Hazledene Road through an existing service route to access the greenhouses and depot, this access road also provides access to a residential property, Grove Cottage. Pedestrian access is via the existing path to the east of the site which links Hazlehead Avenue to Hazledene Road.

The application site comprises the north east corner of an allocated site identified as OP49 in the current and Proposed Aberdeen Local Development Plan, stated as being suitable for 'social enterprises specialising in nursery, horticulture and / or allotments and other associated uses.'

Relevant Planning History

201340/DPP – Detailed Permission for the installation of modular unit to use as an outdoor nursery with associated parking and works – Application was withdrawn in January 2021 due to changes to the proposed access necessitating a new planning application.

APPLICATION DESCRIPTION**Description of Proposal**

Permission is sought for the change of use of the site and installation of a modular unit to provide nursery accommodation with associated works including the formation of an access road, parking and landscaping works. The proposal is to support the provision of outdoor nursery learning within Hazlehead Park.

The modular unit would measure 17m by 9.6m and have a height of 3.5m. It is intended to re-use a Council owned modular unit and re-locate it to the application site. The building would accommodate 1 activity space, associated facilities including WC's, kitchen areas and stores, as well as staff areas including a reception, office space and meeting/family room. The applicant intends to re-clad the existing unit with a cedar cladding finished in dark grey with a brick basecourse. The site also incorporates land to the south to accommodate an external play area, which would be fenced off and would solely be for the use of those children attending the nursery. The fence would be a 1.5m high roll top fence finished in green.

Vehicular access would be provided to the site via a new access road off Hazledene Avenue, while pedestrian access would be via a new footpath extending along the southern elevation of the building and linking with the existing footpath to the east. There is an existing fence along this boundary and a new gate is proposed to provide access to those walking to and from the site.

In the form of amendments to the proposed development, the building has been moved a few metres south within the site to move it outwith the Tree Protection Area. This aspect will be discussed within the Evaluation section below.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QT8X5UBZJR900>

- Design Statement, June 2021
- Drainage Impact Assessment, April 2021
- Transport Statement, April 2021
- Tree Survey Report, December 2019
- Revised Tree Survey Report, Arboricultural Impact Assessment and Tree Protection Plan, July 2021
- Supporting Statement, June 2021

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the application has been the subject of formal timeous objection by the local Community Council within whose area the application site falls.

CONSULTATIONS

ACC - Contaminated Land Team – has no objection to the proposal, however given the land has previously been used as a plant nursery, it is possible that less desirable materials, such as asbestos, have been deposited within the site. Should any contamination be discovered it is the responsibility of the applicant to mitigate any risks and an advisory will be used to inform the applicant of this.

ACC - Environmental Health – has no observations to make on this proposal.

ACC - Roads Development Management Team – has assessed the proposal in relation to accessibility, parking and vehicular access amongst other transport impacts and has advised that it has no objection to the proposal subject to conditions.

Craigiebuckler And Seafield Community Council – has objected to the proposal and raised concerns over the development specifically in relation to an increase in the problems associated with parking in the road outside Grove Cottage; impact on privacy on Grove Cottage due to use of wooded area, provision of a new footpath; and flooding.

REPRESENTATIONS

None

MATERIAL CONSIDERATIONS

Legislative Requirements

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.

National Planning Policy and Guidance

Scottish Planning Policy (SPP)

Aberdeen Local Development Plan (2017)

OP49 – Grove Nursery, Hazlehead: Following a Council resolution this site is identified for social enterprises specialising in nursery, horticulture and/ or allotments and other associated uses. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.

Policy D1 - Quality Placemaking by Design

Policy T2 - Managing the Transport Impact of Development

Policy T3 - Sustainable and Active Travel

Policy CF2 - New Community Facilities

Policy NE1 - Green Space Network

Policy NE3 - Urban Green Space

Policy NE5 - Trees and Woodlands

Policy NE6 - Flooding, Drainage and Water Quality

Policy NE8 - Natural Heritage

Policy NE9 - Access and Informal Recreation

Policy R2 - Degraded and Contaminated Land

Policy R6 - Waste Management Requirements for New Development

Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency

Supplementary Guidance

Transport and Accessibility

Flooding, Drainage and Water Quality

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the Proposed ALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. 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 –

- such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP;
- the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case by case basis. The following policies are relevant to this proposal; Policy NE2 - Green and Blue Infrastructure, Policy NE5 - Trees and Woodland, Policy D1 - Quality Placemaking, Policy D2 - Amenity, Policy CF2 - New Community Facilities, Policy R2 - Degraded and Contaminated Land, Policy R5 - Waste Management Requirements from New Developments, Policy R6 - Low and Zero Carbon Buildings and Water Efficiency, Policy T2 - Sustainable Transport and Policy T3 - Parking.

EVALUATION

Principle of Development

Firstly, taking into account the status of the application site, which falls within OP49 in that this opportunity site is considered 'suitable for social enterprises specialising in nursery, horticulture and/or allotments and other associated uses.' It is understood that the allocation's reference to 'nursery' refers to a horticultural plant nursery rather than a school nursery, based on the established and historic use of the Grove Nursery. As such, it is acknowledged by the Planning Service that the proposed use is not strictly in accordance with the site's wider allocation. As a result of this, the applicant was asked to justify the use of this site for a school nursery use and have done so as follows:

The Council's *Early Learning and Childcare Delivery Plan* was approved in November 2017 and outlines the vision for Early Learning Centre (ELC). Aberdeen City Council as an education provider seeks to provide local flexible early learning and childcare, which is accessible, affordable and of high quality, while also meeting the aspirations of the Local Outcome Improvement Plan (LOIP). The increased funded necessitates an expansion of provision across Aberdeen City, with the provision of quality outdoor learning environments being a key ambition for the ELC expansion programme in recognition that such provision will have a positive impact on a child's development.

The Council is therefore seeking to develop an innovative outdoor model in Hazlehead to deliver high quality and accessible ELC provision. This site enables the team to deliver outdoor learning that is impactful and implement early intervention strategies to support children and families. The Hazlehead Park outdoor nursery will contribute to providing additional provision in the city as well as providing essential early intervention to bridge the poverty attainment gap. The outdoor nursery will act as a base camp from which 3- and 4-year olds can experience care and learning in the natural environment. The woodland and green spaces become a stimulating playground and 'classroom'.

Hazlehead Park outdoor nursery will also act as a springboard to realise several identified outcomes in the Aberdeen City Local Outcomes Improvement Plan including:

- The best start in life for children;
- Ensuring children are safe, healthy, active, nurtured, responsible, respected and included; and
- Promoting and upholding a UNCRC rights-based approach to ELC.

Taking the above into account the Planning Service acknowledge the drive for Aberdeen Council as an education provider to deliver alternative types of nursery education, such as the outdoor nursery that is proposed in this instance and while the site is not allocated for this purpose in the LDP, the Service must also take into account the site's overarching policy zoning, which in this case is Policy CF2 - New Community Facilities.

CF2 advises that proposals for new community facilities shall be supported, in principle, provided they are in locations convenient to the community they serve and are readily accessible, particularly to public transport, pedestrians and cyclists. It is considered that a new nursery is a community facility and therefore be compliant, in principle, with this policy.

So, while the proposal would not be considered compatible with the proposed land uses identified in the wording of OP49, material considerations such as the zoning of the site, compliance with Policy CF2 and the aspirations of the LOIP mean that the development is not considered contrary to the adopted Development Plan Strategy, in that the site will provide an educational facility supported by relevant policies and strategies. As such, the Planning Service find the principle of development to be acceptable and one that can be supported.

Site Layout and Design

In terms of site layout, it is considered that the proposed nursery unit has been arranged appropriately with access and parking coming directly off Hazlehead Avenue and the car park providing direct access to the main entrance of the nursery. To avoid conflict between vehicles and pedestrians, the main vehicular access does not offer any footpaths, however a new footpath is proposed from the unit to the existing footpath to the east, this is considered to an acceptable approach. This footpath also provides some separation between the nursery, its external play area and the remaining garden area to the south. Overall, the proposed development takes into account the context of the site and surrounding area with the development positioned appropriately to make use of existing features and solar gain.

Turning to design, under Policy D1 - Quality Placemaking by Design requires that all development must ensure high standards of design and have a strong and distinctive sense of place which is a result of the context of the surrounding area. However, it is noted that not all development will be of a scale that would have a significant contribution to placemaking.

The use of modular units as nurseries is something that can be seen across the city and while not the most visually appealing option, the functionality of that proposed building is an important aspect which must be taken into account. Addition, in order to improve the appearance of the site, the applicant has proposed to clad the building with cedar lap cladding on all elevations. The use of a cedar lap cladding is deemed to be the best approach for this site given its setting and natural surroundings and will freshen the appearance of the unit. In light of this the Planning Service can accept this alternative design concept and notes the applicant's attempt to make the development more visually appealing through the use of cladding.

Given that the external play area would be used by young children, a fence has been proposed around the external areas, the details of which are considered typical for this type of development and therefore considered acceptable.

Overall, the Planning Service are satisfied with what has been proposed and considers that the development would make a positive contribution to the area, in compliance with Policy D1.

Access and Parking

Under Policies T2 and T3, commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

The Roads Development Management Team have reviewed the proposal in terms of accessibility, parking and vehicular access amongst other transport impacts. In relation to accessibility, the Service notes the use of a new footpath to provide pedestrian and cycle access to the site and advise that this is an acceptable approach. Additionally, there are nearby bus stops outwith 250m that connect to the city centre and Northfield.

With regards to parking, the Council's supplementary planning guidance advises that a development such as this should provide a maximum of 0.8 vehicle parking spaces per staff member. With an expected staff of six people, the requirement would be 5 parking spaces. The total parking provision for this site is 14 spaces and 1 accessible space with 8 spaces being proposed for drop off / pick up. Overall, the level of parking proposed is considered acceptable. Additionally, the provision of motorcycle parking is considered sufficient.

Ten cycle spaces plus nine scooter parking spaces are proposed, with the proposed cycle and scooter store to be covered with hoops to secure the cycle/scooters too. This is acceptable to the Roads Service.

In light of the Scottish Government's commitment to the almost complete decarbonisation of road transport by 2050, the inclusion of measures such as electric charging points is imperative. For this reason, all new developments are required to install appropriate EV charging infrastructure in the form of both an active provision and a passive provision. It is considered that two passive charge points should be provided for this development and the applicant has provided an updated site plan showing the location of these points, which is satisfactory to the Roads Service.

Turning to the proposed access, this will be via a left-in / left-out priority junction with Hazlehead Avenue, which is acceptable and takes into account the existing one way system along Hazlehead Avenue. It is noted that if changes to the existing road and site access are proposed, it will be required that these be designed to Aberdeen City Council standards with Roads Construction Consent required. While separate to the planning process, the applicant will be made aware of this requirement through an advisory note.

Further to the above, the Council's guidance requires all schools to have a travel plan, which outlines the overarching aims and a series of measures to obtain realistic modal share targets. It is considered that this information can be requested by condition.

Overall, the Planning and Roads Services are satisfied with all aspects of the proposed development in terms of access and parking and no objections have been made to the proposed development. As such it is considered that the proposal complies with Policy T2 - Managing the Transport Impact of Development and Policy T3 - Sustainable and Active Travel.

Drainage

A Drainage Assessment has been submitted and reviewed. The assessment advises that there are existing foul and surface water sewers running from north to south inside the eastern boundary of the site. In terms of drainage from the proposed development, foul flows from the building will be discharged via new gravity drains and a disconnection chamber to the existing surface water sewer within the site.

Surface water run-off from the building roof area will discharge via downpipes to new gravity drains, which will discharge to a cellular storage attenuation tank. The tank will discharge at a restricted rate via an outlet control manhole, stone trench and disconnection chamber to the existing surface water sewer within the site. While run-off from the proposed parking area will shed to a grass swale, which will drain via new gravity drains to a new cellular storage attenuation tank. Again, this tank will discharge at a restricted rate via an outlet control manhole, stone trench and disconnection chamber to the existing surface water sewer within the site.

A condition will be attached to ensure the proposed drainage arrangements are installed, and it is considered that the development is in compliance with Policy NE6 - Flooding, Drainage and Water Quality and Flooding, Drainage and Water Quality Supplementary Guidance.

Natural Heritage

Given the unmanaged, natural state of the site, impacts on natural heritage require to be considered. Overall, there appears to be no significant impacts to habitats and species from the proposal with the trees on site all appearing to have limited potential for roosting bats. However, it is considered that any site clearances of vegetation should be undertaken outwith the bird breeding season, additionally, biodiversity enhancements should be considered as part of this development considering its intended use. While no landscaping plans have been submitted for consideration, details of this will be requested from the applicant via a condition.

Overall, the proposed development is considered to be compliant with Policy NE8 - Natural Heritage, in that the development is not likely to have any impact on natural heritage.

Trees

As per the requirements of Policy NE5 - Trees and Woodlands, a Tree Survey has been carried out given that there are numerous trees and hedges on the boundary and a line of small nursery trees in the southern part of the site. The survey advises that all trees are outwith the area of the proposed nursery school area development and will not be affected by the proposals. It is proposed that four trees will be felled for the proposed access, these include three lime and one copper beech, which are located on the grass verge between Hazlewood Avenue and the site. The loss of these trees for the proposed access are considered acceptable, provided that appropriate replacement planting is provided, this will be sought via condition, especially given the opportunity for planting within the site. Five further trees are to be felled for woodland management, these are located to the south of the site, but outwith the development area.

The proposed building was initially to be located within Root Protection Area of trees 10 and 11, in order to resolve this conflict, the building has been moved further south outwith the protection area.

To protect the remaining trees and in accordance with British Standard BS: 5837 2012 - Trees in Relation to Design, Demolition and Construction, a site construction fence will require to be erected, this will act as a tree protection fence and will prevent any damage to the existing trees. Given that the buildings location has moved, a revised tree protection plan is required and will be requested via condition, which will also ensure the proposed fencing will be erected prior to the commencement of development.

Other Matters

The areas directly to the north and east of the site are designated as Green Space Network and Urban Green Space, however, the majority of the development falls outwith these areas apart from the proposed access onto Hazledene Road. It is considered that given the small scale nature of the access, and the fact that the access has been positioned to limit the removal of trees, there would not be any adverse impact that would alter the character or halt the functionality of these spaces. As such, the proposals are not considered to conflict with Policy NE1 - Green Space Network and Policy NE3 - Urban Green Space.

A core path (Core Path 62) runs north to south along the eastern boundary of the site. While the proposed access would be located along the northern boundary, no works are proposed to alter or impact the accessibility or indeed the integrity of existing core path to the east. The use of the core path will be encouraged through its usage as the pedestrian access to the proposed nursery. As such, the proposal is considered consistent with Policy NE9 - Access and Informal Recreation.

The Council's Contaminated Land Service has advised that it has no objection to the proposal. However, as the development is situated on land formerly used as a plant nursery, it is possible that less desirable materials may have been historically deposited within the area. Therefore, in order to ensure no harm to the end user, an advisory note in line with the wording of Policy R2 - Degraded and Contaminated Land will be attached requesting that the Planning Authority be notified immediately should any contamination of the ground be discovered during development. This approach is considered acceptable to both the Contaminated Land and Planning Service's.

The submitted site plans shows a proposed bin storage area to the south of the proposed parking area, it is considered that this is acceptable and in line with the requirements of Policy R6 - Waste Management Requirements for New Development.

As per Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency, all new buildings, must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable

at the time of the application through the installation of low and zero carbon generating technology and should reduce the pressure on water abstraction from the River Dee, and the pressure on water infrastructure. However, given the nature of the building, it would not be possible for zero carbon generating technology to be retrofitted, as such no information will be requested from the agent regarding the aspect of Policy R7. Detail regarding water saving technologies will still be requested via condition.

Community Council

The Craigiebuckler and Seafield Community Council has raised concerns over the development specifically in relation to an increase in the problems associated with parking in the road outside Grove Cottage; impact on privacy on Grove Cottage due to use of wooded area; provision of a new footpath; and flooding. The applicant has taken the opportunity to address these concerns, which are outlined below.

Parking on the road outside Grove Cottage

Vehicle access for the new nursery will be located off Hazlehead Avenue where a new access point and carpark are proposed. Children being dropped off by car will do so from the carpark provided on the site. The maximum number of children using this nursery at any one time will be 40 and the nursery will run on a term time basis, 38 weeks of the year. It should be noted that the nursery is open to children across Aberdeen and there is likely to be a staggered drop off and pick up around 9am and 3pm.

While it is noted that parents use this access to the south of the site to drop off children to the surrounding schools, this is outwith the remit of the Planning Service to alter this under this application and would fall to the owner of the of the lane to monitor. However, it is noted that the Planning Service do not expect this development to have any impact on the existing situation given the nature and age of the children attending the nursery and the staggered drop off and pick up times.

Privacy Issues

The nursery will utilise the whole of Hazlehead Park as part of the outdoor nursery experience. The children will be supervised by skilled Early Learning practitioners who specialise in outdoor nursery environment learning. The area of wood behind Grove Cottage can be currently accessed by the public and when utilised by the nursery the skilled practitioners will supervise the children and therefore ensure the children do not use the private garden of the cottage. The applicant feels this area being used by the nursery should not exacerbate the existing privacy of the private garden.

This area around Grove Cottage is outwith the application site boundary and therefore any potential impact on privacy cannot be considered by the Planning Service. However, this area is currently open to the public to utilise and therefore is use by children attending the nursery is not anticipated to be an issue. It would fall to the Early Learning practitioners to ensure privacy is maintained.

Footpath

The new footpath on the site will link to the existing core footpath. A new gate will be provided in the existing fence. This new gate and footpath will be used by children who are brought to the nursery by foot and also to allow the nursery to access all areas of the park, including the wooded area. We would note that there are no changes to the existing footpaths within the area of wood behind Grove Cottage.

Given the location of this path and distance from Grove Cottage, it is not expected that it would raise any issues of privacy.

Flooding

Only a small part of the site is being developed and the remainder will be green space. A Drainage Assessment has been undertaken and submitted as part of the planning application. This assessment advises how surface water run-off from the building and areas of hard standing will be dealt with. The water from these areas will be collected and stored in an attenuation tank which in turn will be discharged at a restricted rate to the existing sewage network. Due to the addition of these, the proposed development is not expected to result in any flooding impacts on the surrounding area.

As noted above, given the information submitted with the application and that only a small area of the site is to be developed, it is expected that any additional surface water will be dealt with appropriately and not exacerbate the existing situation.

Overall, it is considered that the while representing material considerations to the assessment of this application, the concerns raised by the Community Council have been addressed with the response from the applicant and all aspects are found to be acceptable.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

Period of Determination

The application was unable to be determined during the 8 week statutory period due to its requirement to be determined at Planning Development Management Committee, in order to account for this delay the applicant has agreed to an extension of time until the 20 August 2021.

Conclusion

While there is a slight tension with the wording of the OP49 allocation as set out in the current and Proposed Local Development Plan, it is considered that the development is consistent with the overarching land zoning policy, Policy CF2 - New Community Facilities, in that the development is for an education facility, the provision of which is supported through the Aberdeen City Council's Early Learning and Childcare Delivery Plan and the Local Outcome Improvement Plan. Overall, it is considered that the development is acceptable when considered against the adopted Development Plan Strategy. The siting and design are considered acceptable in terms of Policy D1 - Quality Placemaking by Design. Additionally, sufficient access and parking will be provided in the site as required by Policy T2 - Managing the Transport Impact of Development and the site is easily accessible via other sustainable modes of transport as per the requirements of Policy T3 - Sustainable and Active Travel.

Furthermore, the Planning Service is satisfied that sufficient foul and surface water drainage arrangements can be provided on site, there would be no undue impact on natural heritage or trees located on site, nor will there be an impact on the adjacent core path. The proposal is therefore acceptable when considered against Policy NE6 - Flooding, Drainage and Water Quality, Policy NE8 - Natural Heritage, Policy NE5 - Trees and Woodlands and Policy NE9 - Access and Informal Recreation. Nor would there be any impact on the existing function or character of the Green Space Network as outlined by NE1 - Green Space Network and Policy NE3 - Urban Green Space.

The site is considered to be low risk in respect of contamination and therefore acceptable when considered against Policy R2 - Degraded and Contaminated Land. The applicant has provided sufficient waste storage facilities as outlined by Policy R6 - Waste Management Requirements for

New Development. Finally, the development will be required to submit further information to ensure compliance with Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency. While concerns have been raised by the Community Council, these concerns have been addressed and, overall, the development is considered acceptable and in compliance with the relevant policies of the Aberdeen Local Development Plan 2017 and the associated Supplementary Guidance as well as the relevant policies of the Proposed Aberdeen Local Development Plan 2020. There are no material considerations that warrant refusal of the application.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

While there is a slight tension with the wording of the OP49 allocation as set out in the current and proposed Local Development Plan, it is considered that the development is consistent with the overarching land zoning policy, Policy CF2 - New Community Facilities, in that the development is for an education facility, the provision of which is supported through the Aberdeen City Council's Early Learning and Childcare Delivery Plan and the Local Outcome Improvement Plan. Overall, it is considered that the development is acceptable when considered against the adopted Development Plan Strategy. Furthermore, the development as a whole is considered acceptable and in compliance with the relevant policies, in that the siting and design are considered acceptable with sufficient access, parking, foul and surface water drainage arrangements provided for within the site. Additionally, there would be no undue impact on natural heritage, trees located or the adjacent core path, nor would there be any impact on the existing function or character of the Green Space Network. Moreover, the site is considered to be low risk in respect of contamination and finally sufficient waste storage have been provided.

The proposal is therefore acceptable when considered against Policy D1 - Quality Placemaking by Design, Policy T2 - Managing the Transport Impact of Development, Policy T3 - Sustainable and Active Travel, Policy NE6 - Flooding, Drainage and Water Quality, Policy NE8 - Natural Heritage, Policy NE5 - Trees and Woodlands, Policy NE9 - Access and Informal Recreation, NE1 - Green Space Network, Policy NE3 - Urban Green Space, Policy R2 - Degraded and Contaminated Land, Policy R6 - Waste Management Requirements for New Development and Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency of the Aberdeen Local Development Plan 2017. The proposal is also consistent with the associated Supplementary Guidance 'Transport and Accessibility' and 'Flooding, Drainage and Water Quality', as well as the relevant policies of the Proposed Aberdeen Local Development Plan 2020.

CONDITIONS

1. Tree Protection Fencing

No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
- b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).

- c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

Reason: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

2. Cladding

Prior to the development hereby approved being brought into use, the modular unit shall be finished externally in the approved material, Slate Grey Cedar Lap cladding, unless otherwise agreed in writing by the planning authority.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

3. Travel Plan

Within 6 months of the date the building hereby approved being brought into use a Travel Plan for that building shall be submitted to and approved in writing by the planning authority in consultation with the Roads Development Management Team. The Travel Plan shall encourage more sustainable means of travel and shall include mode share targets. It shall identify measures to be implemented, the system of management monitoring review, reporting and duration of the incorporated measures designed to encourage modes other than the private car. Once approved the measures set out in the approved Travel Plan shall be implemented in full.

Reason: In the interests of encouraging a more sustainable means of travel to and from the proposed development.

4. Landscaping Scheme

The building hereby approved shall not brought into use unless details of landscaping within the site, have been submitted to and approved in writing by the Planning Authority.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

5. Compensatory Planting

Within 6 months of the date of this permission a scheme of compensatory tree planting shall be submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- a) The location of the compensatory tree planting.
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- c) A programme for the implementation, completion and subsequent management of the proposed compensatory tree planting.

Once approved the compensatory tree planting shall be carried out in complete accordance with the scheme and any planting which, within a period of 5 years from the completion of the compensatory tree planting, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: In order to maintain woodland cover in accordance with the aims of local and national planning policies.

6. Electric Vehicle Charge Points

The building hereby approved shall not be brought into use unless the underlying infrastructure for the required Electric Vehicle Charge Points have been provided. Once installed the infrastructure shall be retained in perpetuity.

Reason: In order to provide the appropriate provision for sustainable means of travel.

7. Foul and Surface Water Drainage System

The building hereby approved shall not brought into use unless the proposed foul and surface water drainage arrangements have been provided in accordance with the approved Drainage Assessment, prepared by Fairhurst, dated June 2021. The surface water drainage system shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

8. Carbon Neutrality and Water Efficiency

The building hereby approved shall not be erected unless details of all water saving technologies and techniques within the proposed development have been submitted to and approved in writing by the planning authority. Thereafter, the development shall not be occupied unless all water saving technologies and techniques are in place and fully operational.

Reason: to ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy R7 of the Aberdeen Local Development Plan 2017.

ADVISORY NOTES FOR APPLICANT

1. Breeding Birds

Please note that there is a possibility that breeding birds may be present on the site. Breeding birds are protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly damage, destroy, take or otherwise interfere with any nest, nesting site or eggs. This includes causing disturbance to the bird whilst it is nest building or near a nest with eggs or young or to disturb the dependent young of such a bird. If evidence of breeding birds is discovered works must cease immediately and the advice of NatureScot sought.

2. Contaminated Land

There is the potential for made ground on the site associated with past use, but the potential for contamination is low. The applicant is advised that should any contamination of the ground

be discovered during development the planning authority should be notified immediately. The extent and nature of the contamination should be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the planning authority. The responsibility for ensuring the safe development of the site rests with the developer.

3. Construction Consent Needed

Construction Consent for the proposed road will be required prior to the commencement of any roadwork. Construction Consent Application forms must be submitted at least three months before any roadworks are intended to commence.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



Redevelopment of site for 212 social rented accommodation comprising a mix of unit types with associated road, shared residential streets, parking, landscaping and external amenity

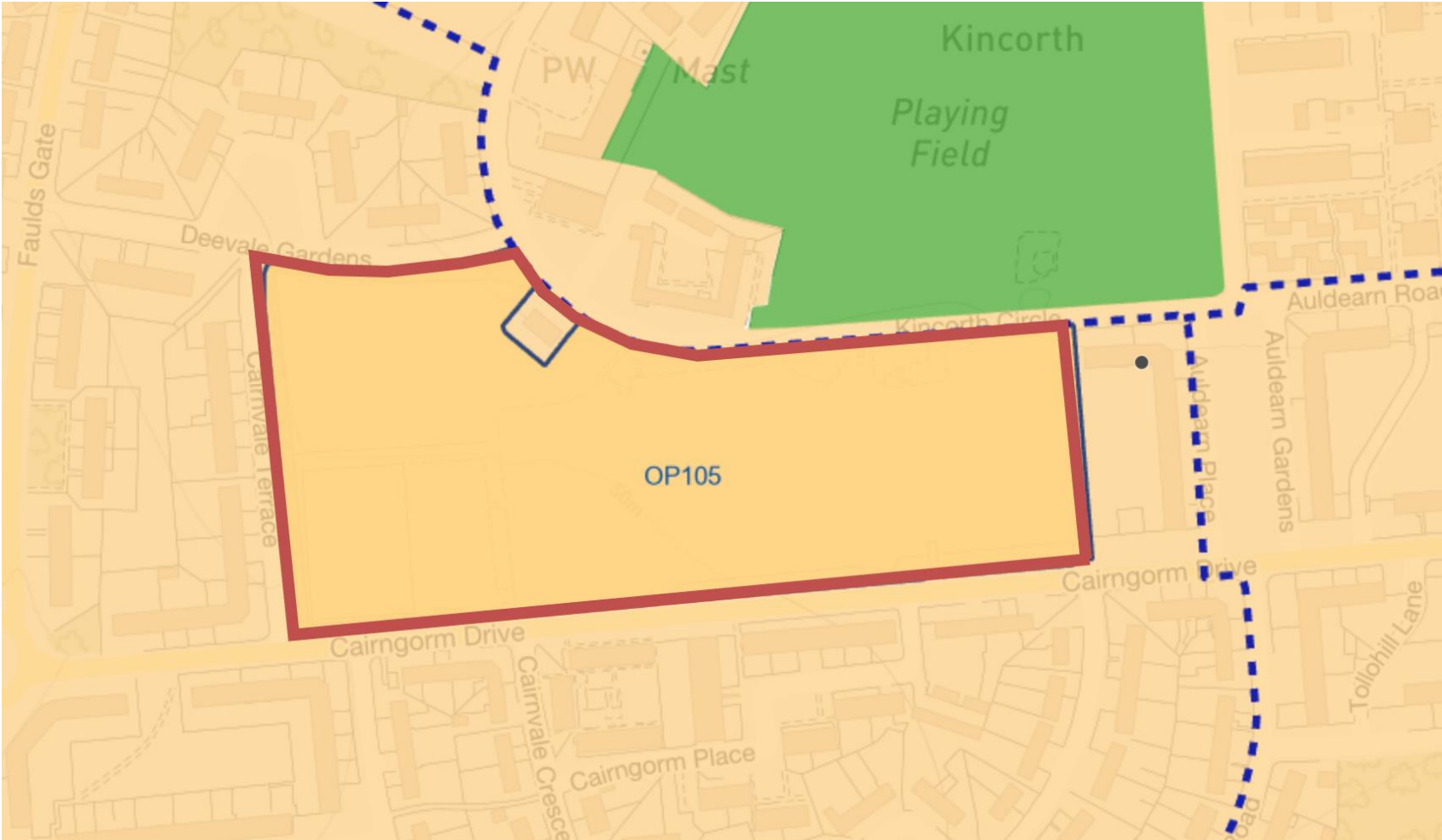
Former Kincorth Academy, bounded by Kincorth Circle/Deevale Gardens/Cairnvale Terrace and Cairngorm Drive, Aberdeen

Detailed Planning Permission
210185/DPP

Aerial Photo



Site context - ALDP



Proposed Site Plan



Street elevation – Cairngorm Drive



2 SOUTHERN ELEVATION AS PROPOSED WITH REDUCED BUILDING HEIGHTS TO CAIRNGORM DRIVE
NTS

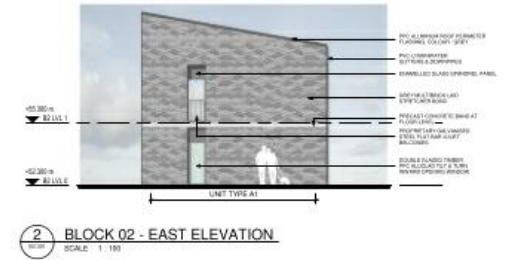
Page 129



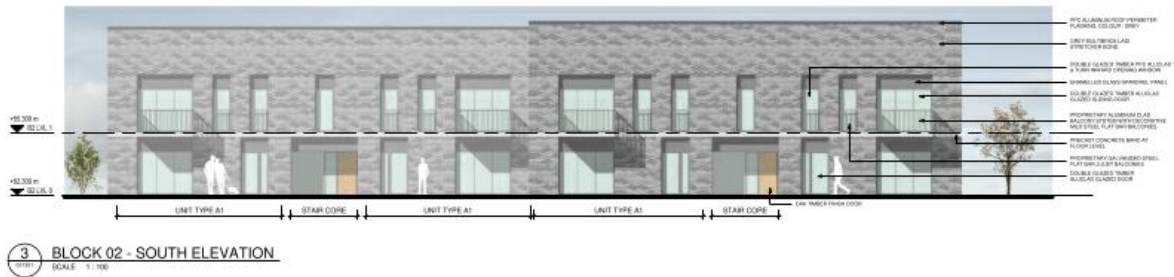
4 PROPOSED CROSS SECTION THROUGH LANDSCAPE CONNECTION
NTS



Typical elevations – Internal blocks



Page 132



Typical elevations – Terraced houses



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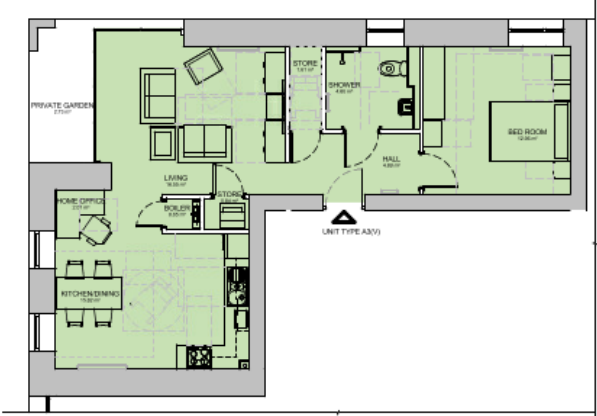


Brick detail – terraced housing

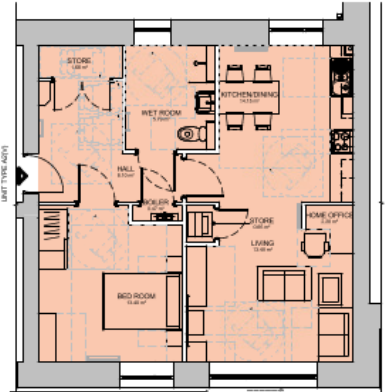
Page 134



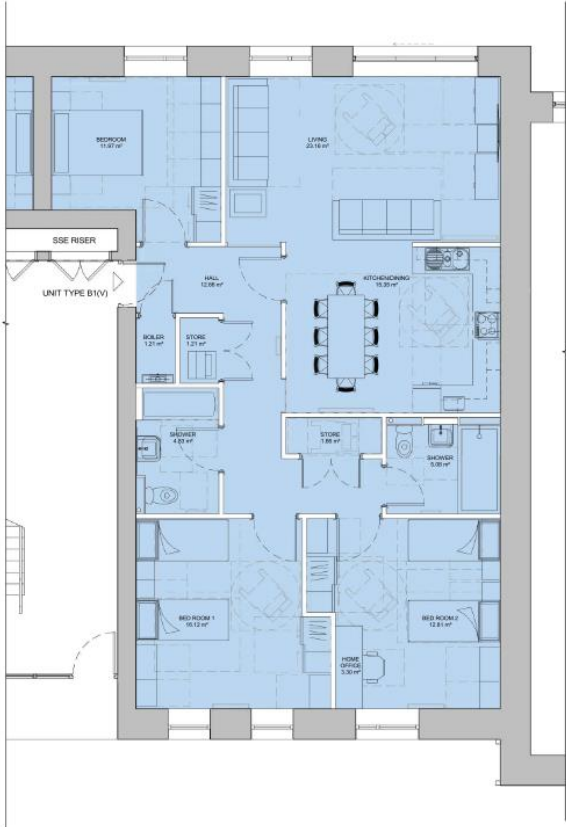
Typical floorplans (1)



5 UNIT TYPE A3(V)
SCALE 1:50



3 UNIT TYPE A2(V)
SCALE 1:50

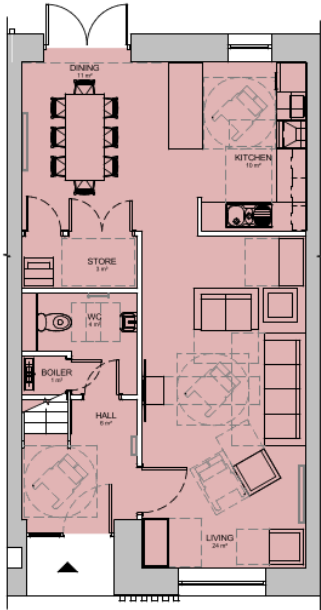


1 TYPE B1(V) - LEVEL 00
SCALE 1:50

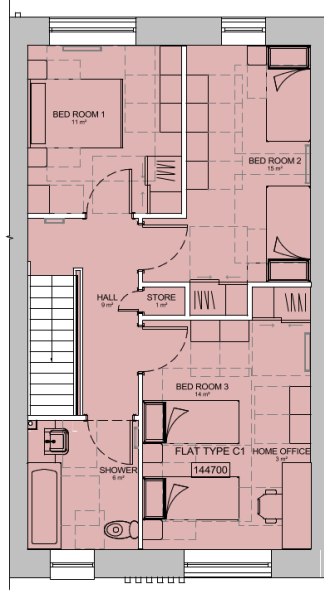
1 bed flat

3 bed flat

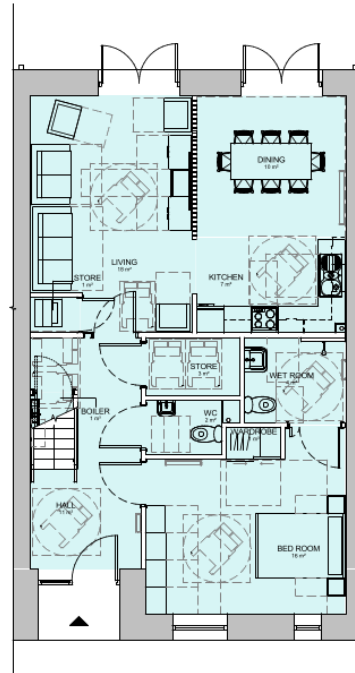
Typical floorplans (2)



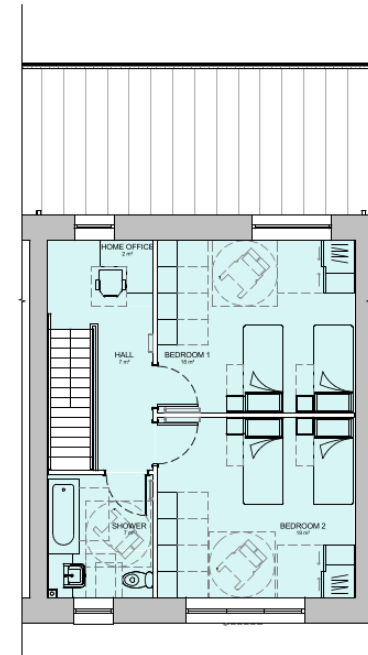
1 TYPE C1 - LEVEL 0
SCALE 1:50



2 TYPE C1 - LEVEL 1
SCALE 1:50



1 TYPE D1 LEVEL 00
SCALE 1:50



2 TYPE D1 LEVEL 01
SCALE 1:50

Terraced house

Terraced house – fully accessible

Visual



Site photos



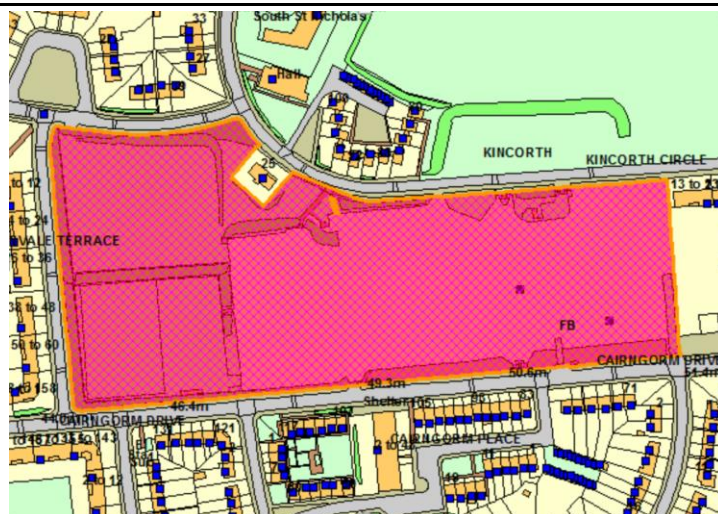


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 19 August 2021

Site Address:	Former Kincorth Academy Site bounded by Cairngorm Drive, Cairnvale Terrace, Deevale, Gardens, Auldearn Place and Kincorth Circle, Aberdeen AB12 5NL
Application Description:	Residential development for 212 social rented accommodation comprising a mix of unit types with associated roads, shared residential streets, parking, landscaping and external amenity
Application Ref:	210185/DPP
Application Type	Detailed Planning Permission
Application Date:	18 February 2021
Applicant:	Aberdeen City Council
Ward:	Kincorth/Nigg/Cove
Community Council:	Kincorth And Leggart
Case Officer:	Dineke Brasier



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RECOMMENDATION

Willingness to Approve Conditionally & Legal Agreement and notify Scottish Ministers

APPLICATION BACKGROUND

Site Description

The application site is an irregular shaped site extending to c.3.9ha. It was formerly occupied by Kincorth Academy and associated playing fields and sports pitches. The buildings have now been cleared and the sports facilities are disused and in a poor state of repair.

The site is centrally located within the existing residential area of Kincorth, and is bounded by a mix

of houses and flats on Kincorth Circle and Deevale Gardens to the north; Cairnvale Terrace to the east; Cairngorm Drive to the south; and flatted properties fronting onto Auldearn Place to the west. Surrounding properties comprise a mix of three and four storey blocks of flats, especially to the east and west; two storey terraced properties, especially to the north on Deevale Gardens and to the south on Cairngorm Drive. On the north side of Kincorth Circle is a public open space which accommodates playing fields, a play area and a skate park. A single bungalow is located just outside the application site within the former school site fronting onto Kincorth Circle.

Mature and semi-mature trees are located along the perimeter of the site, and an established hedge makes up the west and part of the south boundary along the site with the remainder made up of heras-type fencing following the site clearance.

There is a distinct change in levels across the site from north to south and to the immediate surrounding streets with the site sitting below Kincorth Circle, and above Cairngorm Drive, whereas internally, the former school buildings are located at a lower level than the playing fields and tennis courts.

The site is allocated in the 2017 Aberdeen Local Development Plan as OP105, considered suitable for a residential development, and forms part of the Council's Strategic Housing Investment Plan (SHIP).

Relevant Planning History

200989/PAN - Major Residential Development for approximately 212 No. units comprising a mix of unit types, associated streets, parking and amenity spaces – Response provided on 11th September 2020.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the redevelopment of the former Kincorth Academy site and associated playing fields with a residential development comprising a total of 212 units, amenity areas and open space, and associated infrastructure including roads, parking and retaining walls. The residential units would predominantly consist of 1-bed flats (a total of 153); with the remainder made up of 3-bed flats (a total of 32); and 3-bed terraced houses (a total of 27).

Due to significant changes in levels, the site would be separated into three areas, each with their own vehicular access. The eastern half of the site would contain a through route with two vehicular accesses; one from the south from Cairngorm Drive, and one from the north from Kincorth Circle. Three large U-shaped flatted blocks would be located in the southern half of the site. These blocks would all accommodate 1-bed flats and would vary between two and four storeys in height. All flatted blocks would be dual aspect with entrances both onto Cairngorm Drive to the south and inward into the site. They are served by communal gardens to the north of the blocks, and parking is provided along the access road and within parking courts serving the individual buildings. Along the northern boundary are three rows of, from west to east, 8no., 10no. and 9no. terraced houses respectively. The houses would have a south facing principal elevation, individual single driveways to the front, and private rear gardens with lengths ranging between 6 and 9m. This is in relation to the topography of the northern part of the site and the preferred option to provide residents with accessible, flat rear gardens. A rectangular area of open space measuring c.75m by c.12m would be located centrally within this eastern part of the site. To the north of this would be a further communal garden measuring c.22m by c.18m; located between two rows of terraced properties. A long area of open space would be located between two blocks of flats, opposite the northern vehicular access into the site, measuring c.60m by c.15m, providing a north – south pedestrian link through the site. This eastern half of the site would be separated from the north west and south west quadrants by a long

rectangular piece of open space, measuring c.150m by c.15m and providing further north-south and east-west pedestrian routes through the site.

The north west quadrant would have a vehicular access from Deevale Gardens and would further include a total of four smaller flatted blocks, all with a height of two to three storeys, and containing a mix of one and three bed units. The blocks are laid out in a rectangle, with a communal garden parking within a central courtyard.

The south west quadrant would be accessed from Cairnvale Terrace, and would contain two blocks of flats. Again the blocks would have a rectangular arrangement, and would see a communal garden and parking contained within a central courtyard. The blocks would vary in size between two to four storeys, with a frontage onto Cairngorm Drive.

All flatted blocks and terraced houses would have a similar style of design, and would see a zinc standing seam mono-pitched roof, with elevations finished in brick.

Amendments

The application has been amended at the request of the Planning Service. This includes the realignment and removal of some of the flatted blocks; realignment of parking; introduction of variation of height of flatted blocks facing onto Cairngorm Drive; and the creation of additional open space centrally within the site.

Neighbour re-notification was undertaken following the receipt of amended plans.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOK8XEBZGQZ00>

- Arboricultural Impact Assessment by Atkins, dated 5th July 2021;
- Design and Access Statement by Atkins, Faithful+Gould, Fairhurst and Rankin Fraser, dated 18th February 2021;
- Drainage Assessment by Fairhurst, dated July 2021;
- Ecological Impact Assessment Report by Atkins, dated December 2020;
- Interpretative Report of Land Contamination by Fairhurst, dated December 2020;
- Landscape Statement, by Rankin Fraser;
- Level 1 Flood Risk Assessment by Atkins, dated 19th February 2020;
- Noise Impact Assessment by CSPAcoustics, dated 14th July 2021;
- Open Space Analysis, by Rankin Fraser;
- Pre-Application Consultation Report by Atkins, Faithful + Gould, Fairhurst and Rankin Fraser, dated 10th February 2021;
- Transport Assessment, by Goodson Associates, dated March 2021;
- Tree Survey Report, by Astell Associated, dated 4th September 2017;

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because:

- The application is a major development;
- An objection from Sport Scotland has been received, which makes the application notifiable to Scottish Ministers; and
- A total of 26 timeous letters of objection have been received following two neighbour

notification periods.

Pre-Application Consultation

The proposed development was the subject of a pre-application consultation between the applicant and the local community as required for applications falling within the category of 'major developments' as defined in the Town and Country Planning (Hierarchy of Development)(Scotland) Regulations 2009, and the application is supported by a Pre-Application Consultation Report (PAC Report) as required.

Due to Covid-19 restrictions in place at the time, all consultation events were virtual, and included:

- Presentation at the Kincorth Virtual Network Group (a body including a wide range of local community groups and leaders) on 8th December 2020;
- Public consultation website, which was live between 30th November 2020 and 31st December 2020. During that period, a two live online consultation events were undertaken on 10th and 16th December 2020, the latter as a collaboration with the project team for the nearby proposed development at Former Craighill Primary School (210038/DPP).

The public consultation website and first live consultation event were advertised through an advertisement in the Evening Express and Press and Journal dated 24th August 2020; through the use of social media channels; and posting of details, including paper copies of the display boards in local shops and Community Council notice boards. In addition, the consultation was advertised on the websites and/or social media channels of the Kincorth and Leggart Community Council; Abbotswells and Kirkhill Primary Schools; and the Kincorth Medical Centre.

A further notice of the second public consultation event in December was posted in the Evening Express on 9th December 2020. This was accompanied by a full letter drop of nearby residential properties as agreed by the Planning Service.

Public feedback was generally positive with comments received in relation to the proposed design; energy efficiency targets; and the overall enhancement the development will make to the local area.

In addition, the applicant presented to the Council's Pre-Application Forum on 24th September 2020. The presentation contained details of the proposed site layout and design of the proposed buildings. Elected Members asked questions regarding the overall footprint of the buildings; integration of community facilities within the development; fibre broadband provision; provision of wheelchair accessible units; and the commitment to incorporate veteran housing.

CONSULTATIONS

ACC - Contaminated Land Team – Has reviewed the Interpretative Report and makes the following comments:

1. A validation report is required which details the gas protection measures that have been installed and provides adequate verification upon completion of the development and prior to occupation of the buildings;
2. No asbestos fibres were detected within the analysed soil samples. The report notes that all asbestos containing material were removed as part of the demolition. This needs to be verified through the review of the associated waste disposal ticket;
3. The site is overlain by Made Ground of various depths and contains various anthropogenic materials which would require building foundations to be taken to extend through the topsoil and Made Ground, as these do not provide a suitable bearing stratum. The report states that a review of options to rework the Made Ground to provide structural fill platforms which would allow reinforced strip foundations to be used, will be provided. This will be covered in a 'File

Note on Earthworks/ Foundation Strategy'. Any plans to excavate, process and rework the Made Ground, prior to any works commencing will need to be reviewed, as this will essentially involve the processing of waste materials, potentially for re-use on -site. Any earthworks strategy should also include details of a soil testing regime, for the purposes of verifying the suitability of processed materials on-site.

ACC - Developer Obligations – Developer contributions are required in relation to Core Path Network (£56,321); Healthcare Facilities (£87,358); Open Space (£27,706); and Community Facilities (£276,835).

ACC - Environmental Health – *Initial comments:* An Air Quality Management Area (AQMA) exists on Anderson Drive, approximately 750m to the north west and another AQMA on Wellington Road, c.1.3km to the north east. Both are declared an AQMA due to exceedances of air quality objectives for 'Particulate Matter' 10 micrometres or less in diameter (PM10) and Nitrogen Dioxide (NO2). The development has c.180 parking spaces and the likely resultant increase in vehicle usage has the potential to increase traffic volumes on the surrounding network and AQMA. The cumulative impact of this development and others on traffic volumes and air quality may be significant and an air quality assessment is required.

Due to the location of the proposed development, the occupants of surrounding existing residential properties are exposed to risk of dust impacting on their residential amenity during each phase of the works. Submission of an 'Air Quality (Dust) Risk Assessment' and a 'Dust Management Plan' is therefore required.

In addition, there is a risk of noise from construction activities impacting on the existing neighbouring properties. An appropriate construction noise impact assessment should therefore be submitted as part of a Construction Environmental Management Plan.

Updated comments following submission of a Noise Impact Assessment (NIA): The NIA as submitted is considered acceptable. In relation to noise, the report and the proposed development are accepted, provided application of the critical noise mitigation measures achieve at least an equivalent effect of those measures contained within the assessment taken place.

ACC - Housing – This development forms part of the Council house new build programme and is to be delivered as affordable housing. The property sizes meet current housing need and demand.

ACC - Roads Development Management Team – The site is located in the outer city and outwith any controlled parking zone. The site is in an established residential area, and surrounded by established footways with a number of pedestrian crossing points in the near vicinity. Cycling is on-street, and cycling to and from the site would be on the links offered by the surrounding road network. Safe Routes to School information is required.

Bus stops are available on Cairngorm Drive. To encourage use of public transport services, the bus stops on Cairngorm Drive should be upgraded. The proposed vehicular access off Cairngorm Drive would be located adjacent to the existing bus stop. This will need to be relocated and further details will need to be submitted.

The proposal is for a total of 212 residential units – 185 flats and 27 houses. In terms of parking standards, it is confirmed that the development will be social rented housing. Given the outer city location, 0.8 spaces are required per socially rented unit (0.8x212 = 170). In addition to 170 spaces, disabled parking and visitor parking should be provided. This should be excluded from normal parking. An adequate volume of spaces is provided across the site.

A single car club space will be provided within the development. Ideally an electric car would be provided.

The following costs would apply:

Type of vehicle	Hybrid	Electric
Combined total cost (purchase, maintenance, insurance etc)	£18,318	£25,852
Traffic Regulation Order	£2000	£2000
Total	£20,318	£27,852

The developer should provide a charge point to support the vehicle.

It is confirmed that adequate electric charging provision would be provided throughout the site, with ducting below for any future charging points where required.

Driveway lengths should be a minimum of 6m for the terraced houses, but no longer than 7m to avoid overhanging of a second vehicle on the pavement. The provision of single driveways for all terraced houses is accepted.

The vehicular access points from Cairngorm Drive; Cairnvale Terrace and Kincorth Circle are accepted. The access point on Deevale Gardens requires further submission of further detail. There are existing driveways opposite this access point. The integration of a mini-roundabout in this access point should be explored, with details submitted.

Further detail on visibility splays will need to be submitted. However, this can be dealt with as part of the RCC process. Measures to stop existing residents on Cairngorm Drive and Kincorth Circle to park their cars within close proximity of the proposed accesses should be implemented.

The position of driveways within the internal street layout is accepted as these are not proposed to be adopted. Revised site layout has removed a cross road, and now includes a short section of road and 90degree bends to control speeds. The site layout includes continuous pavements throughout the site that run along the rear of parking spaces. This is accepted.

The application was supported by a Transport Assessment. The traffic impact analysis submitted illustrates through its junction threshold assessment that the proposed development will provide a negligible increase to the existing traffic flows on the local road network with the maximum development impact being under 5% on any approach to a junction within the 'area of influence'. It would be a fairly low generator with the benefit that Kincorth is surrounded by the strategic road network. A capacity study was carried out for King George VI Bridge roundabout, as this would be the main entry/exit point for this development. The detailed junction capacity assessment shows that this junction operates above its 'practical capacity; in both the Base and Base+ Development scenarios. Therefore a mitigation or contribution would be appropriate in this situation. Detailed junction analysis shows that the impact on the other exit/entry points does not look significant, so the analysis provided looks sufficient.

A travel plan framework is not included within the Transport Assessment. A residential travel pack should be submitted prior to the site occupation.

Servicing arrangements for waste vehicles are accepted. Whilst when entering the refuse truck swings onto the opposite side of the road, given the infrequent nature of such servicing this is confirmed to be acceptable and accesses all areas of the site to serve with minimal reversing requirements.

A Drainage Impact Assessment has been prepared for the proposed site, outlining the management

of foul and surface water drainage across the site. From the drainage strategy report, it is note that each mitigation index for residential roof, residential parking and low traffic road exceeds the hazard index. As such, it appears that adequate SUDS provisions have been included. This will be looked in detail at the RCC stage.

ACC - Schools Estates Team – The site falls within the school catchment areas for Lochside Academy and Abbotswell Primary School. Based on current published school roll forecasts, there appears to be sufficient capacity available at both schools to accommodate the numbers of pupils likely to be generated by the proposed development.

ACC - Waste And Recycling – No concerns subject to submission of adequate swept path analyses to demonstrate sufficient space for refuse vehicles to turn within the site.

Aberdeen International Airport – No concerns

Scottish Water – No objection

Sport Scotland – Objects to the application.

The site includes a synthetic pitch c.60x40m, floodlit netball and tennis courts and a grass playing field c.75x55m. These outdoor sports facilities would be lost as a result of the proposed development. Scottish Planning Policy (SPP) paragraph 226 sets out the criteria to be considered where development proposals affect outdoor sports facilities. SPP states:

Outdoor sports facilities should be safeguarded from development except where:

- *The proposed development is ancillary to the principal use of the site as an outdoor sports facility;*
- *The proposed development involves a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;*
- *The outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for used, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or*
- *The relevant strategy (see paragraph 224) and consultation with SportScotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.*

Criteria 1 and 2 are not relevant as the proposal is for the redevelopment of the whole site. No replacement/ compensatory provision has been proposed by the applicant as required by criterion 3. No strategic justification for the loss of these facilities has been provided by the applicant therefore criterion 4 is not met either.

Based on the information provided, unless further information is received that demonstrates that the proposal can comply with SPP, there is a policy conflict which would require SportScotland to object to the application.

Should committee members support the recommendation in this regard, the notification requirements explained below would apply.

Kincorth And Leggart Community Council – None received

REPRESENTATIONS

A total of 26 timeous letters of representation were received during two neighbour notification periods by a total of 24 respondents. All objected to the scheme, raising the following matters:

1. Height of proposed 3 storey buildings on Cairngorm Drive will have an adverse impact on existing two storey terraced properties due to overshadowing and overlooking; and will appear overbearing. This is further aggravated by the difference in level between the existing houses and the development site. Consideration should be given to the swapping the build locations of the proposed 2 storey buildings with the proposed build locations of the 3 storey buildings;
2. Any windows overlooking existing properties would be an invasion of privacy;
3. Devaluation of property;
4. Concerns insufficient parking is provided on site;
5. Concerns in relation to noise generation and possibility of unsocial behaviour due to positioning of 3-storey blocks opposite existing houses in Cairngorm Drive;
6. Increase in residents would put additional strain on local facilities such as parks, GPs, shops.

MATERIAL CONSIDERATIONS

Legislative Requirements

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.

Scottish Planning Policy (2014)

Scottish Planning Policy was approved in 2014. An updated version published in December 2020 is currently subject to challenge, therefore SPP 2014 remains in place. Paragraph 226 in relation to redevelopment of outdoor sports facilities is relevant to this application.

Aberdeen Local Development Plan (2017)

H1: Residential Areas
 H3: Density
 H4: Housing Mix
 H5: Affordable Housing
 D1: Quality Placemaking by Design
 I1: Infrastructure Delivery and Planning Obligations
 T2: Managing the Transport Impact of Development
 T3: Sustainable and Active Travel
 T4: Air Quality
 NE3: Urban Green Space
 NE4: Open Space Provision in New Development
 NE5: Trees and Woodland
 NE6: Flooding, Drainage and Water Quality
 R6: Waste Management Requirements for New Development
 R7: Low and Zero Carbon Building and Water Efficiency
 C11: Digital Infrastructure

Supplementary Guidance and Technical Advice Notes

Materials
 Subdivision and Redevelopment of Residential Curtilages
 Transport and Accessibility
 Trees and Woodlands

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the Proposed ALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be, and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. 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 –

- such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP;
- the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. The site's OP105 allocation remains in the Proposed LDP. Relevant policies are:

H1: Residential Areas
 H3: Density
 H4: Housing Mix and Need
 H5: Affordable Housing
 D1: Quality Placemaking
 D2: Amenity
 I1: Infrastructure Delivery and Planning Obligations
 T2: Sustainable Transport
 T3: Parking
 NE2: Green and Blue Infrastructure
 NE5: Trees and Woodland
 R5: Waste Management Requirements in New Development
 R6: Low and Zero Carbon and Water Efficiency
 R8: Heat Networks
 C11: Digital Infrastructure
 OP 105

EVALUATION

Principle of Development

The site is located in an existing residential area in Kincorth, and comprises the site of the now demolished Kincorth Academy and associated playing fields. Policy H1 applies, and this sets out that residential development is generally accepted provided it would not result in overdevelopment; would not have a detrimental impact on the appearance and amenity of the surrounding area; would not result in the loss of valuable and valued open space; and would comply with all relevant Supplementary Guidance. All of these considerations will be discussed in more detail below.

In addition, the entire site is allocated as OP105 in both the 2017 Aberdeen Local Development Plan (LDP) and the 2020 Proposed Aberdeen Local Development Plan (PLDP) and is considered suitable for a residential development. The LDP states that the site 'forms part of the Strategic Infrastructure Plan Affordable Housing Programme.'

Layout, siting and design

The submitted site layout sees the site effectively split in three different sections: north west; south west and east. The north west section would see a total of four flatted blocks roughly set in a rectangular shape, varying in height between two storeys for the north and east blocks, and three storeys for the west and south blocks. The south west section would see two blocks of flats – one fronting west onto Cairnvale Terrace, with the second turning round the corner, fronting both onto Cairngorm Drive to the south and an area of public open space to the east. The western block would be three storeys in height, with the eastern block varying in height between 2 storeys fronting part of Cairngorm Drive and 4 storeys further into the site. Finally, the eastern part of the site would include three rows of two storey terraced houses – a total of 17 along the northern boundary; and a total of three large flatted blocks, again varying in height between two and four storeys. Along the southern boundary with Cairngorm Drive heights vary between two and three storeys, whereas further into the site there are more four storey elements. A uniform palette of finishing materials is proposed, including grey bricks for the walls and standing seam mono-pitched roofs; double glazed timber aluclad windows and doors; and oak timber finish front doors.

The site layout further includes a substation in the northern open space; sprinkler tanks in the central open space in the eastern half; and bin and bike stores spread throughout the site. The bin stores would be constructed of vertical timber cladding on a brick base. These are to include planting on the long elevations. All flats would have access to either a balcony or private patio and direct access to some communal external amenity space, providing a mix of uses and landscaping. Parking for flats is provided on-street and in dedicated parking courts, whereas all terraced properties would have a single driveway.

A central spine road would run through the eastern half of the site, with vehicular junctions onto Cairngorm Drive and Kincorth Circle, whereas the north west and south west sections would have their own dedicated vehicular accesses from Deevale Gardens and Cairnvale Terrace respectively. A rectangular north-south orientated area of public open space would link the eastern half with the north west and south west section. Additional areas of open space are located centrally within the site; along the northern boundary in line with the junction from Cairngorm Drive and along the southern boundary in line with the junction onto Kincorth Circle. These open spaces act as pedestrian routes through the site, both in north-south and east-west direction. In addition, they would include a variety of uses, including play spaces, communal gardens and sitting out areas. A number of trees and sections of mature hedge along the perimeter and within the site would be removed. However, the proposed landscaping plan includes a variety of new trees to be planted as part of the development.

It is considered that the design of the buildings and their layout throughout the site, including perimeter blocks along all site boundaries, have taken due consideration of and respect the characteristics and urban form of the surrounding established residential area. As part of negotiations with the applicant, the height of buildings facing onto Cairngorm Drive has been reduced in places. Rather than three storeys all along this edge, this has been changed to a mixture of two and three storeys, which is considered to be appropriate given the relatively low one and two storey heights of the terraced housing on the other side of Cairngorm Drive, whilst acknowledging the existing mix of house styles and heights in the area. Some of the flatted elements are slightly set back to allow for some variation along the Cairngorm Drive frontage, with buildings punctuated by areas of open space and vehicular access. Even though the site's northern edge would see the rear boundaries of rear gardens facing onto Kincorth Circle, these would be set slightly lower than the road level of Kincorth Circle, and would be screened by existing and newly planted trees, ensuring these fences would not be unduly prominent within the street scene. The three storey blocks along the west boundary would be facing existing three storey flats. This relationship would therefore be acceptable within the street scene and the wider surrounding area.

The general layout of flatted blocks, including those turning corners, form a perimeter block with shared courtyards and gardens to the rear, which is a well-established urban form in Kincorth. The design of the mono-pitched roofs would be a variation of that generally apparent within the wider area. However, some examples can be found nearby, including immediately to the north of the application site on Kincorth Circle. Furthermore, the same design language has been used for the parallel application 210038/DPP at Craighill Primary School, which received a willingness to approve at Planning Development Management Committee in June. The use of balconies, proposed tone of brick, (details of precise materials can be secured through a suitably worded condition), and the use of relatively long, fairly simple elevations are in keeping with that seen in the wider area. The proposed use of bricks and brick detailing, including protruding brick elements, large window openings and timber doors would create sufficient interest in breaking up the long elevations. All flatted blocks would have entrances both opening out into the semi-private courtyard areas, and onto the public street. The entrances are expressed through oak timber finish doors and full height glazing.

Boundary treatment for the terraced properties would consist of a low wall to the front including an individual bin store for each property, with timber fencing to the rear. However, the corner units would all have a brick wall to the side and rear to improve the visual appearance of this boundary from the public realm. Low hedges would be used to demarcate the private external patio areas for the ground floor flatted units from the public open space and semi-private communal areas. This would also ensure separation between these ground floor windows and the public realm. Finally, a low hedge would wrap around the site perimeter to provide a soft edge to the overall development.

All units on the site are designed to meet criteria for 'Housing for Varying Needs', with all ground floor units fully wheelchair accessible. The 'Housing for Varying Needs' requirements have resulted in relatively larger units and incorporate additional features in the floorplans of each individual unit such as larger windows to gain more natural light and increased circulation space to allow the units to be fully wheelchair accessible, and home office areas have been incorporated in each floorplan. This has resulted in larger building footprints than would typically be found in mainstream housing and gives the development a denser character. All properties would have access to a private rear garden (terraced units), patio or balcony.

Taken together, it is considered that the proposed siting and design of the buildings and the general site layout would comply with all relevant parts of policies D1 and H1, and the proposed development would thus not have an adverse impact on the character and visual amenity of the surrounding area.

Density/housing mix

The overall site measures 3.93ha, and a total of 212 units are provided, resulting in a density of 54 dwellings per hectare (dph). Policy H3 (Density) sets out that an appropriate density will be sought on all housing developments, and that all developments over 1ha should meet a minimum density of 30dph. The Strategic Development Plan 2020 increases this figure to 50dph for the Aberdeen City Strategic Growth Area. The proposed density exceeds this figure. However, to ensure that the proposed density would be acceptable, consideration should be given to the general characteristics of the surrounding area. In this case, the surrounding area of Kincorth is predominantly characterised by a mix of two storey terraced properties (along Cairngorm Drive; Deevale Gardens and Kincorth Circle) and three storey flats (along Cairnvale Terrace and Auldearn Place). For comparison purposes, the existing three storey flatted blocks are built at a density of around 50dph. The proposal would generally see buildings of a similar height, although includes a number of four storey elements. However, these higher elements are internally in the site, with, especially towards the site boundary with Cairngorm Drive, these heights dropping to two and three storeys. This would be considered in keeping with the overall character of the wider area, and would thus be considered compliant with this policy.

Policy H4 (Housing Mix) sets out that housing developments of larger than 50 units are required to

achieve an appropriate mix of dwelling types and sizes, specifying that smaller units should be included. In this case, the proposal is heavily dependent on the provision of 1-bed units (a total of 153 out of a total of 212), with the remainder being split into 3-bed flats (a total of 32) and 3-bed terraced properties (a total of 27). As such, 72% of units provided would be 1 bed flats. It is noted that all units would be affordable housing through social rent, and that the site forms part of the Council Housing building scheme. The application is supported by a letter from the Council's Senior Housing Strategy Officer that the mix proposed adequately reflects the housing need and demand for homes based on the Council house waiting list data for this area. Thus, even though the proposed mix would result in a significant dominance of smaller units within the wider site layout, and taking consideration of the letter submitted by the Senior Housing Officer, it is considered that a sufficiently wide mix of housing would be provided on site that would meet the identified housing need for this area, and the proposal would be generally compliant with this policy.

Residential amenity

Neighbouring properties

Cairngorm Drive

The majority of comments received from third parties relate to the impact, and potential overbearing nature of a long row of three storey flats fronting onto Cairngorm Drive. Following discussions with the applicant, potential options to reduce this impact were explored, including, as suggested in the letters of objection, swapping the terraced housing along the northern boundary with the flatted blocks along the southern boundary. This option was however not deemed feasible due to a change in levels across the site, and potential issues in relation to parking and access. Following that, changes to the height of buildings along Cairngorm Drive were proposed, resulting in the current proposed layout, which shows a mix of heights along this street frontage ranging between two and three storeys, reducing the overall impact of the proposed development on the one and two storey houses opposite.

A solar study has been submitted as part of the application. This demonstrates that, given that the proposed flatted blocks along Cairngorm Drive are located to the north of the existing houses, their construction would not result in an unacceptable level of overshadowing of the front elevations of these existing properties.

Supplementary Guidance on Subdivision and Redevelopment of Residential Curtilages sets out that a minimum distance of 18m should be retained between facing windows of habitable rooms to ensure an acceptable level of privacy. In this case, the distance between the front elevation of the proposed flatted blocks and the front elevation of the existing dwellings along Cairngorm Drive exceeds 25m, and is thus acceptable.

Cairnvale Terrace

Opposite the proposed three storey flats along the site boundary with Cairnvale Terrace are existing similar three storey flats. The distance between the proposed and existing flats is c.25m. The solar study shows that there could be some limited loss of sunlight to these existing flats early in the morning. However, given that this would be limited to the early morning and certain parts of the year, this is considered not to have a significantly detrimental impact on their residential amenity.

Furthermore, as the distance between existing and proposed flatted blocks exceeds the 18m minimum as set out above, the proposal would not result in a loss of privacy/excessive overlooking of these existing dwellings.

Deevale Gardens/Kincorth Circle

The northern edge along Deevale Gardens would be made up of a two storey flatted block, with a vehicular access opposite existing two storey dwellings facing onto Deevale Gardens. As such, the proposed site layout would result in a relatively unobstructed outlook for these existing properties, and would not result in unacceptable levels of overshadowing or overlooking/ loss of privacy to these

existing dwellings.

Along Kincorth Circle, the site boundary would be made up of the rear gardens of terraced properties that would be somewhat set down from the road. Two storey dwellings opposite would be set at such a distance (c.30m) that they would not have an adverse impact on the residential amenity of these existing dwellings.

Finally, an existing bungalow (assumed to have originally been the school janitor's house) would sit outside the red line, but within the site's perimeter which is made up of Kincorth Circle along this edge. Again, distance between facing windows from the proposed development would exceed 18m. Furthermore, the existing dwelling would sit at an angle from proposed buildings and as such any views would be at an oblique angle. The existing dwelling would be surrounded by open space, which would further mitigate any impact of development on this dwelling. Finally, the solar study shows that, due to the two storey height of the proposed development either side of this existing dwelling, there would be no unacceptable level of overshadowing.

Auldearn Place

The distance between the proposed three storey flats along the eastern edge of the development and existing three storey flats on Auldearn Place would exceed 35m. It is acknowledged that this edge is very close to the red line, and that outlook from these flats would be over the communal gardens serving these existing flats. However, given these communal gardens are semi-private and are overlooked by existing flats, it is considered that this would not have such an unacceptable impact on their residential amenity to warrant refusal, and that the proposal would not unduly borrow amenity from the adjoining communal gardens.

Finally, the 35m distance between the proposed and existing flats would be sufficient to ensure no excessive overshadowing of existing properties.

Future occupants

In terms of residential amenity for residents, all flats in the development would be dual aspect, would either have access to a private balcony on the upper floors or private patio on the ground floor, in addition to larger communal outdoor amenity areas immediately adjacent to the flatted blocks and additional open space provided both within the development and immediately to the north on Kincorth Circle. This would create good natural surveillance over the proposed communal areas, and the wider development, including bike and bin stores and parking areas.

The terraced houses would have individual front and rear gardens, with driveways and bin stores to the front. Rear gardens would vary in depth from c.6.5m for the eastern terrace to 8m for the western terrace to 9m for the central terrace. SG on Subdivision and Redevelopment of Residential Curtilages sets out that the minimum depth for a rear garden for a two storey property should be 9m. However, in this case, sectional drawings have been submitted demonstrating that, in the case of the western terrace, increasing the depth of the garden by the required further metre would result in the loss of mature trees to the rear of this terrace due to a distinct change in levels and requirement to construct a retaining wall. These trees have a beneficial impact on the visual amenity of the surrounding area, and provide a buffer between Deevale Gardens to the north and the rear boundary of the properties. As such, in this instance, the depth of gardens as proposed is accepted.

In the case of the eastern terrace, garden depth ranges between c.6.5m and 7m. Again, sectional drawings have been submitted, demonstrating that this depth of garden, though not strictly complying with criteria as set out in the SG, would result in a more usable garden as it would be predominantly flat. In addition, as the properties would be set down from Kincorth Circle, this would allow for sufficient planting to screen the rear boundary of the gardens, ensuring that the gardens would retain sufficient privacy.

It is further noted that the applicant in their supporting statements have demonstrated that the gardens have been designed using criteria for Housing for Varying Needs, which sets out that for this target group, which can include disabled people and wheelchair users, smaller, level gardens would be more desirable than larger gardens. On that basis, and taking into consideration the likely end users of the properties, this is considered acceptable in this instance.

The relationship between the individual flatted blocks and the terraced dwellings would be acceptable. The submitted solar study demonstrates that there is some overshadowing of units at certain times of day, but this is limited. It is considered that all units would receive an acceptable level of day and natural sun light, which is further enhanced by the fact that they are all dual aspect, and contain large windows either side.

Landscaping/ open space provision

Policy NE4 (Open Space Provision in New Development) sets out that 2.8ha per 1000 people of meaningful and useful open space would be required in new residential developments. The Open Space Analysis provided by Rankin Fraser sets out that the proposed development is expected to accommodate c.662 people, and that thus c.1.85ha of meaningful and useful open space should be provided on-site in order to comply with this policy. C1.15ha of open space would be provided as part of the development, which would represent a shortfall of c.0.7ha. On-site open space would comprise a number of functions, including semi-private external amenity space serving the flatted blocks; informal play spaces; community gardens; sitting-out areas; and areas planted to improve biodiversity. In addition, all houses would have private rear gardens, and all flats would either have access to a private patio area or a balcony.

The site does not form part of the Green Space Network, which does include the Kincorth Circle playing fields immediately to the north, but is included in the Open Space Audit as SD63. The open space consisted of playing fields and tennis courts – both in a poorly maintained state and, even though used informally by local residents, closed to the general public once the school was closed in June 2018 and subsequently demolished. The wider area of Kincorth in general is well provided with public open space, but, again, this tends to be of a relatively poor quality, and improvements should be sought. An existing play area is immediately to the north of the development site on the other side within the Kincorth Playing Fields. The proposed landscaping scheme would supplement this with informal play equipment in the linear parks, details of which can be sought through condition. The proposed landscaping scheme would be considered an improvement on the quality and a variety of types of open space would be provided. In addition, a monetary contribution through Developer Obligations is required to improve the quality of nearby open space to further mitigate the shortfall in open space provision on the site.

Given the above, it is considered that the improvement in quality of open space provided, in combination with the monetary contribution to improve the quality of nearby existing open spaces, would outweigh the relative shortfall in open space provided on the site and ensures compliance with Policy NE4.

Urban Green Space/Playing Fields

The site is located within an existing residential area. However, the eastern half comprises the former playing pitches and tennis courts serving Kincorth Academy, and features in the Open Space Audit. Policy NE3 sets out that permission will not be granted to redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the proposals map) for any use other than recreation and sport. As such, even though the site is not shown as an urban green space on the map and is part of the OP105 development allocation, this policy would apply.

It further continues that exceptions will be made when an equivalent and equally convenient and accessible area for public space is laid out and made available in the locality by the applicant for

urban green space purposes. In all cases, development will only be acceptable provided that:

1. There is no significant loss to the landscape character and amenity of the site and adjoining area;
2. Public access is either maintained or enhanced;
3. The site is of no significant wildlife or heritage value;
4. There is no loss of established or mature trees;
5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community;
6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and
7. Proposals to develop outdoor sports facilities, including playing fields and sports pitches should also be consistent with the terms of Scottish Planning Policy.

In this case, the proposal would comprise the redevelopment of a former school site. All buildings have been cleared of the site, and, even though they may be informally used, the existing playing fields, including the tennis courts, are in a poor state of repair. The proposed redevelopment of the site would see a comprehensive development across the entire site and would create a continuous frontage and perimeter blocks along Cairnvale Terrace and Cairngorm Drive. It would therefore be considered to have a beneficial impact on the visual amenity of the surrounding area. The proposal would comply with criterion 1.

The proposed site layout would include various footpath links through the site, both in an east-west as north-south direction. It would therefore improve pedestrian permeability through the site, which is currently closed off by heras fencing. It would thus improve public access both to the site, as to the Kincorth Playing Fields immediately to the north from Cairngorm Drive to the south and Cairnvale Terrace to the east. The proposal would therefore comply with criterion 2.

The application is supported by an Ecological Impact Assessment Report. This report sets out that the existing brownfield site has low potential to support wildlife species such as bats or hedgehogs at present. The existing site thus carries limited wildlife or natural heritage value at present. The proposal would therefore comply with criterion 3.

As set out above, the proposed development would see the creation of a perimeter block along Cairngorm Drive and Cairnvale Terrace. This urban form is characteristic of the surrounding area, and would ensure that the proposed development would have a continuous frontage on these streets, and would thus integrate well in the urban fabric of the surrounding area. However, this would require the removal of the majority of trees and mature hedge currently positioned within the edge of the site. A total of 81 trees would be removed as part of the proposed site layout. The majority of these trees are established with a number planted at the time of the construction of the original school on the site, thus going back c.40 years. As such, the proposal would not strictly comply with criterion 4.

The proposed site layout would see the creation of a total of four rectangular areas of public open space and communal gardens. These areas would see a variety of uses and opportunities created, including sitting out areas, some informal play space and food growing opportunities. It is further acknowledged that the Kincorth Playing Fields are located immediately to the north of the site. In addition, a monetary contribution would be required to mitigate the lower amount of open space provided on the space, which should be used to improve the quality of open space nearby. On balance, and taking account of this monetary contribution, the proposal is considered to comply with criterion 5.

There are no lochs, ponds, watercourses or wetlands in the vicinity of the development, and this 6th criterion thus would not apply.

Finally, the proposal would include development on the existing playing fields and tennis courts, and compliance with the relevant section of Scottish Planning Policy should be assessed. Paragraph 226 of Scottish Planning Policy states:

Outdoor sports facilities should be safeguarded from development except where:

- *The proposed development is ancillary to the principal use of the site as an outdoor sports facility;*
- *The proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;*
- *The outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or*
- *The relevant strategy and consultation with SportScotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.*

As the proposal would include a whole redevelopment of the site, the first two criteria as set out in paragraph 226 of SPP would not apply to this current proposal.

In this case, new sports facilities were included as part of the replacement secondary school – Lochside Academy, including a 3g synthetic pitch for football and hockey; grass pitch for rugby; 25m swimming pool; running track; fitness suite; and multi use games hall. These sought to provide an enhanced sports facilities offer to residents in the south of the city following the closure of the facilities at Kincorth Academy in 2018. This would cover the loss of the existing playing fields at the former Kincorth Academy. It is acknowledged that the new sports facilities at Lochside Academy do not include specific tennis courts, however there is a multi-use games hall that allows indoor tennis.

A site visit has further demonstrated that the existing tennis courts at the Kincorth Academy site are no longer fit for purpose, with all nets removed and the surfacing broken up in places and their condition is such that they can't be used anymore. Thus, and taking account that the proposed site layout incorporates a visually desirable urban form of a perimeter block, which would require the removal of the existing sports facilities on site; the condition of the existing tennis courts; and the provision of improved sports facilities as part of the larger Lochside Academy development, it is considered that the proposed loss of outdoor sports facility is, on balance, acceptable.

Taking account of the above, the proposal is considered to largely comply with policy NE3 as set out above.

Trees

Policy NE5 (Trees and Woodlands) sets out that there is a presumption against all activities and development that will result in the loss of, or damage to, trees that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.

Along the perimeter of the site are clusters of trees and a thick hedge along the corner of Cairngorm Drive and Cairnvale Terrace. The proposed site layout would see the vast majority (81 of 107) of trees and the hedge removed, with three clusters of trees located along the northern boundary retained in addition to a few other trees. None of the trees on the site are protected through a Tree Preservation Order (TPO), nor do they lie within a conservation area. To compensate, a total of 241 new trees would be planted.

Colleagues in Environmental Policy have assessed the application, and considered that the

proposed loss of trees would be contrary to the requirements of policy NE5. In addition, in a number of instances, the zone of influence of a number of the replacement trees would extend to the proposed buildings, which could result in the need to prune these trees extensively, or potentially their early loss. Supplementary Guidance on Trees and Woodlands (SGTW) sets out that the Zone of Influence of a tree is generally considered to be the distance from the bottom of a tree that is equal to the mature height of an existing or proposed tree. Buildings and associated infrastructure should generally be constructed outwith the Zone of Influence of trees to allow adequate space for a tree's natural development and reduce pressure for future removal of trees. Here, colleagues in Environmental Policy consider that a number of replacement trees would be located to near the proposed buildings to allow for full growth to maturity as the buildings would be within their Zone of Influence. As such, it is considered that this aspect would not comply with guidance as set out in the SGTW.

However, in relation to tree loss, it is considered that to establish a perimeter block – the characteristic form of development within the surrounding residential area of Kincorth and the preferred development form for this site, the tree loss along the perimeter is, though regrettable, unavoidable. As such, to ensure an urban form that would integrate well in the surrounding area, and when considering the replacement planting, the proposed tree loss on the site is considered acceptable. It should further be considered that, even when taking the trees that could have a conflict with the zone of influence, proposed replacement planting would sufficiently mitigate the proposed tree loss. Finally, a detailed landscaping plan could be secured through a condition, which could seek alterations to position of proposed trees to ensure buildings would fall, as far as possible, outwith the zone of influence of replacement trees. On that basis, even though not strictly compliant with NE5, it is considered that this issue has been adequately addressed.

Impact on local roads

Access

The proposal would see the construction of four new vehicular accesses into the site. One from the south - from Cairngorm Drive; two from the north – from Kincorth Circle and Deevale Gardens respectively; and one from the east – from Cairnvale Terrace. Colleagues from Roads Development Management have assessed the application and suitability of the proposed junctions. Further detail is required on the position of the northern access onto Deevale Gardens, to avoid conflict with existing driveways opposite, although a suitable solution has been identified. These details can be conditioned and is also addressed through the Roads Construction Consent process. It is noted that the southern access from Cairngorm Drive would be within close proximity of a bus stop that is currently in use. To ensure sufficient clearance for busses to pull into the stop without obstructing visibility for cars entering or exiting the site from this junction, this bus stop will need to be moved further to the east. It is considered that a suitably worded condition would be sufficient to ensure these works will take place.

Parking

A total of 181 parking spaces would be provided to serve the 212 residential units provided on site. All 27 terraced houses would have access to a driveway providing a single on-site parking space for each of these units. A total of 154 parking spaces would thus be provided to serve a total of 185 flatted properties. Given the proposal would be for a completely social rented housing scheme, Supplementary Guidance on Transport and Accessibility (SGTA) sets out that 0.8 parking space per unit would be required. For the flatted units, this would result in an overall requirement of 148 parking spaces. As such, the total provided would fall within this requirement and would be accepted. The proposed parking spaces would be well spread through the development, with spaces located in convenient positions to serve each flatted block. In addition, each block would be served by a number of disabled parking spaces, again in compliance with criteria as set out in the SGTA, with the proposed driveways similarly being wide enough to conform with space standards for disabled parking spaces to ensure full accessibility to these units.

As such, proposed parking arrangements are considered acceptable.

SGTA further sets out that for residential development, one charge point (passive provision) is the minimum required for each unit where spaces are private and off-street. These electric charging points are provided for all houses, with a 50% provision for parking spaces serving the flats (active provision). This is considered acceptable, subject to a condition ensuring that the underground infrastructure (passive provision) for electric vehicles is provided throughout the site to allow for further future installation of charging points.

Car Club

A single car club space will be provided within the site. This would be located centrally within the development, and would also be available for residents living outwith the development. A monetary contribution would be required to install the car club parking space and to provide and maintain the car.

Sustainable Transport

Bus stops are available on Cairngorm Drive immediately to the south, and on Gardner Drive/Faulds Gate, c.200m from the site, with services running between Kincorth, the city centre and on towards Dyce. This would provide easy, sustainable access to the city centre via public transport.

SGTA sets out that in terms of cycle parking provision, 1 space per flat up to 30 flats, plus 1 space per 3 flats thereafter should be provided. The proposed development would thus provide a requirement of 82 cycle parking spaces for all flats. A total of 10 bike stores are spread throughout the development with additional outside bike parking spaces for visitors. These would adequately serve all flatted blocks, and as such this would be accepted. No detailed drawings for these bike stores have been submitted. However, it is considered that these could be secured through a suitably worded condition.

It is considered that the rear gardens of the terraced properties would provide sufficient space to allow for bike storage for these units.

Taken together, it is thus considered that the proposal would be well accessible by public transport and would satisfactorily promote the use of sustainable transport methods such as walking and cycling through its permeable site layout; connections to the surrounding area; and proposed bike parking facilities.

Safe Routes to School/ Residential Travel Plan

The site contains a total of 59no. 3 bed units which are likely to be used by families, including those with children. As such, it should be ensured that a safe route to school would be available for pupils living on site. The site falls within the catchment area of Abbotswell Primary School with Kirkhill Primary School also nearby. The nearest secondary school is Lochside Academy. The Transport Assessment submitted as part of the application does not consider 'Safe Routes to School', however it does set out that the site would benefit from the existing level of pedestrian provision in Kincorth, which is generally to a suitable or good standard, with wide, lit footways provided along both sides of the majority of roads in the area, supported by a small number of footpath connections. As such, given the location of the site within this wider residential area, it is considered that this should not give rise to any particular issues, and that additional evidence can be provided through a suitably worded condition.

No information has been provided in relation to a travel plan framework or residential travel plan for future residents. However, it is considered that this information can be provided through a suitably worded condition to ensure future residents are suitably informed of sustainable transport options within the surrounding area.

Other matters

Waste

All terraced properties would have an individual bin store located in the driveway of sufficient size to accommodate all required bins. In addition, all flats would be served by bin stores, that would meet distance criteria for both residents and refuse vehicle crews. Colleagues from Waste Management have been consulted on the proposals, and confirmed that the proposed bin storage areas would meet their requirements. Swept path analyses have been provided, demonstrating that the development can be suitably serviced by refuse vehicles. The proposal is therefore considered to be in compliance with policy R6 (Waste Management for New Development).

Flooding

Policy NE6 (Flooding, Drainage and Water Quality) sets out that a Drainage Impact Assessment is required for all development exceeding 5 homes. This application is accompanied by a Drainage Impact Assessment, and a Level 1 Flood Risk Assessment. In these, it is assumed that the site is at little or no risk of flooding. The proposed SUDS facilities as set out in the Drainage Impact Assessment are considered acceptable.

Low and Zero Carbon Building and Water Efficiency

Policy R7 (Low and Zero Carbon Building and Water Efficiency) sets out that all new buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through the installation of low and zero carbon generating technology. Furthermore, all new buildings are required to use water saving technologies and techniques. Supporting documentation set out that the buildings will be constructed to 'Gold' standards of energy efficiency, with enhanced energy performance targets, and that these would have large windows to increase natural light and ventilation to all units. However, no details have been submitted in relation to water efficiency measures of the proposed units. It is considered that these details can be secured through a suitably worded condition to ensure full compliance of the proposed development with policy R7.

The development, along with the Craighill housing development is proposed to be connected to a forthcoming district heating scheme for this part of Kincorth.

Digital Infrastructure

Policy C1 (Digital Infrastructure) states that all new residential development will be expected to have access to modern, up-to-date high-speed communications infrastructure. Again, supporting documentation sets out that this will be the case, but no details are provided. However, a search on the Ofcom website confirms that superfast (80Mbps) and ultrafast (1000Mbps) broadband is available in the surrounding residential area, and it is expected that this development would be connected into this existing infrastructure. On that basis, the proposed development would be compliant with this policy.

Contaminated Land

Policy R2 (Degraded and Contaminated Land) sets out that the Council will require that all land that is degraded or contaminated is either restored, reclaimed or remediated to a level suitable for its proposed use. The application was supported by an 'Interpretative Report of Land Contamination'. In addition, it is known that asbestos was found on the site when the previous buildings were demolished.

Colleagues from Contaminated Land Unit have assessed the information submitted and are satisfied that, subject to conditions in relation to a foundation strategy, the proposal would be acceptable.

Noise, Dust and Air Quality

As the proposed development is located in an existing residential area, it is considered necessary

to ensure that the amenity of existing residents is maintained both during the construction phase and after. To this end, comments from colleagues in Environmental Health recommended that a Dust Management Plan and Air Quality (Dust) Risk Assessment are submitted prior to construction. In addition, a Construction Environment Management Plan should be submitted, including mitigation measures to limit noise disturbance from construction works. These can all be secured through suitably worded conditions.

It is further recommended that a limit on construction hours is imposed. However, this would fall under Environmental Health legislation and cannot be sought as part of a planning condition. It is therefore recommended that an informative to that effect is included in any approval.

Policy T4 (Air Quality) sets out that development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. In this case, the application site is in relative close proximity to Air Quality Management Areas (AQMA) on Wellington Road (c.1.3km) and Anderson Drive (c.0.75km). Both were declared due to exceedances of air quality objectives for 'Particulate Matter' 10 micrometres or less in diameter (PM10) and Nitrogen Dioxide (NO2). Due to the size of the development, and its associated 180+ parking spaces, it is considered that this could have an impact on air quality in the AQMAs. As such, any permission should include a condition requiring submission of an Air Quality Impact Assessment.

Developer Obligations and Affordable Housing

Policy H5 (Affordable Housing) sets out that all housing developments of five or more units should provide at least 25% of the total number of units as affordable housing. In this case, the proposal would fully contribute to the social rented stock of Aberdeen City Council, and all units would come forward as social rented units. This policy requirement is therefore exceeded.

Policy I1 sets out that development must be accompanied by the infrastructure, services and facilities required to support expanded communities and the type and scale of developments proposed. In this case, the Developer Obligations Team was consulted on the application, and determined that the following contributions would be required to offset any impacts of the development:

1. Core Paths: A contribution will be required towards the enhancement of Core Paths 59, 79 and/or 105 which are all located in close proximity to the development site: £56,321
2. Healthcare facilities: A contribution will be required towards internal reconfiguration works to increase capacity at the Cove Bay and Kincorth Medical Practice or other such healthcare facilities serving the development: £87,358
3. Open Space: A contribution will be required towards the enhancement of existing open spaces in the vicinity of the proposed development. Part of the contribution may also be used to support local community food growing initiatives: £27,706
4. Community Facilities: A contribution has been identified towards Kincorth Community Centre, which has proposals in place to create additional capacity to accommodate additional users as a result of development: £276,835

In addition, Roads Development Management has advised and agreed the requirement for introduction of a new car club space located within the development. The following monetary contributions would be required for either a hybrid or electric vehicle, with the preferred option being for an electric vehicle:

Type of vehicle	Hybrid	Electric
Combined total cost (purchase, maintenance, insurance etc)	£18,318	£25,852
Traffic Regulation Order	£2000	£2000

Total	£20,318	£27,852
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It is considered that these contributions could be secured through a legal agreement. In addition, the delivery of all units as social rented units should also be secured through a legal agreement as a lower level of parking is accepted compared to a private housing development, in line with current standards as set out in the SGTA.

Matters arising in letters of representation

A total of 26 letters of objection were received, raising a total of 6 matters:

1. Height of proposed 3 storey buildings on Cairngorm Drive will have an adverse impact on existing two storey terraced properties due to overshadowing and overlooking; and will appear overbearing. This is further aggravated by the difference in level between the existing houses and the development site. Consideration should be given to the swapping the build locations of the proposed 2 storey buildings with the proposed build locations of the 3 storey buildings – *This has been discussed in detail above*;
2. Any windows overlooking existing properties would be an invasion of privacy – *This has been discussed in detail above*
3. Devaluation of property – *This is not a material planning consideration*;
4. Concerns insufficient parking is provided on site – *This has been discussed above*;
5. Concerns in relation to noise generation and possibility of unsocial behaviour due to positioning of 3-storey blocks opposite existing houses in Cairngorm Drive – *The variation in heights along Cairngorm Drive should reduce the impact of the proposal on properties along Cairngorm Drive*;
6. Increase in residents would put additional strain on local facilities such as parks, GPs, shops – *This should be addressed through developer obligations where it is considered that the proposed development would increase pressure on existing infrastructure.*

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 (PALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

Policy D2 (Amenity) is a new policy that requires new development to achieve a good level of amenity for both future occupiers and neighbouring dwellings. The above evaluation sets out that it is considered that this would be achieved in this instance, and this policy would thus be met.

Policy R8 (Heat Networks) is a new policy that promotes the integration of development into existing heat networks and requires development to explore the potential for development of a heat network. In this case, the applicant has confirmed that it is intended to connect the development into the existing combined heat and power network running through parts of the city, and has submitted a feasibility study further demonstrating this intention.

Notification to Scottish Ministers

Should the Committee support the recommendation, due to the objection from Sport Scotland, there is a requirement for the planning authority to notify Scottish Ministers of their intention to grant conditional planning permission.

Scottish Ministers will then consider whether to call-in the application for their own determination or

clear it back to the authority to decide the matter as it thinks fit.

RECOMMENDATION

Willingness to Approve Conditionally & Legal Agreement and notify Scottish Ministers

REASON FOR RECOMMENDATION

The principle of residential development is considered compatible with the OP105 allocation of the site, and in compliance with policy H1 (Residential Areas). The proposal would result in the loss of urban green space, consisting of former school playing fields and tennis courts. However, given ; the poor quality of the existing facilities; existing replacement and enhanced sports facilities at Lochside Academy; the proposed various uses of newly created open space; increased accessibility; improved quality of the open space created; and the wide quantity and variety of public open space in the nearby surrounding area, including the Kincorth Playing Fields immediately to the north of the application site, any tension with policy NE3 (Urban Green Space) is considered acceptable in this instance. The proposal would result in a shortfall in terms of quantity of open space when measured against the criteria as set out in policy NE4 (Open Space Provision in New Development). However, again given the variety and quality of open space provided, in combination with the proximity of the Kincorth Playing Fields and developer obligations toward enhanced open space provision in Kincorth, this tension with this policy is accepted. Furthermore, the proposal would result in a loss of trees, which would be contrary to requirements of policy NE5 (Trees and Woodland). However, the amount and quality of proposed replacement trees would mitigate for the removal of existing trees and allows for a better development form.

The proposed site layout and design, density, positioning, scale and massing of the buildings would respect the character and appearance of the surrounding area. The development would represent an acceptable mix of sizes of residential units, taking consideration of the identified high demand for 1-bed flats in the immediate area. There would be no adverse impact on the residential amenity of neighbouring properties and a good quality living environment would be provided for future residents. Sufficient space would be made available for bike and bin storage.

Subject to conditions and a legal agreement to cover necessary developer obligations, and to ensure that the units remain affordable housing in perpetuity, the proposal is considered to comply with policies D1 (Quality Placemaking by Design), I1 (Infrastructure Delivery and Planning Obligations), T2 (Managing the Transport Impact of Development), T3 (Sustainable and Active Travel), T4 (Air Quality), H1 (Residential Areas), H3 (Density), H4 (Housing Mix), H5 (Affordable Housing), NE6 (Flooding, Drainage and Water Quality), R2 (Contaminated and Degraded Land), R6 (Waste Management Requirements for New Development), R7 (Low and Zero Carbon Building and Water Efficiency) and CI1 (Digital Infrastructure) of the 2017 Aberdeen Local Development Plan and Supplementary Guidance on Subdivision and Redevelopment of Residential Curtilages; and Transport and Accessibility.

Subject to conditions and a legal agreement, the proposed development would also be generally compliant with policies H1 (Residential Areas); H3 (Density); H4 (Housing Mix and Need); H5 (Affordable Housing); NE2 (Green and Blue Infrastructure); D1 (Quality Placemaking); D2 (Amenity); R5 (Waste Management Requirements in New Development); R6 (Low and Zero Carbon Building and Water Efficiency); R8 (Heat Networks); I1 (Infrastructure Delivery and Planning Obligations); T2 (Sustainable Transport); T3 (Parking) and CI1 (Digital Infrastructure) of the 2020 Proposed Local Development Plan.

CONDITIONS

1. Materials

That no development pursuant to an individual building shall take place unless a scheme and/or samples detailing all external finishing materials to the roof and walls of that individual building hereby approved has been submitted to, and approved in writing, by the Planning Authority. Sample panels of the external brick finishes, including mortar, shall be provided. Thereafter the development shall be carried out in accordance with the details so agreed.

Reason: In the interest of visual amenity and to ensure a satisfactory finish of the development.

2. Boundaries (details)

That no development shall take place until a detailed scheme of plot and boundary enclosures for the entire development, including the perimeter surrounding the development site, has been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the details so agreed.

Reason: In the interest of visual and residential amenity, and to ensure a satisfactory finish of the development.

3. Play areas

That no development shall take place until a scheme providing additional details on the proposed play spaces has been submitted to and approved in writing by the Planning Authority. Thereafter, these play spaces shall be incorporated in the approved landscaping scheme, and shall not be implemented other than in accordance with the agreed details.

Reason: In the interest of residential amenity.

4. Landscaping (details)

That no development shall take place until a detailed landscaping scheme has been submitted to and approved in writing by the Planning Authority. Thereafter, all planting, seeding and turfing of the agreed detailed landscaping scheme shall be carried out in the first planting season following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted.

Reason: In the interest of visual and residential amenity.

5. Landscaping (maintenance)

That no development shall take place until a scheme for maintenance of the agreed detailed landscaping scheme has been submitted and approved in writing. Thereafter, maintenance of the landscaping shall be undertaken in accordance with the approved scheme.

Reason: In the interest of visual and residential amenity.

6. Tree protection measures (1)

That no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by the Planning Authority. Thereafter, the agreed scheme shall be implemented.

Reason: To ensure adequate protection for the trees on site during the construction of the development.

7. Tree protection measures (2)

That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason: To ensure adequate protection for the trees on site during the construction of the development.

8. Cycle storage (details)

That no development shall take place until detailed drawings of the proposed cycle storage have been submitted and agreed in writing by the Planning Authority. Thereafter, the agreed scheme shall be implemented.

Reason: In the interest of visual amenity and to promote sustainable transport methods.

9. Bin stores (implementation)

That no flat within any individual block shall be occupied unless the relevant bin store as shown on drawing ACCKIN-ATK-ZZ-ZZ-DR-AR-110001/RevT03 or such other drawing as may subsequently be submitted to and approved in writing by the Planning Authority, have been made available for use.

Reason: In the interest of public health.

10. Car parking (implementation)

That no flat within any individual block shall be occupied unless the relevant car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing ACCKIN-ATK-ZZ-ZZ-DR-AR-110001/RevT03 of the plans hereby approved or such other drawing as may subsequently be submitted to and approved in writing by the Planning Authority. Such areas shall not thereafter be used for any other purpose than the purpose of the parking of cars ancillary to the development and use thereby granted approval.

Reason: In the interest of public safety and the free flow of traffic.

11. Safe routes to school

That no part of the development shall be occupied until a scheme setting out 'Safe Routes to School' has been submitted and approved in writing by the Planning Authority. This scheme shall identify the most direct route and any missing links or upgrades required towards the nearest schools.

Reason: To promote sustainable transport methods, and to ensure that a safe route to school is available for children living within the hereby approved development.

12. Travel Plan

That no part of the development hereby approved shall be occupied until a Residential Travel Pack has been submitted and approved in writing by the Planning Authority. Such approved packs shall subsequently be issued to the first occupiers of each residential unit.

Reason: To promote sustainable travel methods.

13. Electric Vehicle Charging

That no development shall take place until a scheme detailing underground cabling for future electric charging equipment has been submitted to and approved in writing by the Planning Authority. Subsequently, the development shall not be carried out other than in accordance with the details so agreed.

Reason: To future proof the site to increase the use of electric vehicles.

14. Bus stops

That no development shall take place until a scheme detailing relocation of the existing bus stops on Cairngorm Drive has been submitted to and approved in writing by the Planning Authority. Subsequently, the development shall not be occupied until the approved scheme has been implemented.

Reason: In the interest of public safety

15. Low and Zero Carbon Building and Water Efficiency

No development shall take place until a scheme detailing compliance with policy R7 (Low and Zero Carbon Building and Water Efficiency) of the 2017 Aberdeen Local Development Plan has been submitted to and approved in writing by the Planning Authority. Thereafter, any recommended measures specified in that scheme for the reduction of carbon emissions and water efficiency have been implemented in full.

Reason: To ensure that the development complies with requirements for reductions in carbon emissions and water efficiency as specified in policy R7 (Low and Zero Carbon Building and Water Efficiency) of the 2017 Aberdeen Local Development Plan.

16. Digital Infrastructure

That no individual flat or house shall be occupied unless satisfactory evidence has been submitted to and approved in writing by the Planning Authority that the development will be connected into the existing digital infrastructure surrounding the site, with the preferred option being fibre optic cabling to the premises where available, and subsequently the development shall be implemented in accordance with the agreed details.

Reason: To ensure good digital connectivity for the hereby approved residential units and to ensure compliance with policy CI1 (Digital Infrastructure) of the 2017 Aberdeen Local Development Plan.

17. Earth Works/ Foundation Strategy

That no development shall take place until an earth works/ foundation strategy has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this earth works/ foundation strategy shall include details of any plans to excavate, process and rework the made ground, and a soil testing regime for the purpose of verifying the suitability of processed materials on-site.

Reason: To ensure the site is suitable for human occupation

18. Gas Protection Measures

That no building shall be occupied until all gas protection measures have been inspected by a suitably qualified engineer and a validation report has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this Validation Report shall detail the gas protection measures that have been installed and should provide adequate verification.

Reason: To ensure the site is suitable for human occupation

19. Noise Mitigation Measures

That no building shall be occupied until noise mitigation measures as specified in section 7 'Mitigation' of the Noise Impact Assessment by CSP Acoustics and dated 14th July 2021 have been implemented.

Reason: In the interest of residential amenity.

20. Air Quality Assessment

That no development shall take place until an Air Quality Assessment has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this assessment shall include:

- a. An assessment of the impact of emissions to air from or associated with the development, carried out in accordance with the IAQM land-use Planning and Development Control: planning for Air Quality Guidance 2017 with a method agreed by the Environmental Health Service. The assessment shall consider the potential impact of road traffic associated with the proposed development itself and other permitted/committed developments in the area on air quality within the nearby AQMAs and adjacent areas; and
- b. Other developments to be considered shall include, but are not limited to: planned housing developments at Heatherwick Road and Leggart Brae; and significant residential developments constructed and nearing construction on Abbotswells Road.

Reason: In the interest of public health.

21. Construction Environment Management Plan

That no development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Planning Authority. As a minimum, this should cover:

- a. An 'Air Quality (Dust) Risk Assessment' by a suitably qualified consultant is carried out to predict the likely dust levels resulting from the proposed development and its impact on air quality including a determination of it significant; and
- b. A 'Dust Management Plan', which shall be based on the results of the 'Air Quality (Dust) Risk Assessment'
- c. A 'Construction Noise Impact Assessment', which should:
 - i. Be undertaken by a suitably qualified noise consultant
 - ii. Demonstrate adherence to the guidance contained within: BS8228 - 1:2009+A1:2014 Code of practice for noise and vibration control on construction sites and open sites - Part 1 Noise and Part 2: Vibration
 - iii. Identify the sources of construction noise likely to impact on the existing residences.
 - iv. predict the impacts of the noise sources on the proposed residential development
 - v. Detail the noise mitigation measures to reduce noise from the construction noise sources to an acceptable level to reasonably protect the amenity of the occupants of the proposed residences.
 - vi. The methodology for the noise assessment should be submitted and agreed in writing with the Environmental Protection Team in advance of the assessment.

Any such scheme as has been approved shall subsequently be implemented during the construction works.

Reason: In the interest of public health.

22. Occupation

The development hereby approved shall not be occupied other than as social rented housing. (as defined in Aberdeen City Council's 'Affordable Housing' Supplementary Guidance), managed and operated by either Aberdeen City Council or by a Registered Social Landlord (RSL).

Reason: In order to ensure compliance with local plan policy H5 and Aberdeen City Council's 'Affordable Housing' Supplementary Guidance and because the level of car parking provision within the approved development is based on standards for social rented housing specifically, as opposed to other forms of affordable housing.

23. Deevale Gardens Access

That prior to the commencement of development, and notwithstanding any information contained within the hereby approved drawings, further details of the Deevale Gardens access shall be submitted to and approved in writing by the Planning Authority. The development shall be constructed in accordance with the agreed details thereafter.

Reason: In the interest of public safety.

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ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management
DATE	19 August 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	City Centre Conservation Area Character Appraisal
REPORT NUMBER	PLA/21/157
DIRECTOR	Gale Beatie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Ross Wilson
TERMS OF REFERENCE	5) Adopt non-statutory planning management guidance

1. PURPOSE OF REPORT

- 1.1 This report presents an updated City Centre Conservation Area Character Appraisal, the findings of the recent public consultation period, and seeks approval to adopt the document as Aberdeen Planning Guidance (non-statutory planning guidance). This includes changing the name of the Conservation Area and amendments to the Conservation Area boundary. The report also seeks approval to submit a representation to the Scottish Government for a Regulation 11 Direction to remove deemed consent for large projecting 'To Let/For Sale' signs within the updated Conservation Area boundary.

2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Approve the responses proposed by Officers to those consultation responses that were received on the City Centre Conservation Area Character Appraisal, as approved for public consultation by the Planning and Development Management Committee on 21st January 2021 (Appendix 2).
- 2.2 Approve the content of the updated City Centre Conservation Area Character Appraisal (Appendix 1) as Aberdeen Planning Guidance (non-statutory planning guidance).
- 2.3 Approve the change in name from Union Street Conservation Area to City Centre Conservation Area to better reflect the geographical extent of the area.
- 2.4 Instructs the Chief Officer – Strategic Place Planning to make an application for a Regulation 11 Direction representation to the Scottish Government for the

removal of deemed consent for Class 3 (1) 'advertisements relating to the availability for sale or letting of the land on which they are displayed' - specifically large projecting 'To Let / For Sale' signs in the City Centre Conservation Area.

3. BACKGROUND

3.1 Background

3.1.1 On 21st January 2021 Members of the Planning Development Management Committee approved the content of the Draft City Centre Conservation Area Character Appraisal and proposed Regulation 11 Direction for a minimum 6-week public consultation exercise (Ref. PLA/21/002).

3.1.2 The public consultation on the Draft City Centre Conservation Area Appraisal and the proposed Regulation 11 Direction ran for a period of 8 weeks from Friday 19 February 2021 to Friday 16 April 2021. The public consultation was originally scheduled to end on April 2nd but was extended by two weeks to give stakeholders more time to provide their views on the proposals. Historic Environment Scotland (HES) comments were received on 1st June 2021. Given Historic Environment Scotland's key role in managing the historic built environment in Aberdeen, Officers are content to take these comments into consideration despite them being received after the consultation closing date. A summary of HES comments can be found in Appendix 2. The full comments can be found in Appendix 4.

3.1.3 The Draft City Centre Conservation Area Character Appraisal was available as follows:

- Publication of document on Aberdeen City Council 'Consultation Hub' <https://consultation.aberdeencity.gov.uk/>
- A press release was issued on the Council's website advertising the consultation period, how to view and comment on the Draft document and proposals.
- A press advert was placed in the P&J newspaper to advertise the consultation period.
- Notification (emails) of the consultation were issued to statutory consultees and all Community Councils.
- All Community Councils that fall within the boundary of the Conservation Area (and proposed boundary amendments) were consulted. These were City Centre, George Street, Castle Hill and Pittodrie, Rosemount and Queens Cross Community Councils. A presentation was given to these Community Councils via Microsoft Teams.
- Aberdeen Inspired and the Disability Equity Partnership were also consulted. Presentations were given via Zoom and Microsoft Teams.

- The Aberdeen Office Agents group were also consulted regarding the proposed Regulation 11 Direction. A presentation was given via Zoom.

3.1.4 A total of 33 responses to the consultation on the Draft City Centre Conservation Area Character Appraisal were received, alongside a total of 31 responses to the consultation on the proposed Regulation 11 direction, primarily from members of the public. Full, un-summarised copies of the representations received are provided in Appendix 4.

3.2 Summary of Key Issues Arising from Engagement and Consultation

3.2.1 A full and detailed list of comments received to the consultation for the City Centre Conservation Area Character Appraisal and the Regulation 11 direction is contained in Appendices 2 and 3, including Officer's responses to the matters raised. A summary of the key issues raised is however outlined below:

- The document was generally welcomed and supported. 14 Positive comments were received.
- The document was considered to be well laid out and comprehensive.
- No concerns were raised regarding the proposed Conservation Area name change, and Historic Environment Scotland welcomed the change.
- 7 comments were received on the proposed boundary changes. These were generally positive.
- 3 comments were received regarding the St Nicholas/Marischal Square boundary extension. One of these was from Historic Environment Scotland, who appreciated its inclusion. The other 2 comments questioned the inclusion of the Marischal Square development. These comments are addressed in Appendix 2 (sections 7.16 and 7.20).
- 2 comments were received proposing the inclusion of the Category C listed former Odeon Cinema (Nuffield Gymnasium) and the Category B listed Bon Accord Baths.
- 2 comments were received regarding the proposed inclusion of the Category C listed 1-18 Union Grove Court within the boundary of the Conservation Area.
- Support for the Regulation 11 direction was expressed by a number of respondents. 13 positive responses were submitted.
- Concerns were raised regarding the Regulation 11 Direction being used to try and hide the number of vacant buildings in the City Centre. These comments are addressed in Appendix 3 (sections 6.21).
- Concerns were raised regarding high business rates and how this affects vacancy rates in the City Centre.

3.2.2 As a result of the representations received, several actions and amendments are recommended to the City Centre Conservation Area Character Appraisal. A full and detailed list of actions and recommended amendments is contained in Appendix 2, however a summary is provided below:

- As no concerns were raised regarding the name change it is recommended that the change in name from Union Street Conservation Area to City Centre Conservation Area is approved. This change better reflects the geographical extent of the area.
- Given the generally positive comments submitted, it is recommended the 5 proposed boundary changes should proceed.
- In light of the comments received, and the subsequent revaluation of these buildings, the Category C listed former Odeon Cinema (Nuffield Gymnasium), the Category B listed Bon Accord Baths, and the Category C listed 1-18 Union Grove Court are all also now proposed to be included in the revised boundary of the Conservation Area.
- Given the comments submitted, it is recommended that the application for a Regulation 11 Direction representation to the Scottish Government to remove deemed consent for large 'To Let / For Sale' signs in the City Centre Conservation Area should proceed.

In addition, a number of minor text/mapping amendments to the document are also proposed:

- Further key views were suggested for inclusion in the appraisal document. These are listed in Appendix 2 (section 7.29) and are considered to be welcome additions to the document. These would be included in section 5.5.10 of the Appraisal document.
- The Friends of St Nicholas recommend a number of small changes. These will be made in line with actions set out in Appendix 2 (section 6.1).

Next Steps

3.2.3 If the recommendations of this Report are approved the next steps would be:

- Officers will notify the Scottish Government of the revisions to the boundary of the City Centre Conservation Area. A notice of the variations will be placed in the Edinburgh Gazette and the Press and Journal newspapers. This is in line with Section 62 of the [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#).
- Officers will make a representation to Scottish Ministers in line with Regulation 11 of the [Town and Country Planning \(Control of Advertisements\) \(Scotland\) Regulations 1984](#) for the removal of deemed consent for Class 3 (1) 'advertisements relating to the availability for sale or letting of the land on which they are displayed' - specifically large projecting to let/ for sale signs.
- If the City Centre Conservation Area Character Appraisal is approved it will be followed by a review of the current [Aberdeen City Conservation Area Character Appraisals and Management Plan](#). The update to this document would subsequently be presented to the Planning and Development Management Committee for consideration.

3.2.4 The updated City Centre Conservation Area Character Appraisal will be a key document informing the [City Centre Masterplan](#) Review (RES/21/115) approved by City Growth and Resources Committee on 11 May 2021.

3.2.5 If approved, the updated City Centre Conservation Area Character Appraisal would become Aberdeen Planning Guidance and therefore a material consideration when determining planning applications within the boundary of the City Centre Conservation Area.

3.3 Strategic Environmental Assessment and Habitats Regulation Appraisal

3.3.1 A Strategic Environmental Assessment (SEA) is not required for the proposed Appraisal. A SEA Screening submission was sent to the Scottish Government and no concerns were raised regarding the Conservation Area Character Appraisal.

3.3.2 A Habitats Regulation Appraisal (HRA) is not required for the City Centre Conservation Area Character Appraisal as it does not specifically recommend any actions or projects. However future developments or projects within the Conservation Area boundary may require an HRA.

4. FINANCIAL IMPLICATIONS

4.1 There are no financial implications arising from this report. The cost associated with the production of this document has been met within the existing provisions of the Strategic Place Planning budget.

4.2 As a major landowner in the city, proposals for the development of land and assets owned by Aberdeen City Council will, where this is applicable, be subject to assessment in line with the principles and standards set out in the Conservation Area Character Appraisal.

5. LEGAL IMPLICATIONS

5.1 There are no known legal, resource, personnel, property, equipment, sustainability and environmental, health and safety policy implications arising from this report. In terms of legal implications any decision will need to be consistent and based within statutory guidelines in order for the Conservation Area to be legally designated.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Financial	None	N/A	N/A
Legal	Not following statutory guidelines for varying existing Conservation Area designations.	N/A	The procedure set out in the legislation will be followed.
Employee	By not providing approved advice and	L	The City Centre Conservation Area

	direction Officers could, over time, provide inconsistent advice resulting in longer timescales to manage and process planning applications.		Character Appraisal provides parameters to encourage acceptable forms of development in advance of planning applications being submitted. This enables consistent advice for site specific proposals.
Customer	By not providing advice the Customer is open to developing proposals that may not be appropriate to the location.	L	Preparing planning advice provides greater clarity, consistency and certainty.
Environment	Not providing this advice could result in lost opportunities to protect and enhance our built environment and encourage appropriate forms of development.	L	The City Centre Conservation Area Appraisal has been prepared to give planning consideration and parameters and, if approved, would be a material consideration in the evaluation of planning proposals. The Appraisal has been subject to Strategic Environmental Assessment screening.
Technology	IT issues with online materials	L	Early contact with IT Service to identify suitable support.
Reputational	Not providing approved advice opens the possibility of inconsistency and delays in decision making.	L	The preparation and approval of Conservation Area appraisals illustrates the Council's approach to development matters in protecting and enhancing our City through consistent means.

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The appraisal document helps to stimulate ideas at the earliest stage of the design process for new developments whilst taking into consideration Aberdeen's distinct sense of place which helps strengthen the identity of Aberdeen to economic investment (Key Driver 1.3).

Prosperous People (Adult)	<p>Promoting planning advice that is subject to an inclusive approach of public engagement and consultation gives the opportunity for interested parties to shape and take ownership of policy and advice that guides development in Aberdeen. (Key Driver 7.1)</p> <p>Public consultation was available to all ages helping to foster inclusive decision making (Key Driver 7.1).</p>
Prosperous Place	<p>The advice promotes sympathetic forms of development in suitable locations to support an attractive city where development opportunities are capitalised upon for the benefit of the city. (Key Driver 14.1)</p>

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	<p>The process of creating approved planning advice involves engagement and consultation with interested parties in order that they influence, shape and have ownership of material considerations that direct development in the city. This advice provides front-loaded technical considerations at an early stage in the development process when expenditure is relatively low, and the considerations of the Local Authority are known in order to plan for high quality development</p> <p>Consultation included both internal and external stakeholders and was hosted digitally on the Council's 'Consultation Hub'.</p>
Organisational Design	<p>The City Centre Appraisal document followed an internal collaborative process with colleagues from teams across the Strategic Place Planning Service in order to reach a consensus prior to proceeding to Committee.</p> <p>The appraisal document will be available to view on the Council's website and the outcomes of the public consultation process are being reported to Committee for transparency. The development of the document has also undertaken internal consultation with colleagues from teams across the Strategic Place Planning Service.</p>
Governance	<p>The appraisal document is governed through the Council's Committee Reporting Procedure to ensure transparency and the consultation process allows the creation of an inclusive document. Guidance will be reviewed alongside future development plan review process.</p>
Workforce	<p>The appraisal document allows for a more informed and consistent approach to decision making, saving staff time and is supported by in-house skills on the topic area.</p>
Process Design	<p>This appraisal document was last reviewed 13 years ago. This document needs to be updated to ensure it remains relevant.</p>
Technology	<p>The appraisal document would be available as an on-line resource to any interested party.</p>

Partnerships and Alliances	The appraisal document follows engagement and consultation with external interested parties including formally constituted groups in order that everyone interested shapes and can take ownership of the outcome
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8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	EHRIA completed (see Appendix 6) – the assessment shows a neutral impact on the protected groups.
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable

9. BACKGROUND PAPERS

Aberdeen Local Development Plan 2017:

https://www.aberdeencity.gov.uk/sites/default/files/LDP_WS_20170328.pdf

Proposed Aberdeen Local Development Plan 2020

<https://committees.aberdeencity.gov.uk/documents/s107795/Appendix%201%20-%20Proposed%20Local%20Development%20Plan.pdf>

10. APPENDICES

- Appendix 1 - City Centre Conservation Area Character Appraisal.
- Appendix 2 - Table of Consultation Responses on the Draft City Centre Conservation Area Character Appraisal.
- Appendix 3 - Table of Consultation Responses on the Proposed Regulation 11 Direction.
- Appendix 4 - Full Un-summarised Copies of Representations.
- Appendix 5 - City Centre Conservation Area Boundary Changes.
- Appendix 6 - EHRIA Summary.

11. REPORT AUTHOR CONTACT DETAILS

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City Centre Conservation Area Character Appraisal



August 2021

City Centre Conservation Area Character Appraisal

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1 Introduction

1.1 The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Section 61, describes Conservation Areas as “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”. Each local authority is required to determine which parts of its area are of special architectural or historic interest and designate these areas as Conservation Areas in order that their character can be protected. Conservation Areas contribute significantly to our local, regional and national heritage and identity. They define a sense of place through that place’s characteristics of planning, materials, landscaping and often quality craftsmanship, which collectively today provides a valued continuity and a context for everyday life. The ability to understand what makes Conservation Areas important and an appreciation of their value translates to our sense of what is valued and our ability to be good custodians. Conservation Areas are special places that require good conservation and quality placemaking skills in order that proposals within them protect and enhance their character for today and for future generations to enjoy.

1.2 Historic Environment Scotland’s [Interim Guidance on Designation of Conservation Areas and Conservation Area Consent](#), states that ‘*local planning authorities should designate and review existing and potential conservation areas and identify existing and proposed Article 4 Directions. This should be supported by Conservation Area Appraisals and Management*’. The designation of a Conservation Area enables local authorities to identify and promote opportunities for development as well as areas that would benefit from enhancement schemes. Designation also provides an opportunity for public consultation on the various land use issues affecting Conservation Areas and their preparation can assist planning authorities and others in the formulation, monitoring and evaluation of local place policies. The purpose of a Conservation Area Character Appraisal is:

- to justify the designation of the Conservation Area and review the existing boundaries;
- to identify important characteristics of the area in terms of townscape, architecture and history;
- to identify important issues that affect the Conservation Area;
- to identify opportunities for development and enhancement schemes;
- to encourage interest and participation in conservation issues amongst people living and working in Conservation Areas; and,
- to produce a useful tool in Conservation Area management.

1.3 The City Centre Conservation Area Character Appraisal is a key document to inform decision making regarding future development proposals within the city centre, from small alterations to historic buildings to large new developments. One of the key elements for development within the city centre is assessing the significance of a building, site or area. The City Centre Conservation Area Appraisal is not exhaustive but gives a good overview of the various character areas, key buildings in the city centre and their importance. Being guided by the Appraisal is a key fundamental step to ensuring future development protects and enhances the historic character of the city centre whilst still delivering development that allows Aberdeen to thrive.

1.4 Profile

Designation Date:	01 July 1968
Extended: Early 2021 (precise date to be confirmed, and subject to outcome of public consultation exercise)	08 April 1980 24 April 1985 24 November 1987 10 October 1996 21 June 2007
Previous Character Appraisals:	21 June 2007
Size (Hectares):	56.87
Number of Character Areas:	3
Number of listed buildings (as of Oct 2020):	Total – 280 Category A – 24 Category B – 155 Category C – 101
Buildings At Risk:	7
Scheduled Monuments:	None
Adjoining Conservation Areas:	3
Historic Environment Record (HER):	518

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1.5 Summary of Significance

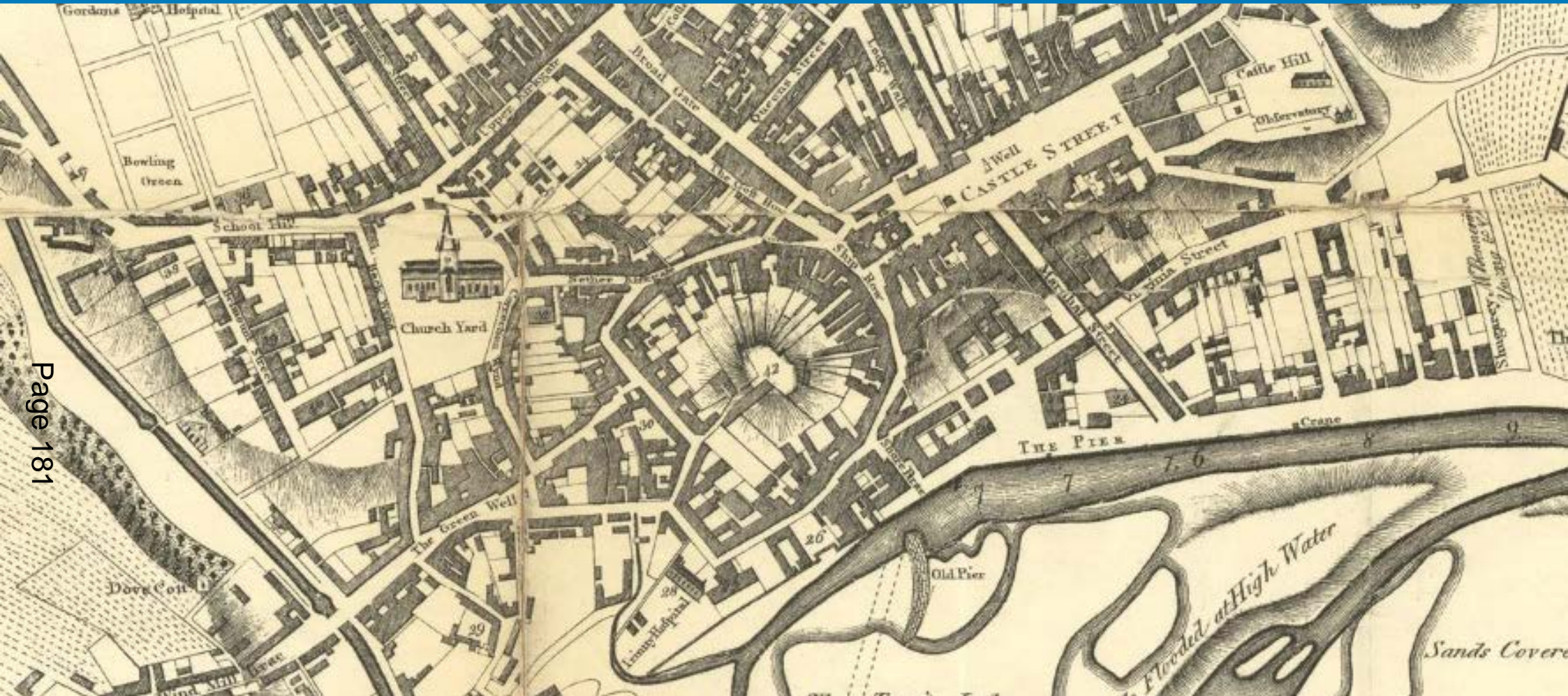
1.5.1 The 1968 Aberdeen Town Council designated the Union Street Conservation Area in response to the Civic Amenities Act of 1967, which placed greater emphasis on the protection of historic areas. Renamed the Aberdeen City Centre Conservation Area, it is worthy of continued protection because of the historical, physical, cultural, architectural and economic significance of the area. A number of City Centre Masterplan projects are within the boundary of the Conservation Area including the **Union Street Conservation Area Regeneration Scheme (CARS)** which would not be possible without Conservation Area status. The Conservation Area continues to face the sustained pressure of balancing the often-competing interests of commercial development and Conservation Area management.



1.5.2 The Conservation Area comprises the original settlement area of ‘New Aberdeen’ around St Katherine’s Hill and the harbour, sheltered by the banks of the River Dee. It includes Union Bridge and Union Street, a hugely important example of early nineteenth century town planning. Union Street is a product of early nineteenth century technological innovation and is an impressive engineering feat, as well as being the setting for a high proportion of the City’s most important and impressive buildings, many of which are listed. Union Street is Aberdeen’s principal street and functions as the City’s commercial and historic heart, meaning that it faces a wide range of cultural, financial and commercial pressures. This Conservation Area is a palimpsest; it is an example of complementary layers of history, built up over time, and reflects many centuries of urban development in a busy city centre. Both the built fabric of the area and the spaces in between the buildings therefore need to be effectively managed, to protect the special character of the Conservation Area.

Provost Ross's House, part of Aberdeen Maritime Museum

2. LOCATION, HISTORY AND DEVELOPMENT



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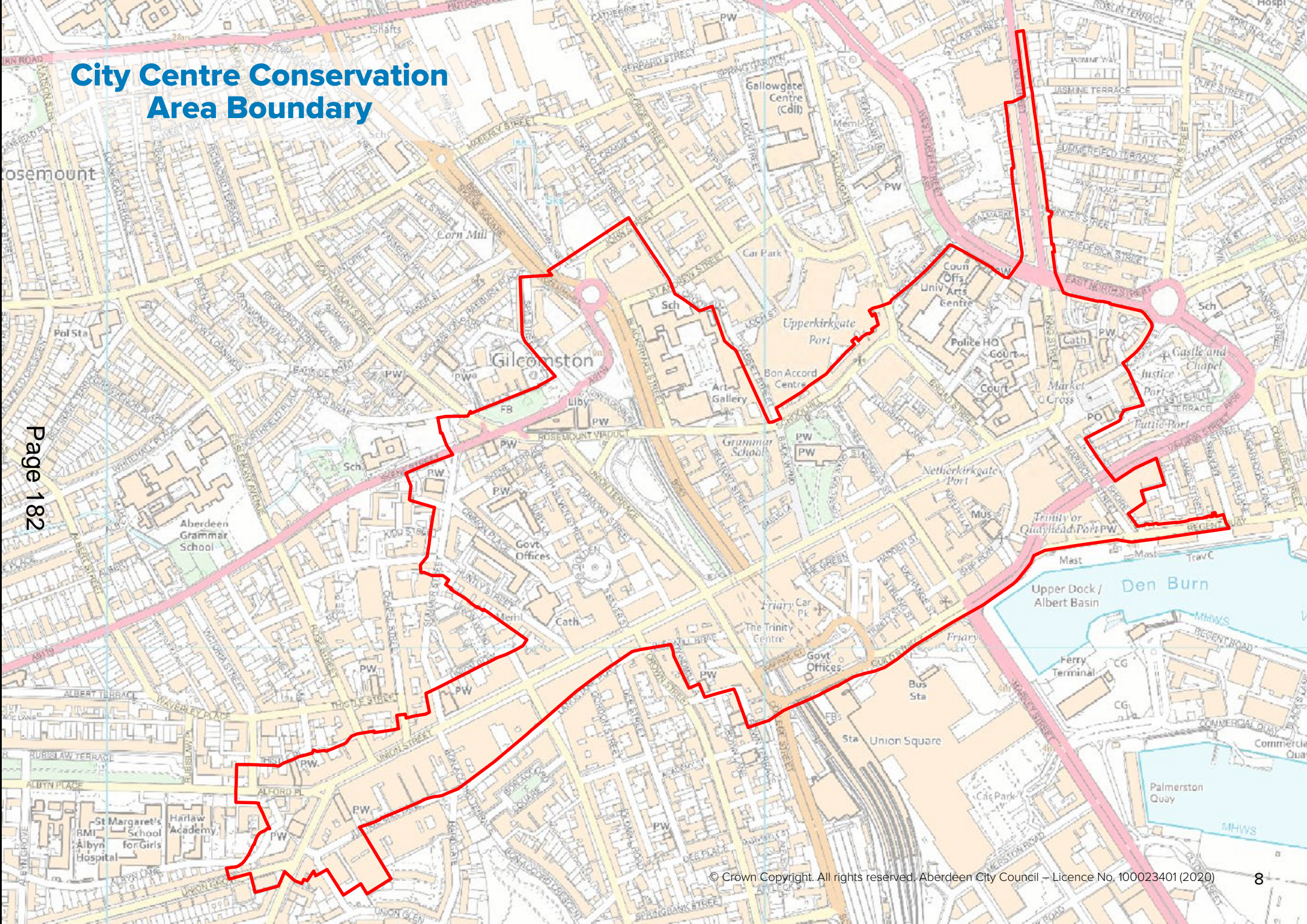
2.1 Location

2.1.1 The City Centre Conservation Area is located in the centre of the City of Aberdeen, encompassing its cultural and economic heart and the principal area of historic settlement. Union Street forms the spine of the Conservation Area, with areas of historic settlement and planned expansion spreading to the north

and south, including the remains of the medieval city. The Conservation Area extends to the edge of the harbour, formed in the mouth of the River Dee. The location of the city was determined by the route of the Den Burn, the coast, the River Dee, the lochs which once occupied the area (Loch of New Aberdeen, Loch of Old Aberdeen), the Spital Burn and the then separate settlement of Old Aberdeen to the north.

Detail from City of Aberdeen map, Alexander Milne 1789 © National Library of Scotland

City Centre Conservation Area Boundary



Geology

2.1.2 Aberdeen is constructed in an area where the underlying geology is primarily granites and related rocks, such as granitic gneises. Whilst their hardness makes them difficult to work, these are very durable and make excellent building stones. Consequentially they have been used heavily in Aberdeen's buildings and have had a lasting and very visual legacy, leading to Aberdeen being known as both 'the granite city' and 'the silver city'. The abundance and qualities of the granite placed it as the primary building material from the 17th century until the mid-20th century, the precursor to the locally quarried and finely worked granite were the field rubble stones used both in the formation of walls, dykes and for all building works.

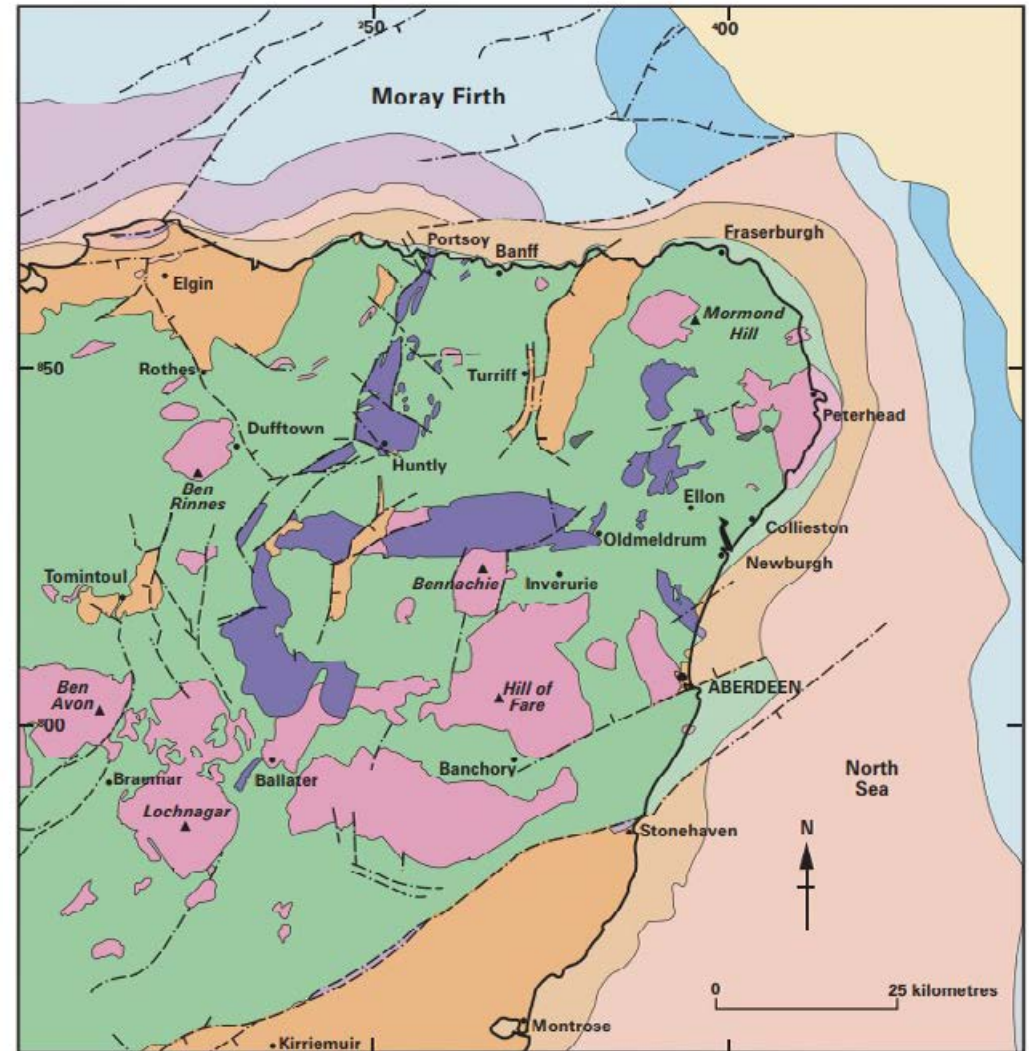
2.1.3 Another historically important, relatively local, building material was Foundland slate. This slate, along with some other quarries such as the adjacent Tillymorgan Hill and Skares Hill, was used prior to the later imported Welsh slate and had a much rougher, more distinctive, look.

2.1.4 Clays which are suitable for brick and tile manufacture are located within the environs of Aberdeen, meaning that both these products have also been used in traditional local construction, with bricks having been made in the City from the 18th Century.

Topography

2.1.5 The City Centre Conservation Area lies on a sloping site which rises to the north and west, away from the sea and the River Dee. There are a number of natural high-points within the Conservation Area, which were used historically for important buildings, such as St Nicholas Kirk and Aberdeen's Castle, as well as the low point at the Den Burn valley, which restricted the City's growth for many years. The topography affords many buildings excellent views to the south and allows attractive views of the City from the south, looking north. Although much of the development in the 19th, 20th and 21st centuries has somewhat ignored or overcome the natural topography, it is of vital importance to the historic development of the City and means that the City still retains its connections with the North Sea, and consequentially its economic prosperity today. The changes in level around Union Street and its elevated position are still evident even though they are not always obvious. It is easy to forget how 'hilly' the Conservation Area is.

Geological Map of Northeast Scotland (North East Scotland Merritt and Leslie)

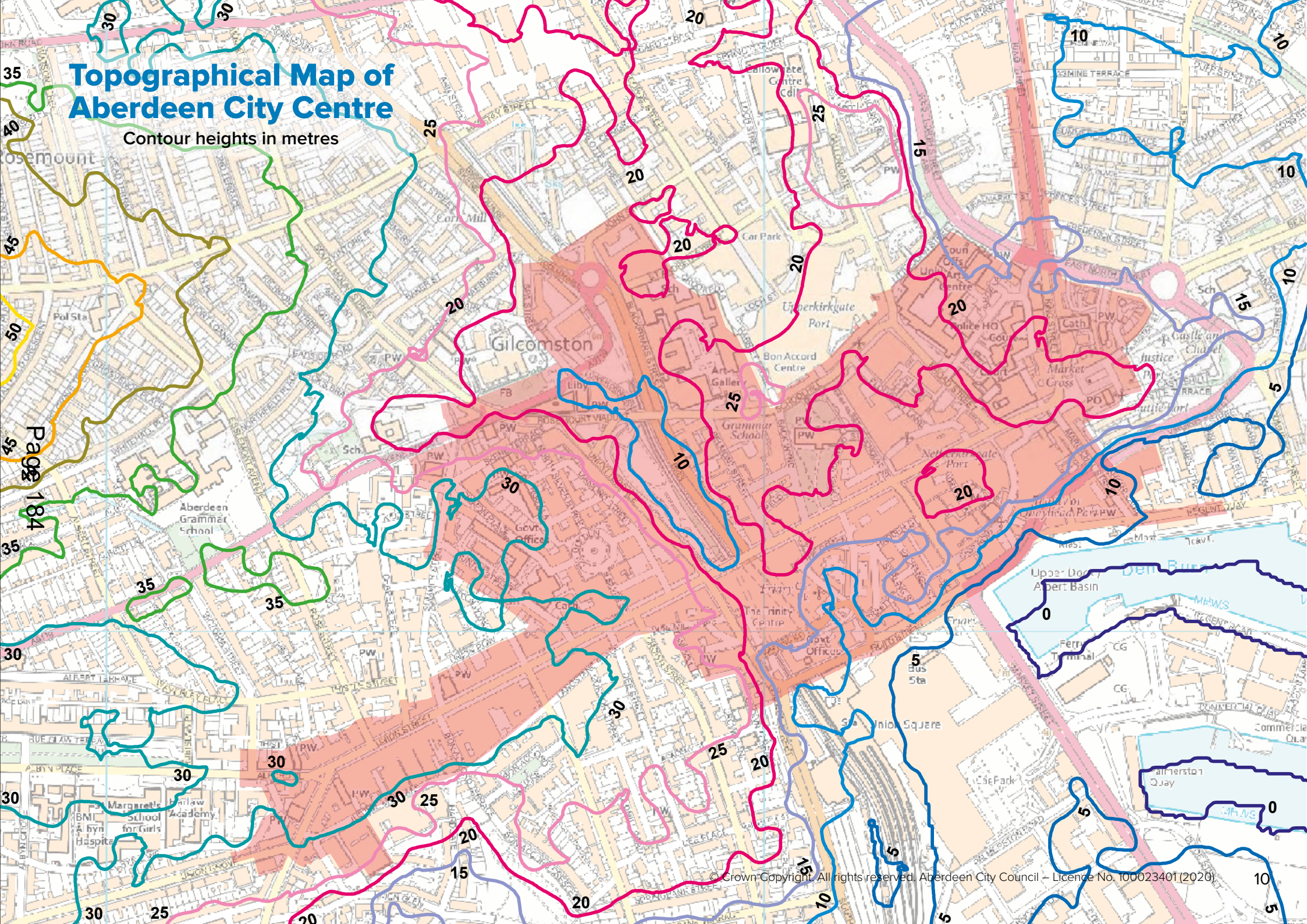


- Palaeogene to Neogene – Quartz & flint gravel
- Palaeogene – Sandstone, siltstone & mudstone
- Late Cretaceous – Chalk
- Early Cretaceous – Sandstone & mudstone
- Jurassic – Mudstone with subsidiary sandstone & siltstone
- Permian to Triassic – Sandstone, Siltstone & mudstone
- Devonian – Conglomerate & sandstone with sparse volcanic rocks (The Old Red Sandstone)

- Igneous & Meta-Igneous Rocks**
- Ordovician to devonian mainly – Granite & related rocks
- Ordovician mainly – Gabbro & related rocks
- Ordovician – Volcanic & sedimentary rocks of the Highland Border
- Late Precambrian to Early Cambrian – Metamorphosed Dalradian sedimentary rocks with subsidiary volcanic rocks
- Geological boundary, solid** —————
- Fault** - - - - -

Topographical Map of Aberdeen City Centre

Contour heights in metres





2.2 Development History

Early Settlement

2.2.1 Human activity in the area goes back to 6000 BC when it was stimulated by the twin estuaries of the Dee and the Don which provided not only a route inland but also a source of food and shelter. Aberdeen developed around a series of hills; St Katherine's Hill, Castle Hill and the Gallowgate Hill, which have shaped the pattern of development ever since. The first settlement of 'New Aberdeen' probably clustered at the west base of St Katherine's Hill, a defensible position which was aided by natural landforms such as the sea to the east and south, a loch to the north-west and surrounding marshy areas.

2.2.2 Archaeological excavation of the Green area, close to the base of St Katherine's Hill, has uncovered Mesolithic flints and flint knapping tools. Shell middens and a range of other early archaeological features have also been discovered in and around the area. Evidence was also found of a Neolithic Long Cairn, which indicates a settled existence in the area, as do a number of later Bronze Age cairns.

2.2.3 During the development of the Marks & Spencer building in the Netherkirkgate in the 1960s, evidence was found of an Iron Age settlement. Little is known about the history of Aberdeen during the early medieval period, but excavation has confirmed the existence of a settlement by the mid to late twelfth century.

Medieval Street Pattern

2.2.4 Evidence of the development of Aberdeen around St Katherine's Hill can still be seen today in the street patterns of the Castlegate, Shiprow, Netherkirkgate, Correction Wynd, Back Wynd, Flourmill Lane and Carnegie's Brae.

2.2.5 The Kirk of St Nicholas was founded sometime before 1151 to the north west of St Katherine's Hill and was known as the Mither Kirk. It was one of the largest medieval burgh Kirks in Scotland. A Trinitarian Friary stood south-west of St Katherine's Hill from as early as 1273 and remained in existence until the mid-sixteenth century. The friary complex of the Carmelites was located to the south of the Green, close to the confluence of the Dee and the Denburn, the



Blackfriars settled to the north of the Mither Kirk at Schoolhill and the Greyfriars were located where Marischal College is now.

2.2.6 A castle was built to the east of St Katherine's Hill and dominated the town from 1264 until it was destroyed in 1308. During the twelfth century the development of the town moved further north towards Upperkirkgate leaving the Kirk outwith the main settlement area whilst the Castlegate developed as the town's market place. Running north from the Castlegate was Broadgate, leading to Gallowgate and, from there, northwards to Old Aberdeen. To the west of Broadgate and running parallel with it was Guestrow. Westwards from Broadgate and Guestrow ran two streets, Upperkirkgate and Netherkirkgate, giving access to the parish church of St Nicholas. South from the market area, via Exchequer Row and Shiprow, was the route to the harbour. Skirting the south side of St Katherine's Hill, the road led westwards to the Green. Visitors to Aberdeen arriving from the south would travel north east from the Bridge of Dee, through the Hardgate, passing above the Ferryhill Mill Dam, over the New Brig and eventually descending to the hamlet of Windmill Brae and crossing the Denburn over the Bow Brig to the Green.

2.2.7 Aberdeen existed as an important medieval township before it was given the status of a royal burgh during the reign of David I (1084-1153). With this status came certain legal and economic privileges that helped Aberdeen to prosper. Alexander I (1107-24) gave a Charter that established a Merchant's Guild, an exclusive organisation whose power and influence would govern Aberdeen for

centuries. For administration purposes the town was divided into four quarters: the Green, Even, Crooked and Fuddy. There were six ports, or entrances into the town, where a fee was payable to enter. These were at Justice, Gallowgate, Fuddy, Upperkirkgate, Netherkirkgate and Shiprow. This enabled control over trade within the City boundaries and aided security. It was only in the eighteenth century that all the ports were removed. The founding of Marischal College at Broad Street in 1593 established Aberdeen's reputation as an educational centre, which by this time had two Universities. From the sixteenth century onwards Aberdeen's harbour developed substantially; a harbour overseer was appointed in 1751, and the construction of a pier followed, which allowed Aberdeen to optimise its role in international trade. The harbour and market were the central focus of Aberdeen's wealth during this period.

Urbanisation

2.2.8 A new Tolbooth (jail) was constructed at the Castlegate in 1750, a date which marked a new era of street construction in Aberdeen, as the need to expand became critical. Until 1750 Aberdeen maintained its medieval street network, which restricted development; the City was tightly confined to the streets around the base of St Katherine's Hill. During the eighteenth-century Aberdeen experienced rapid urban growth with an increase in the proportion of the region's population living in the town and a rapid increase in the size of the town. Marischal Street was one of the first new streets to be created in 1760 and was a hugely significant pioneering piece of urban planning and engineering, providing a direct route from the town centre to the quayside with a viaduct over Virginia Street. Belmont Street and Schoolhill were also developed at this time. Queen Street was constructed in 1775 to provide access from Broadgate to the flesh market, followed by the development of Carmelite, George, Charlotte, St Andrew, John and Tannery streets during the 1790s to the north of St Katherine's Hill. This period of development signified the first planned urban expansion of Aberdeen.



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Detail from Plan of Old and New Aberdeen, Andrew Drury 1764 © National Library of Scotland



Construction of Union Street

2.2.9 A decision was taken by the City Fathers in the early nineteenth century to improve the southern approach into the City and to enable the City to expand westwards. Of the various options under consideration, the solution which was eventually acted upon was also the most ambitious. This entailed the removal of the top section of St Katherine's Hill and the creation of a bridge and a series of vaults to allow a gently rising roadway to be formed from the Castlegate across the Denburn Valley to the undeveloped land beyond the west bank of the Denburn. This westerly expansion was pioneering and visionary but also costly and led to the City's bankruptcy in 1817. The debt however was cleared by 1825.

Detail from City of Aberdeen map John Smith 1810 © National Library of Scotland

2.2.10 The decision to provide the city centre with a wide street at a fairly uniform gradient by carrying it on a system of viaducts over the ancient streets in the valleys below was an imaginative one with far reaching effects. The width of the street allowed development of the buildings on each side of a scale and quality that firmly established Union Street as the City's principal street, even to this day, whilst the medieval street pattern around the Green and the St Nicholas Kirk remained largely intact.

2.2.11 Union Bridge, which crosses the Denburn, was opened in 1805 and was seen as the architectural centrepiece of Union Street. Development followed between the Castlegate and the newly built Union Bridge, and the permitted height for new buildings along this section was three storeys of dressed granite,

plus an attic. When the street was laid out the properties were residential houses, although it was not long before the first shops appeared. The name 'Union Street' was given to commemorate the union between Great Britain and Ireland in 1801. At the same time the construction of King Street commenced, providing a more direct link to Old Aberdeen and the north, and was completed in 1803.

2.2.12 Development westwards past Union Terrace was slow, apart from the development of Golden Square (1810). Major public buildings such as the Trinity Hall, the screen in front of St Nicholas Kirk and the Music Hall were built during the 1820s. Market Street was laid out after the New Market Company obtained an Act of Parliament in 1839 for the erection of a closed market, connecting Union Street with Guild Street and Trinity Quay. Market Street, Exchange Street and Hadden Street were laid out on a grid pattern between 1840 and 1842. Market Street was designed to line through with the Great Northern Road and connect Union Street to the harbour.

2.2.13 Bridge Street was developing by the late 1860s. Constructed on another viaduct of arches it forced the removal of low-lying cottages of the Poynerook and Windmill Brae. Bath Street was laid out in 1897 from Windmill Brae to Bridge Street. Although the eastern part of Guild Street was first developed in the 1840s, it was not until 1867 when a new Joint Station and bridge were constructed in the Denburn Valley that it met Bridge Street, completing and improving the new road connections from Union Street to the harbour. The



arrival of the railway over the now culverted Denburn transformed the surrounding industrial area into an urban park (Union Terrace Gardens) and had major implications for trade, as well as having a physical impact on the area, with the creation of the Denburn and Rosemount Viaducts enabling the further development of land at Schoolhill.

20th Century to Present Day

2.2.14 At the end of the 1930s Union Street was recognisable as a gracious Georgian thoroughfare interspersed with Victorian and distinctive art deco styles such as the Capitol Cinema and 73-77 Union Street (Cafe Nero). Most of the properties which had been designed for residential use were by now shop units on the ground floor. Significant buildings constructed at this time were the National Commercial Bank (1936) and 78-80 Union Street (1929) whilst 157-165 Union Street (now a hotel on the upper floors and retail on the ground) was built on the Palace Hotel site, on the south west corner of Union Bridge in 1957. The 'air space' above the south side of Union Bridge between the Old Palace Hotel and Trinity Hall was considered a gap site for development and in the late 1950s planning permission was granted to develop a row of shops across the south side of the bridge. Permission was also sought for the same type of development on the north side of the bridge in the 1960s, but this proposal was never realised.



Above: Palace Buildings & Union Bridge, George Washington Wilson 1877
Left: Music Hall, George Washington Wilson 1877

2.2.15 Tall buildings were developed in the city centre from the 1960s. While these were not included in the Conservation Area boundaries when it was initially designated (largely as they were not considered as being of historic notable interest at the time), a number of them, for example Virginia and Marischal Courts, are visible from the Conservation Area and therefore impact on its setting. The same is true for what is now Marischal Square on Broad Street, formerly the site of St Nicholas House. A number of the city centre multi-storey tower blocks are currently being considered for listing by Historic Environment Scotland.

2.2.16 With increased car ownership in the 20th century, motoring infrastructure has developed, including the construction of new roads and substantial alterations to existing ones, such as the Denburn Road and Virginia Street. Multi-storey car parks have been built, for example on Shiprow, Queen Street and Rennie's Wynd. Car parking and items relating to vehicular traffic, for example signs and traffic lights, have also become prevalent on most streets, altering their appearance. The surfacing of many streets has also been altered, from historic granite setts, to hot-rolled asphalt.

2.2.17 By the mid 20th century Union Street had been laid out as we see it today. The layout was conceived by the eighteenth and nineteenth century improvers and much of their architecture has survived, with the exception of the area impacted by the Trinity Centre covering one side of the bridge, Denburn and the associated highway developments which were carried out in the latter half of the 20th century.

2.2.18 More recent developments include Marischal Square, Union Square, Triple Kirks, the Bon Accord and St Nicholas shopping centres, which all have a major influence on the urban form as well as the function of the city centre. There have also been recent larger buildings constructed in a cluster at the former Capitol Theatre and the building adjacent (Silver Fin), and these buildings have altered the skyline of this part of the city centre.

2.2.19 Recently completed works to Aberdeen Art Gallery have involved a substantial internal refurbishment and the installation of a roof extension. These works allow the art gallery to attract larger world class exhibits that have certain space and climate control standards which the art gallery could not accommodate previously. The work also allows the building to be far more





accessible for people with disabilities. The Music Hall has also recently undergone a substantial internal renovation that improved the facilities including improving disabled access. This intervention will also see the long term future of the building secured as a music and arts venue.

2.2.20 The [City Centre Masterplan](#) outlines a 20 year development strategy for Aberdeen city centre. The masterplan document details the importance of Aberdeen's built heritage to the future development. A number of the key masterplan projects are in the boundary of the Conservation Area. Projects CM02 Queen Street, CM11 Union Street Conservation Area Regeneration

Scheme (CARS), EN08 Union Terrace Gardens, EN07 Castlegate, EN09 Golden Square and CM06: Aberdeen Indoor Market are all within the boundary of this Conservation Area. The City Centre Conservation Area Character Appraisal has and will continue to inform decisions made regarding a great number of the City Centre Masterplan projects.

2.2.21 Economic and commercial pressures continue to shape Union Street. This was recognised when the Conservation Area was designated in 1968 and these pressures remain a fundamental influence today.

3. Strategic Views

3.1 There are numerous key views both within the city centre and of the City from the outskirts and beyond. These are visible due to the topography, as described in Section 2.1.2, with views from higher areas of land down towards the coast and the River Dee and Don valleys.

3.2 Historical development in Aberdeen has left the City with a beautiful and interesting set of towers and spires, which contribute hugely to the skyline, make the City distinctive, and these views should be respected. Most of Aberdeen's city centre is however a fairly uniform height, which helps to give the historic character of the area a harmonious feel. In the 21st century a number of new larger buildings have been constructed with varying degrees of impact on the skyline. Future development must consider, assess and be very sensitive to its impact on the City's skyline and historic character, be of an outstanding design and not have a negative impact on important views. Many of the views of the city centre are from outside the City and / or the City Centre Conservation Area and often contain interesting contrasts between suburban or industrial development and City's historic core, as well as giving a sense of the City's evolution. Key views are outlined in the character area sections below (Sections 5-7).





Belmont Street



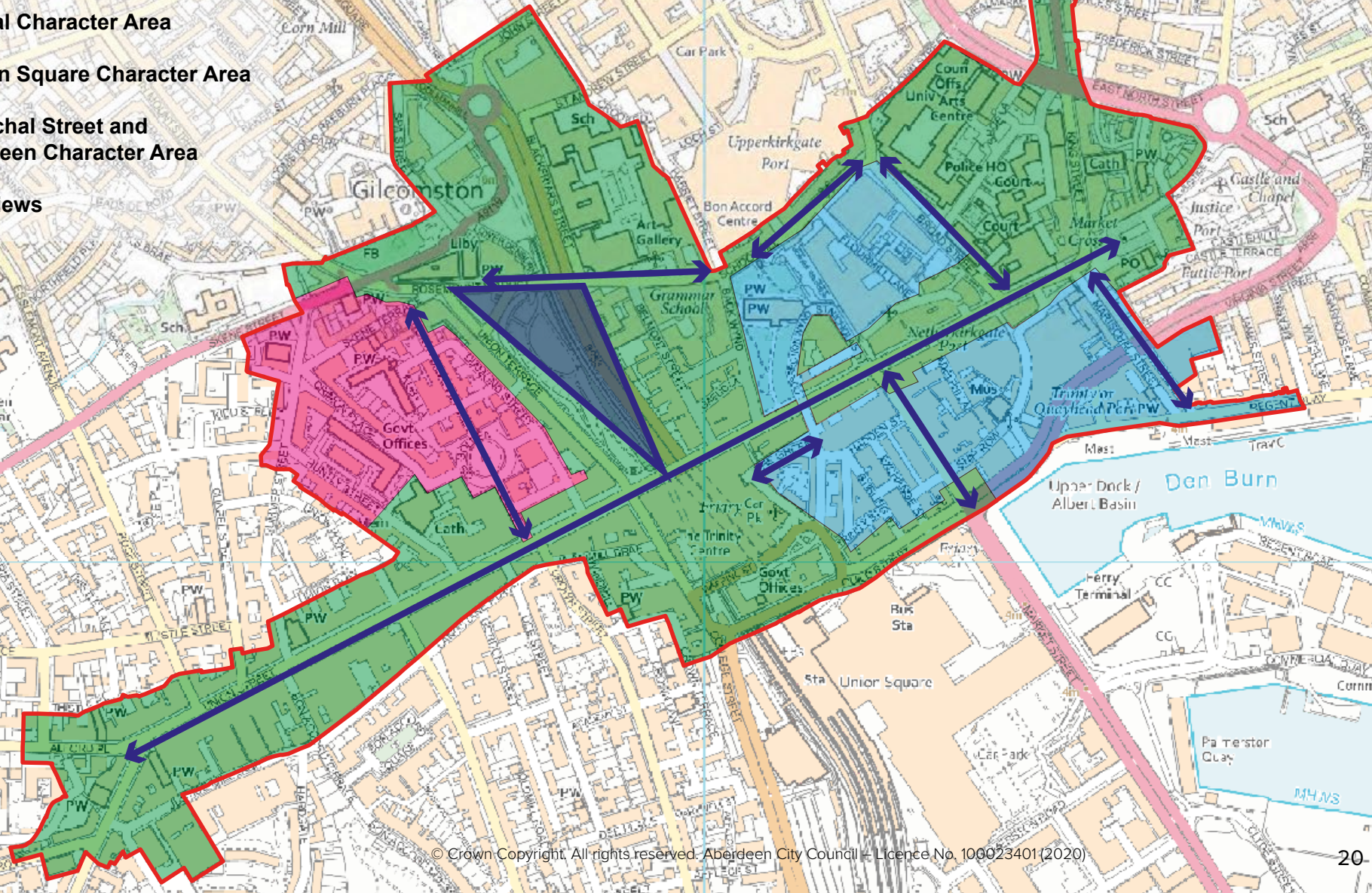
Golden Square



Marischal Street

Character Areas and Key Views

-  City Centre Conservation Area Boundary
-  Central Character Area
-  Golden Square Character Area
-  Marischal Street and the Green Character Area
-  Key Views





Shiprow



Upperkirkgate

4. Townscape Summary



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4.1 The City Centre Conservation Area includes a range of streets and properties and therefore does not have a single identifiable character, but is made up of several areas each with buildings from different periods and with different functions. These areas are not distinct, but overlap, as would be expected from a city centre that has evolved over many centuries. These areas are strongly linked, both by the unifying effect of the granite masonry, cultural and economic ties and also by the dominating effect that Union Street has over the City. As these character areas are so interlinked it is challenging to define specific character areas, however for the purposes of assessment, 3 character areas have been identified and analysed within this appraisal. These are covered in sections 5-7 of this document.

4.2 As its name suggests the City Centre Conservation Area incorporates the centre of the City and, as such, the area is surrounded by the development of Aberdeen as it grew out from the central point. Union Street is positioned over the undulating ground of three hills and the Denburn valley, slightly inland from the sea and close to the mouth of the River Dee. The land comprises gently sloping ground from the edge of the coast. There is a drop in height above sea level across the Conservation Area from west to east from 35 metres at Alford Place to 15 meters at the Castlegate and down to 5 metres at the quayside. Union Street is immediately surrounded by relatively high-density development, therefore long-distance views across the site and an awareness of setting are not always apparent, but all the more dramatic where this occurs, particularly the view from Union Bridge over the valley of the Denburn. Important views exist

along King Street and along the length of Union Street from either end with definite but understated visual terminations by the Salvation Army Citadel and the College buildings.

4.3 The topography of Aberdeen shaped its development significantly and constrained the expansion of the town up until the beginning of the 19th century. The maps on pages 24 and 25 show the development of the street pattern from the late 17th century with St Katherine's Hill and the Castlegate as the central focus, through to the present day where Union Street is the main, central feature of street pattern. Up until the 19th century the street pattern was shaped by topography and the natural environment. This relationship becomes less apparent over time as advances in engineering enable early town planners to break free of topographical constraints.

4.4 Unusually for historic Scottish towns, no clear high street was formed in the settlement of Aberdeen until the development of Union Street in 1800. The high street function was met by the Castlegate which was a grander version of a market place, which shows that Aberdeen was a place of ambition and wealth at this time. Development encompassed geographical features and Aberdeen developed as a series of important 'areas' such as the Green, Castlegate and St Nicholas Kirk. The development of Union Street had a major effect on street pattern and formed an important spine. New roads quickly followed to the north (King Street), south (Market Street, Bridge Street) and west (Holburn Street, Alford Place) with little change in layout to the present day, only an increase in density of development.

4.5 A variety of building periods and styles contribute to the character of the Conservation Area ranging from the older historic fabric of St Nicholas Kirk and the sixteenth century Provost Ross and Skene's houses to 20th century shopping centres and civic buildings. There is a clear distinction within the Conservation Area between the bold geometry of Union Street (and the post-Union Street new town west of the Denburn) and the adjacent, intricate and organic, street pattern of the medieval heart of the original town. Notable landmark buildings falling within the City Centre Conservation Area include The Town House, The Salvation Army Citadel and the spires of Marischal College, Robert Gordon College, St Nicholas Kirk, and Triple Kirks as well as the Schoolhill domes of the Cowdray Hall, His Majesty's Theatre, City Library and St Marks. These landmarks afford legibility to the city centre and have the potential to aid pedestrian navigation. They are often seen and used as visual symbols of Aberdeen.



4.6 The City Centre Conservation Area contains many fine listed buildings and Union Street itself is listed at its vaulted section and at Union Bridge. Listed buildings form a high proportion of buildings in the Conservation Area and there are more category A listed buildings in this Conservation Area than in any other in Aberdeen.

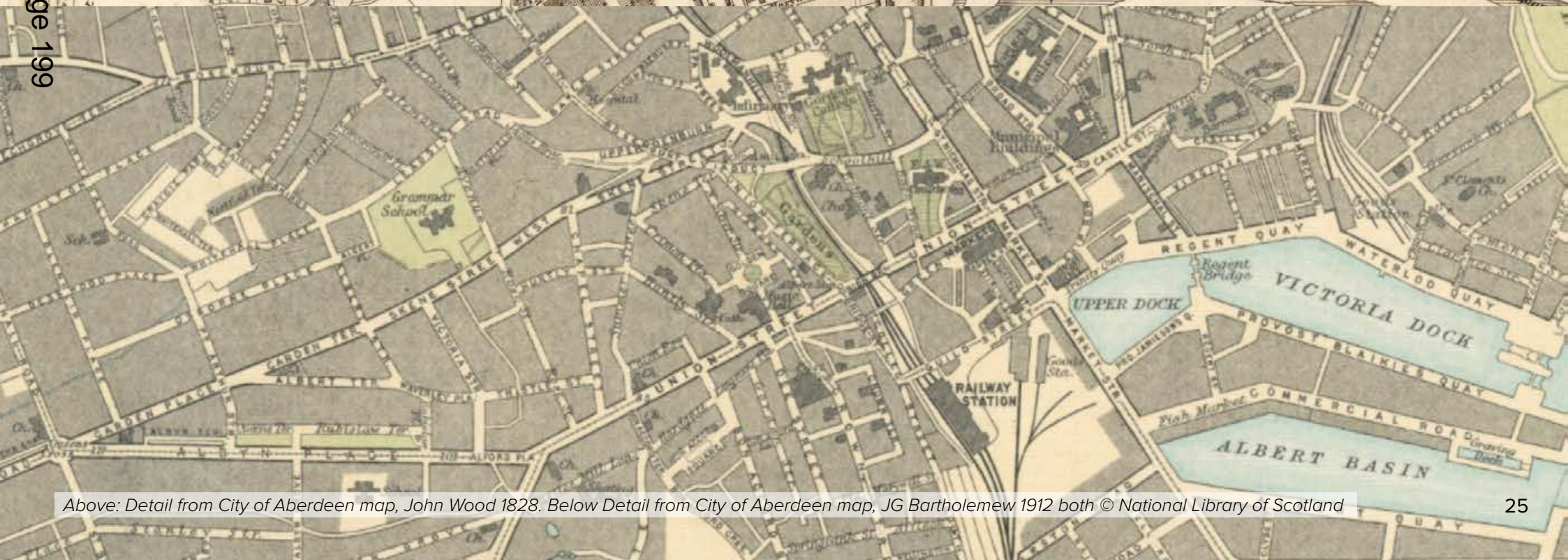
4.7 An important characteristic of this Conservation Area and the City generally is the use of granite. This material helps to unify the various styles and periods of building. Granite predominates as a building material across the Conservation Area and is used in a variety of finishes from quarry-dressed to polished. There are notable exceptions such as the red-brick spire of Simpson's Triple Kirks on the corner of Belmont Street and Schoolhill. Sandstone was sparingly used for parts of historic buildings such as at the Gilcomston South Church on Union Street, the quoins are a notable curiosity on the 'Auld Hoose' of Robert Gordons College, and the anomaly of St Andrews Cathedral of golden sandstone on King Street. Modern buildings present a variety of materials from concrete through to glass but are very much in the minority. The majority of traditional roofs are covered with Welsh or Scotch slate, although copper and lead are used as cladding for domes and cupolas.

4.8 The relative hardness of granite has led to some details that are peculiar to granite buildings and distinctive to Aberdeen. Masonry carving work tends to be less elaborate than it might be with softer stones and it is the elegance of line, curve and proportion of many buildings which contribute to their architectural quality. There are subtle variations in the colours of granite from pink through to almost white, but granite is usually described as grey in colour. Variation in the appearance of granite is achieved through polished, rusticated and split faced finishing. Its crystalline structure sparkles and comes to life in sunlight. Granite's unifying effect on the City's architecture tends to add a sense of dignity and sobriety to the already orderly streets of the nineteenth century. The use of granite became more widespread in Aberdeen after 1730 as a result of the opening of Loanhead Quarry and the reopening by the Town Council of Rubislaw Quarry in 1741.

4.9 The character of Union Street and, in particular, the West End of Union Street changed with the gradual introduction and spread of shop units at ground floor level, a trend also seen along Princes Street in Edinburgh, which was also originally intended as a residential street. The original shopfronts were constructed in timber, with a timber fascia sign and stallriser, often with a



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Above: Detail from City of Aberdeen map, John Wood 1828. Below Detail from City of Aberdeen map, JG Bartholemew 1912 both © National Library of Scotland



SKENE TERRACE

regard to, the character of the area, be practical, well maintained and should help define the area.

4.11 The black and white street letter tiles on street names are a particular characteristic of Aberdeen and should be repaired and retained wherever possible.

4.12 A palette of blacktop and a variety of concrete paving materials have superseded older coverings that included granite. Granite kerbing in most areas remains due to the quality of the granite and the contribution it makes to the character of the conservation area.) Where street surfaces are replaced, consideration should be given to the use of traditional materials to enhance the character of the Conservation Area. A streetscape manual will be produced by the Council's Strategic Place Planning Service to guide the development of the public realm in the City Centre Conservation Area and across the city.

recessed door. Traditional shopfronts generally had vertical proportions and in taller shopfronts where the windows could be particularly high transom lights were often employed. Not many examples of original shopfronts survive on Union Street but more have survived along the southern section of King Street. Within the Conservation Area there are two main public areas of 'green space' at Union Terrace Gardens and St Nicholas Kirk. These areas do not form a large proportion of the Conservation Area, but their function and use contribute immensely to the character and appearance of the area. Apart from these two areas the City Centre Conservation Area is not a particularly 'green' Conservation Area and has little in the way of public green space. Whilst the St Nicholas Kirkyard is well used, Union Terrace Gardens suffers from under-use and is currently being transformed and rejuvenated as part of a multi-million pound scheme to improve access and increase the use of the gardens. Trees within Conservation Areas are afforded statutory protection by The Town and Country Planning (Scotland) Act 1997, recognising the valuable contribution that they make to the character of Conservation Areas.

4.10 Union Street is somewhat cluttered with street furniture including bus stops, bollards, seating, flower tubs, lampposts and barriers for example. Whilst some are attractive additions to the streetscape, others clutter pavements and public spaces. An overhaul of street furniture design and appearance as well as siting would benefit the appearance of the City Centre Conservation Area. Street furniture within the Conservation Area should be sympathetic to, and have



Right: Shiprow streetscape

5. Character Area 1: Central





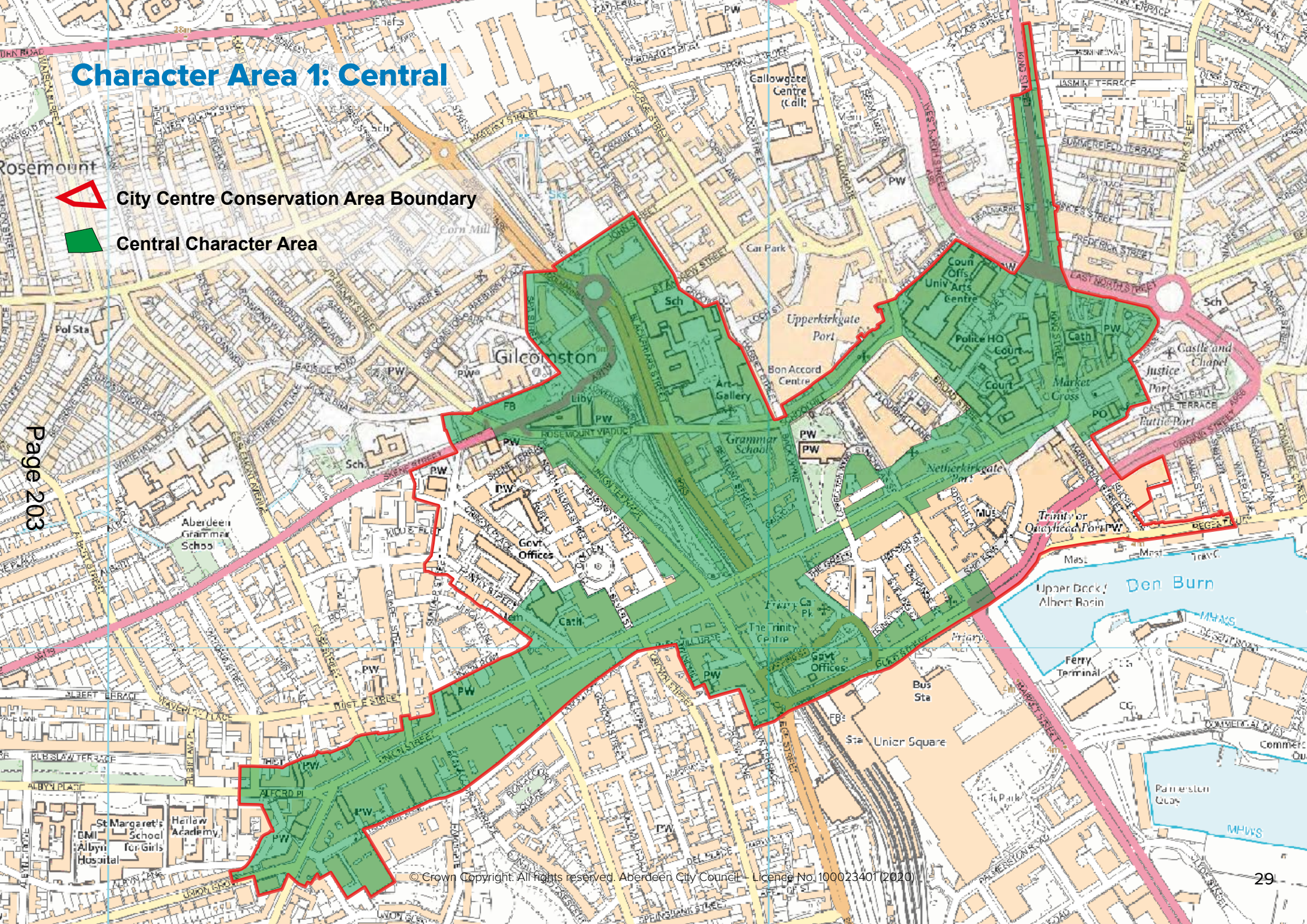
5.1 Three character areas have been identified and analysed within the City Centre Conservation Area. There will be instances where buildings will contribute to two or even three different character areas. In these instances the relevant sections from each character area appraisal should be used.



Above: Marischal College. Right: Aberdeen Town House

Character Area 1: Central

-  City Centre Conservation Area Boundary
-  Central Character Area



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5.2 Key Streets

King Street, Union Street, Broad Street, Gallowgate, Little John Street, Flourmill Lane, Queen Street, Schoolhill, Rosemount Viaduct, Black Friars Street, Denburn Road, Castle Terrace, Bridge Street, Union Terrace, Woolman Hill, Rosemount Viaduct

5.3 Key Buildings

Marischal College, Marischal Square, Provost Skene's House, Music Hall, Town House, Tolbooth, Mercat Cross, 33 King Street (Aberdeen Arts Centre), 3 Castle Street and 2 Marischal Street (High Court), 146 Union Street and 1-3 Union Terrace (Chaophraya building), 154 Union Street (Lakeland building), His Majesty's Theatre, Art Gallery, Robert Gordon's College, 1-18 Union Grove Court, Bon Accord Baths and Former Regent Cinema, the former Woolmanhill Hospital, the Central Library, Salvation Army Citadel, Marischal Court, 4 Castle Street (Archibald Simpson Public House), 208 Union Street, 78-80 Union Street (RBS), 60-62 Union Street (Clydesdale), St Andrew's Cathedral.



Rosemount Viaduct with Central Library, St Mark's Church and His Majesty's Theatre

5.4 Key Characteristics

Positive	Negative
Straight, planned streets	Maintenance of buildings
Sense of place and history	Street furniture clutter
Use of granite and slate	Loss of historic shopfronts
traditional shopfronts	Roller shutters
Detailed corner buildings	Vacant ground floor and upper units
Timber sash and case windows	Clutter on building fronts
Regular building line	On Street Bins (including belly bins)
Arrangement of principal streets and rear lanes	Generic urban realm
Cultural, civic and economic heart of Aberdeen	Lack of Flora
Grand civic buildings	

5.5 Setting and Views

5.5.1 This character area covers the centre of Aberdeen. The setting is consequentially densely urban and commercial. The area is dominated by Union Street, which is the City's main shopping and commercial street although this has been somewhat eroded by the construction of a number of shopping centres in the city taking people away from the traditional shopping destination. Union Street rises gently from east to west and is a linear street measuring 0.8 miles in length from the Castlegate to Holburn Junction. Rosemount Viaduct and Union Street fly over the Denburn Valley, with Schoolhill and Upperkirkgate being on a slight gradient, leading down towards Littlejohn Street, which slopes more steeply down towards West North Street. This valley becomes less pronounced to the north; the ground level flattens by Woolmanhill. Market Street and Bridge Street both slope south towards the harbour with Bridge Street also sitting on a viaduct. Windmill Brae and Bath Street follow the topography of this slope and show the steepness of the land clearly. Windmill Brae and its connection to the Green is a historical route that is clearly evidenced on Woods 1828 Plan of the Cities of Aberdeen. This route, though lost visually with the erection of the Denburn Road and Trinity Centre, still exists through the carpark of the shopping centre.



5.5.2 The linear nature of the streets and the frame provided by the buildings create the long-distance views down Union Street and King Street, which contribute significantly to the character of the area and are a key part of its setting. The views in both directions down Union Street and King Street are highly important and the streets' straightness reflects the City's nineteenth century aspirations. Key buildings in these views include the Salvation Army Citadel, the Town House and Marischal Court (which juxtaposes well with the neighbouring historic buildings) towards the east end of Union Street / the Castlegate and the Arts Centre on King Street, the tower of which is visible from as far away as the junction of King Street and Pittodrie Place, beyond the boundary of the Conservation Area. These views could be enhanced by improvements to shopfronts, a reduction in motorised traffic and a reduction of street clutter. Views out of the character area, into the Kirkyard and over Correction Wynd and the greenery / historic feel of these areas, give important contrast with Union Street. These views also show the undulating nature of these streets which people often assume are flat.

5.5.3 Along the length of Union Street is an iconic view with the Citadel building to its eastern end. The residential tower blocks of Marischal and Virginia Court that were completed in 1966 sit behind the Citadel building. These routes emphasise the straight and relatively level nature of the planned road system. Views within, into and out of this character area are extremely important.

5.5.4 The harbour and River Dee are key to the setting of the Conservation Area, being the *raison d'être* for the City itself. The sloping natural topography of the Conservation Area and its proximity to, and interaction with, the waterfront should be seen as key elements of its setting.

5.5.5 St Nicholas Kirk and Union Terrace Gardens are key for the setting of this part of the character area providing green lungs in the otherwise hard, granite environment. Similarly, views down streets which run perpendicular to Union Street and King Street are also important, particularly down Market Street and Marischal Street which have views of the harbour visible at the bottom. Both views give a sense of Aberdeen's topography and the slope of the ground downwards, to the south of Union Street.

5.5.6 Views in the city centre, particularly down Union Street, are enhanced by the number of high quality, grand corner buildings, including 1 Union Terrace (Chaopraya) and 4 Castle Street (Archibald Simpson Public House) and by the towers, domes and spires of buildings such as the Town House, 208 Union



Street and Gilcomston Church and the former Langstane Kirk (Soul Bar) which contribute to the skyline and help to create the City's distinctive silhouette. From the western end of Union Street, the view down Alford Place is important: trees dominate this view and give a clear sense of moving to a different part of the City. Likewise, the views down Holburn Street are important: this street slopes downward and views of the countryside beyond the City can be seen above the roofs in the foreground.

5.5.7 Many of the side streets off King Street and Union Street are primarily residential and thus have a different character to the principal shopping and business streets. The views glimpsed from and towards these streets, and the contrast between them, is important, giving an understanding of the City's development over the centuries.

5.5.8 One of the most important views is that over Denburn Valley and Union Terrace Gardens, both from Union Bridge and Rosemount Viaduct. This view gives a welcome break from the dense urban built form of the city centre and allows the vegetation in the gardens to be appreciated, along with the spires, towers and turrets of the Belmont Street area. Long distance views are visible

from Rosemount Viaduct of Broadford Works and the Bastille, which, along with Triple Kirks Spire, are brick structures and therefore create contrast with the granite which predominates in the city centre. These views over the Denburn valley are significant as they illustrate a key historic boundary within the City, which held back development for many years. Contrast between Union Street, with its dense urban development and the spaciousness of the valley add to the character of this area. The Nuart artwork on the side of the Belmont Cinema contributes positively to this view, adding visual interest to a previously blank elevation.

5.5.9 The long-distance views of this character area are very important. They demonstrate the importance of Union Street within the context of the City and aid navigation.

5.5.10 Other views in this character area that are shorter in length but still of note include:

- Along Rosemount Viaduct, Upperkirkgate and Schoolhill, with the trees in St Nicholas Kirkyard and Schoolhill adding vital colour to the scene and the towers of Marischal College and the Mitchell Hall creating visual interest to the east. The redevelopment of Union Terrace Gardens will add new complementary planting and building in this area.
- Along Belmont Street to the Art Gallery on Schoolhill, this is a vital link between these two key streets.
- From Bridge Street looking down on Windmill Brae.
- The view along Guild Street, towards the harbour.
- From Rosemount Viaduct over towards Woolmanhill Hospital and the recently redeveloped block of the Sandman Hotel on St Andrews Street.
- From Union Square towards the city centre, as this is the first view of the city centre that visitors get.
- The view over the Green from Union Street, down to the Market.
- The view along King Street, from its junction with Castlegate.
- The views from the west side of Albyn Place looking towards Alford Place and Union Street.
- The view along Holburn Street from Union Street including 1-18 Union Grove and 28-38 Holburn Street and 4-14 Union Grove (Skene House).
- The view down Justice Mill Lane from Holburn Street of the former Regent Cinema (Nuffield Gym) and Bon Accord Baths.



5.6 Built Environment

Orientation, Building Lines and Heights

5.6.1 There are a wide variety of buildings within this character area, the majority of which have retail or commercial premises on the ground floor, with office or residential above. There are also a number of significant buildings with civic or religious functions, such as churches, the Town House, His Majesty's Theatre, Marischal College, the Art Gallery, Robert Gordon's College, the former Woolmanhill Hospital and the Central Library. This character area contains some of Aberdeen's most impressive buildings and a substantial number of listed buildings.

5.6.2 The building line and building heights along most of the street frontages are fairly uniform with the streets densely built up, with only a few gaps between the buildings. The strong line of development contributes to the character of this area and provides a sense of uniformity and formality. The buildings rise straight off the rear of the kerb as would be traditional in a City Centre location. Few front courtyards or gardens are present in this character area. James Dun's House (61 Schoolhill) is a notable exception, as is 27-31 King Street, 333 Union Street and 222-224 Union Street (Molly Malones), all of which have private space to the front, although this is enclosed by railings.



5.6.3 A network of rear lanes run parallel and a short distance behind Union Street, the most prominent of which is Justice Mill Lane / Langstane Place / Windmill Brae. These lanes allow the buildings which front on to Union Street to have a rear exit straight/service area on to the lane. To the west the distance between the two roads is greater, allowing for separate buildings to front on to Justice Mill Lane and some areas of car parking to be formed to the rear.

5.6.4 The back lanes to the rear of feus are generally lined with lower height buildings often these were ancillary to the original building to the front. These rear developments have a less regular building line, with the loss of boundary walls and with some areas having been converted to car parking, rather than having a building fronting on to the road. A number of large extensions have been added to these buildings over the years, but the feus and their traditional form are largely still intact. Some of these rear lanes, for example Justice Mill Lane and Windmill Brae, are enlivened by restaurants and artworks such as those that form part of the painted doors project.



Left: Back lane clutter. Above: Langstane Place



5.6.5 The basic layout and building pattern reflects the nineteenth century development of Aberdeen, although some 20th and 21st century buildings, such as 429-443 Union Street (The Capitol), 73-77 Union Street (Café Nero) and the Trinity Centre are also included within the character area. Many of the buildings have been altered over the years, with additions such as dormers or new or altered shop fronts, and extensions built to the rear. The majority of buildings fit within plots of land which reflect the size and proportions of the historic feus which gives streets a rhythm and enhances the historic character.

5.6.6 Union Street, the Castlegate and Justice Street are orientated. They are crossed at regular intervals by roads running perpendicular, including King Street, Market Street, Bridge Street, Broad Street and Union Terrace. The Denburn Road also runs perpendicular, though located under Union Street, and does not intersect, unlike the others. Rosemount Viaduct, Guild Street, Upperkirkgate and Schoolhill run relatively parallel with Union Street, creating a logical and convenient network of streets. At the south-west end of the Conservation Area, Holburn Street runs to the south from Union Street and Alford Place to the west.

5.6.7 When Union Street was laid out the Town Council stipulated the height of the buildings should be four storeys to the east, falling to two to three storeys towards the west. A number of buildings have therefore retained their original ground and first floors and have had later upper storeys added, often in a

Above: Silver Finn and Capitol buildings. Right: Re-used E&M shopfront. Both Union Street.

different style, for example 214 and 220 Union Street. With the exception of twenty-first century additions, the buildings within this character area largely vary between two to four storey and attic structures.

5.6.8 Marischal College and the former Greyfriars Kirk are set back from the street slightly allowing a stronger setting for them as key buildings within the character area. To the front of Marischal College and Marischal Square an area of public realm with pedestrian priority has been developed, greatly improving the setting and ability to stop and appreciate Marischal College and its grandeur.

5.6.9 Marischal Square is a substantial, clearly modern, building completed in 2017. The building's Broad Street and Upperkirkgate facing elevations are not overbearing to the existing surrounding historic buildings. The use of granite cladding and glass ties the new structure in with the surrounding historic buildings whilst reading clearly as a modern building. The glass of Marischal Square also reflects Marischal College and provides another level of interest and a different perspective to the historic building.

5.6.10 The more recent modern development in this character area such as the Capitol, the Silver Fin and Triple Kirks are considerably higher than the traditional properties. These first two additions are partially visible from Union Street and are all clearly visible from certain viewpoints within the City.





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Typical Building Forms and Features

5.6.11 There are a significant number of listed buildings within this character area, and particular reference should be made to the Category A listed buildings including The Music Hall, The Art Gallery, St Nicholas Kirk and His Majesty's Theatre. These buildings have a civic purpose and are still used for the original purpose they were built. The Category A listed Council headquarters at Marischal College is a fine example of Gothic architecture and provides a strong civic presence in the City Centre. Most of Union Street is covered by some category of listing and this includes Union Terrace Gardens and the Smith Screen to the front of St Nicholas Kirk. These listed buildings and structures demonstrate how important the street was when it was built and the architectural quality that still remains now.

5.6.12 The prevalent building type is tenements with retail on the ground floor and offices or residential accommodation above, most commonly accessed by a separate door. This said, over recent years there has been an increase in

Above: Chaopraya, 1 Union Terrace. Right: The Archibald Simpson, Castle Street

ground floor uses being changed to restaurants, particularly to the west end of Union Street. This has largely occurred due to the changes in shopping trends and the development of the shopping centres that run north to south. A number of the shop fronts have been altered over time losing the quality that once was present. A number of grant funding opportunities have been available over the years from the local authority including the Green Townscape Heritage Initiative (THI). Grants for repairs and reinstatement of original architectural features in historic buildings are currently available from the Aberdeen City Heritage Trust (ACHT) and the Union Street Conservation Area Regeneration Scheme (CARS) (see Section 10).

5.6.13 Windows to the upper floors are mostly timber sash and case. The facades to the buildings are granite and frequently fairly plain and austere, especially in earlier buildings, with simple detailing, such as string courses or hood moulding over the windows. Later in to the nineteenth century and 20th centuries buildings became more decorated as the technology for cutting granite developed and details such finials, pilasters or balusters became more common, as well as intricate window arrangements, with granite transoms and mullions. Good examples of intricate granite can be seen at 210 Union Street (Starbucks), 1 Union Terrace (Chaopraya) and 154 Union Street (Lakeland.) In





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In addition, contrasting shades of granite were sometimes used to highlight features such as is evident on the Denburn Viaduct. At parapet height many buildings are highly decorative such as 62 Union Street (Clydesdale Bank). These more decorated buildings are mainly nineteenth century, although there are a few 20th and 21st century additions.

5.6.14 Buildings which were designed to impress and reassure their users, such as banks, as exemplified by the North of Scotland Bank building (Archibald Simpson's Public House) or the 1 Union Terrace (Chaopraya) tend to have more ostentations detailing and stonework than many of the properties designed for retail on the ground floor. The western end of Union Street was originally designed as houses, meaning that the older buildings here are plain and almost all have been altered to insert a shopfront at ground floor level.

5.6.15 A number of buildings have curved or chamfered corners, allowing the appearance of a grand façade to be carried around the corner. Examples include 5 Castle Street (Archibald Simpson's Public House), 1 Union Terrace (Chaopraya), 114-120 Union Street (Espionage), 1-5 Rosemount Viaduct and the

Above: East end of Union Street. Right: Bridge Street

Academy shopping centre. This is mirrored in a smaller scale by many more domestically scaled corner buildings, which have carefully considered corners featuring a curve or a chamfer and sometimes a turret. Examples include 18 Bridge Street, 170 and 176 King Street, on the corners with Summerfield Terrace; 106 Union Street, on the corner with Correcting Wynd; 21-23 Bon-Accord Terrace, on the corner with Langstane Place and 50-54 Guild Street, on the corner with Carmelite Street.

5.6.16 The grand buildings in the character area, such as Marischal College, the Art Gallery and the Central Library are mostly built in a larger scale than the retail and commercial premises. They feature extra decorative devices, such as towers, domes and columned porticos, which do not feature on most of the other buildings, with the exception of some of the banks. With the exception of Marischal College, which is Gothic, these civic buildings are generally designed in a classical style and all of them contribute considerably to the character of the Conservation Area.

5.6.17 Union Bridge is worthy of note. It is part of the Union Street viaduct which enabled the city to expand to the east and is a key feature of the character area. It spans the culverted Denburn River and is a substantial and impressive



structure. It is visible from numerous locations in the character area notably from Union Terrace Gardens and Rosemount Viaduct. A further key feature of the bridge is the cast iron balustrade designed by William Kelly and more specifically the cast iron leopards (Kelly's cat's) which were designed by Sidney Boyes which were added as part of a scheme to widen the bridge in 1908.

5.6.18 The former Woolmanhill hospital has a level of grandeur and status and a presence within the streetscape and this character area. Designed by Archibald Simpson, its function and importance to the population of the time is clear. The complex contains one Category A and a number of Category B listed buildings.

5.6.19 Also within this character area is Robert Gordon College and the recently refurbished Sandman Hotel on St Andrews Street. The building on St Andrews Street was built as a training college and takes up the whole block.

5.6.20 There are some examples of the influence of Scots Baronial architecture within the character area. This is most prominent in the Salvation Army Citadel, the design of which is rumoured to be based on Balmoral Castle, and the style's influence is also visible on buildings such as the Town House, 22-24 Guild Street and 46 Schoolhill.

5.6.21 Common features on Aberdeen's historic buildings include hidden parapet gutters, neus gables, decorative stair windows, arched window heads at ground floor level, dormers (both historically styled and poorly designed modern ones) and curved corners on buildings.

5.6.22 20th century additions to Union Street include several Art Deco buildings, such as both Burton's shops (one now Café Nero, the other now Schuh and Five Guys) and the Capitol, and more recent additions including 159-163 Union Street (Travelodge), 196-206 Union Street, the Town House extension and 1 Shiprow. The 21st century developed the city centre further, with development on the site of the Capitol, the Silver Fin building, Marischal Square and Triple Kirks adding to the vertical emphasis of the City with taller buildings in this character area. Some of the 20th century additions, such as the Trinity Centre, are considered to have a negative impact on the conservation area while some, such as Unit 10 The Academy (Nandos), have a neutral impact. A number of the more modern buildings use large areas of poor-quality cladding materials which would no longer be considered acceptable, such as grey-brown cement render and reconstituted stone blocks. The variety of buildings, detailing and architectural styles within this character area contribute to the character of this area.



5.6.23 The vertical emphasis of the spires within this character area are key. These aid orientation and showed the prestige of the church when it was built. There are a number of churches in the city centre and their presence is evident. Due to the reduction in attendance at church services a number of these have been changed to public houses or clubs. 333 Union Street, former Langstane Kirk (Soul Bar) has been converted into a public house and restaurant use, ensuring the buildings' long-term use. 27 Belmont Street (the former Priory Club) has been allowed to fall into a serious state of disrepair and is now on the Buildings at Risk Register.

5.6.24 Woolmanhill is currently on the Buildings at Risk Register but planning and listed building consent were granted in 2016 for conversion to a hotel, serviced apartments and residential flats. The conversion of these important buildings would make a very positive contribution to the character area and the City as a whole.

Former Infirmary Buildings, Woolmanhill

Materials

5.6.25 When Union Street and King Street were laid under the Act of 1800 for *'making two new streets in the city of Aberdeen'* the Town Council stipulated the use of dressed granite as the principal exterior material. This has resulted in a uniform appearance to Union Street. As granite was local and was historically the best building material available, it has also been used for many of the other buildings within the character area. The front of the buildings are generally finished in smooth ashlar (sometimes Aberdeen Bond) but the sides and rear are often constructed of cheaper granite rubble, laid in courses, or in a random arrangement. Aberdeen bond is a masonry pattern common in the north east of Scotland. The form consists of a large block followed by 3 smaller blocks laid vertically to the same height as the large block. These three vertical blocks represent pining stones traditionally used in the construction of rougher random rubble walls but in Aberdeen bond are a uniform size and more refined which shows the improvement in stone cutting techniques and technology in the 19th century.

5.6.26 Most of the buildings have slate roofs; originally these would have been Scottish slate possibly from the local Foudland Quarry. Where this has been replaced a mixture of Welsh slate types has been used. Dormers have been added to many of the buildings over time and while many of these are in a traditional form with a lead roof or a pitched, slated roof and sides, many are inappropriate modern designs. These are usually box dormers with flat roofs, or poorly detailed and proportioned pitched roofed dormer, which are often linked. This detracts from the character of the Conservation Area. Where possible modern box dormers should be replaced with traditional scale and style dormers. Some roofs have traditional timber snow boards, which should be retained along with other traditional details and features.

5.6.27 Buildings with domes and some of the towers, such as the Town House, Art Gallery and Woolmanhill Hospital make use of metal coverings. These are a mixture of copper, as on the Art Gallery, and lead, as on St Mark's church. Lead is also used extensively in parapet gutters and for flashings on roofs and ridges on dormers, although zinc has sometimes been used as an alternative in recent years.

5.6.28 Cast iron railings and gates are present in small areas but mainly around the St Nicholas Graveyard and the former Langstane Kirk and the Congregational Church (Belmont Street)

Aberdeen bond

5.6.29 Window frames are primarily constructed of timber, with some examples of metal on 20th and 21st century buildings, such as 78-80 Union Street (RBS). UPVc has been used in some buildings, although this has a negative impact on the Conservation Area and its use must be avoided, particularly on listed buildings.

5.6.30 Doors are also primarily timber, those leading to upper floors or domestic properties are usually panelled whereas many of those leading into offices or retail premises often contain glazing. A number of traditional doors have been replaced with modern metal framed doors, particularly in buildings with modern shopfronts. Encouragement should be given to owners to restore historic fabric and remove unsympathetic modern interventions. Some shops have an outer set of storm doors, which are open by day and closed at night, giving security while keeping the attractive appearance of the building. These are most frequently timber, but some are metal. As an alternative, some commercial premises with recessed entrances have metal gates, which allow visibility into the property while restricting access. A small number of properties have roller shutters, which have a negative impact on the Conservation Area.



5.6.31 There is a limited use of sandstone as a building material within the character area. This is most prominent on the Mercat Cross and St Andrew's Cathedral. It is used for detailing on some properties, such as the armorial carving on the south façade of 8 Upperkirkgate because it was a much easier stone to work with.

5.6.32 20th and 21st century buildings use a variety of modern materials, including imported granite or render. The use of modern materials but complementary colours are evident in the Marischal Square development.

5.6.33 Brick is used within the character area. This is mostly in areas which are not visible, such as internal walls, but it can also be seen in some chimney stacks, rear walls and out buildings. Some of these bricks were made locally at Seaton Brickworks. Triple Kirks is an unusual building within the character area in that brick was used on prominent and very visible facades, as well as for the tower and spire.



5.6.34 Traditional shopfronts are generally constructed in timber, granite and glass however more recent replacements use a variety of materials, including metals and plastics. This results in a negative impact on the character area, as does poor maintenance. One of the aims of Conservation Area Regeneration Scheme is to improve the shopfronts of Union Street as doing so will make a positive contribution to the area.

5.6.35 Where rainwater goods are external, these are usually cast iron, although some have been replaced with aluminium or uPVC. Hidden and parapet gutters are usually lead lined. However, poor maintenance of these has resulted in a number of these failing, resulting in dark staining to the facades of buildings.





5.7 Public Realm

Streets, Parking and Pavements

5.7.1 The main vehicular routes through the city centre fall within this character area. These include Union Street, King Street, Market Street, Bridge Street, Guild Street, Wapping Street and the Denburn Road. These roads have a heavy flow of traffic and relatively wide lanes for traffic (some having been temporarily altered to allow for physical distancing during the COVID-19 emergency). They have a hot-rolled asphalt surface. These routes by their nature put vehicular movement before that of pedestrian or cycle with the Denburn having no pedestrian access at all.

5.7.2 Many of the roads in the city centre currently suffer an overly-large amount of vehicular traffic; this is particularly an issue on Union Street, King Street, Market Street and Bridge Street. Not only does the traffic lead to pollution, and therefore a poorer environment for both residents and visitors, but it can also create an environment which is unpleasant for pedestrians. Parts of Union Street, Market Street King Street, King Street, Virginia Street, Commerce Street,

Above: Denburn Road. Right: Union Terrace

Guild Street, Bridge Street, Holburn Street are included in the **City Centre Air Quality Management Area** (poor air quality) which is of a serious concern of public health and quality of life in the city centre. A **Low Emissions Zone** (LEZ) is proposed for Aberdeen city centre which should address the issue of air quality

5.7.3 Union Street and King Street both have bus lanes and many of the roads within the character area have bus stops. This makes sustainable travel into the city centre easy and efficient but does add to street clutter.

5.7.4 The rear lanes and side roads have a mixture of hot rolled asphalt and setts, with some on-street parking. On-street parking is available on some of the more major roads, such as Union Terrace, but not Union Street itself.

5.7.5 Belmont Street and Broad Street have been designed to improve pedestrian movement and experience through an enhanced environment. The Castlegate is also pedestrianised with the original surface retained with the historic granite setts, that said the current surface in the Castlegate is in poor condition and is in need of repair and maintenance.



5.7.6 Much of the character area has retained its historic granite kerbs. There are also a number of streets where historic granite setts are still in situ, under modern finishes. Granite setts, slabs and kerbs should be retained and /or be brought back in to use wherever possible.

5.7.7 There are a number of sets of traffic lights and signalised pedestrian crossings within the character area, the most heavily used are Union Street / Bridge Street / Union Terrace and Union Street/ Market Street junction. These are mostly on a timer rather than being pelican crossings and thereby give vehicular traffic priority.

5.7.8 There are a variety of street widths within this character area. Union Street as the principal street measures in excess of 15 metres along its length with the perpendicular busy roads of Market and Bridge Street measuring 11 metres and 13 metres respectively. The Denburn Road is around 20 metres wide and does not afford any pedestrian amenity, its purpose is traffic movement and deliveries to the rear of Belmont Street. Belmont Street itself is 5.3 metres in width but the pavements are lowered to make the environment more pedestrian friendly.

Justice Mill Lane and Windmill Brae are more historical in nature and measure 8.4 metres and 7.3 metres respectively.

5.7.9 A number of pavements within the character area have been upgraded with the use of high quality Caithness Stone – this is particularly evident on Union Street and Schoolhill. Elsewhere the materials are concrete slabs which are less attractive. There are also a few areas with hot rolled asphalt pavements, most notably on Union Bridge, where it has been lined out to imitate slabs due to weight restrictions on the bridge. Windmill Lane also has asphalted pavements. A few streets have historic granite slabs as paving surfaces, for example Windmill Brae.

5.7.10 Belmont Street and Back Wynd have improved pedestrian environment with lower pavements and improved surface. This change in character of the pavements changes the feel of the street, slowing cars and making pedestrians feel safer in the environment. The high quality materials and layout make this area of public realm a positive addition to the Conservation Area and contributes to its special character. Long term maintenance programs should to be identified and appropriate budgets allocated to cover these costs to ensure these elements continue to make a positive contribution to the special character of the Conservation Area.



5.7.11 The pavements, cluttered with street furniture such as bins, telephone boxes, telecommunications cabinets, planters and bus stops, make it worse. The street clutter is a particular issue on Union Street and Bridge Street where there is heavy footfall. A reduction in street clutter and a considered approach to future public realm projects in this area would go some way to addressing this issue. The rear lanes in the character area are surfaced with a mixture of concrete slabs, setts and hot rolled asphalt. They are cluttered, often with a large number of bins. The pavements are often very narrow.

Shopfront Signage

5.7.12 Aberdeen has few complete highly decorative historic shopfronts remaining, although many buildings have retained historic features such as a fascia, pilasters or decorative detailing. Several of those which have retained their historic frontages were historically banks. A number of simple historic shopfronts remain, particularly on King Street, although many of these have had features such as sub-fascias added. Historic shopfronts should be retained and if unsympathetic alterations have been carried out in the past these should be reversed wherever possible.

5.7.13 Large 'To Let' signs are becoming more prevalent in this area of the city centre. These detract from the special character of the area and should be avoided wherever possible, especially large triangular projecting signs. Sympathetically sized and sited signs would be welcomed and be more appropriate for such an important sensitive area of the city.

5.7.14 There are a few examples of interesting, historic signage, such as the three-dimensional boots on Upperkirkgate and Union Street and the clocks attached to the facades on Union Street.



Above: 213 Union Street (The Grill)

5.7.15 Many of the buildings within the character area were built as residential premises and have historically been converted to commercial use, necessitating the installation of a shopfront and signage. More recently, some units have been converted from commercial to residential, which has necessitated improving the privacy for the occupiers.

5.7.16 High quality modern shopfronts in a number of styles have been installed in some properties, some of which have aided by grants from Aberdeen City Heritage Trust, The Green THI and the Union Street Conservation Area Regeneration Scheme. These changes have a very positive benefit to the character of the street.

Street Signage

5.7.17 As several of the streets within the character area are major traffic routes, including Wapping Street, Union Street and King Street, these have important strategic directional signage. Many of the roads in the area also have both directional signage relating to local places of interest and other signage for vehicular traffic, for example one way, speed limit and parking signs. Union Street and King Street also have signage relating to the bus lanes. All these are essential for the safe movement of traffic.

5.7.18 There are a small number of signs relating to local and national cycle networks within this character area.

5.7.19 Signage for pedestrians includes wayfinding totem signs, which are distributed throughout this character area. These contribute positively to orientation and visitor experience in the city centre.

5.7.20 Many of Aberdeen's streets have the black and white tiled street name plates. These are distinctive to Aberdeen and add to the historic character of the City. Some even have the directional finger pointing the direction of the street, such as Carnegies Brae.

5.7.21 Inappropriate or excessive signage should be removed or replaced with more appropriate signage that is sympathetic and complementary to the special character of the Conservation Area.



Street Furniture

5.7.22 The streets within this character area contain an excess of street furniture, including bus stops, bins, signs, benches, planters, traffic lights, phone boxes; telecoms cabinets; post boxes; bollards; bike stands etc. The character area would be improved by this being rationalised and the removal of non-essential items.

5.7.23 There are a few items of street furniture which contribute positively to the Conservation Area, for example the red phone box on Queen Street, which should be retained and could be enhanced with improved upkeep. Similarly, Aberdeen's traditional red post boxes contribute positively to the streetscape, as does the gold post box in the Castlegate, although, again, some would benefit from enhanced upkeep.

5.7.24 Street lighting in the character area is mostly wall mounted, particularly on the principal streets, however there are some areas which have columns. These are mostly modern, for example the wall mounted lights on Rosemount Viaduct or the columns in the Schoolhill Pocket Park. A few historic luminaires have been retained, for example on Union Bridge and Union Terrace, which contribute to the character of the Conservation Area, helping to make the City distinctive and aid orientation by night. A few streets have modern, 'heritage' columns, for example Castle Street, outside the Sherriff Court and the corner of Bath Street and Bridge Place and some heritage wall lights, for example Bath Street. A small number of buildings are well illuminated, for example the Music Hall, Art Gallery, Marischal College, Sandman Hotel and 1 Union Terrace (Chaopraya), which again aid night-time orientation and encourage a successful night-time economy while providing interest to the buildings.

5.7.25 A number of buildings have less successful illumination schemes, which have a negative impact, particularly where the illumination is focussed on signage, which is often damaged or where there are roller shutters, which the illumination draws attention to. Poorly planned illumination has a negative impact during the daytime, where wires and luminaires are visible on buildings, adding clutter and obscuring architectural detailing. Redundant lighting should be removed and the any fixings holes and damaged stonework should be made good. Any new lighting fixtures should be of an appropriate style, quality, scale and be sympathetically sited. Any new wiring should be a dark recessive colour (black or dark grey) and routed as discreetly as possible.





5.7.26 There are a small number of traditional railings within the character area, including outside 333 Union Street (Soul Bar) and 224 Union Street (The Abercrombie) on Union Street, on Belmont Street and outside 27-29 King Street, as well as sections of cast iron railings on Rosemount viaduct and Union Bridge. The railings beside the William Wallace statue relate to the statue itself and are important for its setting. These add to the historic character of the area and should be carefully preserved and enhanced. Some modern railings are also present, for example as a handrail to the ramp outside the Sheriff Court Annex. This character area also contains a number of examples of fine granite balustrades, for example above Union Terrace Gardens and outside St Mark's Church.

5.7.27 Utilitarian guardrails feature extensively in the Conservation Area and detract from its special character. They are used extensively around the Castlegate, contributing to this area feeling closed off and underused. The Conservation Area would be enhanced by the removal or reduction of utilitarian guardrails. The impact guard rails have on the character of the Conservation Area should be given due consideration when new guard rails are being installed or existing guard rails are being replaced.

5.7.28 Bollards are also very common within this character area. There are modern examples on Union Bridge and granite examples on St Nicholas Street. The more commonly used Aberdeen Bollards are located on the Castlegate and on the corner of streets such as Huntly Street and Bon-Accord Street. These are used for safety at junctions to avoid vehicles mounting the kerb. At the junction of Alford Place and Holburn Street there are bollards that have in the past not been effective and as a result a heavy bell shaped bollard has now been placed at this junction. This is not an attractive feature but clearly has a function of safety. The impact bollards have on the character of the Conservation Area should be given due consideration when new bollards are being installed or existing bollards are being replaced.

5.7.29 Within this character area are a number of important statues including William Wallace and Prince Albert near the theatre, Robert Burns situated on Union Terrace as well as Robert the Bruce to the front of Marischal College and the war memorial located on Blackfriars Street.

5.7.30 Union Street has catenary wires strung over the street. These allow for the easy hanging of the Christmas lights and for festivals and events to be promoted and celebrated. A catenary also hangs over the southern end of



Belmont Street, advertising the Art Gallery. This is an attractive historic sign, which contributes to the character of the Conservation Area and care should be taken not to obstruct it by installing visual clutter behind it. New catenaries must be designed and fitted with care and with consideration of what any installations look like both during the day and night.

5.7.31 There are a number of cycle stands within this character area, mainly within close proximity of Civic buildings. This is apparent with them located to the front of Marischal College, outside the Art Gallery and the Art Centre. These are quite sensitively sited and sit well within the streetscape. Cycle parking within the public realm is principally standard Sheffield stands. Some bollards have been installed on Union Bridge which have integrated cycle parking in a bid to reduce clutter. There is scope for a greater and more strategic provision of cycle parking in the city centre and for it to be more creatively designed, to integrate it with other street furniture. Long term cycle parking for residents should be considered in the future, as many city centre flats do not have storage available.

5.7.32 Recently new BT phone totems have been placed within this character area. These are smaller than the previous phone stands and have been well sited within the footway as to cause as little disruption as possible. These allow free emergency calls and include WiFi access and information. Benches are in a number of areas within this character area. There are spaces to stop and rest. On St Nicholas Street there are a number of polished stone seats, but a variety of benches and seats can be seen on Broad Street, Schoolhill (outside the Art Gallery), Castlegate, Marischal Square, Bon Accord Centre roof, Academy courtyard and many more.

5.7.33 Many of the character area's rear lanes have accumulated an unacceptable level of clutter, such as bins, signs and bollards. Often these are in poor condition. By their nature rear lanes were always used for storage and servicing but some of these are very prominent within the Conservation Area and a balance needs to be struck. The Conservation Area could be improved by the quantity of these being reduced.

5.7.34 There are a number of on street belly bins which are large and unsightly. The Conservation Area would benefit from the removal of these bins and replacement with bins that are more complementary to the character of the Conservation Area.

5.7.35 Totems have been added around the city centre to aid orientation and demonstrate how easy it is to walk around the city centre. There are a number within this character area. There are a number within this Character Area. These have a consistent design throughout the City which is welcomed. They are relatively small in size and sensitively sited to avoid obstruction or more clutter on the pavement.

5.7.36 Bus stops are prevalent in this character area. Particularly on Union Street where there are a number of bus shelters which are often located in clusters and take up large areas of pavement which can be unsightly and detract from the special character of the Conservation Area. These being clustered also reduced the footway and can cause issues for pedestrian movement especially if there are large queues for buses.

5.8 City Centre Masterplan Projects

5.8.1 The **City Centre Masterplan** outlines a 20 year development strategy for Aberdeen city centre. A large number of the key masterplan projects are within the boundary of the central character area, these are listed below.

5.8.2 CM02 Queen Street: A new residential led mixed use development opportunity created by the relocation of existing public sector land uses (town house extension, police and courts) potentially to the Marischal College eastern annex or elsewhere in the city centre. The redevelopment of these buildings creates the scope for new city centre housing, ground floor commercial uses and a network of public spaces.

5.8.3 CM11 Union Street Conservation Area Regeneration Scheme (CARS): The Union Street Conservation Area Regeneration Scheme (CARS) is a six year initiative aimed at the regeneration of Aberdeen's main thoroughfare. This conservation led programme is set up to tackle the problems of rundown historic buildings and streetscape where longstanding economic and structural decline has undermined the character of this historic and architecturally rich street.

5.8.4 CM05: Woolmanhill: The buildings associated with the former Woolmanhill Hospital present an attractive opportunity for a characterful residential development. This site currently has Listed Building Consent and Planning Permission for a hotel and residential apartments.



5.8.5 EN07 Castlegate: Castlegate will be presented as the ‘central civic space’ for Aberdeen, providing a strong focus and identity for the city centre. This will be a high quality space that responds to the rich architecture and strong urban design structure, forming a desired destination at the end of Union Street. The design approach will be minimalist and defined, adding clarity to the geometry of the space with high quality natural stone materials and lighting.

5.8.6 EN08 Union Terrace Gardens: this project which is currently on site will enhance the quality of the gardens as the city centre’s main green space resource and will seek to improve access, visibility and animation of the gardens. Improvements will include a new performance amphitheatre with stepped seating; a new walkway from Union Street to the lower garden level, a focal point building, a playpark, a new plaza at Rosemount Viaduct with building and reuse of the existing arches to provide further space for new attractions in the park. Finally the existing Victorian toilets which are currently on the Buildings at Risk register will be refurbished and the gents reimagined in a new use.

5.9 Green and Blue Infrastructure

5.9.1 The Aberdeen City Council **Open Space Audit**, identifies a number of open spaces within the character area. The largest of these is Union Terrace Gardens, followed by the Castlegate and St Nicholas Street. Smaller areas include an area to the north of Queen Street and Schoolhill Pocket Park. The quality of the open space within the area is deemed to be poor in the Open Space Audit. Open space is important for providing suitable residential amenity for those living in and around the City Centre Conservation Area. Living closer to parks and other areas of green space promotes increased physical activity and reduced levels of obesity. There is a clear link between mental health and physical activity. Having access to high quality green space encourages more people to take exercise. Health inequalities are reduced in areas with greener infrastructure. Social activity is more likely to occur in quality green spaces promoting community cohesion.

5.9.2 Natural infrastructure, parks, open spaces, community food growing sites, help bring individuals and communities together and are particularly beneficial to individuals and groups, communities, who feel socially isolated/excluded. High quality and easily accessible open spaces and natural features provide people and communities with a sense and pride of place that they feel they belong to.

5.9.3 There are very few street trees in this character area. The character area could be greatly enhanced by the addition of more, appropriately located, trees. In a number of locations, for example Schoolhill Pocket Park, street trees have not been replaced when they have died, leaving obvious vacant spots in the ground. Further investment in improving green infrastructure, including new tree planting, within the character area will help to promote and increase economic investment attracting businesses and customers to the area. Part/full pedestrianisation of suitable roads would further enable additional green infrastructure.

5.9.4 Additional trees and other vegetation within the character area in appropriate locations will contribute to a reduction in CO₂. Trees, shrubs, green roofs/walls, rain gardens and other forms of green infrastructure contribute to a reduction in ambient heat and flooding. Green infrastructure helps to slow the rate at which water reaches the ground and the rate of run off from hard surfaces through infiltration and interception. Additional tree planting and other



green infrastructure within the character area will encourage more active travel (walking and cycling). People are more likely to use active travel if the areas they are walking/cycling through are greener and more attractive.

5.9.5 A wide range of species make use of green infrastructure. Addition green infrastructure within the character area will make a valuable contribution to habitat networks linking green spaces and supporting biodiversity.

5.9.6 A number of trees are visible from the street, which are either not in the public realm, for example within the area to the front of 333 Union Street (Soul) or are within areas of open space, for example Union Terrace Gardens, the rooftop of the St Nicholas Centre or St Nicholas Kirkyard. Some of the rear lanes have street trees within privately maintained public realm, for example on Union Row (not in Conservation Area). All trees have an important part to play in the character of the area and any additions in appropriate locations are encouraged. The trees behind the Smith Screen, in St Nicholas Kirkyard, contribute positively to the area as well as those visible from the Schoolhill side. These give a vital view of vegetation on the otherwise very urban Union Street. Unfortunately Dutch Elm disease has developed in some of the trees in this area which has resulted in their removal.

5.9.7 There is one park in the character area – Union Terrace Gardens, which is currently underused. Formerly the bleaching grounds for laundry being cleaned in the Denburn. A scheme to redevelop the gardens and associated buildings with the inclusion of modern interventions and improved access is underway and is due for completion in 2021.

5.9.8 Other green space within this character area includes the St Nicholas Graveyard which in the summer is extensively used for sitting in and enjoying green space within the City. It has benches and areas to rest and stop. The trees in this area also make a very positive contribution to the streetscape.

5.9.9 The Denburn is culverted through this character area so there is limited interaction with the water. A water feature has been introduced within the public realm to the front of Marischal College, this is very well received and has encouraged members of the public to engage with the water and the streetscape as a whole. The harbour is visible from the various locations within the character area but is especially visible from the top of Marischal Street.



5.10 Negative Factors

5.10.1 Unfortunately there are a number of factors that cause a negative impact on the character of this area:




- Replacement of historic buildings with buildings of an inferior design quality, such as at 196-206 Union Street.
- Construction of the Trinity Centre had a negative impact on views from Union Bridge, blocking views to the south.
- Modern, unsympathetic interventions of dormers not designed for their context.
- The incremental loss of historic windows and doors has a negative impact on the character of the Conservation Area.
- Inappropriate modern replacement windows and doors.
- Shop roller shutters have a negative impact on the character of this area. Roller shutters provide a dead frontage at night time.
- Lack of maintenance over the years and resultant decay. (Common issues include: blocked or broken gutters and downpipes, slipped and missing slates, vegetation, defective chimneys and windows which need repairing and repainting).
- Vacant units at ground and upper level resulting in boarded up windows.
- Replacement of historic shopfronts with unsympathetic modern interventions and sub fascias,.
- Shops and businesses with signage which is excessive, poor quality, design, materials and is inappropriate for its context,
- Signage which has become damaged and not been maintained, repaired or replaced.
- Inappropriately sited satellite dishes, aerials, burglar alarm boxes and wiring for electrical equipment. The cumulative effect of these elements provides clutter and damage to the buildings.
- Cracked paving slabs.

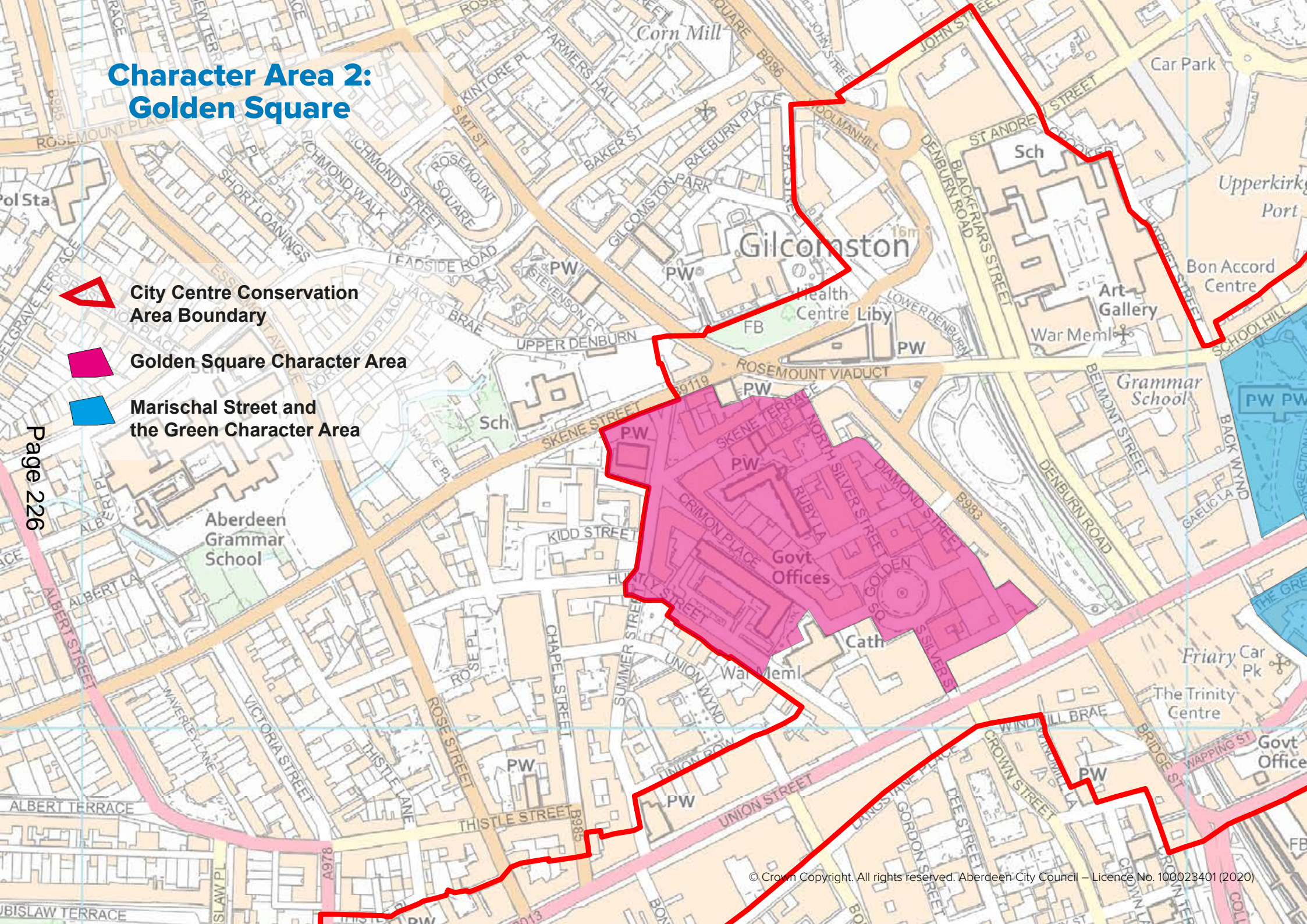


6. Character Area 2: Golden Square



Character Area 2: Golden Square

-  City Centre Conservation Area Boundary
-  Golden Square Character Area
-  Marischal Street and the Green Character Area



Character Area 2: Golden Square

6.1 Golden Square is typical of 19th century formal squares with streets on each side running north/south and east west with a circular road around the centre of the square which includes a statue. Huntly Street, Crimon Place and North Silver Street, South Silver Street all run north-south in orientation and Skene Terrace runs east-west.

6.2 Streets

Golden Square, Skene Terrace, Summer Street (part), Crimon Place, Huntly Street, Ruby Lane, Ruby Place, North Silver Street, Diamond Street, Diamond Place, Lindsay Street, South Silver Street, Diamond Lane.

6.3 Key Buildings

16-20 Huntly Street (St Mary's Roman Catholic Cathedral), 23 North Silver Street (Migvie House), 50-56 Huntly Street (Former Blind Hospital), 1-21 Golden Square, and the Duke of Gordon Statue.

6.4 Key Characteristics

Positive	Negative
Formal square	Cracked concrete pavements
Use of granite and slate	Number of cars
Commercial premises on ground floor (traditional shopfronts)	Railings maintenance
Detailed corner buildings	To Let signs
Timber sash and case windows and original doors	Large street bins
Arrangement of principal streets and rear lanes	Number of parking spaces (especially in the centre of the square)
Regular building lines	
Traditional setts and granite pavements	
Railings	

South Silver Street and Golden Square from Union Street



6.5 Setting and Views

6.5.1 Golden Square sits to the north of Union Street and the west of Union Terrace and was built between 1810 and 1821. All the properties facing onto the square are two storey apart from the rear of the Music Hall which is three storeys. The properties on the square generally consist of 2 storeys with basement and attic and provide a very strong setting for the Square. Golden Square is completed in the south west corner with the rear of the Music Hall which is part of the Central Character Area. The character of Golden Square differs noticeably from Union Street. It is quieter being set back from the main street, the buildings are smaller in scale and the trees surrounding the square give a more peaceful environment.

6.5.2 This character area also includes North Silver Street, South Silver Street and Diamond Street. These streets were developed at the same time as Golden Square and run at right angles providing symmetry of access to the square. The design of North Silver Street and South Silver Street are linear in nature. South Silver Street runs from Union Street to the square and North Silver Street runs from the square and terminates to the north with a set of steps at its junction with Skene Terrace.

Golden Square, North Silver Street, South Silver Street, Crown Street and Diamond Street were all developed during the same time period (1810-1821). These streets were the first set out to the west of the Denburn after the building of Union Bridge. The land was previously owned by the **Hammermen Incorporated Trades** (craftsmen connected to goldsmiths, silversmiths and other metal work) hence the street names. Golden Square, North Silver Street and Ruby Lane to name but a few.

6.5.3 When first built, Golden Square had a circular grassed garden to its centre reflecting the round shape of this area. Unfortunately this was given over to car-parking some time ago. The exact date is unknown but it is thought to be around the early 1950s.

6.5.4 The other streets within this character area differ. Crimon Street is flat with the eastern side being 2 storey properties with basement and attic. The west side of the street however has an office block (rear of 41 Huntly Street) that was constructed in the 1980s. A small part of the office block faces Huntly Street but it is largely screened by 50-56 Huntly Street. St Mary's Cathedral and 50-56

Huntly Street are grand and dominant within the streetscape. The topography is relatively flat apart from Skene Street which slopes down to the Rosemount Viaduct on its east.

6.5.5 Views through this character area are limited. The most important view is from Union Street up South Silver Street through Golden Square and on to North Silver Street. To the east, along Skene Terrace, views of St Mark's dome on Rosemount Viaduct are evident. This is a positive historic view that has not been eroded by modern development. Glimpses are afforded of St Mary's Cathedral from Crimon Place and Huntly Street itself.



North Silver Street from Golden Square



6.6 Built Environment

Orientation, Building Lines and Heights

6.6.1 The street widths in the character area vary from 3.6 metres on the one-way Skene Terrace, 5.7 metres on Ruby Lane and 7.7 metres on Crimon Place and North Silver Street. The narrower width of the streets adds to a sense of enclosure that is not evident within Golden Square itself which measures around 68 metres across.

6.6.2 The buildings around Golden Square are set back from the pavement with the addition of both basement and a stepped access to the ground floor. This access arrangement is also evident on Skene Terrace and parts of Crimon Place which is also stepped back from the edge of the footway. North Silver Street's properties face directly onto the street, leading to a greater sense of enclosure. The buildings in this character area are relatively consistent in height and design. The following sets out the prevalent heights and styles:

Left: St Mary's Cathedral Huntly Street. Above: Skene Terrace

6.6.3 Golden Square – Largely 2 storeys with attic and basement accommodation. Set in a formal square around. Though all the buildings are of similar scale they vary slightly in terms of design and detailing which is indicative of the various stages the buildings were constructed. The buildings on the square are generally uniform in form but differ in detailing. This provides a somewhat uniform streetscape with subtle differences to the individual buildings. The rear of the Music Hall is also located to the south of Golden Square which is quite prominent in the streetscape though the 3 storeys are stepped back slightly from the square itself.

6.6.4 North Silver Street – The majority of the buildings on this street are 2 storey with attic accommodation (dormers). Properties of note are the Globe Inn (13- 15 North Silver Street) and former Under the Hammer public house (11 North Silver Street) as well as John Milne’s Auction House (9 North Silver Street) all of which are between 2 and 2 ½ storeys and clustered together in a non-residential group. The southerly end of North Silver Street has a modern 2 storey office building (part of 12 Golden Square) opposite a single storey extension (7 North Silver Street).

6.6.5 Huntly Street – Consists of a mixture of properties. Heights vary from 2 ½ to 3 ½ storeys along the west side of this street. 33-41 Huntly Street dates back to around 1821 with the remainder of the street evident on the 1869 first edition Ordnance Survey map. To the east St Mary’s Cathedral and its strong elegant spire is visually prominent from close by and the wider cityscape.



6.6.6 Crimon Place – To the north side of the street the properties are residential and are largely 2 storey with basement and attic. A number of the properties at attic level have much later dormers that are not necessarily appropriate for the design of the property. To the south side is the rear of both St Mary’s Cathedral and the modern office building at 48 Huntly Street. The office is largely 3 storeys but is set back from the street edge providing some relief from the large solid façade.

6.6.7 Skene Terrace – The tenements to the north of Skene Terrace originate from around the 1800s. Again these are 2 storey with attic and basement levels and an elevated ached staircase that allows access to a communal hall for the flats. To the western end of the street is the YMCA Hall (52 Skene Terrace) and associated carpark. To the south of the street are two low level halls and a Unitarian Church as well as the Boys Brigade Hall which front onto Crimond Place. There is also a single 3 1/3 story tenement in the middle of the street (45 Skene Street).

6.6.8 Summer Street – Opposite the entrance to Skene Street is the Evangelical Church which has recently been refurbished. The only other part of this street that is included is the modern office on the corner of Huntly Street (62 Huntly Street), which takes up a large area of the block. The church is a positive and a strong element in the streetscape.





Typical Building Forms and Features

6.6.9 There are a large number of listed buildings within this character area. All of the properties on Golden Square and the east side of North Silver Street are Category B listed, including the Duke of Gordon Statue in the centre. These properties are listed in groups of 2 or 3 which relate to their location within the square. The corners of the buildings are formal and square in nature which is unusual in Aberdeen where a history of intricate curved and detailed corners to buildings is evident in buildings of this period. A number of dormers are present in this area in a variety of styles and periods. Railings are also still present, many of which are original. These afford a level of privacy and separation from the street. Large chimneys are evident on the properties demonstrating how many rooms the buildings have and the status of them when they were built.

6.6.10 On Huntly Street, St Mary's Cathedral (Category B listed) is a mid 19th century granite neo-gothic church with sandstone tracery, tower and spire giving the church a strong vertical emphasis. The church and the spire add considerably to the streetscape and the wider city scape. 50 Huntly Street (Category B listed) is a 2 storey 'U' plan building and former blind hospital designed by John Smith in a neo-classical style. The Category C listed buildings opposite at 33 – 1 Huntly Street have small commercial units to the ground floor and a slightly less grand granite finish. 43 Huntly Street is stepped back from neighbouring 41, resulting in 3 windows being on the visible gable allowing additional light and providing interest within the streetscape.

Left: St Mary's Cathedral. Above: Diamond Street

6.6.11 There are also a number of Category B listed buildings on the north side of Skene Terrace. These are designed with more a rusticated finish and are smaller in scale. Dressed granite is present around the windows and as a string course which demonstrates that these properties were likely rendered in the past. This is also reflected in the lack of ashlar dressed stone on the frontage.

6.6.12 The rear of the modern office block (48 Huntly Street) on Crimond Place is not of particularly high design quality but it could be argued it has a neutral impact on the area. From Huntly Street it has very little impact given it is largely screened by the listed building at 50 Huntly Street to its front. There are other buildings within this area that make a natural impact such as 62 Huntly Street and St Mary's Court. This said, if any redevelopment of these were to ever take place there is benefit in having them within the Conservation Area to ensure the highest quality replacement or refurbishment.

6.6.13 A key component of this character area are the back lanes. These are characterised by narrower streets lesser quality material and detailing, though still largely granite and timber. Brick is also used for rear extension and boundary walls again delineating the lesser quality of development on the rear lanes. Diamond Lane is a good example of these characteristics. Ruby Lane also has a number of more industrial looking brick warehouse buildings.

6.6.14 Low granite boundary walls are a very common feature with some fine examples of historic cast iron railings remaining on top of them within this character area. In particular on Golden Square and, to a lesser extent Skene Terrace, railings are evident.

6.6.15 To the north east corner of Golden Square number 9 has a metal balcony at first floor and at number 10 has a Bon Accord Crest on the railings, again in cast iron. Furthermore at number 19 there is a metal arch to the front of the property on the stairs. The use of metal in these detailed elements is a positive characteristic of the square and provides interest and decoration lacking elsewhere within this character area.

6.6.16 Within the Council's Historic Environment Record there are a small number of entries, but these largely relate to listed buildings and the Duke of Gordon statue. The lack of records may relate to the lack of recent development in this area meaning that no archaeological work has been carried out.

Duke of Gordon Statue, Golden Square



Materials

6.6.17 The buildings in this character area are constructed of largely granite walls with slate roofs (Scottish and Welsh) though different finishes to the granite face are apparent. On the formal Golden Square and North Silver Street, the visible front and street elevations to the side tend to be ashlar granite. There are limited views of the rear of these buildings but where they are visible they are more rustic cut stones. Crimon Place and Skene Terrace demonstrate lesser grandeur than Golden Square and this is evident in the more rustic random nature of the elevational treatment and the finish to the granite. This said, the Skene Terrace properties in particular appear to originally have had some form of lime based surface finish.

6.6.18 Brick is prevalent on a number of the rear lanes in this character area including boundary walls extensions and some former industrial buildings such as the warehouses on Ruby Lane that are now used for car parking.

6.6.19 Traditional timber doors and windows are still present in this character area, some of which are original or historic. These should be repaired and retained wherever possible. It is unclear what the window fenestrations would originally have comprised of given the variety from 1 over 1, 6 over 6 and in some cases 6 over 9 within Golden Square alone. Unfortunately, some windows have been altered to UPVc which is no longer supported to the principal elevation of properties in a Conservation Area, but in general this is in limited areas and the windows are largely timber of traditional proportions.

6.6.20 Where they are visible, most of the properties in this character area have cast iron gutters and downpipes. Within Golden Square the gutters are hidden behind a parapet and are not visible but will be formed in lead.

6.6.21 There are a number of modern buildings within the character area and these are generally finished in more modern materials such as concrete and dry dash render. Though not of such a high quality as the traditional materials, the colours still largely reflect the granite and slate and do blend in relatively well.

6.6.22 An important feature of the roofline of the historic buildings in this character area are the chimney stacks. These provide variety and break up the horizontal emphasis of the roofs. Some original chimney pots are still present on a number thus enhancing this element further. On the more salubrious properties these stacks are made of granite.





6.7 Public Realm

Streets, Parking and Pavements

6.7.1 The formal square is the main feature of this character area but unfortunately today it is heavily dominated by road surface and hardstanding. The square has also been given over to large areas of car parking which has a detrimental effect on the square, the setting of the surrounding listed buildings and the character area as a whole. This said the current parking arrangement is an improvement of that of the past. The streets circling Golden Square are one way but it is still very busy particularly during the day and early evening when events are on at the Music Hall. On-street parking is present in these areas with the width and directional requirements of the streets ensure that this can only take place on one side, such as Huntly Street and Skene Terrace. To the front of 50-56 Huntly Street the parking has been discretely provided to the sides of the property with only four spaces at the front helping to retain the setting of this important building with the streetscape.

6.7.2 North Silver Street measures 7.7 metres, Crimon Place at 6.2 metres where it leaves Golden Square and up to 7.7 metres as it moves past the modern building at Langlands House (rear of 48 Huntly Street), where the street width has been altered by the development. Skene Terrace is a very busy one way street cut through from Rosemount Viaduct. It is heavily trafficked but does have traffic calming measures to reduce speed. It also narrows half way along, down to 3.2 metres from an already narrow 4.8 metres highlighting the age of the street. Huntly Street is another older street with the original street pattern, setts and measures at 5.4 metres in width.

6.7.3 Historic granite setts are present on Diamond Street and Lane, South Silver Street, Huntly Street and at the entrance to Skene Terrace. The retention of these features, though costly and harder to maintain, are important for the character of the Conservation Area.

6.7.4 The pavements in this character area vary in quality, materials and width. Skene Terrace has a very narrow pavement, particularly on its south side, which is exacerbated by a large wall running adjacent. The pavements around Golden Square are high quality granite and granite kerbs reflecting the status of this square when it was built. Widths of pavements vary from 2.3 metres on Huntly Street, 1.4 metres on Lindsay Street to under a metre at circa 70 centimetres on Diamond Street. Ruby Lane, half of Crimon Place and Diamond Lane have no pavements at all given their subservient nature.

6.7.5 There are small areas where granite paving is used including the rear of St Mary's Cathedral. Concrete paving is fairly widespread in the character area except in key areas as described above. Granite kerbing is used more commonly which provides a higher quality finish to a concrete pavement. The concrete pavement slabs in a number of areas are in poor condition. This is likely as a result of vehicles illegally parking and stopping on them. Some have been replaced and in other areas, such as Huntly Street, an attempt to stop vehicles mounting the kerb has been made with the introduction of bollards. Granite paving and granite kerb stones should be retained in situ wherever possible. Any future public realm scheme should be of the highest quality (design and materials) and respect the special character of the area.



Shopfronts and Signage

6.7.6 Commercial signage is designed in a sensitive and appropriate way for the scale and design of the buildings on which these are present. The former Under the Hammer (11 North Silver Street), John Milne's Auction House (9 North Silver Street) and the Globe (13-15 North Silver Street) all utilise traditional signs with timber fascias. Within Golden Square the signage of businesses is again very sensitively designed, kept to a minimum and often located within the windows thereby ensuring minimal visual clutter. The positive minimal street signage and sensitive business signs are welcomed and are a positive element of this character area.

6.7.7 Large 'To Let' signs are becoming more prevalent in this area of the city centre. These detract from the special character of the area and should be avoided wherever possible, especially large triangular projecting signs. Sympathetically sized and sited 'To Let' signs would be welcomed and be more appropriate for such an important and sensitive area of the city.

Above: The Globe Inn. Right: Large projecting 'To Let' sign Golden Square

Street Signage

6.7.8 The traditional Aberdeen 'black finger' signs are used within this character area. These are located at a high level and in Golden Square are carefully lined along the string course which adds to the character. Generally they are in good condition except on North Silver Street where they are located at a lower height on the building and a number of letters are missing.

6.7.9 Signage in this area appears to have kept to a minimum with only statutory directional signage being present. This is welcomed as it reduces visual and physical clutter within the street. The vacant properties in this area, and in particular Golden Square, often have large "To Let" signs which detract from the character of the area. It is hoped that the City Centre Masterplans aspirations to encourage people to move back into the City Centre will result in the conversion of some of these vacant properties back to their former residential uses.





Street Furniture

6.7.10 Street furniture in this area is relatively limited and is largely focussed around Golden Square where there is space to accommodate it. Within Golden Square there are a few planters and hanging baskets which hang from the light fittings. There would be scope to have pleasant seating areas particularly if there was less vehicle priority within the square itself. Within Golden Square there is also a gold postbox celebrating the gold medal win of Neil Fachie in the 2012 Paralympics, this is well sited and makes a positive contribution to the Square.

6.7.11 On Huntly Street there are a few planters, but again these have been sited on wide parts of the pavement so as to not cause obstructions to pedestrians. Aberdeen Inspired have recently installed a pocket park / parklet on Huntly Street. Also on Huntly Street a number of bollards have been placed particularly at the wider part of the pavements to ensure no parking however these do cause a barrier for pedestrian movement and provide clutter but it is noted that the condition of the pavements necessitates their requirement.

6.7.12 A number of the properties have traditional railings still present which add to the formality of Golden Square while also making the properties on Skene Terrace more contained. These railings are generally painted black in colour but unfortunately in a number of instances their maintenance is poor resulting in rust and broken elements. Original and historic railings should be repaired and retained wherever possible. Any replacement railings should replicate the style and dimensions of the original railings as closely as possible.

6.7.13 Within this character area (in all streets except Crimon Place) heritage street lighting has been successfully installed. These are shorter than modern street lights, made of metal and are of a more traditional design. There are limited areas within Aberdeen where this type of lighting is present. The presence of this type of lights shows the historic importance of these streets and should be retained.

Above: Directional sign. Right: Gold post box in Golden Square





6.8 City Centre Masterplan Projects

6.8.1 The City Centre Masterplan outlines a 20 year development strategy for Aberdeen city centre. A key masterplan project is in the boundary of the Golden Square character area and is detailed below.

6.8.2 EN09: Golden Square: Re-engineering of this space from a vehicle dominated car park towards to a public square and events space associated with the Music Hall.

6.9 Green and Blue Infrastructure

6.9.1 There are a number of trees within this character area but no street trees as such. There are two trees on Huntly Street to the front of the St Mary's Court which complement the mature trees on the other site of the road in the grounds of 50 Huntly Street which are visible from a distance and soften the street. The closest to street trees are those within Golden Square which contribute positively to the character of the square and are very important within the streetscape. There have always been trees within Golden Square. These trees are mature but appear to be in a good condition of health so their retention is essential. There are also small areas of grass around the edge of the central part of Golden Square which on a sunny day are pleasant to sit out in. This small area of open space is very positive within the area.

Above: Traditional style lamp post. Right: Parking in Golden Square.

6.9.2 There are a number of smaller trees within the pocket of open space to the north west of St Mary's Cathedral. These trees and spaces are important within this otherwise rather hard landscape as they soften the streetscape and provide an area to pause. The Aberdeen City Council Open Space Audit, identifies 4 open spaces within the character area. These are all part of the Jack's Brae site.

6.10 Negative Factors

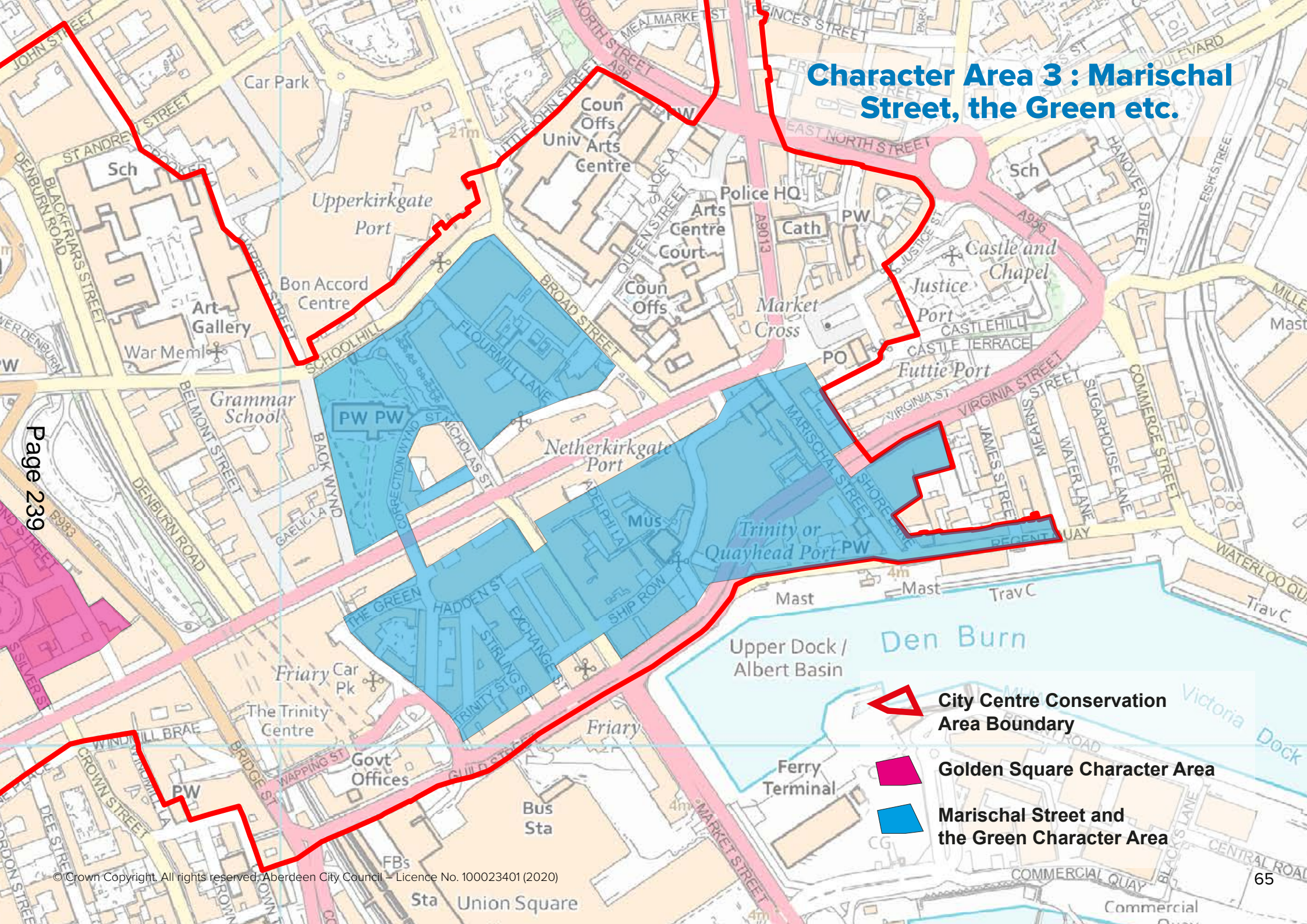
- Overdominance of parking in the square especially in the central element.
- Large street bins are present on Huntly Street. The area around them is poorly maintained and the bins by their nature are unattractive and do not make a positive contribution to the character area
- Modern, unsympathetic interventions of dormers not designed for their context.
- The incremental loss of historic windows and doors has a negative impact on the character of the Conservation Area.
- Inappropriate modern replacement windows and doors.
- Lack of maintenance over the years and resultant decay. (Common issues include: blocked or broken gutters and downpipes, slipped and missing slates, vegetation, failing leadwork, defective chimneys and windows which need repairing and repainting).
- Vacant units at ground and upper level.
- Large 'To Let' signs
- Cracked paving slabs.



7. Character Area 3: Marishal Street, the Green etc.



Character Area 3 : Marischal Street, the Green etc.



Character Area 3 : Marischal Street, the Green etc

7.1 This character area encompasses a number of key components of the early development of Aberdeen. This character area generally covers 16th century to the early 20th century but there are some exceptions to this. The layout of the character area reflects the somewhat unusual way the earlier elements intersect with the elements of the City built from the mid 19th century onwards. It is important to highlight the earlier developments within the city centre, as some of these are the most important and interesting areas of the City.

7.2 Streets

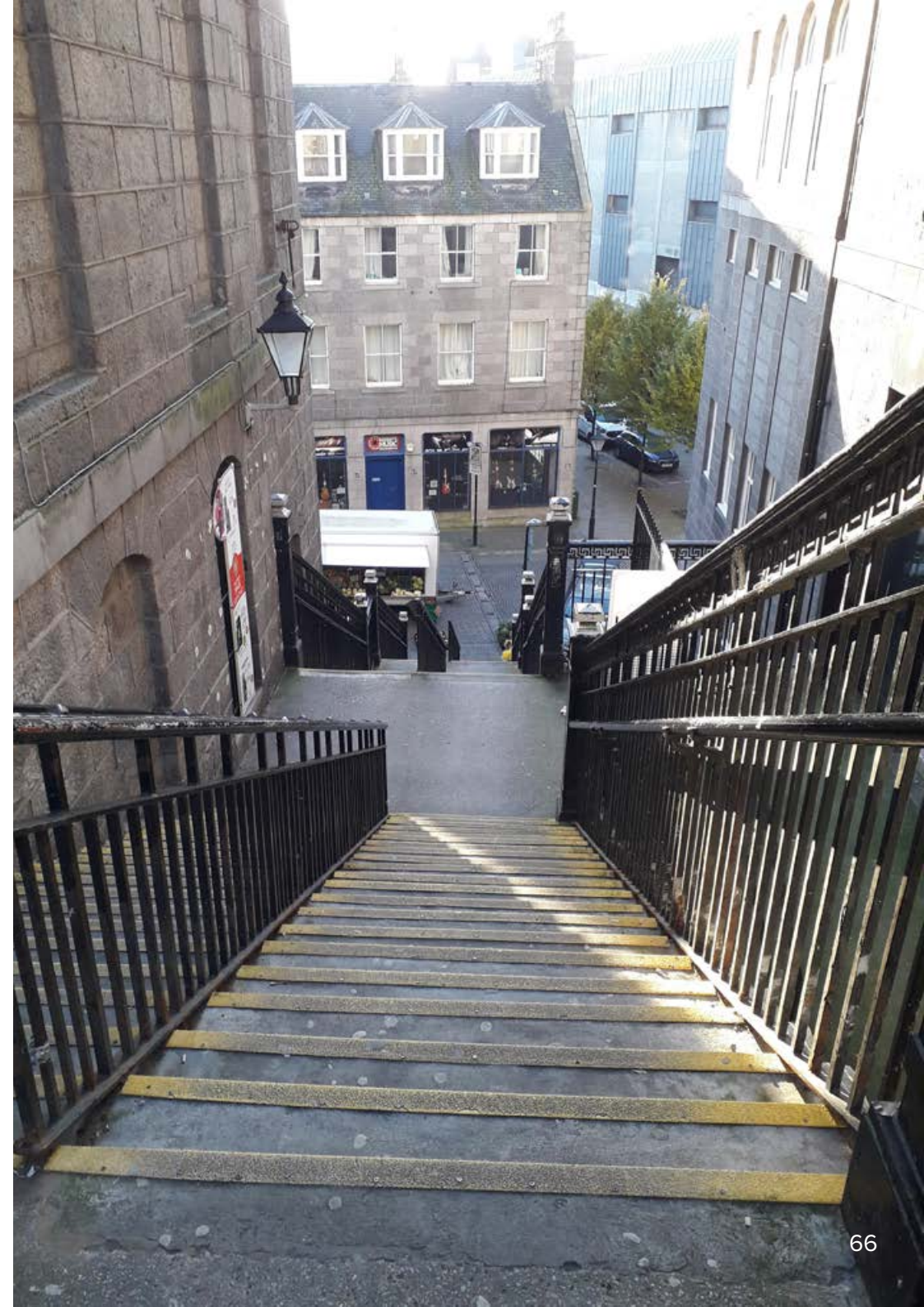
Marischal Street, Ship Row, Adelphi, Hadden Street, Exchange Street, Exchange Lane, Trinity Street Stirling Street, Carmelite Street (part), the Green. Correction Wynd, St Nicholas Lane, Weigh-House Square, Theatre Lane and Shore Lane (part). Remainder of Shore Lane, 22-24 Virginia Street, 39-40 Regent Quay and curtilage, Regent House and curtilage of 36a.

7.3 Key Buildings

53 Castle Street, the Tivoli Theatre, 48-50 Shiprow (Provost Watt's House), 14-16 Regent Quay, 6-10 Virginia Street and 5-7 Weigh-House Square. 10-14 Marischal Street, 11-15 Marischal Street, 28-32 Marischal Street, 42,42a Marischal Street, 41-45 Marischal Street, 60 and 62 Marischal Street, Carmelite Hotel (Stirling Street), Provost Skene's House, Provost Ross's House, 33 Regent Quay.

7.4 Key Characteristics

Positive	Negative
Streetscape	Maintenance of buildings
Uses and activity	Street bins
Signage – street and shop	Vacant units at ground and upper level.
High quality materials in key areas	Gap site adjacent Back Wynd steps



Back Wynd Steps from Union Street looking down to the Green



The Green streetscape



The Green looking ahead towards Correction Wynd with Union Street above.



To the west, the area is bounded by the Denburn Valley. Historically the Denburn Valley was a topographical feature which limited the expansion of the City although the route from the Green, across the Denburn to Windmill Brae and thence the Hardgate, the Bridge of Dee and beyond was an important route in and out of the City. This route, though the context has changed, is still there in a form through the Trinity Centre Carpark.

7.5.3 The Green is one of four administrative medieval quarters recorded by 1399 and was an important point of entry to the City. Religious and mercantile activity has underpinned the life and economics of the area over a 750 year period. The Green remains an important architectural and historic focus reminding us of Aberdeen's medieval urban origins through to its nineteenth century expansion. Although the surrounding buildings date from the early to mid 19th century the Green retains an older character and to an extent the existing historic buildings are a set piece which adds considerably to the special character of the Conservation Area. The Green now connects under Union Street to Correction Wynd along the edge of St Nicholas Kirk cemetery where the topography and level difference are also apparent. The buildings and public realm in and surrounding the Green benefitted from a Townscape Heritage Initiative (THI) from 2008 -2013 which successfully improved the condition of the historic buildings and public realm in the area.

7.5 Setting and Views

7.5.1 The setting of the character area is less grand but no less interesting than the other two character areas. The smaller more enclosed streets like Shiprow, Flourmill Lane and Correction Wynd are reflective of the earlier (medieval) time period they date back to. Although these medieval streets have had a number of modern buildings constructed along them, they still retain a distinctive historic character which should be retained as some of the last remaining streets of this type.

7.5.2 This area reflects the historic topography of Aberdeen, (i.e. before the construction of Union Street). Shiprow curves around the remains of the historic St Katherine's Hill and Union Street flies over Correction Wynd, emphasising the difference in topography. The Green and its surrounding streets further demonstrate the effects of the different levels. The height of the buildings to the north of the Green are noticeably higher than those to the south. This is largely due to the buildings to the north fronting the higher Union Street.



Above: Aberdeen Market. Right: Marischal Street



7.5.4 The large former modern indoor market building at the east end of the Green dates back to the 1970s. Although it respects the scale of its surroundings and mimics the curved end onto the Green of the original Archibald Simpson designed market building that was previously on the site, the materials and design of the market building are of minimal architectural value and the building detracts from the character of the Green and the wider Conservation Area. Any replacement building will need to respect the scale and special character of the area.

7.5.5 Marischal Street was designed by William Law in 1766 and was the first formally planned street in Aberdeen. It is an important early example of a bridge street and flyover in Scotland demonstrating the engineering prowess in Aberdeen even at this early time (the bridge was replaced as a result of the widening of Virginia Street). The properties at the north end (north of the bridge) are the oldest. The buildings at the south end (south of the bridge) of the street are thought to be designed by William Smith (the father of James Smith). The buildings are generally smaller in height (2-3 storeys) and a lot simpler in style. Simple cornicing and raised margins are the prevailing detailing in the majority of buildings in the street. The raised margins are indicative of some sort of lime based surface finish.

Above: Provost Skene's House. Right: Smith Screen St Nicholas Kirk.

7.5.6 Provost Skene's House dates from the 16th century and is the only surviving example of a grand town house from this period. The oldest record of the house dates back to either 1545 or 1571 and it was recorded belonging to the Knollis family. The building was purchased in 1669 by Provost George Skene and its present appearance is attributed largely to him. It was restored as a museum in the 1950 and has been altered quite considerably internally but there are still numerous examples of historic interior features. The original setting of the house was compromised by slum clearance in the 1930s. More recently it was dwarfed by St Nicholas House until it was demolished in 2014. The current setting created by the Marischal Square development although not historic is far more complementary to the house than the previous building on the site. The building is currently being restored, upgraded and brought back into use as a museum with displays exploring the life and achievements of inspirational people from Aberdeen and North East of Scotland.

7.5.7 St Nicholas Kirk was one of the largest medieval parish churches built in Scotland. There are parts of the building that date back to the 12th century. The earliest record of the church dates back to 1157. The West Church was designed by James Gibb (1755), The East Church is designed by Archibald Simpson (1835-7) and the Steeple was designed by William Smith (1875-7). This forms the church that sits on the site today. Given the history of the building it is only fitting that it is in this character area but also contributes significantly to the special character of Union Street as well as the remaining small medieval core of the City. It is very much one of the, if not the, most historically important building in Aberdeen.





There are a number views in this character area that are worthy of note:

- Views from Union Street to Along Correction Wynd with St Nicholas Kirk.
- Views of the Green from Hadden Street
- Views of the green from the top of the Back Wynd Steps
- Views down Marischal Street from Castle Street
- Views up Marischal Street from Regent Quay.
- Views of St Nicholas Kirk and the smith screen.
- Views of Aberdeen harbour from within the area are vital to its character, for example down Marischal Street and from the other streets to the north of the harbour. The harbour and River Dee are key to the setting of the Conservation Area, being the *raison d'être* for the City. The sloping natural topography of the Conservation Area and its proximity to, and interaction with, the waterfront should be seen as key elements of its setting.



Above: St Nicholas Kirkyard. Right: Correction Wynd view from Union Street.



7.6 Built Environment

Orientation, Building Lines and Heights.

7.6.1 The building line and building heights along most of the street frontages are fairly uniform and the streets are densely built up, with few gaps between the buildings, providing a sense of uniformity and enclosure. The back lanes are generally lined with lower buildings and have a less regular building line, with some rear areas having been converted to car parking, rather than having a building fronting on to the road. Some of these rear lanes, for example Justice Mill Lane and Windmill Brae are enlivened by artworks such as those that form part of the painted doors project. A number of Nuart pieces are located within this character area. The Green shows the heights of the buildings and the different levels of the City with the north side being the rear of Union Street demonstrating the levels very well.

7.6.2 There is a huge variety of street widths in this character area with the narrower streets largely relating to their historic layout. Exchange Street measures 5.6 metres, Stirling Street 7.6 metres, Ship Row 5.5 metres, Shore Lane

Above: Marischal Street. Right: Nuart mural Shiprow.

4.6 metres and Marischal Street 7.8 metres. The Green itself is wide at 12.5 metres at its narrowest which is reflective of its use as the market area and its original entrance point to the City.

7.6.3 Across this character area the buildings vary greatly in height. On the north side of the Green, to the rear of Union Street, the properties go up to a maximum of 5 storeys with attic accommodation. This drops down on the south side of the Green to 3 storeys with attic in the traditional properties and 4 storeys with attic in the more modern developments. Off the Green, Stirling Street is 3 storeys with attic level, and Exchange Street varies between 2 and 3 storeys with attic.

7.6.4 Marischal Street descends steeply down from Union Street with the majority of buildings on the street being 3 storeys with attic accommodation until one travels over Virginia Street, where the properties on the east side of the street reduce in scale to 2 storey with attic. The topography allows for properties on this street to descend gradually which provides an interesting detail in the character area. Shore Lane to the rear of Marischal are 3- 4 storey with attic and basement levels. On the opposite side of Shore Lane is the Shore Porters warehouse which is 5 storeys and attic in height. The scale of the properties on this Lane, coupled with the narrow street and pavements can make this a very





enclosed space. Theatre Lane to the rear of the western side of Marischal Street is more enclosed with a number of pends formed along its length. The surface of Theatre Lane is undulating due to its poor quality and this makes the lane feel enclosed and unsafe. Along Virginia Street the warehouses are a very important feature of the character area. They provide a strong frontage to this area and a recognition of the industrial past and the harbour beyond. These buildings vary between 4 and 5 storeys and are of simple design with large loading bay doors on the ground floor level.

7.6.5 Like a number of the other character and Conservation Areas within Aberdeen, building maintenance is a big issue. This is particularly challenging where there are buildings in multiple ownership. Gutters, downpipes, roofs, and windows are common areas where poor maintenance results in issues and causes potential health and safety issues with falling debris. If a building is vacant this further results in poor maintenance and disrepair. This is particularly evident on some of the buildings on Marischal Street.

7.6.6 Within this character area there are a number of buildings on Historic Environment Scotland's Buildings At Risk Register. 62-64, 76-78, 82-84 Shiprow, Prince of Wales Public House 7,9 and 11 St Nicholas Lane and 28-32 Marischal Street have all been included in the Register, highlighting that their maintenance and condition is of a standard that may result in further decay putting them at risk. Small pockets of this character area have a detrimental effect on the character. Within this gap site a number of bins have been placed and a large amount of

Above: Bins and vegetation in Back Wynd gap site. Right: Shiprow.

vegetation has been allowed to grow out of the setts. This is highly visible and detracts from the character of the area. By their nature the rear lanes have bins and are of poorer quality, but this is expected in such areas. This said, maintenance should also be carried out in these areas as there is evidence of rusty windows, bars and satellite dishes that are no longer used.

7.6.7 This area does not allow particularly long distance views but one key view is down Marischal Street and Shore Lane to the harbour. Marischal Street provides a longer distance view from Union Street and is one of the only points where one can appreciate the proximity of Aberdeen harbour to the city centre.

7.6.8 Given the historic nature of this area there are a number of entries in the Sites and Monuments record. These include evidence of the Carmelite Friary Graveyard, the Friary itself, early medieval ploughing and the site of a former wool mill – to name only a few. This demonstrates how significant this area was historically and for the development of Aberdeen.





Typical Building Forms and Features

7.6.9 Marischal Street is made up for the most part by 2-3 storey buildings. At the bottom of Marischal Street the grand building of 33 Regent Quay provides a strong end to the street. 60-62 Marischal Street is also an important termination to the street with its large curved corner bay and drum tower. These at the time of their construction would have been highly visible from the harbour and are a fitting end to the development of Marischal Street. Unfortunately 60-62 Marischal Street has been in a state of disrepair for a number of years. The Category A listed 53 Castle Street (Sheriff Court Annex and High Court of Justiciary) at the top of Marischal Street again provides a very strong end point reflecting the importance of this relatively unassuming street.

7.6.10 The Carmelite Hotel is Category B listed, while numbers 10 through to 23 Stirling Street are all Category C listed. Within the Green itself, the corner buildings of 39 Green and 41-43 Green are all Category C listed. The Carmelite Hotel is a very interesting building and an example of a gothic style hotel making dramatic use of its corner site. Shiprow is built on a curve and the buildings at the lower level of the street are built on the same curve. To the top of the street the older buildings themselves do not curve but sit within the street and address it well.

7.6.11 Provost Ross's House at number 48-50 Shiprow is the only Category A listed building on Shiprow. The Maritime Museum with its modern subservient glass extension sits well within the streetscape, the extension set back from the building line. Shiprow at its lower section has both rear and fronts of buildings facing it. Trinity Lane, a popular cut through, has the appearance of a service lane with side doors and rear entrances to buildings. This said, the street surface is attractive with traditional setts.

7.6.12 Correction Wynd again is enclosed as space from both the St Nicholas graveyard wall and the flats opposite. The solid, high graveyard wall is a very strong feature within this part of the character area.

Carmelite Hotel



7.6.13 Interesting detailing is present on a number of the buildings in this character area including:

- curved windows and corner turrets on Exchange Street;
- oriel window and crenelated round turret on the Carmelite Hotel;
- numerous windows types and nebus gables throughout the whole character area;
- Painted glass windows;
- Columns and pediment details; and,
- String course at varying heights on the buildings.

7.6.14 There are also a number of curved corners which Aberdeen use very well. These include the bottom of Marischal Street, around the Green and the Carmelite Hotel. There are a mix of uses within this area that provide variety in this city centre location. The uses range from public houses and cafes to small independent shop units as well as a cinema and a bowling alley. This mix of uses ensures that the area is in use beyond the hours of 9am-5pm, encouraging evening activity as set out in the City Centre Masterplan.

7.6.15 An important feature on these buildings, and this area as a whole, is the artwork that was created for the Nuart festival over the last 3 years. Heavily focussed around the Green and its surrounds, this street art festival has brought life and colour back into the building's and activity back into the area and to encourage visitors to venture beyond the main streets. The main pieces of art from the 2017-2019 festivals are located within this character area.

Nuart mural at Aberdeen Market

Materials

7.6.16 The traditional buildings within this character area are largely granite with slate roofs. Scottish slate roofs are still evident on Marischal Street. The granite is finished in different ways, largely reflecting the status of the building. Around the historic Green, the granite, though laid in courses, is more rustic in look, with pick fronted granite being commonly used on the upper floors. To the ground floor, where commercial units are present, the stone has a smoother finish. The Carmelite Hotel has very interesting stone finishing across the building with smooth ashlar to the ground floor and the window surrounds on the north east elevation. There is a tooled face granite covering the remainder of the building. Aberdeen pinning stones are also evident in this character area such as along the St Nicholas Graveyard wall on Correction Wynd.

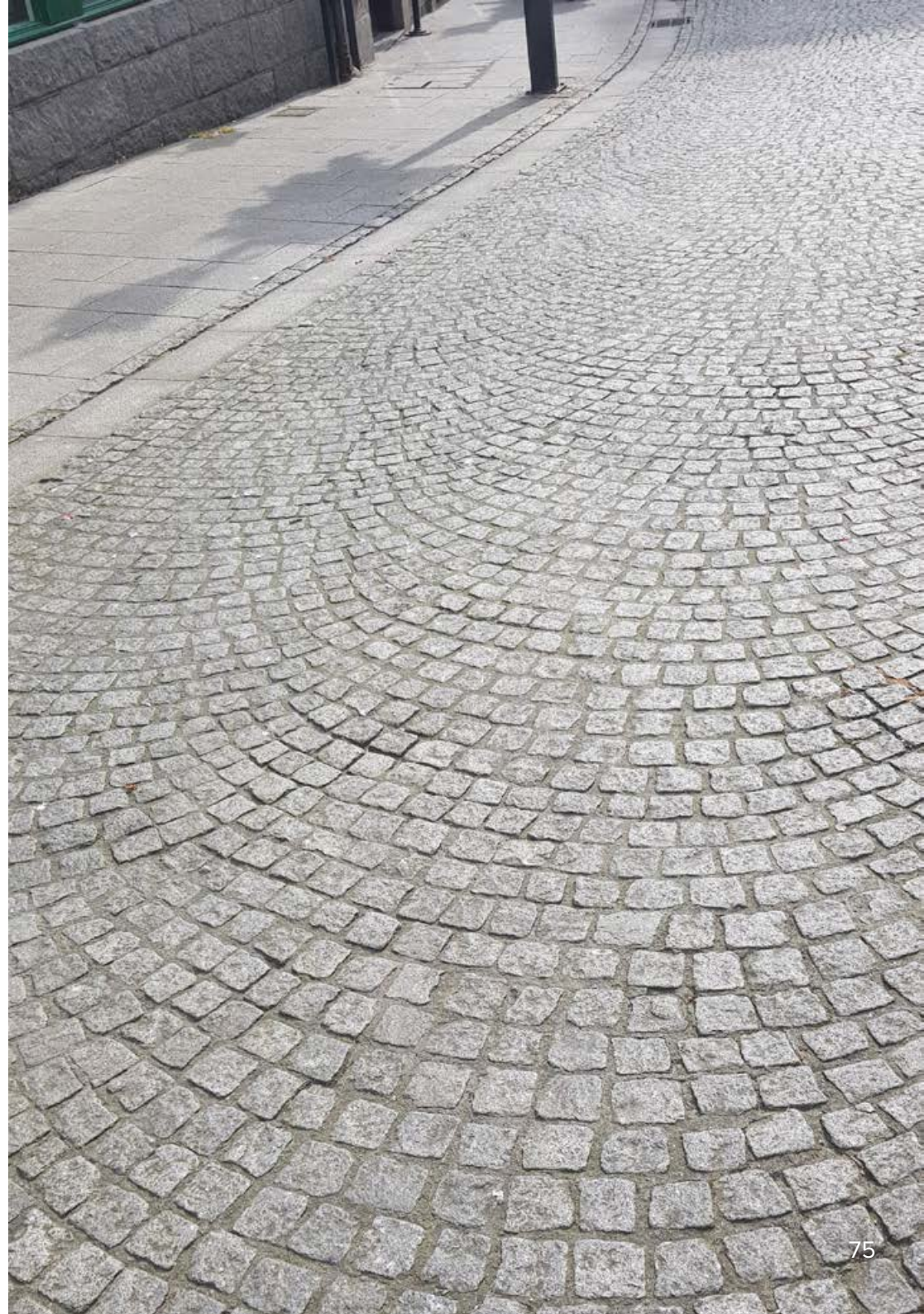
7.6.17 There is evidence on some of the buildings and down the walls of the lanes of traditional lime based surface finish applied to the buildings. This is evident on window ingos and in small areas on the stonework, this would have provided a very different look to the City. Down some lanes there is evidence of layers of lime wash on the walls. The reinstatement of these traditional lime based surface finishes would be welcome.

7.6.18 Dormers have been added to a number of the buildings and, while many of these are in a traditional form with a pitched, slated roof, many are inappropriate modern additions with flat roofs, usually covered by roofing felt. Some roofs have traditional snow boards, which should be retained. Lead is also used extensively in parapet gutters and for flashings on roofs and ridges on dormers, although zinc has sometimes been used as an alternative in recent years. The replacement of modern box dormers with traditionally sized and detailed dormers would be a welcome improvement to the individual buildings, the streetscape and the wider Conservation Area.

7.6.19 The building materials used in the lanes and wynds in this character area are clearly reflective of their historic use for deliveries and access. The granite is finished in a more random rubble manner with a more natural finish to the stone. This said, the granite still in most locations tends to be coursed.

7.6.20 The warehouses adjacent to the harbour use granite in courses, rather than randomly, this demonstrates the importance of these structures when they were built.

Granite sets at the Green





7.6.21 There are a large number of original and traditional style windows and doors still remaining within this character area. Window frames are primarily constructed of timber. uPVC has been used in some buildings, although this has a negative impact on the Conservation Area and its' use should be avoided. Doors are also primarily timber, those leading to upper floors or domestic properties are usually panelled, whereas many of those leading into offices or retail premises are less tradition and contain glazing. A number of traditional doors have been replaced with modern metal framed doors, particularly in buildings with modern shopfronts.

7.6.22 Some shops have an outer set of storm doors, which are open by day and closed at night, giving security while keeping the attractive appearance of the building. These are most frequently timber, but some are metal or uPVC. As an alternative, some commercial premises with recessed entrances have metal gates, which allow visibility into the property while restricting access. A small number of properties have roller shutters, which have a negative impact on the Conservation Area.

Above: Aberdeen Maritime Museum. Right: Granite detailing

7.6.23 20th and 21st century buildings use a variety of modern building materials, including reconstituted granite and render, as at 2-32 Rennie's Wynd, the Market and properties on Martin's Lane and Carmelite Street and Lane. Glass has been used on the Maritime Museum extensions.

7.6.24 Brick is used within the character area, though mostly in areas which are not visible, such as internal walls, but it can also be seen in some chimney stacks, rear walls and out buildings. Some of these bricks are likely to have been made locally at Seaton or Torry Brickworks.





7.7 Public Realm

Streets, Parking and Pavements

7.7.1 Virginia Street dual carriageway is a heavily trafficked distributor road that separates part of this Conservation Area from the rest. The road detracts from the special character of the Conservation Area. Realistically the road is unlikely to be rerouted or removed in the foreseeable future. Its primary function is traffic movement north to south through the City. Around the Green this character area is very much pedestrian priority with traditional setts, and in some places bollards to stop traffic moving through the space. Shiprow and Correction Wynd are again largely pedestrian focussed. There are a number of large enclosed carparks within this character area. Beyond the carparks there is very limited parking in the area with the main on-street parking being located on one side of Marischal Street. Parking bays within the Green former Townscape Heritage Initiative (THI) area are delineated with a course of setts and sympathetic white paint removing the visual intrusion of yellow painted lines.

7.7.2 Setts are used extensively in the streets in this character area and play an important part in its character. Original setts are still in situ on Shiprow, Correction Wynd, Theatre Lane and the Adelphi. Sensitive painting of parking bays around the Green has removed the visual intrusion of yellow lines which has a very positive affect on the character area.

7.7.3 The area surrounding the Green benefitted from a THI from 2008 -2013 which served to improve the public realm in the area. This included streetscape improvements as well as new planters and landscaping. The surface of the majority of this area is setts, both traditional and replacement. Setts are also located within the Regent Quay area on the lanes, a number of these clearly original. Both the historic and newer setts should be retained wherever possible.

7.7.4 The pavements in this character area vary greatly but granite kerbs are used often. The Green and surrounding area use high quality sympathetic materials. Pavements in this area are also lower than traditional pavements, thus allowing the pedestrian to feel they have more ownership over the space. The high quality streetscape in the Green is largely as a result of the THI scheme. The good quality pavements and kerb stones should be retained and replicated in other parts of the character area where appropriate and possible. Shiprow pavements are dual use cycle and pedestrian. They are of a width around 4.4 metres with a change in materials from granite slabs to modern pink granite setts which provide contrast with the street surface of traditional setts. Marischal Street and the pavements along Regent Quay are of much lesser quality with a number of cracked concrete paving stones. This said, on Marischal Street the kerb stones are high quality granite but the pavements themselves are concrete slabs. The cracked slabs are a result of inconsiderate parking of vehicles on the pavements. On the lanes, small pavements are present and are largely tarmac. On Weigh-House Square though the road surface is tarmac, the pavement is finished in setts to its east side.

7.7.5 Widths of pavements vary from 1.83 metres on the north of Marischal Street, 2.3 metres on Virginia Street, 2.9 metres on Exchange Street and 1.1 metres on Trinity Lane (reflective of its status and former use).



Shopfront Signage

7.7.6 Shop signage in this area varies in quality. The Green and Correction Wynd are particularly high-quality fascia signs made of timber, with console brackets and of appropriate proportions. Other signs are of lesser quality and do not fully consider their context or surroundings. These signs detract from the character of this area and should be replaced with more sympathetic signage.

7.7.7 Large 'To Let' signs are becoming more prevalent in this area of the city centre. These detract from the special character of the area and should be avoided wherever possible, especially large triangular projecting signs. Sympathetically sized and sited 'To Let' signs would be welcomed and be more appropriate for such an important and sensitive area of the city.

Street Signage

7.7.8 Signage in the Green former THI area has been kept to a minimum, limiting it to statutory directional signage and as such reducing clutter. There are also

Above: The Green. Right: Street furniture on Carmelite Street.

some small information signs about parking times and meters. Where the streets become busier, and have increased use by service vehicles, the signage use increases, though still sensitively sited and not particularly intrusive. The Green area is also known locally as the Merchant Quarter and a number of the signs in this area providing advice on access and speed limits.

7.7.9 The traditional Aberdeen black tile street signs are used within this Character Area, largely located above the string course or above shop front level. They are in relatively good condition which is a positive feature and their retention is key.

Street Furniture

7.7.10 Within and surrounding the Green there have been new planters and trees planted as part of the THI scheme. These are evident on Carmelite Street where the addition of these complement the grey colour of the granite. Hanging baskets are also prevalent in this area located on the street lights and along the St Nicholas Graveyard wall. Hanging baskets are fairly prevalent in this area. The Baskets on the lamp posts add colour and character to the area. Due consideration needs to be given to the location and number of hanging baskets that are being attached to historic buildings so as not to detract from their special character.



7.7.11 Given the high density of residential properties in this character area there are a number of large street bins which are very unsightly. Their design and condition are not in keeping with the historical nature or high quality of this area. The household food bins are smaller and more sympathetic to the streetscape but still quite alien in nature.

7.7.12 Within this character area a number of the electricity boxes at street level have been part of the Nuart festival, where small tower block houses have been designed on them. The gap site adjacent to the Back Wynd stairs also has a Lego installation adding to the visual interest of the space and improving the overall aesthetic of the gap site. This small and quirky change in their look has a very positive effect on the character area and the street as a whole by making something fun out of something typically unattractive and functional. Furthermore, a number of the doors have been painted with interesting new designs, providing interest and reasons to stop and appreciate the area.

7.7.13 Within this area the lighting is largely ornate, heritage style street lights and in some locations these are wall mounted further reducing street clutter. This type of lighting is in keeping with the surrounding buildings and contributes to the special character of the area.

7.7.14 There are areas to stop and sit within this character area. This is largely within the Green where there is space and room to pause and appreciate the surroundings. Also within the Green, Café 52 has an outdoor seating area and benches to again encourage sitting and appreciating the surroundings. The Green is also the venue for an open market and Inspired Nights on The Green which is a city centre street food market organised by Aberdeen Inspired.

7.7.15 Bollards have been used in this character area to restrict traffic movements, such as through the Green, and prevent parking on pavements elsewhere. The bollards are the same as those located elsewhere within the city centre ensuring a consistent design ethos.

7.7.16 There is very little street furniture beyond bins within the area adjacent to the harbour. This relates to the fact that this area is more industrial even now with the working harbour and warehouses still being present and the lack of visitors. Virginia Street by its distributor nature has guard rails, bollards and is clearly made for traffic movement over people movement but there is little reason to cross most of this road and it serves its purpose for traffic movement.



7.8 City Centre Masterplan Projects

7.8.1 The **City Centre Masterplan** outlines a 20 year development strategy for Aberdeen city centre. Two key masterplan projects in the boundary of the Green character area are detailed below.

7.8.2 CM06 Aberdeen Indoor Market: The design of the market building is not particularly in keeping with the historic Merchant Quarter and this building is becoming increasingly tired through lack of investment. The site presents a significant opportunity to introduce a mix of uses including retail that better addresses The Green and enhances the overall vibrancy and attractiveness of this area including other uses such as residential.

7.8.3 C09: Mither Kirk Project: In 2005, the OpenSpace Trust was created to take forward the Kirk plans to reutilise the wing of the building which previously operated as the independent East Kirk as flexible public space. The building remains a shell but could have a range of uses’.

7.9 Green and Blue Infrastructure

7.9.1 The Green has a number of trees and planters which provide interest and colour in the area. There is no park or grassed area but the Character Area is very close to Union Terrace Gardens and the St Nicholas Graveyard which provide relief from the hard granite of the other areas. This is a high-density city centre location and there is very little space for planting.

7.9.2 Street trees are present on Rennie’s Wynd, Martin’s Lane and Hadden Street. A number of these were planted as part of the THI scheme with varying successes. Unfortunately, some in the past have been vandalised.

7.9.3 In the Regent Quay area there is no area of open space except the small triangle at the junction with Virginia Street. Again this largely relates to the working nature of this part of the character area.

7.9.4 The Denburn exits into the harbour in this area, but is culverted under the properties and streets. The major blue infrastructure on the edge of this character area is Aberdeen Harbour, the closest part being Victoria Dock. The harbour itself as well as the views of the harbour have a positive impact on this character area, but there is no physical interaction with the harbour itself due to its working



nature but is potentially a goal for the future. The Aberdeen City Council Open Space Audit, identifies 1 open space within the character area. This is the St Nicholas Kirkyard.

7.10 Negative Factors

- Gap site adjacent Back Wynd steps.
- Modern, unsympathetic interventions of dormers not designed for their context.
- The incremental loss of historic windows and doors has a negative impact on the character of the Conservation Area.
- Inappropriate modern replacement windows and doors.
- Lack of maintenance over the years and resultant decay. (Common issues include: blocked or broken gutters and downpipes, slipped and missing slates, vegetation, failing leadwork, defective chimneys and windows which need repairing and repainting).
- Vacant units at ground and upper level.

8: Buildings At Risk

8.1 There are currently 7 buildings on the Buildings at Risk Register in the City Centre Conservation Area:

- 2-4 Upperkirkgate and Gallowgate, Aberdeen University Students' Union (Former) (B listed).
- 32-52, Bridge Street & 1-25 Crown Terrace, Victoria Buildings (B listed).
- 26 -30 Union Street (C listed).
- Union Terrace Public Toilets, Union Terrace (B listed).
- Greyfriars John Knox Church (Former), Broad Street (A listed).
- The Triple Kirks, Schoolhill (A listed).
- 27 Belmont Street (the former Priory Club).

8.2 The redevelopment of the Triple Kirks site is nearing completion. The East Free Church and steeple are all that remain of the original buildings. The long term vacant site surrounding the steeple has been transformed into a 342 bed residential development called The Point. The former Grayfriars John Knox Church is currently in the process of being restored and brought back into use as a bar and restaurant. The Union Terrace Public Toilets are currently in the process of being restored and adapted for reuse as a café. This is part of the wider Union Terrace Gardens enhancement work. 26-30 Union Street is a priority project for the Union Street Conservation Area Regeneration Scheme and it is hoped a grant application for restoration works will be made.

8.3 Known as the Victoria Buildings 32-52 Bridge Street & 1-25 Crown Terrace is a four storey 15 bay monumental neo-classical building with extensive fine Greek and Egyptian motifs. The future of the Victoria Buildings is the most uncertain, but the buildings would lend themselves to retail and residential development.

The Category A-listed Tivoli Theatre was on the Buildings at Risk Register for a number of years but has been restored and brought back into use as a theatre by the Tivoli Theatre Company Ltd and has been open since 2013. The restoration work was part funded by The Green Townscape Heritage Initiative.



9: Preservation and Enhancement



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9.1 The following opportunities have been identified for development and enhancement within the Conservation Area:

9.2 Pedestrianisation: Pedestrianisation of a section of Union Street would be an opportunity to enhance its character and appearance of the street between Market Street and Bridge Street. Whilst pedestrianisation of this section of Union Street can improve the physical ambience safety and air quality for pedestrians, particular care will be required to be given to ensuring that pedestrianisation does not result in the diminution of the character of Union Street as a single and generally unified entity.

9.3 Vacant Upper Floors: National and local planning policy supports the re-use of vacant upper floors within the City Centre. The underuse of buildings particularly of upper floors is evident all along Union Street, but especially in the West End. Applications for alternative uses will therefore be encouraged if these can help regenerate badly effected areas of the Conservation Area.

9.4 Golden Square: The central area of Golden Square was used for car parking as early as the 1950s, which has impacted negatively upon the original character of the square. There are a number of car parks within and on the edge of the Conservation Area that are currently underused and the loss of Golden Square as a car park would not cause a significant loss to the overall parking provision in the city centre. The opportunity exists to return Golden Square to its intended use and to improve pedestrian links from Rosemount through to Union Street. Proposals have been previously discussed to move the car parking provision underground and to restore the square to a landscaped area which would improve the appearance of the area and create a more pedestrian friendly environment.

9.5 Castlegate: Despite its visual strengths, the Castlegate has not attracted the public in the numbers that had been hoped for. The City Centre Masterplan proposes *'Castlegate will be presented as the 'central civic space' for Aberdeen, providing a strong focus and identity for the city centre. This will be a*

Golden Square car parking



high quality space that responds to the rich architecture and strong urban design structure, forming a desired destination at the end of Union Street. The design approach will be minimalist and defined, adding clarity to the geometry of the space with high quality natural stone materials and lighting'. Development of the space along these parameters would be welcome. The existing granite flag stones could be recut and reused to form part or all of a new flatter more user friendly surface.

9.6 The Green: The Green area has enormous historical significance to the City and was the original market place for Aberdeen before this function moved to the Castlegate. The potential for regeneration of this area, more or less at the heart of the City Centre yet clearly neglected and underused. In addition to its strategic location, the quality of the townscape, the streetscape and certain key individual buildings make this a high priority for conservation and enhancement especially the indoor market building.

Left: Castlegate. Above: Aberdeen Market

10: Grants

Union Street Conservation Area Regeneration Scheme

10.1 The **Union Street Conservation Area Regeneration Scheme (CARS)** is a six year initiative aimed at the regeneration of Aberdeen's main thoroughfare. This conservation led programme is set up to tackle the problems of run down historic buildings and streetscape where longstanding economic and structural decline has undermined the character of this historic and architecturally rich street.

10.2 CARS provides financial help for Conservation Area based regeneration and conservation initiatives. Aberdeen City Council in partnership with Historic Environment Scotland (HES), Aberdeen City Heritage Trust and Aberdeen Inspired, has established this CARS scheme which aims to encourage the repair and enhancement of the physical fabric of properties within a defined area of the City Centre Conservation Area.

10.3 If you would like further information on the scheme, or would like to discuss a potential application, please contact the CARS Project Officer 01224 523 958/ 07769 932 034 or UnionStreetCARS@aberdeencity.gov.uk

Aberdeen City Heritage Trust

10.4 Aberdeen City Heritage Trust's vision is that Aberdeen's historic environment will be better understood, conserved, used and celebrated. It does this by supporting training and education events and making available discretionary grants for the interpretation of the historic environment. The Trust currently operates Building Repair and Shopfront Grants and Community Heritage Grants. These support property owners and communities explore, interpret and look after their heritage. The Trust Project Officer can be contacted Aberdeen City Heritage Trust 01224 522755/07827 233195 or Aberdeen City Heritage Trust, PO Box 10450, Aberdeen.

Other Sources of Funding

10.5 Funds can sometimes be applied for from other funders depending on the scale and nature of the work. Historic Environment Scotland and the National Lottery Heritage Fund both provide funding for built heritage projects.

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PLA/21/157 City Centre Conservation Area Character Appraisal Public Consultation Response		
TABLE 1: Summary of responses and issues arising from public consultation held from 19 th February until 16 th April 2021		
Question 1: Please give us your view on the draft City Centre Conservation Area Character Appraisal.		
Key issue	Officers Response	Action as a result of Representation
1. Scottish Water		
1.1 No comments	None	No action required
2. SEPA		
2.1 No comments	None	No action required
3. Queens Cross and Harlaw Community Council		
3.1 The Queens Cross and Harlaw Community Council have questioned why 1-18 Union Grove Court has not been included in the proposed 41-43 Holburn Street (The Foundry), 16-18 Union Grove, 28-38 Holburn Street, 4-14 Union Grove boundary extension.	After reviewing 1-18 Union Grove Court the building is found to contribute to the special character of the Union Grove and Holburn Street streetscapes. The views of the building from Union Street also contribute positively to the Conservation Area.	Include 1-18 Union Grove Court in the Conservation Area. Amend maps in the appraisal document to reflect this.
4. Historic Environment Scotland (Late Response)		
4.1 The Comments were received on 1 st June and the consultation closed on 16 th April. Given Historic Environment Scotland's key role in the management of the historic built environment in Aberdeen the comments have been taken into consideration despite being submitted after the closing date of the consultation		
The revised appraisal document was welcomed as was the change in name of the conservation area by HES.	Comment noted.	No action required.

<p>HES note the conservation area contains the significant 19th Century spine of Union Street and King Street as well as the important remains of the medieval parts of the city and the links to the harbour.</p>	<p>Comment noted.</p>	<p>No action required.</p>
<p>HES also note the area comprises important 18th century urbanisation, including notable classical buildings by nationally renowned architects.</p>	<p>Comment noted.</p>	<p>No action required.</p>
<p>HES appreciate the inclusion of Trinity and St Nicholas shopping centres, new development on Ship Row, Marischal Square, and the tall buildings in Justice Mill Lane which they believe contribute to the multi-layered character of the city centre.</p>	<p>Comment noted.</p>	<p>No action required.</p>
<p>HES suggest considering including Virginia and Marischal Courts, given their close proximity to the conservation area and high visual impact.</p>	<p>These buildings are not included in the City Centre Conservation Area as they are Category A listed in their own right so inclusion in the Conservation Area would not afford them anymore protection.</p>	<p>No action required.</p>
<p>HES note the proposed boundary changes but suggest setting out the rationale more clearly.</p>	<p>Officers feel the rationale was set out clearly in the appendix document accompanying the consultation.</p>	<p>No action required.</p>
<p>HES particularly welcome the inclusion of Flourmill Lane and Provost Skene's House.</p>	<p>Comment noted.</p>	<p>No action required.</p>
<p>HES welcome the inclusion of the warehouse buildings on Virginia Street and Shore Lane.</p>	<p>Comment noted.</p>	<p>No action required.</p>

<p>HES Suggest including the B listed Bon Accord Baths, the C listed former Regent Cinema (now a health club) and the C listed former St Nicholas Union Grove Church (Union Grove Court).</p> <p>HES welcome the preservation and enhancement opportunities set out in chapter 9.</p> <p>HES ask for clarification on how the City Centre Conservation Area Character Appraisal relates to the Conservation Areas Strategic Overview Management Plan 2013</p>	<p>The inclusion of these buildings has been suggested by various members of the public and community groups as well as HES. After reviewing these buildings they would make a contribution to the character of the Conservation Area and should be included.</p> <p>Comments noted.</p> <p>The Conservation Areas Strategic Overview Management Plan 2013 is due to be reviewed and updated following completion of this exercise.</p>	<p>The B listed Bon Accord Baths, the C listed former Regent Cinema (now a health club) and the C listed former St Nicholas Union Grove Church (Union Grove Court) are to be included in the Conservation Area.</p> <p>No action required.</p> <p>Conservation Areas Strategic Overview Management Plan 2013 to be updated.</p>
5. Bon Accord Heritage		
<p>5.1 (ANON-1RU9-AY31-F)</p> <p>Bon Accord Heritage (BAH) are concerned that the C listed former Odeon cinema (Now the Nuffield Gym) and the B listed Bon Accord Baths have not been proposed for inclusion in the conservation area and believe they should be included in the boundary of the conservation area.</p>	<p>After reviewing these buildings it is considered that they contribute to the character of Justice Mill Lane and are visible from Holburn Street so do contribute to the these streetscapes so should be included in the Conservation Area</p>	<p>Include Bon Accord Baths and former Regent Cinema (Nuffield Gym) in the Conservation Area. Amend appraisal document to reflect this.</p>
6. Friends of the Kirk of St Nicholas		
<p>6.1 (ANON-1RU9-AYED-M)</p> <p>The Friends of the Kirk of St Nicholas requests section 7.8.3 be altered to read:</p>	<p>Partially agree with proposed change to text. It is felt that the first paragraph would be a welcome inclusion, however the additional text is more specific to the Friends Charity than this document.</p>	<p>Amend Section 7.8.3 pg.80 to read ‘In 2005, the OpenSpace Trust was created to take forward the Kirk</p>

<p>'In 2005, the OpenSpace Trust was created to take forward the Kirk plans to reutilise the wing of the building which previously operated as the independent East Kirk as flexible public space. The building remains a shell but could have a range of uses.</p> <p>Over this time the 'Friends' charity has continued to engage from May to September with thousands of visitors, foreign tourists and locals from City and Shire, who enter the building to witness its particular sense of continuity with the past and to hear of its history.</p> <p>Visitor books bear testament to their appreciation of this sacred but welcoming space.'</p> <p>The Respondent appreciates the emphasis placed on the open green space provided by the Kirkyard (4.10 and 5.5.10)</p> <p>The respondent notes the lighting to the kirk needs to be updated and the creeping foliage and decay to the stone and metal of the gates may become a danger. As well as the removal of obsolete information panels.</p> <p>The respondent notes there is no longer a congregation but believes the Council should, in co-operation with the National Church, build on the past to enhance and inform the present. They would like to see the building and kirk</p>	<p>Comments noted.</p> <p>If the City Centre Conservation Area Character Appraisal is approved it will be followed by a review of the Aberdeen City Conservation Area Character Appraisals and Management Plan. This would be more for inclusion in the Conservation Areas Management Plan when it is revised.</p> <p>Comments noted.</p>	<p>plans to reutilise the wing of the building which previously operated as the independent East Kirk as flexible public space. The building remains a shell but could have a range of uses.'</p> <p>No action required.</p> <p>This point is to be considered for inclusion in the Conservation Areas Management Plan.</p> <p>No action required.</p>
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<p>yard continue to be used as a quiet place for reflection and contemplation in the heart of the city centre.</p> <p>The respondent notes the Carillon and the Clock in the Kirk Steeple are in the care of ACC but they belong to the citizens and should be serviced and appreciated as appropriate.</p>	Comments noted.	No action required.
7. Public Responses		
<p>7.1 (ANON-1RU9-AYV4-N)</p> <p>The respondent has concerns regarding the impact of the Spaces for People interventions (e.g. decking, cones and tents) in the conservation area and questions why the conservation area is being extended to tackle for sale and to let signs.</p>	<p>The Spaces for People interventions are a temporary intervention to allow for social distancing required by the Scottish government in response to the COVID-19 Pandemic. These interventions are to be reviewed and removed as considered appropriate. The Conservation Area is being extended to include buildings and areas that contribute to the special historic character of the City Centre Conservation Area and give them the added protection afforded to buildings in Conservation Areas.</p>	No action required.
<p>7.2 (ANON-1RU9-AYVH-9)</p> <p>The respondent supports the document</p>	Comments noted.	No action required.
<p>7.3 (ANON-1RU9-AY&J-D)</p>		

<p>The respondent believes the conservation area appraisal is a waste of time and will only result in pointing blame away from the Council.</p>	<p>The intention of the City Centre Conservation Area Character Appraisal is to preserve and enhance the historic built environment of the City Centre. The Planning Service believes this is a worthwhile use of resources and is also a statutory requirement under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.</p>	<p>No action required.</p>
<p>7.4 (ANON-1RU9-AY6X-S)</p> <p>The respondent believes the Council will do whatever it wants regardless of anyone's view.</p>	<p>The public consultation aims to seek the views of statutory consultees and the general public. All comments submitted are given due consideration.</p>	<p>No action required.</p>
<p>7.5(ANON-1RU9-AY6E-6)</p> <p>The respondent believes the Council should do something to attract people and business to the city centre.</p>	<p>Preserving and enhancing the historic environment in the City Centre will make it a more desirable place for people to live and work. Using the appraisal document to inform development proposals within the City Centre Conservation Area will improve the quality of the historic built environment which will attract people and business back into the City Centre.</p>	<p>No action required.</p>
<p>7.6 (ANON-1RU9-AY6C-4)</p> <p>The respondent believes the City Centre Conservation Area Appraisal is long overdue as the city centre looks awfully depressed.</p> <p>The respondent believes the City Centre Conservation Area Appraisal is a ruse to persecute the motorist, promote cycling and increase pedestrianisation in the city centre. The respondent believes the conservation area appraisal is a</p>	<p>The previous Conservation Area Character Appraisal for Union Street was written in 2007 so officers agree this review is required.</p> <p>The purpose of the Conservation Area Character Appraisal is:</p>	<p>No action required.</p> <p>No action required.</p>

<p>front for local traders who want to control what happens in the city centre. The respondent also believes the City Centre Conservation Area Appraisal is a stealthy left-wing plan disguised as being of benefit to the city and will just push traffic to other areas of the city.</p>	<ul style="list-style-type: none"> •to justify the designation of the Conservation Area and review the existing boundaries; • to identify important characteristics of the area in terms of townscape, architecture and history; • to identify important issues that affect the Conservation Area; • to identify opportunities for development and enhancement schemes; • to encourage interest and participation in conservation issues amongst people living and working in Conservation Areas; and, • to produce a useful tool in Conservation Area management 	
<p>7.7 (ANON-1RU9-AY6S-M)</p> <p>The respondent thinks preserving and protecting the past for future generations is a great idea.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.8 (ANON-1RU9-AY66-Q)</p> <p>Well laid out and comprehensive.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.9 (ANON-1RU9-AY61-J)</p> <p>The respondent believes the reason for so many vacant units is due to the Council's high rent rates which prevents vacant shops being occupied.</p>	<p>The owners of the shops set rent rates this is not something that is controlled by the Council. The Council do not set business rates this is managed centrally by Scottish Government.</p> <p>In some exceptional circumstances formal notices (Planning and Building Services) have been served on</p>	<p>No action required.</p> <p>No action required.</p>

<p>The respondent believes that half of building owners leave their property to rot and the tax payer foots the bill until the owner can be found.</p> <p>The responds thinks there needs to be a push to have more residential properties above shops and ensure the buildings are used and not left to rot. Creating housing without losing green belt.</p>	<p>certain properties if they are a danger to the public or in a sever state of decay. Some works have then been carried out to these buildings by the Council. This is only in exceptional circumstances and the cost is then recovered from the owner of the building.</p> <p>Bringing vacant upper floors on Union Street and the wider city centre back into use is key to the improvement of Union Street and the wider City Centre. The Aberdeen Local Development Plan promotes the city centre as the commercial, economic, social, civic and cultural heart of Aberdeen. The Council has supported this through initiatives like the Affordable Housing Wavier and the Union Street Conservation Area Regeneration Scheme.</p>	<p>No action required.</p>
<p>7.10 (ANON-1RU9-AY6Y-T)</p> <p>The respondent believes that there should be modernisation as well as conservation. They feel too much conservation could draw young people away from the city.</p> <p>The respondent also believes that Nuart is an attempt to spice up old buildings.</p>	<p>The City Centre Conservation Area Character Appraisal is not a barrier to modernisation. The intent is to inform decisions made about development within the City Centre’s historic built environment so they can be made fully understanding the historic context of the City Centre.</p> <p>Nuart is a street art festival that looks to transform the walls and buildings across Aberdeen City Centre. There are very few Nuart pieces on historic buildings and none on Granite elevations.</p>	<p>No action required.</p> <p>No action required.</p>
<p>7.11 (ANON-1RU9-AY6B-3)</p>		

<p>The respondent believes reducing car traffic will bring people back into the city centre.</p>	<p>The document comments on possible traffic reduction measures such as pedestrianisation. It states (para 9.2) <i>'Pedestrianisation of a section of Union Street would be an opportunity to enhance its character and appearance of the street between Market Street and Bridge Street. Whilst pedestrianisation of this section of Union Street can improve the physical ambience safety and air quality for pedestrians, particular care will be required to be given to ensuring that pedestrianisation does not result in the diminution of the character of Union Street as a single and generally unified entity'</i>.</p>	<p>No action required.</p>
<p>7.12 (ANON-1RU9-AY6W-R)</p> <p>The respondent had no view.</p>	<p>None.</p>	<p>No action required.</p>
<p>7.13 (ANON-1RU9-AY68-S)</p> <p>No response</p>	<p>None.</p>	<p>No action required.</p>
<p>7.14 (ANON-1RU9-AY6D-5)</p> <p>The respondent is concerned that the appraisal document has not been updated since 2007.</p> <p>The respondent welcomes the plans to upgrade and maintain the street furniture. They believe the current street</p>	<p>It is unfortunate this document has not been updated since 2007. The intention is to update Conservation Area Character Appraisals with each new Local Development Plan cycle. .</p> <p>The City Centre Conservation Area Appraisal does not set out a plan to upgrade the existing street furniture. It does identify areas that could be improved upon and would inform any proposals brought forward to</p>	<p>No action required.</p> <p>No action required.</p>

<p>furniture could be improved. They would like to see reinstatement of black metal bins, the black and white street signs repaired and pavements and roads in the conservation area repaired using traditional materials.</p> <p>The respondents main concern is the shopfronts and upper floors in the conservation area especially on Union Street. They wish to see these buildings better maintained and cleaned.. They also wish to see businesses being made to maintain and clean their shopfronts and owners of upper floors be made to clean their windows and maintain their property. They consider the excellent features pointed out in the appraisal document to be let down by the lack of maintenance.</p>	<p>alter the existing street furniture and public realm in the city centre are brought forward, e.g. through the City Centre Masterplan.</p> <p>Minor issues like washing windows is not something that can be addressed by the Council's Enforcement powers. However enforcement action has been taken against properties on Union Street such as serving amenity notices on shopfronts and general correspondence with owners regarding the maintenance of their properties. . Communication with owners of buildings on Union Street regarding their maintenance and up keep is ongoing and enforcement notices will be served as required. The Union Street Conservation Area Regeneration Scheme (CARS) also makes funding available for repair and reinstatement of original architectural features for historic properties on Union Street.</p>	<p>No action required.</p>
<p>The respondent would also like to see more green areas and trees. The respondent believes pedestrianisation is not necessary at this point. They believe the condition of the existing buildings needs to be addressed first.</p>	<p>Comments noted. Respond to point about pedestrianisation. The City Centre Conservation Area Appraisal document is not suggesting pedestrianisation but if a scheme was to go ahead the document states that care would need to be taken with any scheme brought forward to ensure the character of Union Street was maintained.</p>	<p>No action required.</p>
<p>Vacant upper floors do not necessarily need to be an issue if the buildings are maintained and windows kept clean.</p>	<p>Comments noted However it would be beneficial to the buildings and the wider city centre if the upper floors were brought back into use</p>	<p>No action required.</p>
<p>7.15 (ANON-1RU9-AY62-K)</p>		

<p>The respondent agrees with boundary changes to include a number of important buildings/area.</p> <p>.</p> <p>The respondent is concerned that little more has been proposed. They note concern about the appearance of buildings and query what action can be taken to ensure the condition of the buildings is kept to a certain standard.</p> <p>The respondent asks whether the council can be innovative in encouraging novel uses of the buildings in the conservation area.</p>	<p>Comments noted.</p> <p>The City Centre Conservation Area Character Appraisal's primary role is to identify important characteristics in terms of townscape, architecture and history. It does however also make commentary on negative factors and opportunities for enhancement.. Enforcement action has been taken against properties on Union Street such as serving amenity notices on shopfronts and general correspondence with owners regarding the maintenance of their properties. Communication with owners of buildings on Union Street regarding their maintenance and up keep is ongoing and enforcement notices will be served as required.</p> <p>The planning service has limited power in what it can compel owners do however innovative uses for historic buildings are welcome and the planning service would support any suitable applications that came forward in this regard.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
<p>7.16 (ANON-1RU9-AYP7-J)</p> <p>The respondent believes the new Marischal Square development should not be included in the proposed boundary as it is a modern building, does not meet the criteria for conservation area protection and its inclusion in the conservation area would dilute the nature of the</p>	<p>Careful consideration was given regarding the inclusion of Marischal Square. Although Marischal Square is a sizable , clearly modern, building, its Broad Street and Upperkirkgate facing elevations are not overbearing to the surrounding historic buildings. The use of granite cladding and glass ties the new</p>	<p>No action required.</p>

protection of the conservation area and set a precedent for similar development	structure in with the surrounding historic buildings whilst reading clearly as a modern building. Officers consider it would make a neutral addition to the Conservation Area. Including this area within the boundary of the Conservation Area would also improve the continuity of the Conservation Area, and allow for clearer more consistent decision making for future development.	
7.17 (ANON-1RU9-AYP4-F) The respondent believes money needs to be spent on fixing the city's pot holes before anything else gets done.	Day to day roads maintenance is not covered by the City Centre Conservation Area Character Appraisal. The Council's Roads Service is responsible for delivering an ongoing schedule of repairs to potholes across the city.	No action required.
7.18 (ANON-1RU9-AYPG-2) The respondent would like to see the fencing removed from Union Bridge, pavements cleaned, buildings cleaned and overgrowth removed from guttering.	<p>The temporary fencing on Union Bridge is to be removed and replaced with a bespoke suicide prevention barrier as part of the regeneration of Union Terrace Gardens. There is a scheme of cleaning and maintenance in place for pavements.</p> <p>It is the responsibility of individual building owners to clean and maintain their buildings. Cleaning granite buildings should only be carried out in line with Aberdeen City Council's Stonecleaning Supplementary Guidance and Historic Environment Scotland's TAN 9 Stonecleaning of Granite Buildings.</p>	No action required.
7.19 (ANON-1RU9-AYPH-3)		

<p>The respondent believes the City Centre Conservation Area Character Appraisal is a waste of time and money.</p>	<p>The intention of the City Centre Conservation Area Character Appraisal is to preserve and enhance the historic built environment of the city centre. The planning service believes this is a worthwhile use of resources and is also a statutory requirement under section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.</p>	<p>No action required.</p>
<p>7.20 (ANON-1RU9-AY37-N)</p> <p>The respondent believes the proposed boundary change to include Chapel Street and Gallowgate should be included.</p> <p>The respondent believes Marischal Square should not be included, due to being an eyesore which should be removed and having no historical significance or purpose</p>	<p>Comments noted.</p> <p>The respondents comments are appreciated. Careful consideration was given regarding the inclusion of Marischal Square. Although Marischal Square is a sizable , clearly modern, building, its Broad Street and Upperkirkgate facing elevations are not overbearing to the surrounding historic buildings. The use of granite cladding and glass ties the new structure in with the surrounding historic buildings whilst reading clearly as a modern building. Officers consider it would make a neutral addition to the Conservation Area. Including this area (including Marischal Square) within the boundary of the Conservation Area would improve the continuity of the Conservation Area, and allow for clearer more consistent decision making for future development.</p>	<p>No action required.</p> <p>No action required.</p>

<p>The respondent is 'on the fence' regarding the other proposed boundary changes.</p>	<p>Comments noted.</p>	<p>No action required</p>
<p>7.21 (ANON-1RU9-AY38-P)</p> <p>The respondent is concerned that if the conservation area gets too big the core aspects of Union Street and the immediate area will not be concentrated on.</p>	<p>The proposed boundary changes are relatively minor to the existing size of the Conservation Area and would not undermine the focus of the Conservation Area.</p>	<p>No action required.</p>
<p>7.22 (ANON-1RU9-AYQ7-K)</p> <p>The respondent considers the appraisal document to be well set out with excellent information on the buildings in Aberdeen. They agree the conservation area would benefit from improvements in shopfronts, building maintenance and pavements mentioned in the guidance.</p> <p>The respondent has concerns regarding potential pedestrianisation. They believe the restriction of bus travel would hinder the use of the city by the elderly.</p> <p>The respondent believes:</p> <ul style="list-style-type: none"> belly bins are more environmentally friendly than standard bins. 	<p>Comments noted.</p> <p>The City Centre Conservation Area Appraisal document is not suggesting pedestrianisation but if a scheme was to go ahead the document states that care would need to be taken with any scheme brought forward to ensure the character of Union Street was maintained. Any scheme for pedestrianisation would also take into consideration a number of other requirements as well as the historic built environment including disabled access.</p> <p>Belly bins may be more environmentally friendly but they are considered by many to be somewhat unsightly. Replacement of the belly bins with bins that are more complementary to and in keeping with</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>

<ul style="list-style-type: none"> roller shutters are sometimes needed for insurance purposes. Street bins are required by businesses and if the town centre is to be more residential then more communal bins will be required. <p>The respondent considers Union Street to be run down and mainly populated by vape shops, charity shops and phone shops. The respondent believes this is due to high business rates, pedestrianisation of Castlegate and shopping centre developments in the city centre. They feel incentives are required to attract local businesses into the city centre.</p>	<p>the character of the Conservation Area would improve the quality of the public realm.</p> <p>There are alternatives to roller shutters that still meet the security requirements for insurance providers. Internal grill systems, for example, do not cause dead frontages and make the city centre a more inviting place to be, especially in the evening.</p> <p>It is appreciated that businesses and domestic properties require bins however a balance needs to be struck between the need for refuse collection and ensuring the character of the Conservation Area is not undermined with the proliferation of bins and other street clutter.</p> <p>Preserving and enhancing the historic environment in the city centre will make it a more desirable place for people to live and work. The City Centre Masterplan is the Council's strategy for regenerating the city centre. This document is currently being revised in light of the impact of the COVID-19 pandemic. This document will outline key project to revitalise the city centre. The Council do not set business rates, this is managed centrally by Scottish Government.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
<p>7.23 (ANON-1RU9-AYQR-E)</p> <p>The respondent believes the City Centre Conservation Area Appraisal is a sticking plaster. They wish to see the Council creating small business jobs, affordable rents and rates. The</p>	<p>The intention of the City Centre Conservation Area Character Appraisal is to preserve and enhance the historic built environment of the city centre. The planning service believes this is a worthwhile use of</p>	<p>No action required.</p>

<p>respondent would also like to see affordable housing and real sustainable economic development.</p>	<p>resources and is also a statutory requirement under section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The City Centre Masterplan (CCMP) is the Council's strategy for developing and regenerating the city centre. This document is currently being revised in light of the impact of the COVID-19 pandemic. This document will outline key project to revitalise the city centre. The revised CCMP in conjunction with the Local Outcome Improvement Plan (LOIP), the Strategic Development Plan (SDP) the Aberdeen Local Development Plan (ALDP), the Strategic Housing Investment Plan (SHIP) set out the strategic and policy context for regenerating and developing the city centre and meeting housing requirements.</p>	
<p>7.24 (ANON-1RU9-AYQP-C)</p> <p>The respondent largely agrees with the points raised for all areas. They consider that every street needs to be carefully considered remove unsightly aspects. They note that architecture is an underappreciated aspect of potential tourism to the city.</p> <p>Respondent disappointed to see only 1 mention of Broadford Works in the document, and no plans to include it</p>	<p>Comments noted. Although the City Centre Conservation Area Appraisal does not go into the level of detail of analysing every street individually, it does identify key, buildings, streets, areas and views. The Conservation Areas Management Plan once reviewed will give general guidance as well as more specific recommendations for key areas on how they can be preserved and enhanced.</p> <p>Broadford Works is a very important site in the city and a new use for these buildings does need to be</p>	<p>No action required.</p> <p>No action required.</p>

<p>in the conservation areas. A long term solution must be found for this building as it will detract from any work done to improve areas surrounding it.</p>	<p>found. It is too far outside the boundary of the City Centre Conservation Area for it to be included. Broadford Works is also A listed so inclusion in the conservation area would not afford it anymore protection than it already has. There is a listed building consent in place for a site wide scheme to bring the buildings back into use but these works have not commenced.</p>	
<p>7.25 (ANON-1RU9-AYQ2-E)</p> <p>The respondent is happy with the document and feels it is thorough and well thought out.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.26 (ANON-1RU9-AYEZ-A)</p> <p>The respondent is supportive of the document as drafted, which identifies and recognises some of the city's theatres such as His Majesty's and Tivoli as key buildings and generally notes the main challenges and opportunities with regard to conserving and promoting the historic environment.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.27 (ANON-1RU9-AYEM-W)</p> <p>The respondent considers the City Centre Conservation Area Character Appraisal to be a thorough and well considered document that will be a useful tool in the management of the conservation area.</p> <p>The respondent generally agrees with the description of the green and blue infrastructure outlined in the appraisal for each of the three character areas.</p>	<p>Comments noted.</p> <p>Comments noted</p>	<p>No Action Required</p> <p>No action required.</p>

<p>The respondent encourages the Council to build on the context provided in the draft Character Area Appraisal through specific measures.</p>	<p>The planning service will be reviewing and updating the Conservation Areas Management Plan Document which will outline more specific guidance. The management plan will identify opportunities that are compatible with the sensitivities of the historic environment. The management plan identifies opportunities for preservation and enhancement not only by the local planning authority, but also by other interested parties and community groups.</p>	<p>No action required.</p>
<p><u>Character Area 1 (Central)</u></p>		
<p>The respondent notes the conservation area appraisal comments on the lack of trees and other vegetation. They state the Council could further develop specific actions to improve green/blue infrastructure.</p>	<p>The revised conservation areas management plan will offer more detailed guidance in this regard.</p>	<p>No action required.</p>
<p><u>Character Area 2 (Golden Square)</u></p>		
<p>The respondent observes that hanging baskets are noted as a key negative factor and question this.</p>	<p>The hanging baskets in Golden Square are predominantly attached to the lamp posts as opposed to the buildings so this point is accepted.</p>	<p>Remove hanging baskets from negative factors in Golden Square Key Characteristics 6.4 pg.53.</p>
<p>The appraisal document notes the masterplan proposal to make Golden Square more of a public square and events space associated with the Music Hall. The respondent</p>	<p>Comment noted.</p>	<p>No action required.</p>

<p>welcomes this and encourages the incorporation of green infrastructure.</p> <p><u>Character Area 3 (Marischal Street, the Green etc.)</u></p> <p>The respondent welcomes the potential goal of having greater physical interaction between the harbour and the surrounding area.</p> <p>The respondent welcomes the pedestrianisation of a section of Union Street, the restoration of Golden Square and enhancement of the Castlegate and the Green.</p>	<p>Comment noted.</p> <p>Comment noted.</p>	<p>No action required.</p> <p>No action required.</p>
<p>7.28 (ANON-1RU9-AYE1-1)</p> <p>The respondent notes the appraisal document takes stock of a variety of structures and spaces of historical and contemporary significant They believe this will serve to preserve the special character of the conservation area and provide a focal point for investment in the city centre.</p> <p>The respondent feels given the current economic challenges facing the city it is important to safeguard these buildings and places to be used and enjoyed by all. Especially the loose paving on the Castlegate.</p> <p>The respondent suggests that original roads surfaces should be retained or replicated to emulate the original road surface as closely as possible.</p>	<p>Comments noted.</p> <p>Comments noted. Castlegate and Marischal Street will be considered in the Conservation Areas Management Plan.</p> <p>The Roads Service currently seek to maintain historic road surfaces within conservation areas in the city. Repair and maintenance of historic road surfaces will also be addressed in the conservation areas management plan.</p>	<p>No action required.</p> <p>This point is to be considered as part of the Conservation Areas Management Plan review.</p> <p>This point is to be considered as part of the Conservation Areas Management Plan review.</p>

<p>The respondent also suggests that lighting key areas to promote and improve safety could also be installed while minimising impact on the structure or character of the buildings and the area.</p>	<p>There have been improvements to the lighting of some areas in the city e.g. Schoolhill and the Art Gallery. Lighting for key areas of the city will also be considered as part of the City Centre Masterplan review. . lighting will also be considered for inclusion in the Conservation Areas Management Plan.</p>	<p>This point is to be considered as part of the Conservation Areas Management Plan review.</p>
<p>The respondent states the upkeep and maintenance of historic buildings in the city centre would improve the visual aesthetic of the city centre and any new development needs to consider the historic context.</p>	<p>This point is in line with the local and national policy context and all applications determined by the planning service try to meet these goals as closely as possible.</p>	<p>No action required.</p>
<p>The respondent believes there should also be the ability for short-term / impermanent / semi-permanent displays and installations in and around these spaces.</p>	<p>The planning service has encouraged and supported a number of city centre initiatives that have involved short term works/installations in the city centre and as keen to assist with any future projects being brought forward.</p>	<p>No action required.</p>
<p>The respondent believes that, given the cost of works to historic buildings, grants and support should be made available to property owners where possible.</p>	<p>The Union Street Conservation Area Regeneration Scheme and the Aberdeen City Heritage Trust both make funding available for grant eligible works to historic buildings in the city. This is explained in section 10 of the appraisal.</p>	<p>No action required.</p>
<p>The respondent states there must also be consideration given to how this Conservation Area connects with current and future infrastructure works to ensure that while the areas itself is conserved and preserved, it also does not become isolated</p>	<p>The planning service is consulted on all infrastructure works in the city. The City Centre Conservation Area Character Appraisal will assist with informing any future infrastructure works in this area.</p>	<p>No action required.</p>

<p>7.29 Mr and Mrs Leith (ANON-1RU9-AYEB-J)</p> <p>1) The respondents would like to see St Margaret's Episcopal Church, the Church Hall and the Rectory, as well as the building to the west of the church which most recently served as premises for Voluntary Services Aberdeen included in the CA boundary.</p> <p>2) The respondents suggest the following views be included as key views.</p> <p>A) View along King Street, from its junction with Castlegate.</p> <p>B) Views from various points on the west side of Albyn Place, encompassing the handsome buildings in Alford Place and the top of Union Street are very important. The respondent believes the views of these buildings are somewhat undermined by the Capitol and Silver Finn developments. They believe that no more</p>	<p>In order to include the C listed former voluntary services building, the B listed St Margaret Episcopal Church and Hall a number of modern buildings (2-32 Gallowgate and 1-115 Little John Street and the former Greyfriars House site) that would not be appropriate to include in the Conservation Area would need to be included. Given the buildings proposed for inclusion are listed and protected by this status it is felt the inclusion of these buildings would not be appropriate.</p> <p>Agree that this view should be included.</p> <p>Agree that this view should be included.</p>	<p>No action required.</p> <p>Add View along King Street, from its junction with Castlegate to section 5.5.10</p> <p>Add Views from the west side of Albyn Place looking towards Alford Place and Union Street to section 5.5.10</p>
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<p>large building like these should be constructed as they have an enormously negative impact on the setting of the architecture of Union Street.</p> <p>3) The respondents welcome the city wide streetscape manual referred to in section 4.12 and look forward to the public consultation.</p> <p>4) They would welcome a commitment to retaining all street surfaces in historic areas in granite setts, laid in traditional pattern, and to restoring these whenever possible. They would also like to see a commitment to retaining and adding to the Council's current holdings of these.</p> <p>5) The Respondents suggest that there is more explanation on the origins of Aberdeen bond and why it was used.</p>	<p>Comments noted. A streetscape manual will be prepared as Aberdeen Planning Guidance to support the emerging 2022 Local Development Plan.</p> <p>The Council Roads Service currently seek to retain all existing historic road, pavement surfaces and traditional street signage with in conversation areas in the city. The Council Roads Service have a stock of the traditional street sign letters. Historic road and pavement surfaces will be considered as part of the Conservation Areas Management Plan review</p> <p>Comment accepted.</p>	<p>No action required.</p> <p>Historic road and pavement surfaces will be considered as part of the Conservation Areas Management Plan review.</p> <p>Include the following in section 5.6.25 (pg.39). Aberdeen bond is a masonry pattern common in the north east of Scotland. The form consists of a large block followed by 3 smaller blocks laid vertically to the same height as the large block. These three vertical blocks represent pinning stones traditionally used in in the construction of rougher random rubble walls but in Aberdeen bond are a uniform size and more refined</p>
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		which shows the improvement in stone cutting techniques and technology in the 19th century.
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PLA/21/157 City Centre Conservation Area Character Appraisal Public Consultation Response		
TABLE 2: Summary of responses and issues arising from public consultation held from 19th February until 16th April		
Question 2: Please give us your view on the proposed Regulation 11 Direction.		
<i>Key issue</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
1. Scottish Water		
1.1 No comments.	None.	No action required.
2. SEPA		
2.1 No comments.	None.	No action required.
4. Historic Environment Scotland		
4.1 No comment.	None.	No action required.
5. Bon Accord Heritage		
5.1 (ANON-1RU9-AY31-F) No comments.	None.	No action required.
6. Public Responses		
6.1 (ANON-1RU9-AYVH-9) The respondent supports the proposed Regulation 11 direction.	Comment noted.	No action required.
6.2 (ANON-1RU9-AY8J-D)		

<p>The respondent considers that signs should be made bigger as they consider them difficult to read at present.</p>	<p>The Regulation 11 direction would not prevent larger For Sale / To Let signs being installed it would just require the applicant to apply for Advertisement Consent. Any scheme would then be assessed against local and national guidance. It would however be unlikely that applications for particularly large projecting For Sale / To Let signs than the ones generally used currently would be supported by the Planning Service.</p>	<p>No action required.</p>
<p>6.3 (ANON-1RU9-AY6X-S)</p> <p>The respondent asks why the Council is trying to hide the fact that the city centre is in decline.</p>	<p>The proposed Regulation 11 direction is not trying to hide the level of vacant units in the city centre. The intention is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 Direction would allow the Council to better control the number, size and location of these projecting signs.</p>	<p>No action required.</p>
<p>6.4 (ANON-1RU9-AY6E-6)</p> <p>The respondent believes the Council should fix the root cause of the problem rather than tackling a symptom.</p>	<p>The intention of the proposed Regulation 11 is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p>	<p>No action required.</p>
<p>6.5 (ANON-1RU9-AY6C-4)</p>		

<p>The respondent believes the Regulation 11 Direction is an excuse for the Union St business community to manipulate political opinions.</p>	<p>The Regulation 11 Direction is being proposed by the Planning Service. The intention of the Regulation 11 is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p>	<p>No action required.</p>
<p>6.6 (ANON-1RU9-AY6S-M)</p> <p>The respondent supports the proposed Regulation 11 Direction is a good idea. The respondent also notes that the area around Rubislaw Terrace also includes a large number of large For Sale / To Let boards</p>	<p>The comments are noted. Rubislaw Terrace is in the Albyn Place and Rubislaw Conservation Area which is not covered by the proposed Regulation 11 Direction. There may be scope to expand the use of Regulation 11 Directions to other Conservation areas in the future if the one proposed for the City Centre Conservation Area is approved and is then felt to be a success.</p>	<p>No action required at this time.</p>
<p>6.7 (ANON-1RU9-AY66-Q)</p> <p>The respondent feels the proposed Regulation 11 Direction is acceptable. They would also like to see it be extended to shop signage.</p>	<p>There are currently a number of planning controls in place to regulate the type of shop signage that is installed. Planning applications for new shop signage are determined as far as possible in line with local and national guidance. This has seen some improvements in shopfronts on Union Street. Regulation 11 Directions could possibly be used to further control shopfront signage but this is not felt necessary at this time.</p>	<p>No action required at this time.</p>
<p>6.8 (ANON-1RU9-AY61-J)</p> <p>The respondent does not support the proposed Regulation 11 Direction. They feel the For Sale / To Let signs let people</p>	<p>Business rates are controlled by the Scottish Government. This is not something that can be controlled by the Council. The intention of the proposed Regulation 11</p>	<p>No action required.</p>

<p>see how many buildings have expensive rates applied to them.</p> <p>The respondent feels there is little else available to comment on except the proposed boundary and so they feel they cannot comment further at this time due to the lack of information provided.</p>	<p>Direction is not to hide the number of vacant units. It is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p> <p>The Proposed Regulation 11 Direction was explained through a document that was available on the ACC Cconsultation hub with the Conservation Area Appraisal. This document set out the intention of the Regulation 11 Direction, the legislative context and the area to be covered by the Regulation 11 Direction.</p>	<p>No action required.</p>
<p>6.9 (ANON-1RU9-AY6Y-T)</p> <p>The respondent believes the problem isn't the big For Sale / To Let signs but rather that the buildings are vacant. They feel something should be something done to fill these buildings rather than hide the fact that they are empty.</p> <p>The respondent feels Aberdeen has become a ghost town. They would like something to be done as they feel this is driving business outside of Aberdeen and online.</p>	<p>The proposed Regulation 11 Direction is not meant to resolve the issue of vacant units in the city centre. The intention of the proposed Regulation 11 Direction is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p> <p>The issue of vacant units is one that the majority of town and city centres are suffering from and requires a bespoke solution depending on the town/city. This has been exacerbated further by the COVID-19 pandemic. The City</p>	<p>No action required.</p> <p>No action required.</p>

	Centre Masterplan is currently being reviewed in light of the effects of the pandemic.	
6.10 (ANON-1RU9-AY6B-3) No comment	None.	No action required.
6.11(ANON-1RU9-AY6W-R) The respondent does not support the proposed Regulation 11 Direction. They feel the properties should be occupied rather than hiding that they are vacant.	The intention of the proposed Regulation 11 Direction is not to hide the number of vacant units. It is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.	No action required.
6.12 (ANON-1RU9-AY6A-2) The respondent believes the For Sale / To Let signs should remain as it makes visible how prosperous the city is. The respondent asks is it better for the Council to have high business rates and low occupancy rates or lower business rates and higher occupancy rates	There needs to be balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number and size of these projecting signs. The Council do not set business rates this is managed centrally by Scottish Government.	No action required. No action required.
6.13 (ANON-1RU9-AY68-S) The respondent does not support the proposed Regulation 11 Direction and consider it is being proposed to hide the problem of empty buildings rather than address it.	The intention of the proposed Regulation 11 Direction is not to hide the number of vacant units nor is it meant to be a solution to the number of vacant properties on Union Street. The proposed Regulation 11 Directions intention is	No action required.

<p>The respondent believes years of mismanagement by Aberdeen City Council has resulted in the large number of vacant properties in the conservation area (alongside additional covid impacts) and feels this solution would only hide the problem. The respondent would like to see the Council working towards filling these vacant spaces by encouraging business investment in the city, rather than hiding the to let signs</p>	<p>to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p> <p>The issue of vacant units is one that the majority of town and city centres are suffering from and requires a bespoke solution depending on the town/city. This has been exacerbated further by the COVID-19 pandemic. The City Centre Masterplan is currently being reviewed in light of the effects of the pandemic.</p>	<p>No action required.</p>
<p>6.14 (ANON-1RU9-AY6D-5)</p> <p>The respondent supports this proposal. They feel in this digital age, there is no need for physical signs to advertise available space.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>6.15 (ANON-1RU9-AY62-K)</p> <p>The respondent agree with removal of large signs.</p>	<p>Comments noted. For clarity the Regulation 11 would not ban large projecting For Sale / To Let signs it would just regulate where they can be installed and what size they can be.</p>	<p>No action required.</p>
<p>6.16 (ANON-1RU9-AYP7-J)</p> <p>The respondent does not support the proposed Regulation 11 Direction. They feel more effort should be spent occupying these lots rather than trying to hide them.</p>	<p>The intention of the proposed Regulation 11 Direction is not to hide the number of vacant units nor is it meant to be a solution to the number of vacant properties on Union</p>	<p>No action required.</p>

	<p>Street. The proposed Regulation 11 Directions intention is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p> <p>The issue of vacant units is one that the majority of town and city centres are suffering from and requires a bespoke solution depending on the town/city. This has been exacerbated further by the COVID-19 pandemic. The City Centre Masterplan is currently being reviewed in light of the affects of the pandemic. .</p>	
<p>6.17 (ANON-1RU9-AYP4-F)</p> <p>The respondent believes money needs to be spent on fixing the city's pot holes before anything else gets done.</p>	<p>The proposed Regulation 11 Directions intention is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p> <p>Day to day roads maintenance is not covered by the proposed Regulation 11 direction. The Roads Service is delivering an ongoing schedule of repairs to potholes in the city.</p>	No action required.
6.18 (ANON-1RU9-AYPG-2)		

No comments.	None.	No action required.
6.19 (ANON-1RU9-AYPH-3) The respondent does not support the proposed Regulation 11 direction . The consider the proposals is not based on concern for conservation of historical aesthetics, but rather the Council trying to hide how many empty commercial properties exist in the city centre.	The intention of the proposed Regulation 11 Direction is not to hide the number of vacant units nor is it meant to be a solution to the number of vacant properties on Union Street. The proposed Regulation 11 Directions intention is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.	No action required.
6.20 (ANON-1RU9-AY37-N) Yes	Comment noted.	No action required.
6.21 (ANON-1RU9-AY3E-3) The respondent believes the Council is trying to hide the number of vacant buildings from the public. The respondent believes the Council is not assisting small businesses to fill vacant units. respondent	The intention of the proposed Regulation 11 Direction is not to hide the number of vacant units nor is it meant to be a solution to the number of vacant properties on Union Street. The proposed Regulation 11 Directions intention is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs. The issue of vacant units is one that the majority of town and city centres are suffering from and requires a bespoke solution depending on the town/city. This has been exacerbated further by the COVID-19 pandemic. The City	No action required.

	Centre Masterplan is currently being reviewed in light of the affects of the pandemic. .	
6.22 (ANON-1RU9-AY38-P) The respondent supports the proposed Regulation 11 Direction.	Comment noted.	No action required.
6.23 (ANON-1RU9-AYQ7-K) The respondent agrees the signs are not attractive, but believes the ones which stick out are visible from a distance and can be seen from motor vehicles, which may encourage letting.	<p>The projecting signs are more visible but it is questioned how much more they would encourage letting. There are arguably more effective ways of encouraging the letting of these buildings that would have considerably lesser impact on the special character of the historic buildings and streetscapes in the city centre (e.g. online advertisement and various social media platforms).</p> <p>The proposed Regulation 11 Direction would not prohibit projecting For Sale / To Let signs. Advertisement consent would need to be applied for and the proposals assessed against to local and national guidance. Consent would not be required for For Sale / To Let signs of a standard size that were not projecting into the street.</p>	No action required.
6.24 (ANON-1RU9-AYQR-E) The respondent considers the proposed Regulation 11 Direction to be tokenism.	The proposed Regulation 11 Directions intention is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.	No action required.

<p>6.25 (ANON-1RU9-AYQP-C)</p> <p>The respondent agrees with the proposed Regulation 11 Direction but feels more needs to be done at a national government level to encourage reuse of buildings.</p>	<p>Comments noted. The Union Street Conservation Area Regeneration Scheme (CARS) which is a part-national funding scheme from Historic Environment Scotland makes grants available for repair works to historic buildings which encourages their reuse and continued use.</p> <p>The Council cannot control what initiative are brought forward by the Scottish Government but would welcome any new schemes that encouraged the reuse of vacant buildings in city centres.</p>	<p>No action required.</p>
<p>6.26 (ANON-1RU9-AYQ2-E)</p> <p>The respondent supports the Regulation 11 Direction and considers that it should have been put in place a long time ago.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>6.27 (ANON-1RU9-AYEF-P)</p> <p>The respondent supports the proposed Regulation 11 Direction.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>6.28 (ANON-1RU9-AYEZ-A)</p> <p>No comments.</p>	<p>None.</p>	<p>No action required.</p>
<p>6.29 (ANON-1RU9-AYEM-W)</p> <p>The respondent considers the proposed Regulation 11 direction to be a logical way to give the Council more control over the type of For Sale or To Let signs erected, and so to</p>	<p>Comments noted.</p>	<p>No action required.</p>

<p>help minimise possible detractor from the amenity and special character of the Conservation Area.</p>		
<p>6.30 (ANON-1RU9-AYED-M)</p> <p>The respondents are in favour of the reduction in large signage. The respondent also disapproves of poor quality shopfronts using inappropriate materials. The respondent is pleased the appraisal document addresses this.</p> <p>Removal of roofline foliage should be mandatory before it becomes a danger.</p>	<p>Comments are noted. For clarity the Regulation 11 direction is limited to large For Sale / To Let signs. The planning service looks for good quality materials in line with local and national guidance when determining Planning Permission and Listed Building Consent applications.</p> <p>The enforcement team are in communication with owners of buildings on Union Street regarding their maintenance and upkeep including vegetative growth is ongoing and enforcement notices will be served as required.</p>	<p>No action required.</p> <p>No action required.</p>
<p>6.31 (ANON-1RU9-AYE1-1)</p> <p>The respondent supports the proposed Regulation 11 Direction. They believe although there are some circumstances where planning permission / approval could be sought for other kinds of advertisements and signs providing notification of sale of a premises, property or space - withdrawal of deemed consent will mean there is the ability for this to be decided on a case-by-case basis.</p>	<p>Comments noted. The proposed Regulation 11 Directions intention is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p>	<p>No action required.</p>

<p>The respondent believes although the removal of the signs would by its nature be addressing a symptom rather than the cause of these vacancies, it would at least mitigate the impact of a potential lowering of property values on the areas overtime, which would otherwise serve as a disincentive of occupiers, letters and renters wishing to move into or occupy these spaces.</p>	<p>The intention of the proposed Regulation 11 Direction is not to hide the number of vacant units nor is it meant to be a solution to the number of vacant properties on Union Street. The proposed Regulation 11 Directions intention is to ensure there is a balance between advertising vacant properties and preserving the special character of the historic buildings in the city centre. The proposed Regulation 11 direction would allow the Council to better control the number, size and location of these projecting signs.</p>	<p>No action required.</p>
<p>6.32 (ANON-1RU9-AYEB-J)</p> <p>The respondents agree with the proposed Regulation 11 Direction.</p>	<p>Comments noted.</p>	<p>No action required.</p>

From: [David Carmichael](#)
To: [Ross Wilson](#)
Subject: Aberdeen City Centre Conservation Area Character Appraisal Public Consultation
Date: 31 March 2021 09:36:23
Attachments: [image002.png](#)

Dear Ross,

I refer to your email dated 19 February 2021 regarding the proposed Aberdeen City Centre Conservation Area Character Appraisal Public Consultation

Scottish Water would like to thank you for the opportunity to provide feedback and would make the following comments shown below:

Although there are no specific comments on the draft City Centre Conservation Area Character Appraisal Public Consultation, It is recommended that Developers would be advised to submit Pre-Development Enquiries at their earliest convenience to Scottish Water to permit an accurate assessment of our current ability to service any proposed within the City Centre Conservation Area sites. Pre and post development flows and other factors (such as the use of pumping stations) will determine existing capacity within both the immediate water and wastewater networks.

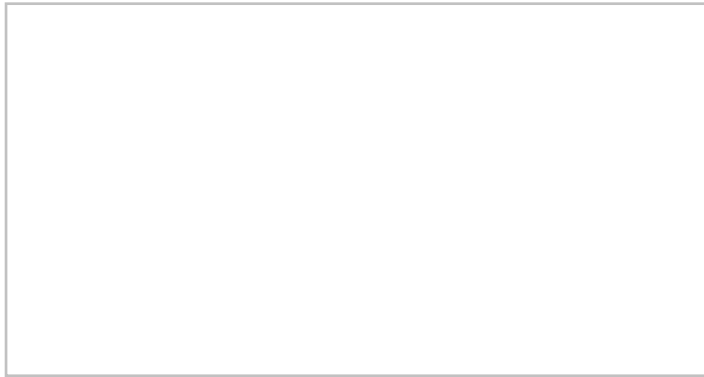
Work carried out by the developer should confirm to the standards as indicated in the Scottish Water publications, **'Water for Scotland 4th Edition'** and **'Sewers for Scotland 4th Edition'**.

I trust that the above information is acceptable in line with your consultation. Should you require further clarification, please do not hesitate to contact me.

Yours Sincerely

David Carmichael
Development Planner
(Working Mon - Wed)
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SW Public General

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Scottish Water

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From: [Kevin Tait](#)
To: [Ross Wilson](#)
Subject: Aberdeen City Centre Conservation Area Character Appraisal Public Consultation - HES response
Date: 01 June 2021 09:22:28
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[General.pdf](#)

Kevin Tait | Business Support Officer: Casework Technician | Heritage Directorate

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By email to: roswilson@aberdeencity.gov.uk

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Our case ID: 300049637

01 June 2021

Dear Aberdeen City Council

[Aberdeen City Centre Conservation Area Character Appraisal Public Consultation](#)
[Statutory Designation: Union Street](#)
[Designation Reference: 100018392](#)

Thank you for your consultation regarding the above. We apologise for the delay in our reply which has been due to ongoing statutory casework priorities. We appreciate the public consultation period has expired, but hope that there is still an opportunity to take our following observations into account:

- We welcome the draft updated CA Appraisal for Union Street. We agree with this being renamed as the Aberdeen City Centre Conservation Area. This reflects more accurately the multi-layered or complex character of the conservation area, which is helpfully outlined in chapter 2: Location, History and Development, and Chapter 4: Townscape Summary, and in Chapters 5, 6, 7 for the refined three character areas.
- In addition to the long spine of Union Street, together with King Street, as the principal focus of 19th century neo-classical urban expansion, the area includes important parts of the medieval burgh strongly linked to the harbour, notably evident in the street patterns of Castlegate, Shiprow, Netherkirkgate, Correction Wynd, Back Wynd, Flourmill Lane, and Carnegie's Brae.
- The area also comprises important 18th century urbanisation, including notable classical buildings by nationally renowned architects - James Gibb's West Church of St Nicholas, William Adam's Palladium hospital (now the 'Auld Hoose' centrepiece of Robert Gordon's College quadrangular school complex) and the pioneering ramped viaduct of Marischal Street, Aberdeen's first formally planned street.
- We appreciate the inclusion of 20th / 21st century development which contributes, negatively or positively, to the multi-layered character of the city centre. While we note that the conservation area boundary therefore includes Trinity and St Nicholas shopping centres, new development on Ship Row, Marischal Square, and the tall buildings in Justice Mill Lane, you may wish to also consider the appropriateness of including the



recently listed category A multi-storey tower blocks, Virginia and Marischal Courts, given their close proximity to the conservation area and high visual impact.

- We note the proposed five boundary changes (all inclusions) and have no adverse comments to make, though would suggest that the rationale for their inclusion be set out more clearly.
- We particularly welcome the inclusion of Flourmill Lane and the category A listed Provost Skene's House, important survivors of early Aberdeen, within the St Nicholas/Marischal Square addition to the conservation area.
- We also welcome the inclusion of the warehouse buildings in Virginia Street/Shore Lane, including the category C listed 12-14 Virginia Street and 16 Shore Lane. Shore Porters Society warehouses. These comprise a distinctive group of imposing 19th century granite warehouses, contributing positively to the streetscape and providing an important link to the harbour area.
- With regard to the inclusion of additional parts of Holburn Street and Union Grove, you may also wish to consider adding the south side of Justice Mill Lane which includes fine examples of Art Deco buildings contributing to the richness of architecture in the city centre – the B listed Bon Accord Baths (currently on the Buildings at Risk Register) and the C listed former Regent Cinema (now a health club). In terms of its positive contribution to the townscape of the Holburn Street/Union Grove junction, you may also wish to include the C listed former St Nicholas Union Grove Church (now converted to flats)
- Regarding chapter 9: Preservation and Enhancement, we welcome the opportunities mentioned, which include potential for significant improvement of public realm, notably removal of car parking from Golden Square, and regeneration of vacant upper floor space particularly evident along Union Street (which we are pleased to support through the current Union Street CARS).
- We understand that the CA Appraisal would sit alongside a CA Management Plan, as key guidance to assist with development management of the conservation area. It would be helpful to include clarification of this and any update on the Conservation Areas Strategic Overview Management Plan 2013, currently referenced on your Council's web page for conservation areas: aberdeencity.gov.uk/services/planning-and-building/building-conservation-and-heritage/conservation-areas

We hope these observations are useful. We would be happy to discuss further.

Yours faithfully

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**

From: [Planning.North](#)
To: [Ross Wilson](#)
Subject: Re: Submission via SEPA Website - Aberdeen City - Aberdeen City Centre Conservation Area etc.
Date: 30 March 2021 10:27:36

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Please contact us at www.sepa.org.uk/contact noting there will be a delay in response.

Dear Mr Wilson

Thank you for consulting SEPA via the contact form.

We have reviewed the information provided and we have no comments to make.

Kind regards

Clare Pritchett

Senior Planning Officer

Planning Service, SEPA, Inverdee House, Baxter Street, Torry, Aberdeen, AB11 9QA

Part Time: Monday, Wednesday & Thursday

Currently working from home

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From: Ross Wilson <roswilson@aberdeencity.gov.uk>

Sent: 24 March 2021 16:12

To: SEPA Contact <SepaContact@gov.scot>

Subject: Submission via SEPA Website

Website query/comment received:

Name: Ross Wilson

Phone: 07919691552

Email: roswilson@aberdeencity.gov.uk

Address (line 1): -

Address (line 2): -

Town/City: -

Postcode: -

Preferred response format: Email

Comment/query: Dear All,

The public consultation period for the proposed draft Aberdeen City Centre Conservation Area Character Appraisal and Proposed Regulation 11 direction (please see link below) has been extended until 16th April. This is to allow more time for people to provide their views on the proposals.

<https://consultation.aberdeencity.gov.uk/planning/city-centre-conservation-area-character-appraisal/>

As before all comments welcome and feel free to share the link to any other interested parties.

Kind Regards

Ross

Ross Wilson | Senior Planner (Conservation)
Aberdeen City Council | Masterplanning Design and Conservation | Development Management | Strategic Place Planning | Place Business Hub 4 | Marischal College | Broad Street | Aberdeen | AB10 1AB

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From: [REDACTED]
To: [Ross Wilson](#)
Subject: Re: Union Grove Court - Former Church (Listed)
Date: 10 March 2021 08:50:38

Re Sent

From: Sandy Stephen
Sent: Thursday, March 4, 2021 7:39:37 PM
To: RosWilson@aberdeencity.gov.uk <RosWilson@aberdeencity.gov.uk>
Subject: Union Grove Court - Former Church (Listed)

Good evening Ross,

Thank you for this evening presentation and as always I would like to ask a question after the event !

One boundary change affects QXHCC. This is to include into the "City Centre Conservation Area": 41-43 Holburn Street (The Foundry), 16-18 Union Grove, 28-38 Holburn Street, 4-14 Union Grove.

This leaves out the former church at the corner on the other side of Union Grove (now known as "Union Grove Court") and which is a listed building,
Why is this missed out ?

<https://canmore.org.uk/site/174059/aberdeen-union-grove-1-18-union-grove-court>.

I would appreciate your thoughts / opinion.

Regards,

Sandy Stephen
QXHCC

Appendix 4 Full List of Responses			
Response ID	Your Data - Please tick to confirm you have read the Privacy Statement	Please give us your view on the draft City Centre Conservation Area Character Appraisal. - Please give us your views	Please give us your view on the proposed Regulation 11 Direction. - Please give us your view
ANON-1RU9-AYV4-N	Yes	It's all very well extending the conservation area to tackle forsale/toilet signs. But why? When the council has run roughshod over the conservation area with: Ridiculous decking Cones Ugly tents	There is no need for the reasons listed above
ANON-1RU9-AYVH-9	Yes	I support it!	I support it!
ANON-1RU9-AY8J-D	Yes	I think its a heap of rubbish and aberdeen city council is yet again wasting more time and throwing even more dirt in the face of its citizens, do some real work for once instead of trying to point finger of blame at everyone but yourselves	make the signs bigger i can hardly read them as they are.
ANON-1RU9-AY6X-S	Yes	You will do whatever you want regardless of anyone's views.	Why try to hide the fact that the city centre is in decline
ANON-1RU9-AY6E-6	Yes	Perhaps if the council did something about attracting people and business to the centre then the buildings wouldn't be empty. It's like a sinking ship with even the rats deserting.	Fix the root cause of the problem rather than tackling a symptom.
ANON-1RU9-AY6C-4	Yes	<p>This plan is long overdue and Aberdeen's city centre looks awfully depressed. However I feel that it is just a ruse to persecute the motorist and promote cycling and increased pedestrianisation of the city centre at the expense and further persecution of car drivers.</p> <p>It also seems to be front for the Union St traders and businesses who seem to be the ones wanting to call the shots. And a local government whom seem to hate individual freedoms that car owning brings. In other words a stealthy left-wing plan disguised as for being the benefit of the city. The displaced vehicle traffic will now be forced into the city centre adjacent areas!</p>	An excuse for the Union St business community to manipulate political opinions!

ANON-1RU9-AY6S-M	Yes	I think preserving and protecting the past for future generations is a great idea.	I think this is a fantastic idea. I live in Rubislaw Terrace which is not only in a conservation area it's Category B listed and yet the whole area is swamped with huge to let and for sale boards! I welcome this proposal with open arms.
ANON-1RU9-AY66-Q	Yes	Well laid out and comprehensive.	Fine as far as it goes. If possible I would like to see control extended to shop signage also.
ANON-1RU9-AY61-J	Yes	Think it's really null and void removing for let signs and only focusing on certain areas. The problem is that the clowncil have extortionate rent rates which mean most folk cannot afford to move into vacant shop. Half of building owners are left to leave property to rot and fall to disrepair (whill shop opposite adelphi lane case in point, roof on building rotten, water coming in all floors until it hit their machines and papers on wall). Then the owner doesn't foot bill, but taxpayers does until owner can be found. Needs to be a push to get more residential properties back ontop of the shops and make sure buildings are used and loved, not left to rot. Would make more sense and create housing without eating green belt and be more eco friendly.	Rubbish, at least if the to let and for sale signs are up, we can see how many buildings have expensive rates applied to them. Other than this, current proposals online state rather little other than catchment area so cannot comment with lack of information provided by clouncil.
ANON-1RU9-AY6Y-T	Yes	I think there should be modernisation as well as conservation. Having too much conversation draws young people away from the city as we thrive for more modern and current city life. Conversation can come across as tacky and boring. Especially with all the street art that's been done around the city. It looks like a horrible attempt at trying to spice up old buildings.	The problem isn't the big for sale/to let signs. The problem is the FACT that they are vacant. There should be something done to fill these buildings rather than hide the fact that they are empty. Aberdeen has become a ghost town with no energy. It no longer feels the same shopping in the city centre as there are hardly any good shops. It's filled with pound stores and empty units. Please do something as this is driving business outside of Aberdeen and even online which is bad for Aberdeen as a whole.
ANON-1RU9-AY6B-3	Yes	For reducing car traffic will bring people back into the city	

ANON-1RU9-AY6W-R	Yes	No view.	Sounds like a bad idea. We should be looking to occupy these properties rather than hiding that they are vacant.
ANON-1RU9-AY6A-2	Yes	<p>I think these signs should remain as they are. These give us true visibility of how prosperous our city is. With the correct action plan in place from the council, these signs will come down when there is an attractive proposition to businesses to take up lease / purchase of these units.</p> <p>Is it better for the council to charge high rates and achieve lower occupancy and prosperity, or to charge moderate rates and achieve high occupancy thereby increasing prosperity?</p>	See answer 2.
ANON-1RU9-AY68-S	Yes		Ridiculous proposal to hide the problem rather than address the problem of empty buildings. Years of mismanagement by Aberdeen City Council has resulted in the large number of vacant properties in the conservation area (alongside additional covid impacts) - and this 'solution' just hides the problem. How's about working towards filling these vacant spaces by encouraging business investment in the city, rather than hiding the to let sights to make it look prettier. Looking prettier is not what keeps the city thriving.

ANON-1RU9-AY6D-5	Yes	<p>Appalled the last appraisal was back in 2007, more care and consideration needs to be taken by the ACC to review and keep up to date these types of plans for the city. The plans for union street, to upgrade and keep maintained the street furniture is a welcome addition. Union street has been an eyesore for years and years and needs a massive overhaul. The current seating, flowerpots, bus stops etc are very depressing and not at all attractive. Cluttering most of the walkways and need to be modernised but also keeping with the character of the area.</p> <p>Also please revert back to the traditional black metal bins instead of these ugly modern bins with handles. They are always very unsightly, covered in muck and do not hide this well. The black and white street signs everywhere have to be repaired and maintained. Pavements and roads all around the area also have to be repaired but please do so with the traditional materials that were previously used as you have stated as there are too many places where it doesn't match and shows laziness of the council.</p> <p>My main concern are all the shop fronts and building fronts above the shops, especially on union street but all around the conservation area. These have to be maintained and cleaned. The majority of shop/building fronts in the area are filthy, green with mold and windows looking like the haven't been cleaned on the inside or out in 30 years. Please please ensure a mandate is established where businesses have to maintain the shop front, or assist them in this with some effort put in to rejuvenate all these gorgeous old buildings like Marischal college was. I am disgusted at the state of all of these buildings. Some shops that are open look like they haven't had windows cleaned in years. There should be regulations in place that state they have to keep up the maintenance of these shop windows and ensure they are cleaned on a regular basis at least to keep up appearances. One example is Cafe Andaluz, their windows are disgusting, makes both union street and bon-accord street very unsightly, and their window covers are so moody and covered in bird excrement, I don't know how they get away with having this so unsightly when a simple and regular window wash would remove this and make the area so much nicer. This applies to most other places in the whole conservation area. Please just clean this up so when we look at union street, shop fronts and look up to the rest of the building and windows above, we aren't greeted with more misery and disgusting dirty scenes. I understand there are a lot of empty buildings and upper units but the council needs to have some sore or</p>	<p>Completely support this proposal. In this digital age, there is no need for physical signs to advertise available space. This can all be done online, with far more information being available there than what you get with a physical to let sign. We need to move away from these as they are so unsightly, make the area look even more run-down and negative and really in this age are not necessary and do not do the job they are intended for. I have spoken with workers at an estate agency who see these as nothing more than free advertising for their business and not for the actual space it is supposedly advertising to let.</p>
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		<p>conservation area cleaning schedule where you keep up the look of the area. All the positive key characteristics of union street mentioned in the consultation are let down by the disgusting ugly state of the buildings and shop fronts as I have explained.</p> <p>Poor maintenance seems to be blamed for these stains and ugly appearances of the buildings and shopfronts but this is something you can control and regulate and punish when not kept up to standard. Completely agree with all the to let signs being removed, in the digital age there is no need to physically advertise empty space available, this can all be seen online and doesn't have to negatively impact public spaces.</p> <p>Yes please remove on street unsightly lathe belly bins, there's no need for them. Just put more traditional bins for the public.</p> <p>Yes to more green area's, more trees and greenery is very welcome. I want my children to grow up in a gorgeous city, and hope ACC can pull through on this promise. I do believe strongly that pedestrianisation of union street is not required for a long time. There is not enough foot traffic even after the pandemic. Do all upgrades first to the area and last thing should be pedestrianisation as only after all this is done will there be more focus and interest in the city centre and an increase in foot traffic.</p> <p>Vacant upper floors don't necessarily have to be a problem, just make sure owners have to keep up maintenance and cleanliness of windows to keep up the look of the area and not allow it to go into such a state that it then becomes too big of a problem.</p>	
ANON-1RU9-AY62-K	Yes	<p>I agree with boundary changes to include a number of important buildings/area. I agree with removal of large signs.</p> <p>I am shocked that little more has been proposed. The buildings, windows, doorways are filthy, the area looks unkempt and in disrepair. Can owners be compelled to keep these lovely buildings up to a certain standard?</p> <p>Can a useful purpose be found for these buildings, can the council be innovative, perhaps even controversial, in encouraging novel uses of the buildings in the conservation area. Surely conservation does not just mean allowing the buildings to stand empty and ugly?</p>	As above

ANON-1RU9-AYP7-J	Yes	<p>The new Marischal Square development should not be included in the proposed boundry changes.</p> <p>- It is a modern development and not in keeping with the character or historical significance of other structures / developments currently in the Conservation Area.</p> <p>- It does not meet any criteria that the Conservation Area attempts to protect.</p> <p>- It's presence in the Conservation Area would dilutes and weakens the nature of the protection in it is meant to give, giving precedence for future development not in keeping with the rest of Aberdeen.</p>	<p>Foolish.</p> <p>More effort should be spent occupying these lots rather than trying to hide them.</p>
ANON-1RU9-AYP4-F	Yes	<p>Money needs to be spent on fixing the citys 29 BILLION pot holes before anything else gets done</p>	<p>Money needs to be spent on fixing the citys 29 BILLION pot holes before anything else gets done</p>
ANON-1RU9-AYPG-2	Yes	<p>Please make the city centre like any other in the world. A place to want to go.</p> <p>Bridges should not be covered with unsightly fencing.</p> <p>Pavements clean</p> <p>Buildings cleaned.</p> <p>Overgrowth removed from gutterings.</p>	
ANON-1RU9-AYPH-3	Yes	<p>I honestly think this is a waste of time and money, and feel that creating a fuss about the size of signage isn't actually based on concern for conservation of historical aesthetics, but rather a case of trying to hide exactly how much empty commercial properties exist in the city centre now. Aberdeen turning into a ghost town, and over the last decade very little of value has been done to try and re-energize the city and encourage new business/industries.</p> <p>But sure, just go ahead and stick your heads on the sand and faff about over rules for temporary signage so the council don't have to look at the daily reminder of what a pointless waste the Marshall Square building is.</p>	<p>It is a waste of time and money, and isn't about concern for conservation of historical aesthetics, but rather a case of the local Council trying to hide exactly how much empty commercial properties exist in the city centre now.</p>
ANON-1RU9-AY37-N	Yes	<p>-Chapel Street and Gallowgate should definetely be included</p> <p>-Marischal Square should definetely NOT be included, due to being an eyesore which should be removed and having no historical significance or purpose</p> <p>-I'm on the fence on the others</p>	Yes
ANON-1RU9-AY3E-3	Yes	<p>You are absolutely trying to solve the symptom not the source with this one. Consider why there are so many 'unsightly' for sale and to let signs in the city centre. Your rates are too high, you have more space than can possibly be filled as</p>	<p>Frankly don't care. I think you're just trying to assuage the public who can plainly see there are vacancies. No one wanted Marischal Square and</p>

		a result, and you do nothing to support small businesses in Aberdeen. The High Street is in an absolutely appalling state. Give your heads a shake. We lost the bid for city of culture to Dundee for a reason - our city centre is completely lacking.	now you can't fill the office space. You also aren't giving small businesses the necessary leg up to fill those space so what were you expecting?
ANON-1RU9-AY31-F	Yes	<p>Bon Accord Heritage (BAH) has reviewed the consultation documents related to the proposed boundary changes to the City Centre Conservation Area.</p> <p>BAH recognises the importance of Conservation Areas to protecting and enhancing the special character and built heritage of the City. BAH has a particular interest in Section 2 on Holburn Street and Union Grove and notes the proposed changes to incorporate 41-43 Holburn Street (The Foundry) and 16-18 Union Grove into the Conservation Area. BAH agrees that these buildings, the latter B Listed, contribute to the historic character of the streetscape and are worthy of inclusion in the Conservation Area.</p> <p>It is therefore of some concern that the former Odeon Cinema (Nuffield Gymnasium) and Bon Accord Baths (C Listed and B Listed respectively) have not been recommended for inclusion when the boundary is being extended. These two buildings are historic and unique buildings, known to generations of citizens of Aberdeen. Justice Mill Lane has been subject to considerable change and modern development, but the west end retains its original character and these buildings make a crucial contribution to the streetscene. Historic Environment Scotland in its Interim Guidance on the Designation of Conservation Areas and Conservation Consent (April 2019) provides a range of characteristics and values that can contribute to a Conservation Area's special architectural or historic interest, including:</p> <ul style="list-style-type: none"> Its special architectural or historic importance Its distinct character Its value as a good example of local or regional architectural style Its value within the wider context of the village or town; and Its present condition, and the scope for significant improvement and enhancement. <p>It is the strong view of BAH that the two buildings at the west end of Justice Mill Lane can demonstrate each of the above characteristics and values and are worthy, along with the two proposed buildings, of inclusion within the City Centre</p>	No comments

		Conservation Area. Bon Accord Baths is the imposing building it has been since completion in 1940, proposals for its restoration will ensure it is saved and continues to serve future generations of Aberdonians; inclusion in the Conservation Area can only assist with this aim.	
ANON-1RU9-AY38-P	Yes	Concerned that if it gets 2 big we don't concentrate on on the core aspects. Of the immediate union Street centre part of town.	Like it
ANON-1RU9-AYQ7-K	Yes	<p>The appraisal is well set out with excellent information on the buildings in Aberdeen. Some of the planned actions are really good such as building maintenance, improved shop fronts and pavements. I can only agree with your comment on the building by the Music Hall (Co-Op with empty upper level, which is hideous. Seeing what was previously there & was demolished in the 60s makes me weep. However several of the suggested changes give me concern as they will adversely affect the elderly. In particular if buses are not allowed to run the entire length of Union Street it will mean that the elderly are unwilling to come into town as they may find it difficult to walk the distances required. The belly bins are ecologically friendly as I understand they sort the waste internally so they are the green option. Roller shutters on shops are often an insurance requirement particularly if their stock is of a highly theft attractive nature such as jewellery, so some sort of compromise needs to be reached.</p> <p>You mention street bins but these are needed by businesses and if you intend the town centre to be more residential in future these communal bins will be need even more.</p> <p>Union Street is run down. High business rates have forced businesses to move or close down, exacerbated by the current pandemic. Closure of the Castlegate is and always was the wrong thing to do. Our beach is a huge attraction so to cut off direct access from the town centre was madness , similarly the blocking off of St Nicholas Street & George Street by shopping malls, which contain the same shops as you find in every city centre. Once you are in a shopping mall you could be anywhere, there is no sense of the city itself. I appreciate that things will never return to the 60s when Aberdeen was wonderful to shop in, but some incentive to local shops & businesses to come to the town centre would be ideal. Union Street is not attractive as it is populated in the main by charity shops, vaping shops and phone shops.</p>	I agree the signs are not attractive, but the ones which stick out are visible from a distance and can be seen from motor vehicles, which may encourage letting.

ANON-1RU9-AYQR-E	Yes	It's a sticking plaster. Do some real work on creating small business jobs in the area. Affordable rents and rates. Affordable housing and real sustainable economic development	Tokenism
ANON-1RU9-AYQP-C	Yes	I largely agree with the points raised for all areas. Every street requires a fine tooth comb approach to remove unsightly aspects, as architecture is an underappreciated aspect of potential tourism to the city. I am however very disappointed to see only 1 mention of broadford works in the entire document. With no plans to include it in the conservation areas. A long term solution must be found for this as it will detract from any work done to improve areas surrounding it.	I agree with it, although more needs to be done at a National government level to encourage reuse of buildings rather than allow them to remain empty without signage.
ANON-1RU9-AYQ2-E	Yes	I am happy with it - it is thorough and well thought out.	It is definitely something that is required and should have been put in place a long time ago.
ANON-1RU9-AYEF-P	Yes	I fully support it including the ban on regulation 11 prohibition in the expanded area.	Brilliant idea
ANON-1RU9-AYEZ-A	Yes	The Trust is supportive of the document as drafted, which identifies and recognises some of the city's theatres such as His Majesty's and Tivoli as key buildings and generally notes the main challenges and opportunities with regard to conserving and promoting the historic environment.	

<p>ANON-1RU9-AYEM-W</p>	<p>Yes</p>	<p>The draft City Centre Conservation Area Character Appraisal is a very thorough and well-considered report that allows us to better understand what makes the Conservation Area important and appreciate its value. It will be a useful tool in Conservation Area management, setting an excellent context to inform decision-making.</p> <p>We generally agree with the description of the green and blue infrastructure outlined in the appraisal for each of the three character areas. According to the Open Space Audit, open space provision in the conservation area is poor and there are few street trees. The appraisal identifies a 'lack of flora' as a key negative characteristic of the conservation area.</p> <p>We encourage the Council to build on the context provided in the draft Character Appraisal as it considers how to improve this situation through specific actions and measures. We would be happy to assist if that would be helpful to the Council.</p> <p>For character area 1 (Central), the appraisal notes that: "The character area could be greatly enhanced by the addition of more, appropriately located, trees. In a number of locations, for example Schoolhill Pocket Park, street trees have not been replaced when they have died, leaving obvious vacant spots in the ground. Further investment in improving green infrastructure, including new tree planting, within the character area will help to promote and increase economic investment attracting businesses and customers to the area. Part/full pedestrianisation of suitable roads would further enable additional green infrastructure."</p> <p>And</p> <p>"Additional trees and other vegetation within the character area in appropriate locations will contribute to a reduction in CO2. Trees, shrubs, green roofs/walls, rain gardens and other forms of green infrastructure contribute to a reduction in ambient heat and flooding. Green infrastructure helps to slow the rate at which water reaches the ground and the rate of run off from hard surfaces through infiltration and interception. Additional tree planting and other green infrastructure within the character area will encourage more active travel (walking and cycling). People are more likely to use active travel if the areas they are walking/cycling through are greener and more attractive." We agree with this. As</p>	<p>We note the proposal to make an application for a Regulation 11 Direction representation to the Scottish Government to remove deemed consent for large 'To Let / For Sale' signs in the City Centre Conservation Area. This would appear to be a logical way to give the Council more control over the type of For Sale or To Let signs erected, and so to help minimise possible detracting from the amenity and special character of the Conservation Area.</p>
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an 'appraisal', the document is understandably quite light on specific actions or proposals (although it does identify opportunities for enhancement in section 9). The Council could further develop specific actions to improve green/ blue infrastructure.

In character area 2 (Golden Square), the appraisal identifies the hanging baskets as one of the key negative characteristics. We are not quite sure why this is the case, although appreciate that perceptions will differ. The appraisal refers to a proposal in the City Centre Masterplan to re-engineer Golden Square "from a vehicle dominated car park towards to a public square and events space associated with the Music Hall". We welcome this, and would encourage opportunity to incorporate green infrastructure in any redevelopment.

For character area 3 (Marischal Street, the Green etc.) the appraisal refers to the Denburn entering the harbour in this area. The appraisal says "The harbour itself as well as the views of the harbour have a positive impact on this character area, but there is no physical interaction with the harbour itself due to its working nature but is potentially a goal for the future". We welcome this as a goal and would be happy to work with the Council in developing its thinking about how to achieve this. The appraisal identifies various other opportunities for enhancement of the conservation area. These include pedestrianisation of a section of Union Street, the restoration of Golden Square (comments above), and enhancement of the Castlegate and the Green. Again, we welcome such proposals and would be happy to assist where we can with the Council's thinking about how to include blue/green infrastructure in all of this.

ANON-1RU9-AYED-M	Yes	<p>We, the Friends of the Kirk of St Nicholas (Scottish Charity No SC009559), are pleased that ACC recognises the Importance of the Mither Kirk in the City Centre and rates it as one of, if not the, most historically important buildings in Aberdeen (7.5.7). This status is emphasised by the prominence of the Kirk in maps from earliest times reproduced in the document. This being so, we feel that it might be included in section 5.3. 'Key Buildings'.</p> <p>We would be particularly grateful if section 7.8.3 could be altered to read. 'In 2005, the OpenSpace Trust was created to take forward the Kirk plans to reutilise the wing of the building which previously operated as the independent East Kirk as flexible public space. The building remains a shell but could have a range of uses.</p> <p>Over this time the 'Friends' charity has continued to engage from May to September with thousands of visitors, foreign tourists and locals from City and Shire, who enter the building to witness its particular sense of continuity with the past and to hear of its history. Visitor books bear testament to their appreciation of this sacred but welcoming space.'</p> <p>We appreciate also the emphasis placed on the open green space provided by the Kirkyard (4.10 and 5.5.10) with the cherry trees in May and the broadleaves in Autumn. The Kirkyard itself provides a social history of not only distinguished citizens through the ages but as a resting place for the living and it is good to see it so well used by all. Restoration of some ancient memorials has been well done. Serious upgrading of the lighting and attention to the gates, where creeping foliage and stone/metal decay may become a danger, might increase its appeal even more.</p> <p>Removal of obsolete information panels (p70) is of immediate necessity and the 'Friends' would be pleased to be involved in provision of suitable text. Although there is no longer a resident congregation, it behoves ACC in co-operation with the National Church to build on the past to enhance and inform the present. Although the future use of the St Nicholas building is presently unclear, the West Kirk (A grade listed in and out) will remain, because of its history, Aberdeen's Mither Kirk. Due to economic pressures, many properties in the city centre are being transformed into residential developments, bars,</p>	<p>We are in favour of the reduction in large signage which tends to emphasise the rundown nature of business in the City Centre. We deplore the tawdry shop frontages using shoddy materials which blight our main streets.</p> <p>We are pleased that the appearance of properties is being addressed with an appreciation of 'block' uniformity and more attention to the inappropriateness of certain replacements or adjuncts. Removal of roofline foliage should be mandatory before it becomes a danger.</p>
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restaurants and cafés. It seems to us, that the Kirk's obvious and indispensable role in the future will be what it already is - a quiet place for reflection and contemplation in the heart of the city centre.

We have not commented on the Carillon and the Clock in the Kirk Steeple since these are in the care of ACC but they belong to the citizens and should be serviced and appreciated as appropriate. Many cities would make much more of them.

<p>ANON-1RU9-AYE1-1</p>	<p>Yes</p>	<p>The built environment, architecture and land spaces taken into account in the proposed City Centre Conservation Areas take stock of a variety of structures and spaces of historical and contemporary significant to the area, and to the city overall. This will serve not only to preserve the nature, character and environment of the areas includes in the CCCA but also provide a focal point for investment, upkeep and profile for the historical and contemporary heart of the city. Particularly given the current economic challenges and pressures faces by the city and the city centre, it is important that we take steps now to safeguard these assets and endeavour to keep them not only in place, but in well upkept and functioning use - as buildings and spaces that can be made use of and enjoyed by all. For example - the repair, readjustment and reinstallation of loose paving blocks to the Castlegate area which has been featured in the City Centre Masterplan for some time which present a risk to those travelling through this ideally suited pedestrian area, in a manner which is sensitive to and in keeping with the original installations of these materials. This would also be apparent in areas such as Marischal Street where there are similarly loose cobbles and cracks on the public pavements, and could benefit from repair or refitting. In areas where for example cobbles, slabs or blocks are part of the original fittings, this should seek to be replicated where possible in emulation of the original installations and in keeping with the character of the area. Another example would be areas which could benefit from lighting installations to increase safety for travellers in the area, and to promote key destination points - in how this lighting can be installed while minimising impact on the structure or character of the buildings and the area. These assets are key to the city, city centre and surrounding area's identity, in a historical as well as contemporary - commercial, as well as residential and cultural context. While the upkeep and maintenance of these structures, properties and spaces may lead to shifts and changes in visual aesthetic over time, it is important that those seeking to inhabit them are encouraged to do so in as close to their original formats as possible. In particular, that any new extensions, roofing or facades to these structures and properties are considered in the context of the character of the surrounding environment, and that this is given reference to in consideration of any planning applications or building consents brought forward. Similarly, while we seek to retain the core characters of these spaces and places, we must also consider evolving needs and small adaptations that can be implemented to enable people to explore and enjoy them - in particular with regards to accessibility. This could include for example, minor changes by way of</p>	<p>Support of the proposed Regulation 11 Direction: to remove deemed consent for large to let/for sale signs in the City Centre Conservation Area. Although there are some circumstances where planning permission / approval could be sought for other kinds of advertisements and signs providing notification of sale of a premises, property or space - withdrawal of deemed consent will mean there is the ability for this to be decided on a case-by-case basis. Although the removal of the signs would be its nature be addressing a symptom rather than the cause of these vacancies, it would at least mitigate the impact of a potential lowering of property values on the areas overtime, which would otherwise serve as a disincentive of occupiers, letters and renters wishing to move into or occupy these spaces.</p>
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access ramps and hand-rails or even to dips or grooves to kerb sides to ensure that noone is excluded from the spaces, even as we seek to keep as closely as possible to their original designs and placements. There should also be the ability for short-term / impermanent / semi-permanent displays and installations in and around these spaces. This could include for example, the mosaics, collages and scenes brought forward by NuArt commissions which introduce a sense of vibrancy to these areas but without damaging, encroaching upon or changing the structures themselves. Another example including the installations from the 'Look Again' festival where semi-permanent structures were installed near or around historically significant features of the built environment, but with great care taken not to damage them - and instead seeking to bring focus and attention to the structures themselves. Given that preservation of these properties, structures and spaces will likely carry costs above that of comparable contemporary structures, it is also important that there be pro-active support made available in promoting and supporting access to grants and funding sources, seeking to match or cover costs where possible. There must also be consideration given to how this Conservation Area connects with current and future infrastructure works to ensure that while the areas itself is conserved and preserved, it also does not become isolated in so doing and is able to lead to and from surrounding infrastructure, travel routes and access points.

ANON-1RU9-AYEB-J	Yes	<p>We wish to make just a few comments on a document which is an impressive piece of work:-</p> <p>1) We would suggest another slight extension to the City Centre Conservation Area boundaries. We would like to see the boundary extended up the east side of the Gallowgate to include the whole of the area occupied by St Margaret's Episcopal Church, the Church Hall and the Rectory, as well as, importantly, the building to the west of the church, gable end facing the Gallowgate, which most recently served as premises for Voluntary Services Aberdeen. For decades in the early 20th century, it was a school - St Margaret's Episcopal School - and there is a long history associated with this. It was originally built, however, as a Convent for the Sisters associated with the Church, and this use continued until Sir Ninian Comper designed a new Convent in the Spital - the 'A' listed St Margaret's Convent. Although the former convent in the Gallowgate is listed, it is on the Buildings at Risk Register, and we feel that for this building, along with the church buildings, to be included in the Conservation Area would give all of these some much needed extra protection. It would be important to include, within this extended boundary, the imposing mediaeval wall which runs from west to east immediately to the north of these buildings.</p> <p>2) Key views - we would suggest that the following be added to the map of 'key views', and, indeed, to the text, where appropriate:-</p> <p>a) View along King Street, from its junction with Castlegate - many fine buildings with distinctive frontages, and a long view to the north.</p> <p>b) View from just outside the Conservation Area, in Albyn Place, looking towards Holburn Junction and the first section of Union Street. Views from various points on the west side of Albyn Place, encompassing the handsome buildings in Alford Place and the top of Union Street are very important. Sadly they are now disfigured from further back by the gigantic multi-storey office block looming over the street, behind the Capitol Cinema building. There should be no more of such buildings, which from viewpoints such as these, have an enormously negative impact on the setting of the architecture of Union Street.</p>	We agree with the proposal to regulate large To Let signs
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3) Streetscape - we are delighted to read (4.12), that a streetscape manual is to be produced by the Planning Service to guide the development of the public realm, and we trust that there will be a public consultation on this. We particularly welcome the commitment that this will also cover the rest of the City - presumably with the other Conservation Areas being priority.

We would welcome a commitment, in particular, to retaining all street surfaces in historic areas in granite setts, laid in traditional pattern, and to restoring these whenever possible. We would hope that there would be a presumption against introducing untraditional patterns of street surfacing, even with traditional materials, on historic streets.

Regarding the black and white street letter tiles, we would like to see a commitment to retaining, and adding to, the Council's current holdings of these, so that they can be used for replacements in the future, and also to replace modern signage in historic areas.

4) Aberdeen Bond - We would suggest that there be a bit more explanation of this feature, its origins, and why and where it was used.

HES Response	Yes	<p>Thank you for your consultation regarding the above. We apologise for the delay in our reply which has been due to ongoing statutory casework priorities. We appreciate the public consultation period has expired, but hope that there is still an opportunity to take our following observations into account:</p> <p>We welcome the draft updated CA Appraisal for Union Street. We agree with this being renamed as the Aberdeen City Centre Conservation Area. This reflects more accurately the multi-layered or complex character of the conservation area, which is helpfully outlined in chapter 2: Location, History and Development, and Chapter 4: Townscape Summary, and in Chapters 5, 6, 7 for the refined three character areas.</p> <p>In addition to the long spine of Union Street, together with King Street, as the principal focus of 19th century neo-classical urban expansion, the area includes important parts of the medieval burgh strongly linked to the harbour, notably evident in the street patterns of Castlegate, Shiprow, Netherkirkgate, Correction Wynd, Back Wynd, Flourmill Lane, and Carnegie's Brae. The area also comprises important 18th century urbanisation, including notable classical buildings by nationally renowned architects - James Gibb's West Church of St Nicholas, William Adam's Palladium hospital (now the 'Auld Hoose' centrepiece of Robert Gordon's College quadrangular school complex) and the pioneering ramped viaduct of Marischal Street, Aberdeen's first formally planned street.</p> <p>We appreciate the inclusion of 20th / 21st century development which contributes, negatively or positively, to the multi-layered character of the city centre. While we note that the conservation area boundary therefore includes Trinity and St Nicholas shopping centres, new development on Ship Row, Marischal Square, and the tall buildings in Justice Mill Lane, you may wish to also consider the appropriateness of including the recently listed category A multi-storey tower blocks, Virginia and Marischal Courts, given their close proximity to the conservation area and high visual impact.</p> <p>We note the proposed five boundary changes (all inclusions) and have no adverse comments to make, though would suggest that the rationale for their inclusion be set out more clearly.</p>	No comments
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We particularly welcome the inclusion of Flourmill Lane and the category A listed Provost Skene's House, important survivors of early Aberdeen, within the St Nicholas/Marischal Square addition to the conservation area.

We also welcome the inclusion of the warehouse buildings in Virginia Street/Shore Lane, including the category C listed 12-14 Virginia Street and 16 Shore Lane. Shore Porters Society warehouses. These comprise a distinctive group of imposing 19th century granite warehouses, contributing positively to the streetscape and providing an important link to the harbour area.

With regard to the inclusion of additional parts of Holburn Street and Union Grove, you may also wish to consider adding the south side of Justice Mill Lane which includes fine examples of Art Deco buildings contributing to the richness of architecture in the city centre – the B listed Bon Accord Baths (currently on the Buildings at Risk Register) and the C listed former Regent Cinema (now a health club). In terms of its positive contribution to the townscape of the Holburn Street/Union Grove junction, you may also wish to include the C listed former St Nicholas Union Grove Church (now converted to flats).

Regarding chapter 9: Preservation and Enhancement, we welcome the opportunities mentioned, which include potential for significant improvement of public realm, notably removal of car parking from Golden Square, and regeneration of vacant upper floor space particularly evident along Union Street (which we are pleased to support through the current Union Street CARS).

We understand that the CA Appraisal would sit alongside a CA Management Plan, as key guidance to assist with development management of the conservation area. It would be helpful to include clarification of this and any update on the Conservation Areas Strategic Overview Management Plan 2013, currently referenced on your Council's web page for conservation areas:
aberdeencity.gov.uk/services/planning-and-building/building-conservation-and-heritage/conservation-areas



Appendix 5 Boundary Changes

The original Union Street Conservation Area boundary was designated in 1968. Over time minor amendments have been made to include new areas. The proposed new City Centre Conservation Area boundary changes are outlined below. This includes the 5 boundary changes originally proposed by Officers, as well as the further boundary changes proposed as result of the comments made through the public consultation.

1. St Nicholas/Marischal Square

The proposed boundary change would see the inclusion of the new Marischal Square development, The St Nicholas Centre. Provost Skene's House, 14-28 Netherkirkgate and Flourmill Lane



Map 1 – Proposed Boundary Change at St Nicolas / Marischal Square

The red line on Map 1 (above) denotes the area proposed to be included in the Conservation Area. The buildings shaded in red are Category A listed. The buildings shaded in green are Category B listed, and the buildings shaded in yellow are Category C listed. The blue/grey shaded area denotes the existing Conservation Area boundary. The proposed addition current sits as an 'island' within the existing defined boundary.



Photo 1: 14-28 Netherkirkgate



Photo 2: 14-28 Netherkirkgate



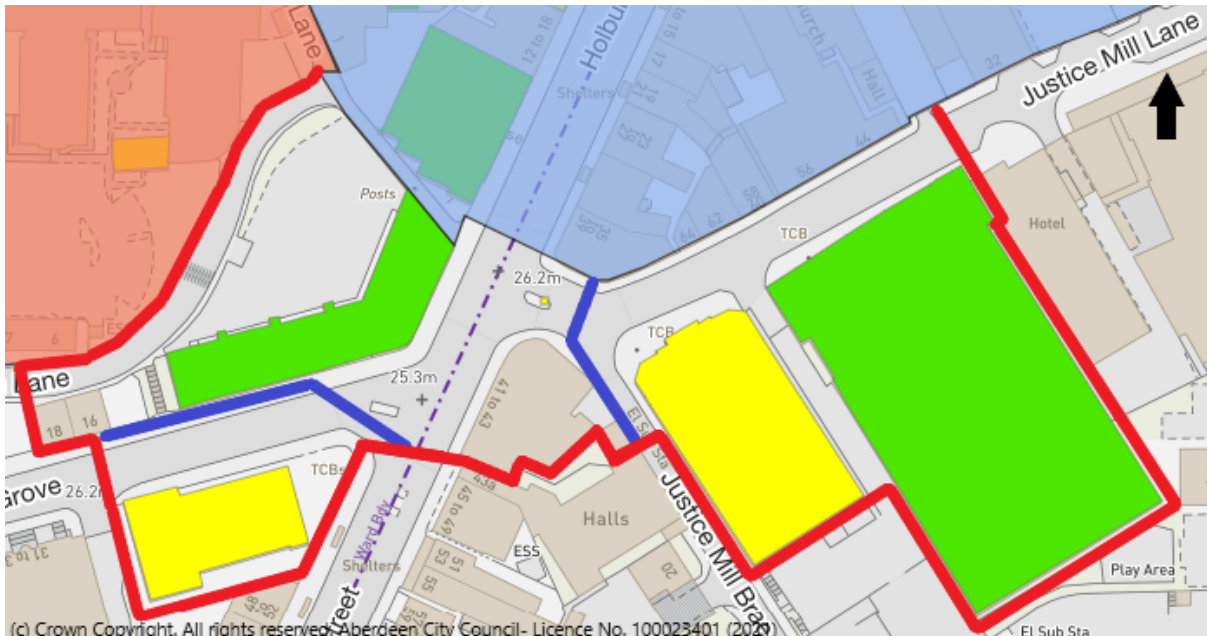
Photo 3: Marischal College and Marischal Square



Photo 4: Marischal Square reflecting Marischal College

2. Holburn Street and Union Grove

The proposed extension would include 41-43 Holburn Street (The Foundry), 16-18 Union Grove, and 28-38 Holburn Street and 4-14 Union Grove (Category B listed). As a result of the public consultation the C listed 1-18 Union Grove, C listed former Odeon cinema (Now the Nuffield Gym) and the B listed Bon Accord Baths are all proposed to be included in the conservation area.



Map 2 – Proposed Revised Boundary Change at Holburn Street / Union Grove

The red line on Map 2 (above) denotes the area proposed to be included in the Conservation Area. The Blue line denote the boundary change proposed prior to the consultation. The buildings shaded in red are Category A listed. The buildings shaded in green are Category B listed, and the buildings shaded in yellow are Category C listed. The blue/grey shaded area denotes the existing Conservation Area boundary.



Photo 5: 16-18 Union Grove



Photo 6: 41-43 Holburn Street (The Foundry)



Photo 7: Skene House (B listed)



Photo 8: Bon Accord Baths (B listed)



Photo 9: former Odeon cinema (Now the Nuffield Gym) (C listed)



Photo 10: 1-18 Union Grove (C listed)

3. Chapel Street

The Chapel Street extension proposes to include 8-14 Chapel Street within the boundary of the Conservation Area.



Map 3 – Proposed Boundary Change at Chapel Street

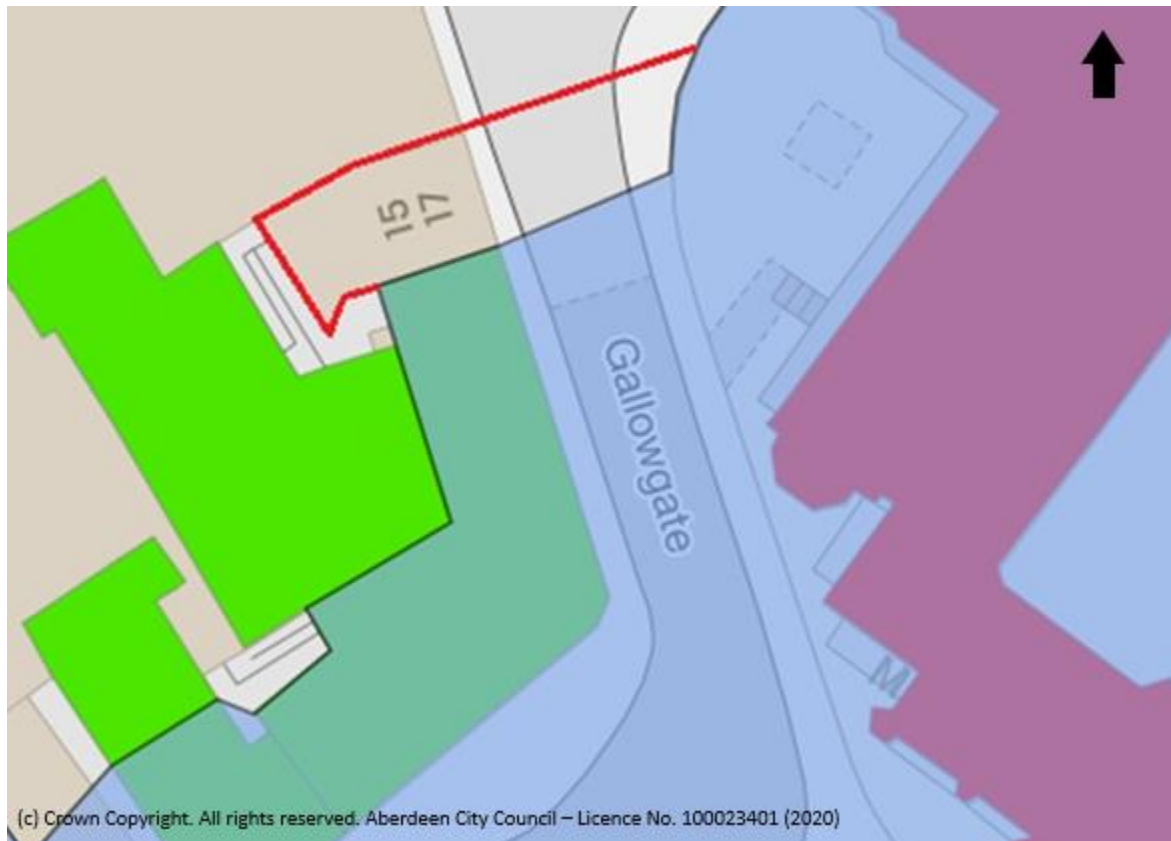
The red line on Map 3 (above) denotes the area proposed to be included in the Conservation Area. There are no listed buildings in the immediate environs of this proposed. The blue/grey shaded area denotes the existing Conservation Area boundary.



Photo 11: 8-14 Chapel Street (outlined in red)

4. Gallowgate Extension

This is a small proposed extension to the boundary of the Conservation Area along Gallowgate would include 15-17 Gallowgate within the Conservation Area.



Map 4 – Proposed Boundary Change at Gallowgate

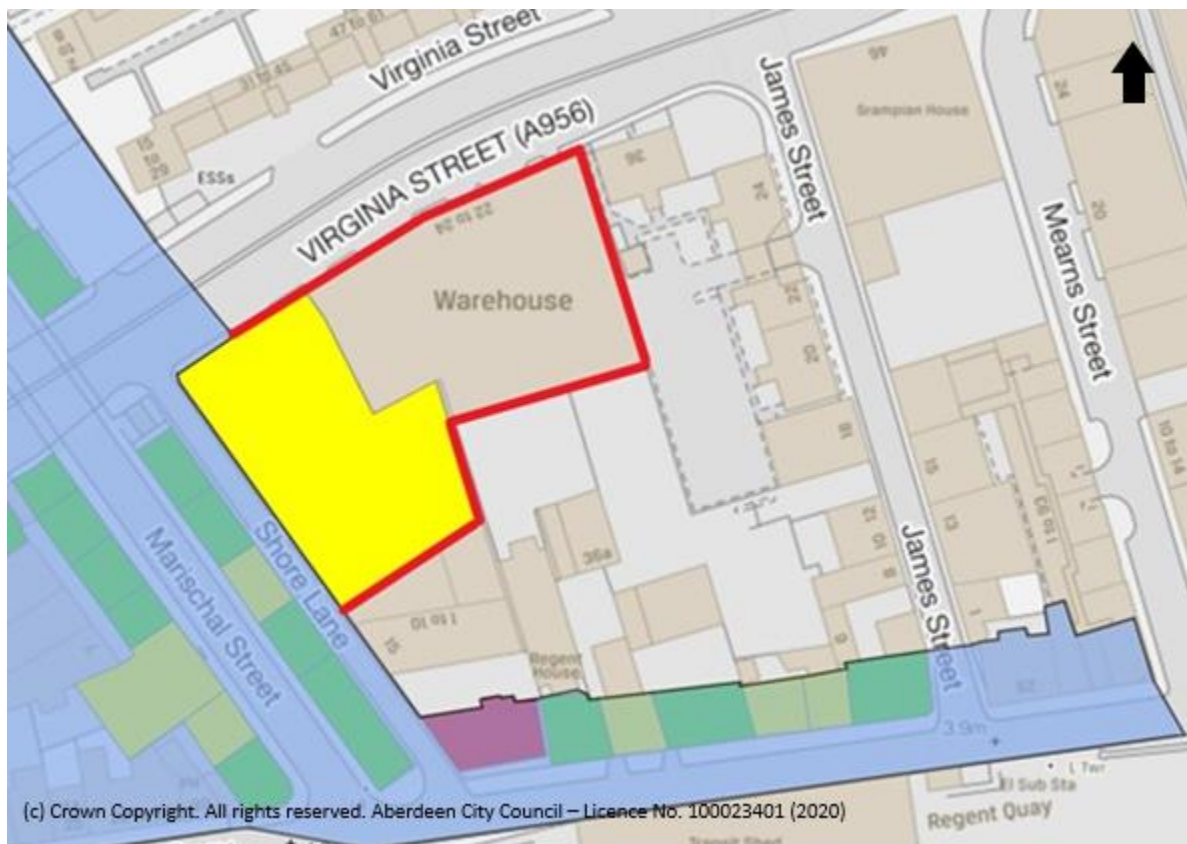
The red line on Map 4 (above) denotes the area proposed to be included in the Conservation Area. The building shaded in red is Category A listed, and the buildings shaded in green are Category B listed. The blue/grey shaded area denotes the existing Conservation Area boundary.



Photo 12: 15-17 Gallowgate

5. 12-14 Virginia Street 22-24 Virginia Street

To the east of the Marischal Street Bridge are the Category C listed 12-14 Virginia Street and the unlisted 22-24 Virginia Street warehouse buildings.



Map 5 – Proposed Boundary Change at Virginia Street

The red line on Map 5 (above) denotes the area proposed to be included in the Conservation Area. The buildings shaded in red are Category A listed. The buildings shaded in green are Category B listed, and the buildings shaded in yellow are Category C listed. The blue/grey shaded area denotes the existing Conservation Area boundary.



Photo 13: 12-14 Virginia Street and the unlisted 22-24 Virginia Street (outlined in red)

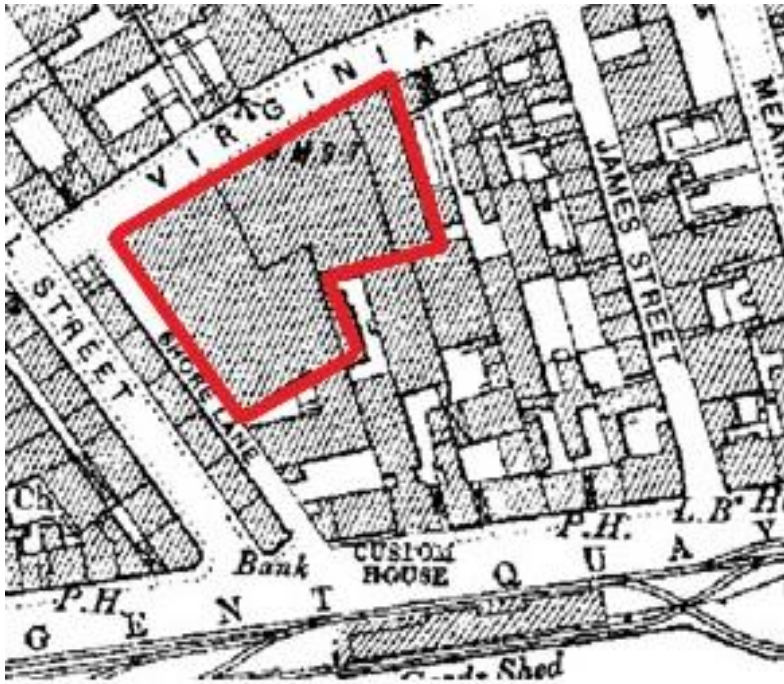


Photo 14: Extract from 1900 OS Map with 12-14 and 22-24 Virginia Street Outlined in Red

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6- EHRIA Summary (See Para.6 of the Guide.)	
Report Title	<div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> City Centre Conservation Area Character Appraisal Report Number: PLA/21/157 </div>
Assessment Rating	RED – <input type="checkbox"/> RED AMBER - <input type="checkbox"/> AMBER - <input type="checkbox"/> GREEN - X
Assessment not required	<p>Evidence</p> <p>The purpose of the report is to seek approval for the updated City Centre Conservation Area Character Appraisal (CACA). The City Centre CACA</p> <ul style="list-style-type: none"> • identifies important characteristics of the area in terms of townscape, architecture and history Identify important issues that affect the conservation area; • identify opportunities for development and enhancement schemes; • encourage interest and participation in conservation issues amongst people living and working in conservation areas; and, • produce a useful tool in conservation area management. <p>Equality: There should be no direct impact on equality as the process of engagement in developing the proposals should mean all interested parties have been inclusively brought into the production of the City Centre Conservation Area Character Appraisal.</p>

	Human Rights: There should be no direct impact on human rights as the process of engagement in developing the proposals should mean all interested parties have been inclusively brought into the production of the City Centre Conservation Area Character Appraisal.
Assessment completed	N/A
Review of function impact	The process of review and evaluation of the City Centre Conservation Area Character Appraisal and its future relevance and success, is part of the cyclical review of the production of the statutory Aberdeen Local Development Plan.

7- Action Planning (See Para. 7 of the Guide.)				
Identified Risk and to whom:	Recommended Actions:	Responsible Lead:	Completion Date:	Review Date:
Continued risk assessment All aspects of the City Centre Conservation Area Character Appraisal will be reviewed by the author as socio-economic and environmental circumstances evolve in Aberdeen. The City Centre Conservation Area Character Appraisal will be tested and evaluated against relevant development proposals.	Revisit EHRIA process Upon future revision the City Centre Conservation Area Character Appraisal will be subject to further EHRIA.	Ross Wilson for Gale Beattie Chief Officer Strategic Place Planning	August 2020	August 2025

8 - Sign off (See Para.8 of the Guide.)	
Completed by (Names and Services):	Ross Wilson – Snr Planner – Conservation

	Masterplanning, Design & Conservation Team
Signed off by (Head of Service):	Gale Beattie – Chief Officer Strategic Place Planning
<p>Only sections 6, 7 and 8 will be attached to the committee report The full EHRIA will be published on Aberdeen City Council's website under http://www.aberdeencity.gov.uk/xeg_EHRIA_Search.asp Please send an electronic format of the full EHRIA without signature to: SHoward@aberdeencity.gov.uk</p>	

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ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management Committee
DATE	19 August 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	A Guide to Planning Consents for the Aberdeen Inner-City Multis - Public Consultation Results
REPORT NUMBER	PLA/21/162
DIRECTOR	Gale Beatie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Sepideh Hajisoltani
TERMS OF REFERENCE	5. Adopt non-statutory planning management guidance

1. PURPOSE OF REPORT

- 1.1 This report presents an updated 'A Guide to Planning Consents for the Aberdeen Inner-City Multis' and the findings of the recent public consultation, and seeks approval to adopt the document as Aberdeen Planning Guidance (non-statutory planning guidance).

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Notes and considers the comments from the consultation on 'A Guide to Planning Consents for the Aberdeen Multis', as detailed in Appendix 3.
- 2.2 Notes and considers the responses of officers to the comments received in the consultation, as detailed in Appendix 2.
- 2.3 Approve the change to the title of the guidance to 'A Guide to Planning Consents for the Aberdeen Inner-City Multis', but otherwise approve the adoption of the guidance unchanged as Aberdeen Planning Guidance (non-statutory planning guidance), as contained in Appendix 1.

3. BACKGROUND

3.1 Background

- 3.1.1 On 18 March 2021, Members of the Planning Development Management Committee approved the content of the draft 'Guide to Planning Consents for the Aberdeen Multis' for a minimum 6-week period of public consultation (Ref: PLA/21/053).

3.1.2 The public consultation on the draft 'Guide to Planning Consents for the Aberdeen Multis' ran for a period of 6 weeks; between 3 May 2021 and 14 June 2021. The draft document was available as follows:

- Publication of document on Aberdeen City Council 'Consultation Hub' <https://consultation.aberdeencity.gov.uk/> for 6 weeks (3 May 2021 to 14 June 2021)
- A press release was issued on the Council's website (4 May 2021) advertising the consultation period and how to view and comment on the draft document.
- A press advert was placed in the P&J newspaper to advertise the consultation period (03 May 2021).
- A one-off special issue of the Multi Matters Newsletter (Tenants' Magazine) was published to advertise the consultation and was posted to flats in all affected multis (10 May 2021).
- Consultation took place with the City Centre Multi Storeys Group on two occasions on 31 March and 26 May 2021 (with presentations given via Microsoft Teams followed by Q&A).
- Email notifications were issued to statutory consultees and all relevant Community Councils (Castlehill and Pittodrie, City Centre and George Street) as well as the City-Wide Multi-Storey Group (3 May 2021).

3.1.3 A total of 17 responses to the consultation on the draft Guide to Planning Consents for the Aberdeen Multis were received (13 responses from members of the public through the Consultation Hub and 4 responses from statutory consultees). A summarised table of the comments raised, and Officer responses, is provided in Appendix 2 and full un-summarised copies of the representations received are provided in Appendix 3.

3.2 Summary of Key Issues Arising from Engagement and Consultation

3.2.1. A summary of the key issues raised during the consultation is provided below:

- Comments received from Historic Environment Scotland suggested the name of the guidance document to change from 'A Guide to Planning Consents for the Aberdeen Multis' to 'A Guide to Planning Consents for the Aberdeen Inner-City Multis'.
- Minor changes to the text were suggested, including removal of some explanations on the reasoning behind listing and definition of Listed Building Consents.
- Comments received proposing a complete ban of satellite dishes on these buildings.
- Concerns were raised on the digital format of the public consultation.

- Concerns were raised on the combined impact of listing and the Grenfell disaster putting more pressure on residents and owners in terms of meeting buildings standards criteria, particularly in terms of fire safety.
- Although not the subject of this consultation, various opinions were also expressed on designation of these buildings as Category A listed buildings. These included comments on the public consultation that took place before the designation of these buildings by Historic Environment Scotland, including a request for a full public meeting to be held on the decision to list these buildings. Concerns were also raised on the appeals submitted by Aberdeen City Council failing to understand the significance of these buildings and their history.
- Although, again, not the subject of the consultation, concerns were raised on the current condition of the Aberdeen Inner-City Multis. This included their visual appearance, overdue maintenance in different areas (i.e. security systems), poor thermal insulation and ventilation and associated high heating costs that are perceived to contribute to deprivation and fuel poverty. Concerns were also raised on the possibility of increased maintenance costs and Aberdeen City Council deferring refurbishments due to listing.

3.2.2. Officer responses to the detailed comments raised are provided in Appendix 2. As explained in the appendix, as a result of the responses received the title of the Guidance document has changed to 'A Guide to Planning Consents for the Aberdeen Inner-City Multis', however no other amendments to the text are proposed. This is because the points raised were either not relevant to the guidance document or were felt inappropriate to change due to likely impact on the consistency and clarity of the document for various stakeholders. In relation to the comment on the digital nature of the consultation, given the public health restrictions due to COVID-19, it was not possible to have a public meeting to ensure the safety of both attendees and staff. However, two meetings took place with City Centre Multi Storeys Group on two occasions with presentations given by ACC Senior Conservation officer over Microsoft Teams to address the gap left by lack of face-to-face meetings.

3.3. Appeal Against Decision to List

3.3.1 As Members will be aware, on 3 February 2021 the Council's City Growth and Resources Committee agreed (RES/21/025 Decision ii) to note advice in relation to the process surrounding how the Historic Environment Scotland decision to list these buildings could be appealed, and to instruct the Chief Officer – Corporate Landlord to submit an appeal if there were competent grounds to do so. On 16 April 2021, the Chief Officer - Corporate Landlord submitted an appeal to the Scottish Ministers under Section 5B of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 against the decision by Historic Environment Scotland to include the inner-city multi-storey flats in the List of buildings of Special Architectural or Historic Interest.

3.3.2. As highlighted to Members at the March 2021 Planning Development Management Committee meeting (Ref: PLA/21/053), Officers considered it important, particularly given the absence of any national guidance on this topic, for the Council as Planning Authority to ensure appropriate local planning guidance is available for these buildings at the earliest possible stage so as to manage queries from residents and apply a consistent approach to decision making. If approved by Members, the 'Guide to Planning Consents for the Aberdeen Inner-City Multis' will fulfil this role. Should the Corporate Landlord's appeal be upheld in full then this guidance would no longer be relevant and would be withdrawn. Should the Corporate Landlord's appeal be partially upheld, i.e. amendments made to the listing of one or a number of the blocks, then Officers from the Masterplanning, Design and Conservation Team would consider the findings from the decision on the appeal and, if necessary, report back any amendments required to this guidance to a future meeting of the Planning Development Management Committee.

4. Strategic Environmental Assessment and Habitats Regulation Appraisal

4.1 A Strategic Environment Assessment (SEA) is not required for 'A Guide to Planning Consents for the Aberdeen Inner-City Multis'. A SEA Screening submission was sent to the Scottish Government and no concerns were raised regarding the Conservation Area Character Appraisal.

4.2. A Habitats Regulation Appraisal (HRA) is not required for 'A Guide to Planning Consents for the Aberdeen Inner-City Multis' as it does not specifically recommend any actions or projects. However individual planning applications for these buildings may require an HRA.

5. FINANCIAL IMPLICATIONS

5.1 The cost associated with the preparation of this document and the public consultation has been met within the existing provisions of the Strategic Place Planning budget.

5.2 As an affected part-owner, Listed Building Consent and/or applications for Planning Permission by Aberdeen City Council (Corporate Landlord) for any of the affected blocks will be considered against the principles set out in the guidance document to be approved.

5.3 From a wider Planning Authority perspective, the decision of Historic Environment Scotland to list these buildings is likely to lead to an increase in Listed Building Consent applications and queries which will result in added pressure on the finances and staff resources of the Council's planning service. It is hoped that preparation of this guidance document will help mitigate this impact.

6. LEGAL IMPLICATIONS

6.1. There are no known legal implications arising from this report.

7. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Financial	Resourcing issue due to an increase in the number of Listed Building Consent applications and potential future introduction of fees for Listed Building Consent by Scottish Government.	M	The guidance document should reduce the number of queries and applications by identifying proposed works that would not affect the special interest or character of these multi storey buildings. Whether or not a fee is to be introduced by the Scottish Government for Listed Building Consent applications is still to be determined.
Legal	Lack of clear guidelines relating to works to listed Multi-storey buildings leading to more enforcement or appeals of planning decisions	L	Issuing guidance on which planning decisions can be made and with which the public can consult before making alterations to their property.
Reputational	Not providing guidance opens the possibility of inconsistency and misinformation.	L	In the absence of specific national guidance on buildings of this type, the preparation and approval of the guidance illustrates the Planning Authority's proactive approach.
Environment	Not providing guidance could result in misunderstanding and lost opportunities for sensitive maintenance and management of these multi storey buildings.	M	The guidance document is prepared in order to give clarity on the requirement for Listed Building Consent and/or Planning Permission so these listed buildings are managed sensitively.
Customer	By not providing clear advice the Customer is	M	The guidance document will provide much greater clarity,

	open to wrong assumptions on the implications of listing on these properties.		consistency and certainly and will address common concerns that customers may have.
Employee	By not providing guidance Officers could, over time, provide inconsistent advice.	L	The guidance document provides greater clarity, consistency, and certainty in terms of the requirement for listed building consent and planning permission.
Technology	ICT issues with online materials and surveys	L	Early contact with ICT Service to identify suitable support.

8. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The report seeks approval for the results of the public consultation and the guidance document which contributes to implementation of a consistent approach in sensitive management of Aberdeen multi-storey buildings whilst taking into consideration Aberdeen's distinct sense of place which helps strength the identity of Aberdeen for economic investment (Key Driver 1.3).
Prosperous People (Children and Young People)	Public consultation was available to all ages helping to foster inclusive decision making (Key Driver 7.1).
Prosperous People (Adult)	Promoting planning advice that is subject to an inclusive approach of public engagement and consultation gives the opportunity for interested parties to shape and take ownership of policy and advice that guides development in Aberdeen. (Key Driver 7.1)
Design Principles of Target Operating Model	
Customer Service Design	Consultation included both internal and external stakeholders and was hosted digitally on the Council's 'Consultation Hub'. Public consultation on Council advice documents ensures they are inclusive. If adopted, the guidance document will be available on the Council website and will be accessible to all customers.

Organisational Design	The guide will be available to view on the Council's website and the outcomes of the public consultation process is reported to Committee for transparency. The development of the document also will have undertaken internal consultation with colleagues from within Aberdeen City Council.
Governance	The guidance document is governed through the Council's Committee Reporting Procedure to ensure transparency and the consultation process allows the creation of an inclusive document.
Workforce	The guidance document allows for a more informed and consistent approach to decision making, saving staff time, and is supported by in-house skills on the topic area.
Process Design	This guidance document has been developed due to the absence of specific national guidance on post-war listed buildings.
Technology	The guide would be available as an on-line resource to any interested party.
Partnerships and Alliances	The guidance document has been shaped by engagement and consultation with external interested parties including formally constituted groups in order that everyone interested shapes and can take ownership of the outcome.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	EHRIA completed (see Appendix 4 for a summary) - The assessment shows a neutral impact on the protected groups.
Data Protection Impact Assessment	Not required
Duty of Due Regard/ Fairer Scotland Duty	Not applicable

10. BACKGROUND PAPERS

HES Designation Report of Handling
<https://www.historicenvironment.scot/media/7149/aberdeen-multi-storey-flats-report-of-handling.pdf>

Aberdeen Local Development Plan 2017 (ALDP)
https://www.aberdeencity.gov.uk/sites/default/files/LDP_WS_20170328.pdf

Proposed Aberdeen Local Development Plan 2020 (PALDP)
<https://www.aberdeencity.gov.uk/sites/default/files/2020-05/Proposed%20Aberdeen%20Local%20Development%20Plan%202020.pdf>

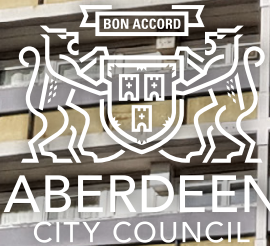
11. APPENDICES

- Appendix 1 – A Guide to Planning Consents for the Aberdeen Multis
- Appendix 2 – Table of Consultation Responses on the draft Guide to Planning Consents for the Aberdeen Multis
- Appendix 3 – Full Un-Summarised Copies of Representations.
- Appendix 4 – Equalities & Human Rights Impact Assessment (EHRIA) Summary

12. REPORT AUTHOR CONTACT DETAILS

Name: Sepideh Hajisoltani
Title: Planner – Conservation
Email Address: SHajisoltani@aberdeencity.gov.uk
Tel: 01224 522228

A Guide to Planning Consents for the Aberdeen Inner-City Multis



March 2021

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1. Introduction

1.1. Eight multi-storey blocks of flats in Aberdeen have been designated as Category A-listed buildings by Historic Environment Scotland (HES). These concrete buildings were constructed as part of the city's post-Second World War housing programme, and are considered by HES to be outstanding examples of Brutalist architectural style. The buildings were found to meet the criteria for listing and were designated by HES on 18 January 2021.

1.2. Who is this guide for?

This guide provides clarification on what Category A designation means for these buildings, their owners and the people who live in them. Listing will usually only affect you if you want to make changes to a listed building. Depending on the works you plan to carry out, you may need Listed Building Consent or Planning Permission from Aberdeen City Council as the Planning Authority before starting work. This guide provides more information on what may or may not require consent.

1.3. Why has a guide been produced?

We have put together this guide to answer some anticipated questions from those who live in, or care for, these listed buildings.

Most people associate listing with more historic buildings, Victorian or earlier examples, constructed from traditional materials. There are however many examples of Modern and Post-Modern buildings that have been selected for listing across Scotland. The lists of buildings of special architectural or historic interest are continually being refreshed and new proposals for the post-war period are increasingly being suggested to HES.

Several post-war tower blocks across Scotland have been previously listed to recognise their particular importance. Listing designations have implications on the requirement for Listed Building Consent and may raise various questions in terms of maintenance and alterations.

This guidance has been prepared to provide clarification on managing change sensitively to meet the needs of these particular listed multi-storey buildings. There is currently no specific national guidance on the management of change to post war buildings, however if any such guidance is prepared by Historic Environment Scotland then this guidance will be reviewed and updated if required.

1.4. What status does this guide have?

This is a Non-Statutory Planning Guidance document which means it has been prepared to provide detail on an emerging topic and can be updated as required. This guidance supports Aberdeen Local Development Plan Policy D4 (Historic Environment) and, once adopted, will be a material consideration in decision making.

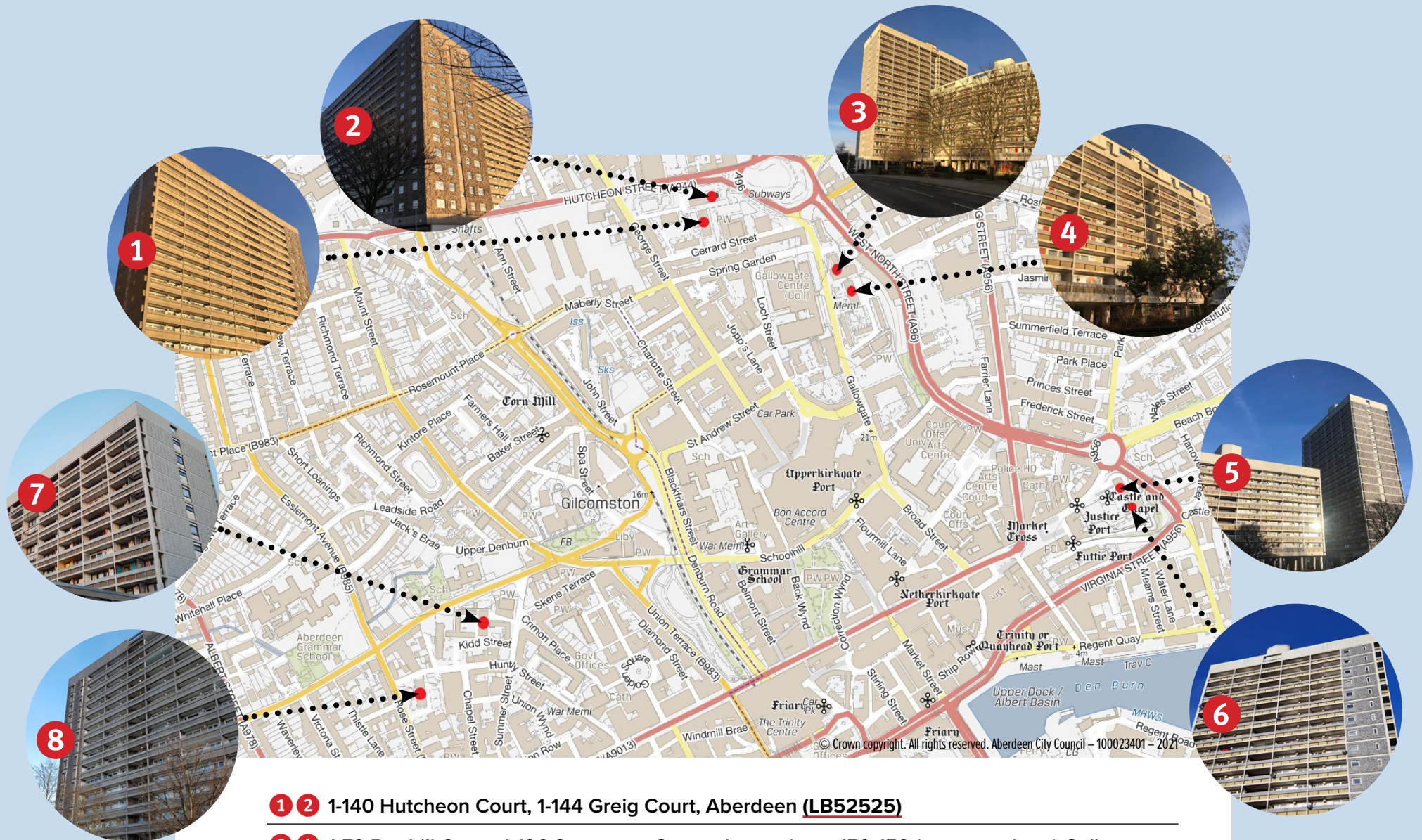
1.5. Who do I contact with any questions?

If you have any questions, please contact Aberdeen City Council Strategic Place Planning:

Email: pi@aberdeencity.gov.uk

Tel: 01224 523470

www.aberdeencity.gov.uk/services/planning-and-building



1 2 1-140 Hutcheon Court, 1-144 Greig Court, Aberdeen ([LB52525](#))

3 4 1-72 Porthill Court, 1-126 Seamount Court, shop units at 152-158 (even numbers) Gallowgate, including multi-storey car park to West North Street, Gallowgate, Aberdeen ([LB52524](#))

5 6 1-48 Virginia Court, 1-108 Marischal Court, Aberdeen ([LB52523](#))

7 1-75 Gilcomstoun Land, Aberdeen ([LB52522](#)) **8** 1-126 Thistle Court, Aberdeen ([LB52531](#))

2. Listing

2.1. What is a Listed Building?

Historic Environment Scotland lists buildings of special architectural or historic interest. Listing is carried out under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. To merit listing, the structure must meet the listing criteria. Once listed they are included on a list of buildings of special architectural or historic interest compiled by HES on behalf of Scottish Ministers. The policy which explains the selection criteria for listing can be found in Annex 1 of the HES [Designations Policy and Selection Guidance](#).

2.2. Which Multis Blocks have been Listed?

Eight inner-city multi-storey blocks of flats have been designated by Historic Environment Scotland at five separate sites. One of the listings at Gallowgate (Porthill Court and Seamount Court) also includes an associated parade of shops and a multi-storey car park. The listings are all Category A. This is the highest category of listing in Scotland for buildings of special architectural or historical interest and includes outstanding examples of a particular period, style or building type.

The buildings were listed due to Historic Environment Scotland considering them to be of significant architectural interest and outstanding examples in Scotland of the modernist New Brutalism style in multi-storey housing. A 'Report of Handling', which informed the decision to list, is published on the [Historic Environment Scotland Portal](#). The Listed Building Records explain why the buildings have been listed.

3. What Listing Means

Listing will usually only affect you if you want to make changes to a listed building. Depending on the works you plan to carry out, you may need Listed Building Consent or Planning Permission from the Planning Authority before starting work. The Planning Authority in Aberdeen is part of Aberdeen City Council. There is currently no charge to apply for Listed Building Consent, and you apply in much the same way as for Planning Permission, i.e. submitting an application form and plans of the proposed work. You can submit your application online using the Scottish Government's ePlanning website. Historic

Environment Scotland advise on Listed Building Consent applications when asked to do so by the Planning Authority.

Importantly, it is a criminal offence to demolish or extend a listed building without Listed Building Consent. It is also a criminal offence to alter a listed building in any way which would affect its character as a building of special architectural or historic interest unless you have Listed Building Consent. This can all include objects or structures fixed to the listed building.

3.1. Role of Aberdeen City Council's Corporate Landlord

Listing a building does not affect routine repairs and maintenance and does not add an additional requirement on owners to maintain their buildings. As before, the Housing Team at Aberdeen City Council are responsible for managing the programme of repair and maintenance of the Multis. To request a repair contact:

Aberdeen City Council, Housing

Tel 03000 200 292

www.aberdeencity.gov.uk

4. When is Consent Required?

In this guide we have used a traffic light system to show how works to the Aberdeen Multis will be categorised.

GREEN – examples of works where Listed Building Consent / Planning Permission will not be required and do not need discussion with the Planning Authority.

AMBER – examples of works which need an initial discussion with the Planning Authority to see if Listed Building Consent / Planning Permission is required.

RED – examples of works which will need Listed Building Consent and/or Planning Permission application(s).

Please note that these categories are applicable to the Aberdeen Multi-storey Buildings only and have been prepared with due recognition of their particular special architectural and historic interest. This guide is not applicable to other listed buildings across the city, proposals for which will be considered on their own individual merits.

GREEN

Green works are works to the Multis which the Planning Authority would consider are always acceptable and would not affect the character of the building or its special architectural or historic interest. These could be works to communal areas or communal property led/carried out by Aberdeen City Council as majority building owner or works carried out by individual flat owners / tenants (depending on the tenancy agreement). For example:

Green works by individual flat owners / tenants:

- Internal redecoration and modernisation of individual flats – for example new front or interior doors, wallpaper, painting, flooring, bathrooms, kitchens and new lighting and cabling.
- replacement windows / external (outside) doors where these use the same materials, have the same method of opening, and have the same proportions as the existing windows or external doors.
- the removal or alteration of non-structural internal walls within a flat.
- like-for-like works replacing elements of shopfronts (applicable to the Gallowgate blocks).

Green works by owners (normally led or carried out by Aberdeen City Council) to communal areas or communal property:

- Routine maintenance and repairs to the outside of the buildings where these use the same materials and details as currently exist, and where the work carried out matches exactly what was there previously.
- replacement windows / external (outside) doors where these use the same materials, have the same method of opening, and have the same proportions as the existing windows or external doors.
- non-invasive cleaning and repainting of the exterior (outside) if there is no obvious change in colour.
- interior repair / upgrade / modernisation / redecoration to communal areas (including entrance areas, stairs, lifts, and undercroft facilities, such as laundry and storage buildings).
- the removal or alteration of non-structural internal walls.
- repair and replacement of existing utilities.

AMBER

Amber works are where advice should be taken from the Planning Authority to find out if an application for Listed Building Consent and/or Planning Permission is needed. For example:

Amber works by individual flat owners / tenants:

- individual flat window / external (outside) door replacement where these will not use the same materials as the existing ones, or do not have the same method of opening or the same proportions.
- structural alterations to interior layout of flats and maisonettes (such as taking down a load bearing wall).

Amber works by owners (normally led or carried out by Aberdeen City Council) to communal areas or communal property:

- localised repair / replacement of concrete frame / panels, granite aggregate, and balcony parts which do not match exactly what was used previously.
- Localised repair/replacement of existing roof installations which do not match exactly what was used previously.
- individual flat window / external (outside) door replacement where these will not use similar materials, have the same method of opening, or have the same proportions as the existing.
- thermal upgrade programmes.
- minor adaptation (introduction of ramps or handrails) to exterior or interior communal areas to improve accessibility / meet Equality Act 2010 standards.
- comprehensive new utilities scheme affecting more than one flat – for example heating, plumbing, electrical systems etc.
- undercroft works such as resurfacing, repaving, minor new facilities (stores, bike-sheds).
- replacement or new lighting, cabling, CCTV cameras, replacement or new signage (all exterior only).
- structural alteration to interior layout of flats and maisonettes (such as taking down a load bearing wall).
- installation of exterior telecommunication equipment.
- installation of communal/shared satellite dishes.

RED

Red works will require Listed Building Consent and Planning Permission and include alterations or demolition works that would affect the special architectural or historic interest of the buildings. Most of these examples would be led or carried out by Aberdeen City Council as majority building owner. The requirement for consent does not mean that the works will not be able to proceed but full assessment in line with relevant policy and guidance will be required first.

Red works by individual flat owners:

- balcony alterations.
- the installation of individual satellite dishes.

Red works by owners (normally led or carried out by Aberdeen City Council) to communal areas or communal property:

- comprehensive exterior refurbishment schemes, such as window / door replacement where these will not use the same materials, have the same method of opening, or have the same proportions as the existing.
- extensive non “like-for-like” repair and/or replacement of concrete frame/panels, granite aggregate.
- introduction of new external cladding.
- balcony alterations, including infill screens/glazing,
- new roof additions,
- alterations/extensions to undercroft areas, e.g. involving significant infill of open space and enclosure of concrete piers.
- comprehensive fire safety upgrades, including major works such as stair tower additions.
- major thermal upgrade schemes which impact on external appearance.
- major interior alterations, such as reconfiguration of original crossover plan for maisonettes.
- wholesale demolition or substantial demolition of building.

The above lists are presented as guidance and are not exhaustive. If you have any doubt regarding the need for consent then the Planning Authority should be consulted in the first instance. Works to communal areas will still require a “scheme decision” by the owners in line with the Tenements (Scotland) Act 2004.

4.1. Building Standards

Some works listed above may also require a Building Warrant. This should be clarified with Building Standards through the Application Support Team.

Aberdeen City Council, Strategic Place Planning

Tel 01224 523470

Email pi@aberdeencity.gov.uk

www.aberdeencity.gov.uk/services/planning-and-building

5. Further information

You can find further details on policy and guidance in the following links:

[Historic Environment Scotland Designation Policy and Selection Guidance Scotland’s Listed Buildings](#)

[Historic Environment Policy for Scotland \(HEPS\)](#)

[Managing Change in the Historic Environment](#)

[Aberdeen Local Development plan](#)

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Ma tha thu ag iarraidh eadar-theangachadh den sgrìobhainn seo ann an cànan neo cruth eile (clò mòr neo clàr clastinneach) feuch an cuir thu fios gu

If you are deaf or have a hearing impairment, you can still communicate with the Council via Text Relay by dialling 18001 + telephone number:

Application Support Team
01224 523470



PLA/21/162- Draft Guide to Planning Consents for the Aberdeen Multis Public Consultation Response		
TABLE 1: Summary of responses and issues arising from public consultation held from 3 May 2021 to 14 June 2021		
Question 1: Do you have any comments on 'the Draft Guidance to Planning Consents for the Aberdeen Multis'?		
Key issue	Officers Response	Action as a result of Representation
1. Historic Environment Scotland (HES)		
<p>1.1. HES has suggested the change of the title of the document from 'A Guide to Planning Consents for the Aberdeen Multis' to 'A Guide to Planning Consents for the Aberdeen Inner-City Multis'.</p> <p>1.2. HES has made a number of suggestions in the main body of the guidance document:</p> <ul style="list-style-type: none"> - It is suggested that 'HES' is removed in section 1.1 - It is suggested that the below sentence is removed from section 1.3: <i>"There is currently no specific national guidance on the management of change to post war buildings, however if any such guidance is prepared by Historic Environment Scotland then this guidance will be reviewed and updated if required."</i> 	<p>Comments noted and accepted. At present the guidance implies all multis in Aberdeen and it is considered that the change in the title will provide further clarity.</p> <p>This section is an introduction to the listing of these multis which makes reference to their designation as Category A-listed buildings by HES.</p> <p>Officers feel this section should be left unaltered as it provides additional information on a) the reasoning for preparation of this guide and b) any future reviews that might be necessary. This review could be either after introduction of national guidance on management of change to post war/modern buildings or in the case of introduction of updated guidance on Listed Building Consent by HES.</p>	<p>Amend the title to reflect this.</p> <p>No action required.</p> <p>No action required.</p>

<ul style="list-style-type: none"> - Suggestions have been received to remove some of the explanations of 'What is a Listed Building?' In Section 2.1. - It is suggested that the below sentence is removed from section 2.2: <p style="text-align: center;"><i>"The buildings were listed due to Historic Environment Scotland considering them to be of significant architectural interest and outstanding examples in Scotland of the modernist New Brutalism style in multi-storey housing. A 'Report of Handling', which informed the decision to list, is published on the Historic Environment Scotland Portal."</i></p> - Comments received suggesting moving installation of individual satellite dishes to Amber. 	<p>Officers feel this section should be left unaltered. The intention of this document is to provide clear guidance on the requirement for Listed Building and Planning Consents for residents and home owners in plain English and it is necessary to have a clear definition of Listed Building Consent for those who might not be familiar with different Planning Consents.</p> <p>This section refers to the designation of these buildings and the report of Handling by HES. Officers consider it necessary to provide a clear distinction between different roles of HES (designation) and the Local Authority (determination of planning consents).</p> <p>Officers feel the installation of individual satellite dishes should be kept in Red Category of works as their cumulative visual impact could have a detrimental impact on the special character of these buildings.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
2. SSE		
2.1. No comments	None	No action required.
3. Scottish Water		
3.1 No specific comments on the document, however recommend Aberdeen City Council or Developers to contact Scottish Water at their earliest convenience should water or	Comments noted.	Passed onto the Aberdeen City Council Principal Architect.

<p>drainage work be carried out servicing any of the eight buildings, i.e. the pipework on the road/footpath out-with the Multis and the red, amber and green criteria.</p>		
<p>4. George Street Community Council</p>		
<p>4.1. George Street Community Council is disappointed with the details of the public consultation that took place prior to the listing of these multis and their designation as category 'A' listing.</p> <p>4.2. Two of the listed multis lie in a post code of the poorest people in Scotland. George Street Community Council has concerns about fuel poverty/ existing poor thermal insulation and ventilation in these buildings. The Community Council believes that this listing and Grenfell Disaster will lead to greater expense to the residents or owners of these flats. The Community Council has concerns that works in in the green section of the guidance will not meet the current Building Standards for taller buildings.</p> <p>4.3. The Community Council asks for the consultation to be halted until Covid-19 restrictions allow for a full public consultation on HES decision to list these buildings.</p>	<p>The public consultation that took place before listing of these buildings was organised solely by HES and was outwith ACC's control. The consultation on the guidance documents is not on the principle of whether these buildings should be listed buildings, as this is a decision that has already been made by Historic Environment Scotland earlier this year.</p> <p>The guidance document makes it clear that the Planning Authority aims towards a light-touch approach for managing change within these listed buildings due to their individual circumstances. The listing would not limit the ability of individual property owners to meet fire regulations requirements or improve thermal efficiency of the properties (e.g. fire-resistant doors, thermally efficient windows and fire detection systems etc.). It is highly unlikely that listed building consent or planning permission would be required for fire safety or thermal efficiency upgrades (e.g. new doors, windows or smoke alarms etc).</p> <p>Aberdeen City Council was unable to halt the consultation to discuss the principle of listing in a public meeting. This consultation was not on the principle of whether these buildings should be listed,</p>	<p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p> <p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p> <p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p>

	as this is a decision that has already been made by HES.	
5. Public Responses		
5.1 [ANON-TYWD-9GT6-J] No comments	None	No action required.
5.2 [ANON-TYWD-9GTF-2] The respondent has concerns on the appeal submitted by Aberdeen City Council which fails to understand the significance of Aberdeen Multis. The respondent notes that ACC guidance document is supported by HES and that the listing will not be a barrier in making these flats fit for purpose.	This public consultation is on the proposed guidance document and is separate from the appeal being made by the Corporate Landlord on the listing of these buildings. Comment noted.	No amendment to the document required. Comments passed to the Corporate Landlord for information. No action required.
5.3 [ANON-TYWD-9GTW-K] The respondent has concerns on the visual appearance of these buildings and disagrees with their listing. The respondent has concerns on maintenance costs and believes these multis should be replaced with modern buildings.	This public consultation is not on the principle of whether these buildings should be listed buildings, as this is a decision that has already been made by Historic Environment Scotland. It is highly unlikely that listed building consent or planning permission would be required for routine maintenance works. This consultation is on the guidance documents that provides advice on planning consents for these buildings and does not discuss potential alternative futures for these buildings.	No amendment to the document required. Comments passed to the Corporate Landlord for information. No amendment to the document required. Comments passed to the Corporate Landlord for information.
5.4 [ANON-TYWD-9GT2-E] The respondent has concerns on the visual appearance of these buildings and believes their listing is unreasonable.	This public consultation is not on the principle of whether these buildings should be listed buildings, as this is a decision that has already been made by Historic Environment Scotland.	No amendment to the document required. Comments passed to the Corporate Landlord for information.

<p>5.5 [ANON-TYWD-9GT1-D] The respondent believes the idea to list these buildings came from someone in Edinburgh.</p>	<p>This public consultation is not on the principle of whether these buildings should be listed buildings, as this is a decision that has already been made by Historic Environment Scotland.</p>	<p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p>
<p>5.6 [ANON-TYWD-9GTY-N] The respondent has concerns on overdue refurbishment works particularly for Hutcheon Court. The lifts and the main foyer are run down.</p>	<p>It is highly unlikely that listed building consent or planning permission would be required for routine maintenance works.</p>	<p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p>
<p>5.7 [ANON-TYWD-9GTP-C] The respondent believes these buildings are neglected and that if Aberdeen City Council was not so busy with its 'A' listed Headquarter, they might have some resources for these buildings where real people live.</p>	<p>These buildings have been listed by Historic Environment Scotland. This guidance document has been prepared by Aberdeen City Council Planning Service to provide advice on the requirement for Listed Building Consent and Planning Permission. Aberdeen City Council- Corporate Landlord is responsible for carrying out an ongoing schedule of repairs across these buildings.</p>	<p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p>
<p>5.8 [ANON-TYWD-9G5C-Z] The respondent believes the guidance document is clear and informative.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>5.9 [ANON-TYWD-9G5D-1] The respondent has concerns about the condition of the building and heating costs.</p>	<p>It is highly unlikely that listed building consent or planning permission would be required for routine maintenance works.</p>	<p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p>
<p>5.10 [ANON-TYWD-9G53-G] The respondent has concerns on the implications of listing on maintenance cost and their frequency.</p>	<p>It is highly unlikely that listed building consent or planning permission would be required for routine maintenance works.</p>	<p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p>

<p>5.11 [ANON-TYWD-9G5F-3] The respondent asks whether the security systems are going to be replaced?</p> <p>The respondent has concerns on the implications of listing on overdue maintenance works by ACC.</p> <p>The respondent asks questions on the current condition of the buildings despite the monthly fee paid by households and asks for this fee to be reduced in line with the lack of maintenance due to new planning consents?</p>	<p>This guidance document aims to answer common questions on Listed Building Consent and Planning Permission and does not prioritise maintenance works. It is highly unlikely Listed Building Consent or Planning Permission would be required for the upgrade of security systems.</p> <p>It is highly unlikely that listed building consent or planning permission would be required for routine maintenance works.</p> <p>Aberdeen City Council- Corporate Landlord is responsible for carrying out an ongoing schedule of repairs across these buildings.</p>	<p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p> <p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p> <p>No amendment to the document required. Comments passed to the Corporate Landlord for information.</p>
<p>5.12 [ANON-TYWD-9G5R-F] The respondent supports the guidance but suggests that the effectiveness of the document will be proven in time.</p> <p>The respondent believes satellite dishes should be banned completely.</p>	<p>Comments noted.</p> <p>Proposals for satellite dishes are currently classified in Red category of works- alterations that would affect the special architectural or historic interest of the building and they will be fully assessed in line with relevant policy and guidance.</p>	<p>No action required.</p> <p>No action required.</p>
<p>5.13 [ANON-TYWD-9G55-J] The respondent did not manage to find the information on the Traffic Lights.</p>	<p>The term 'Traffic Light' was used in the guidance document to classify the proposed works into three categories of Green, Amber and red.</p>	<p>No action required.</p>

<p>The respondent has concerns on the digital format of the consultation for mature non-computer users.</p>	<p>Apart from the online consultation through 'Consultation Hub', two other meetings took place with City Centre Multi Storeys Group on two occasions on 31 March and 26 May 2021 with presentations given by ACC Senior Conservation Officer over Microsoft Teams to address the gap left by lack of face to face engagement. Given the public health restrictions due to COVID-19, it was not possible to have a public meeting to ensure the safety of both attendees and staff.</p>	<p>No action required.</p>
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Appendix 3: Full Un-summarised Copies of Representations

Sepideh Hajisoltani

From: Hart, Tommy <Tommy.Hart@sse.com>
Sent: 03 May 2021 10:04
To: Sepideh Hajisoltani
Subject: RE: Public Consultation - Draft Guidance to Planning Consents for the Aberdeen Multis

Sepi

Thanks for the consultation. We shall not be offering comments on this.

Regards

Tommy

Tommy Hart BLE (Hons) MRTPI | Town Planning Specialist

M: 07778 375400

sse-transmission.co.uk



Please note I am now working from home for the foreseeable future. My hours will be flexible to work around childcare, but I remain available on mobile or email.

From: Sepideh Hajisoltani <SHajisoltani@aberdeencity.gov.uk>
Sent: 03 May 2021 09:06
Subject: [EXTERNAL] Public Consultation - Draft Guidance to Planning Consents for the Aberdeen Multis

WARNING: this email has originated from outside of the SSE Group. Please treat any links or attachments with caution.

Dear All,

Please see [\[Link\]](#) to the Draft Guidance to Planning Consents for the Aberdeen Multis Public Consultation.

The Draft Guidance to Planning Consents for the Aberdeen Multis was approved for public consultation at the Planning Development Management Committee on 18 March 2021. This guidance document has been prepared in response to the designation of eight multi-storey blocks of flats in Aberdeen as Category A listed buildings by Historic Environment Scotland (HES) earlier this year.

Full details can be found on the consultation hub at the above link. [The closing date for the consultation is 14 June 2021.](#)

All comments welcome and feel free to share the link to any other interested parties.

Kind Regards
Sepi

Sepideh Hajisoltani

From: George Street Community Council <georgestreetcc@gmail.com>
Sent: 03 May 2021 12:11
To: Sepideh Hajisoltani; Sandra Macdonald; Michael Hutchison; Dell Henrickson; Ryan Houghton; PI; Karen Finch
Subject: Public Consultation - Draft Guidance to Planning Consents for the Aberdeen Multis

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sepideh Hajisoltani

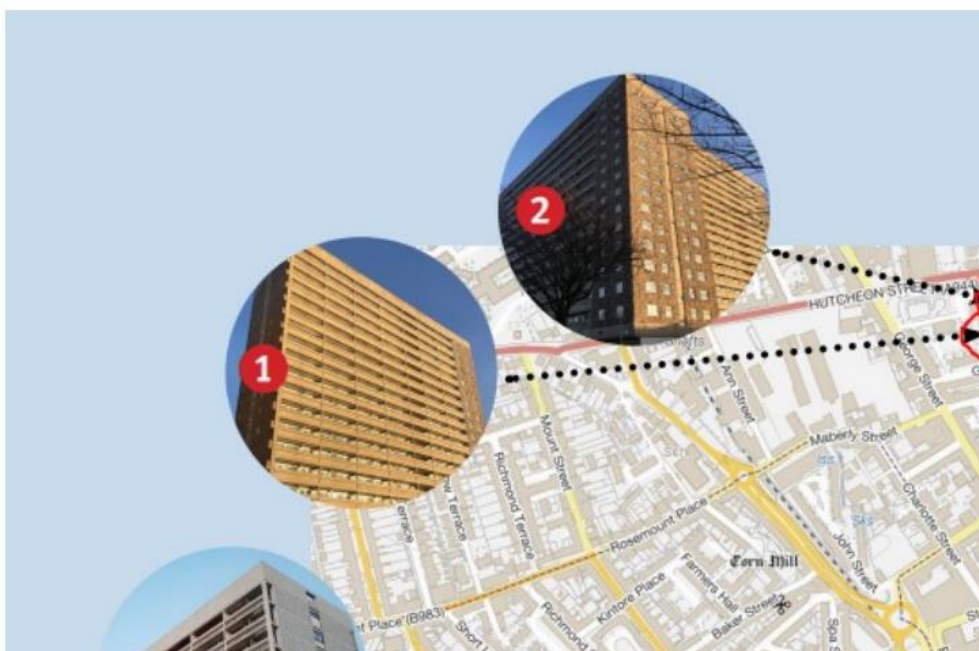
Thank you for your email of today Monday the 3rd of may 2021

I have just viewed the guidance notes on planning application for the multis that I see is category A George street as can be seen from the map below is home to half of he multis included in the listing.

Firstly am very disappointed that Historic Scotland did not see fit to contact us George Street Community Council or that no Aberdeen City Planning officer felt the need to tell us that the intension was to give these flats category A listing, All through this process we were told that it would be a minor listing that would not affect the residents unduly. Category A can not be called minor.

As an organization that is very concerned with stopping discrimination in all its forms I bring your attention to the map extract from the Scottish Index of Multiple Deprivation 2020 below. Two of these blocks lie in a postcode of the poorest people in Scotland and all are well below the mean, this brings my concern of fuel poverty to the front and the existing poor thermal insulation and ventilation in these homes. This listing & the fall out from the Grenfell disaster will lead to greater expense to the residents or owners of the flats and many of the conditions of the green guidance to not be possible as they would not meet current building standards for taller buildings.

I ask that this guidance be halted until Covid19 restrictions allow for a full public meeting be held to discuss this with time to respond.





Regards
Andy MacLeod
Chair George Street Community Council



Sepideh Hajisoltani

From: Michael Scott (Heritage) <michael.scott@hes.scot>
Sent: 14 May 2021 14:20
To: Sepideh Hajisoltani
Cc: Ross Wilson; Dawn McDowell; Steven Robb
Subject: RE: Public Consultation - Draft Guidance to Planning Consents for the Aberdeen Multis
Attachments: A Guide to Planning Consents for the Aberdeen Multis (HES comments).pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Sepi

Thanks for including us in your consultation. We much appreciate your Council's production of the guidance.

I attach an 'edited' version with our comments and suggestions added. I hope this is legible.

Happy to clarify and discuss further if that would be helpful.

Kind regards

Mike

Michael Scott | Senior Historic Buildings Adviser | Heritage Directorate

Historic Environment Scotland | Àrainneachd Eachdraidheil Alba

m | 07768 498519

e | michael.scott@hes.scot

Heritage Management Policy and Guidance online at:

www.historicenvironment.scot/heps + www.historicenvironment.scot/advice-and-support



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA



From: Sepideh Hajisoltani <SHajisoltani@aberdeencity.gov.uk>

Sent: 03 May 2021 09:06

Subject: Public Consultation - Draft Guidance to Planning Consents for the Aberdeen Multis

Dear All,

Please see [\[Link\]](#) to the Draft Guidance to Planning Consents for the Aberdeen Multis Public Consultation.

The Draft Guidance to Planning Consents for the Aberdeen Multis was approved for public consultation at the Planning Development Management Committee on 18 March 2021. This guidance document has been prepared in response to the designation of eight multi-storey blocks of flats in Aberdeen as Category A listed buildings by Historic Environment Scotland (HES) earlier this year.

We suggest the title be 'Aberdeen Inner-city Multis'. At present the guidance implies all multis in Aberdeen.

A Guide to Obtaining Consents for the Aberdeen Multis



March 2021

March 2021

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4. When is Consent Required?	5
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1. Introduction

1.1. Eight multi-storey blocks of flats in Aberdeen have been designated as Category A-listed buildings by Historic Environment Scotland (HES). These concrete buildings were constructed as part of the city's post-Second World War housing programme, and are considered by HES to be outstanding examples of Brutalist architectural style. The buildings were found to meet the criteria for listing and were designated by HES on 18 January 2021.

1.2. Who is this guide for?

This guide provides clarification on what Category A designation means for these buildings, their owners and the people who live in them. Listing will usually only affect you if you want to make changes to a listed building. Depending on the works you plan to carry out, you may need Listed Building Consent or Planning Permission from Aberdeen City Council as the Planning Authority before starting work. This guide provides more information on what may or may not require consent.

1.3. Why has a guide been produced?

We have put together this guide to answer some anticipated questions from those who live in, or care for, these listed buildings.

Most people associate listing with more historic buildings, Victorian or earlier examples, constructed from traditional materials. There are however many examples of Modern and Post-Modern buildings that have been selected for listing across Scotland. The lists of buildings of special architectural or historic interest are continually being refreshed and new proposals for the post-war period are increasingly being suggested to HES.

Several post-war tower blocks across Scotland have been previously listed to recognise their particular importance. Listing designations have implications on the requirement for Listed Building Consent and may raise various questions in terms of maintenance and alterations.

This guidance has been prepared to provide clarification on managing change sensitively to meet the needs of these particular listed multi-storey buildings.

~~There is currently no specific national guidance on the management of change to post war buildings, however if any such guidance is prepared by Historic Environment Scotland then this guidance will be reviewed and updated if required.~~

1.4. What status does this guide have?

This is a Non-Statutory Planning Guidance document which means it has been prepared to provide detail on an emerging topic and can be updated as required. This guidance supports Aberdeen Local Development Plan Policy D4 (Historic Environment) and, once adopted, will be a material consideration in decision making.

1.5. Who do I contact with any questions?

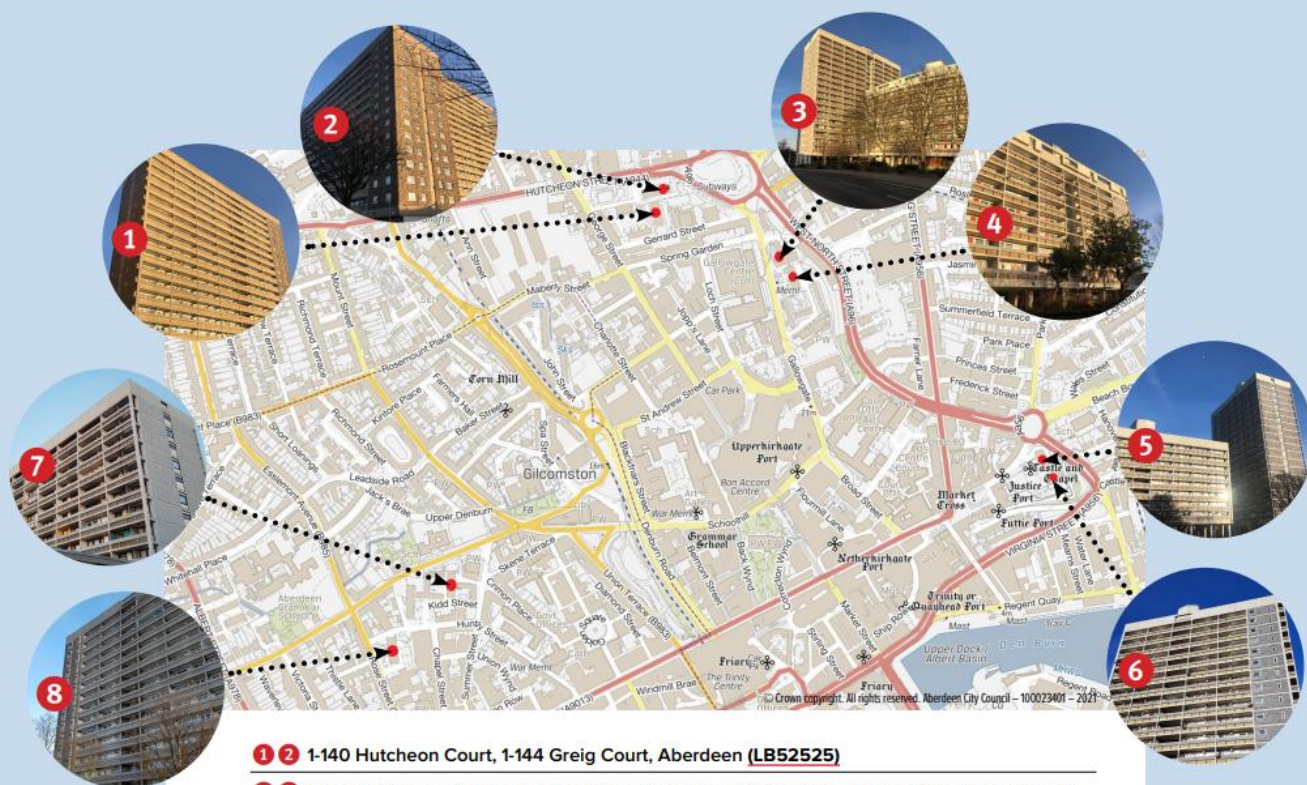
If you have any questions, please contact Aberdeen City Council Strategic Place Planning:

Email: pi@aberdeencity.gov.uk

Tel: 01224 523470

www.aberdeencity.gov.uk/services/planning-and-building

Aberdeen Multis Guide – Page 3



1 2 1-140 Hutcheon Court, 1-144 Greig Court, Aberdeen (**LB52525**)

3 4 1-72 Porthill Court, 1-126 Seamount Court, shop units at 152-158 (even numbers) Gallowgate, including multi-storey car park to West North Street, Gallowgate, Aberdeen (**LB52524**)

5 6 1-48 Virginia Court, 1-108 Marischal Court, Aberdeen (**LB52523**)

7 1-75 Gilcomstoun Land, Aberdeen (**LB52522**) **8** 1-126 Thistle Court, Aberdeen (**LB52531**)

2. Listing

2.1. What is a Listed Building?

Historic Environment Scotland lists buildings of special architectural or historic interest. Listing is carried out under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. To merit listing, the structure must meet the listing criteria. Once listed they are included on a list of buildings of special architectural or historic interest compiled by HES on behalf of Scottish Ministers. The policy which explains the selection criteria for listing can be found in Annex 4 of the HES [Designations Policy and Selection Guidance](#).

2.2. Which Multis Blocks have been Listed?

Eight inner-city multi-storey blocks of flats have been designated by Historic Environment Scotland at five separate sites. One of the listings at Gallowgate (Porthill Court and Seamount Court) also includes an associated parade of shops and a multi-storey car park. The listings are all Category A. This is the highest category of listing in Scotland for buildings of special architectural or historical interest and includes outstanding examples of a particular period, style or building type.

The buildings were listed due to Historic Environment Scotland considering them to be of significant architectural interest and outstanding examples in Scotland of the modernist New Brutalism style in multi-storey housing. A 'Report of Handling', which informed the decision to list, is published on the [Historic Environment Scotland Portal](#). The Listed Building Records explain why the buildings have been listed.

3. What Listing Means

Listing will usually only affect you if you want to make changes to a listed building. Depending on the works you plan to carry out, you may need Listed Building Consent or Planning Permission from the Planning Authority before starting work. The Planning Authority in Aberdeen is part of Aberdeen City Council. There is currently no charge to apply for Listed Building Consent, and you apply in much the same way as for Planning Permission, i.e. submitting an application form and plans of the proposed work. You can submit your application online using the Scottish Government's ePlanning website. Historic

Environment Scotland advise on Listed Building Consent applications when asked to do so by the Planning Authority.

Importantly, it is a criminal offence to demolish or extend a listed building without Listed Building Consent. It is also a criminal offence to alter a listed building in any way which would affect its character as a building of special architectural or historic interest unless you have Listed Building Consent. This can all include objects or structures fixed to the listed building.

3.1. Role of Aberdeen City Council's Corporate Landlord

Listing a building does not affect routine repairs and maintenance and does not add an additional requirement on owners to maintain their buildings. As before, the Housing Team at Aberdeen City Council are responsible for managing the programme of repair and maintenance of the Multis. To request a repair contact:

Aberdeen City Council, Housing

Tel 03000 200 292

www.aberdeencity.gov.uk

4. When is Consent Required?

In this guide we have used a traffic light system to show how works to the Aberdeen Multis will be categorised.

GREEN – examples of works where Listed Building Consent / Planning Permission will not be required and do not need discussion with the Planning Authority.

AMBER – examples of works which need an initial discussion with the Planning Authority to see if Listed Building Consent / Planning Permission is required.

RED – examples of works which will need Listed Building Consent and/or Planning Permission application(s).

Please note that these categories are applicable to the Aberdeen Multi-storey Buildings only and have been prepared with due recognition of their particular special architectural and historic interest. This guide is not applicable to other listed buildings across the city, proposals for which will be considered on their own individual merits.

GREEN

Green works are works to the Multis which the Planning Authority would consider are always acceptable and would not affect the character of the building or its special architectural or historic interest. These could be works to communal areas or communal property led/carried out by Aberdeen City Council as majority building owner or works carried out by individual flat owners / tenants (depending on the tenancy agreement). For example:

Green works by individual flat owners / tenants:

- Internal redecoration and modernisation of individual flats – for example new front or interior doors, wallpaper, painting, flooring, bathrooms, kitchens and new lighting and cabling.
- replacement windows / external (outside) doors where these use the same materials, have the same method of opening, and have the same proportions as the existing windows or external doors.
- the removal or alteration of non-structural internal walls within a flat.
- like-for-like works replacing elements of shopfronts (applicable to the Gallowgate blocks).

Green works by owners (normally led or carried out by Aberdeen City Council) to communal areas or communal property:

- Routine maintenance and repairs to the outside of the buildings where these use the same materials and details as currently exist, and where the work carried out matches exactly what was there previously.
- replacement windows / external (outside) doors where these use the same materials, have the same method of opening, and have the same proportions as the existing windows or external doors.
- non-invasive cleaning and repainting of the exterior (outside) if there is no obvious change in colour.
- interior repair / upgrade / modernisation / redecoration to communal areas (including entrance areas, stairs, lifts, and undercroft facilities, such as laundry and storage buildings).
- the removal or alteration of non-structural internal walls.
- repair and replacement of existing utilities.

AMBER

Amber works are where advice should be taken from the Planning Authority to find out if an application for Listed Building Consent and/or Planning Permission is needed. For example:

Amber works by individual flat owners / tenants:

- individual flat window / external (outside) door replacement where these will not use the same materials as the existing ones, or do not have the same method of opening or the same proportions.
- structural alterations to interior layout of flats and maisonettes (such as taking down a load bearing wall).

Amber works by owners (normally led or carried out by Aberdeen City Council) to communal areas or communal property:

- localised repair / replacement of concrete frame / panels, granite aggregate, and balcony parts which do not match exactly what was used previously.
- Localised repair/replacement of existing roof installations which do not match exactly what was used previously.
- individual flat window / external (outside) door replacement where these will not use similar materials, have the same method of opening, or have the same proportions as the existing.
- thermal upgrade programmes.
- minor adaptation (introduction of ramps or handrails) to exterior or interior communal areas to improve accessibility / meet Equality Act 2010 standards.
- comprehensive new utilities scheme affecting more than one flat – for example heating, plumbing, electrical systems etc.
- undercroft works such as resurfacing, repaving, minor new facilities (stores, bike-sheds).
- replacement or new lighting, cabling, CCTV cameras, replacement or new signage (all exterior only).
- structural alteration to interior layout of flats and maisonettes (such as taking down a load bearing wall).
- installation of exterior telecommunication equipment.
- installation of communal/shared satellite dishes.

RED

Red works will require Listed Building Consent and Planning Permission and include alterations or demolition works that would affect the special architectural or historic interest of the buildings. Most of these examples would be led or carried out by Aberdeen City Council as majority building owner. The requirement for consent does not mean that the works will not be able to proceed but full assessment in line with relevant policy and guidance will be required first.

Red works by individual flat owners:

- balcony alterations.
- the installation of individual satellite dishes

Red works by owners (normally led or carried out by Aberdeen City Council) to communal areas or communal parts of buildings:

- comprehensive exterior refurbishment and replacement where these will not use the method of opening, or have the same profile
- extensive non "like-for-like" repair and/or replacement of panels, granite aggregate.
- introduction of new external cladding.
- balcony alterations, including infill screens
- new roof additions,
- alterations/extensions to undercroft areas and enclosure of open space and enclosure of concrete
- comprehensive fire safety upgrades, including fire tower additions.
- major thermal upgrade schemes which impact on external appearance.
- major interior alterations, such as reconfiguration of original crossover plan for maisonettes.
- wholesale demolition or substantial demolition of building.

900444
Suggest satellite dishes be moved to Amber

The above lists are presented as guidance and are not exhaustive. If you have any doubt regarding the need for consent then the Planning Authority should be consulted in the first instance. Works to communal areas will still require a "scheme decision" by the owners in line with the Tenements (Scotland) Act 2004.

4.1. Building Standards

Some works listed above may also require a Building Warrant. This should be clarified with Building Standards through the Application Support Team.

Aberdeen City Council, Strategic Place Planning

Tel 01224 523470

Email pi@aberdeencity.gov.uk

www.aberdeencity.gov.uk/services/planning-and-building

Further information

You can find further details on policy and guidance in the following links:

[Historic Environment Scotland Designation Policy and Selection Guidance](#)

[Aberdeen City Council's Listed Buildings](#)

[Historic Environment Policy for Scotland \(HEPS\)](#)

[Managing Change in the Historic Environment](#)

[Aberdeen Local Development plan](#)

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Ma tha thu ag iarraidh eadar-theangachadh den sgrìobhainn seo ann an cànan neo cruth eile (clò mòr neo clàr clàistinneach) feuch an cuir thu fios gu

If you are deaf or have a hearing impairment, you can still communicate with the Council via Text Relay by dialling 18001 + telephone number:

Application Support Team
01224 523470



Sepideh Hajisoltani

From: David Carmichael <David.Carmichael@SCOTTISHWATER.CO.UK>
Sent: 09 June 2021 15:04
To: Sepideh Hajisoltani
Subject: Public Consultation - Draft Guidance to Planning Consents for the Aberdeen Multis

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sepideh,

I refer to your email dated 05 May 2021 regarding the proposed Draft Guidance to Planning Consents for the Aberdeen Multis.

Scottish Water would like to thank you for the opportunity to provide feedback and would make the following comments shown below:

Although there are no specific comments on the draft guidance, it is recommended that Aberdeen City Council or Developers contact Scottish Water at their earliest convenience should water or drainage work be carried out servicing any of the eight buildings, i.e. the pipework on the road/footpath out-with the Multi and the red, amber and green criteria.

Work carried out should confirm to the standards as indicated in the Scottish Water publications, '**Water for Scotland 4th Edition**' and '**Sewers for Scotland 4th Edition**'.

I trust that the above information is acceptable in line with your consultation. Should you require further clarification, please do not hesitate to contact me.

Yours Sincerely

David Carmichael
Development Planner
(Working Mon - Wed)
Development Engagement Team
Scottish Water
Kingshill House, Arnhall Business Park, Westhill, Aberdeen AB32 6UF
Mobile: 07785469988
Mail to: david.carmichael@scottishwater.co.uk
Web: www.scottishwater.co.uk

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developmentoperations@scottishwater.co.uk

NEW

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General

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Scottish Water

www.scottishwater.co.uk

Full List of Responses

Response ID	Do you have any comments on 'the Draft Guidance to Planning Consents for the Aberdeen Multis'? - Add your comments here
ANON-TYWD-9GT6-J	NA
ANON-TYWD-9GTF-2	This appeal, which appears to be driven by crass political reasons, is a grave mistake and totally fails to understand the significance of these fine buildings to the history of Aberdeen. Once upon a time building high-quality council houses and flats incorporating local building materials designed by the City Architects' department was a source of civic pride to Aberdeen and the Labour Party should be particularly ashamed of supporting this appeal.
ANON-TYWD-9GTW-K	Complete eyesore. [REDACTED] [REDACTED] There [REDACTED] costing heaps to maintain and no one wants to live in them. Flatten them and build something modern
ANON-TYWD-9GT2-E	I think it is ridiculous. These buildings are an eyesore.
ANON-TYWD-9GT1-D	I think it's a ridiculous idea came up with from someone in Edinburgh. [REDACTED]
ANON-TYWD-9GTY-N	Hutcheon court is in huge need of refurbishment. Its like a time capsule to the 80's. The lifts are ancient and the main foyer is run down.
ANON-TYWD-9GTP-C	What a fuss Aberdeen City Council are making. Perhaps if they hadn't been soooooo busy with their own A listed headquarters they might have some time and money available for these buildings where real people live.
ANON-TYWD-9G5C-Z	Clear and informative.
ANON-TYWD-9G5D-1	These buildings are shocking the heating is to dear the windows are about 20 plus outdated
ANON-TYWD-9G53-G	Don't want the building to be missed from any work or maintenance which may be needed or that owners will be expected to pay more for repairs or maintenance because it is a listed building
ANON-TYWD-9G5F-3	Q. What about the useless, dilapidated security system? Is that allowed to be replaced or will the stairwell and corridors continue to be used for drugs and toilets? Q . Will this be a good excuse for Aberdeen City Council to stop any refurbishment that is in most cases years and years overdue?

	<p>Q. Why are the buildings so shabby despite monthly fees going to the city authorities? (You can do the maths..... 60 pounds per month x household) Will the fees be reduced in line with the lack of maintenance due to new planning consent?</p>
ANON-TYWD-9G5R-F	<p>On the whole I think it's about right until we actually see how it works going forward. I do think however that Satellite Dishes should be banned completely as they are very unsightly and do not enhance the properties one iota.</p>
ANON-TYWD-9G55-J	<p>I havent found any information thus far in the survey re traffic lights</p> <p>I also feel that mature non computer users have been squeezed out of accessing the survey</p> <p>The end date June 14 is only a few days short of the planned lifting of restrictions and should be extended as soon as dates are known</p> <p>Why are only us owners being involved in this survey?</p> <p>Details should have been sent in hard copy to all relevant residents NOT a link to website</p>

6- EHRIA Summary (See Para.6 of the Guide.)	
Report Title	<div style="border: 1px solid black; padding: 5px;"> <p>A Guide to Planning Consents for the Aberdeen Inner-City Multis – Consultation Results</p> <p>Report Number: PLA/21/162</p> </div>
Assessment Rating	<p>RED – <input type="checkbox"/></p> <p>RED AMBER - <input type="checkbox"/></p> <p>AMBER - <input type="checkbox"/></p> <p>GREEN - X</p>
Assessment not required	<p>Evidence The purpose of the report is to seek approval for the updated 'Guide to Planning Consents for the Aberdeen Inner-City Multis'.</p> <p>Equality: There should be no direct impact on equality as the process of engagement in developing the proposals should mean all interested parties have been inclusively brought into the production of the Guide to Planning Consents for the Aberdeen Inner-City Multis.</p> <p>Human Rights: There should be no direct impact on human rights as the process of engagement in developing the proposals should mean all interested parties have been inclusively brought into the production of the Guide to Planning Consents for the Aberdeen Inner-City Multis.</p>
Assessment completed	N/A

Review of function impact	All aspects of the Guide to Planning Consents for the Aberdeen Inner-City Multis will be reviewed by the author if HES prepares a guidance for assessing Listed Building Consent and Planning Applications for modern buildings.
----------------------------------	--

7- Action Planning (See Para. 7 of the Guide.)				
Identified Risk and to whom:	Recommended Actions:	Responsible Lead:	Completion Date:	Review Date:
Continued risk assessment All aspects of the Guide to Planning Consents for the Aberdeen Inner-City Multis will be reviewed by the author if HES prepares a guidance for assessing Listed Building Consent and Planning Applications for modern buildings.	Revisit EHRIA process Upon future revision the Guide to Planning Consents for the Aberdeen Inner-City Multis will be subject to further EHRIA.	Sepideh Hajisoltani for Gale Beattie Chief Officer Strategic Place Planning	05 July 2021	If HES publishes guidance on assessing modern buildings or if the guidance on Listed Buildings are updated.

8 - Sign off (See Para.8 of the Guide.)	
Completed by (Names and Services):	Sepideh Hajisoltani – Planner – Conservation Masterplanning, Design & Conservation Team
Signed off by (Head of Service):	Gale Beattie – Chief Officer Strategic Place Planning
Only sections 6, 7 and 8 will be attached to the committee report	

The full EHRIA will be published on Aberdeen City Council's website under

http://www.aberdeencity.gov.uk/xeg_EHRIA_Search.asp

Please send an electronic format of the full EHRIA without signature to: SHoward@aberdeencity.gov.uk

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