

ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management
DATE	19 September 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Draft Technical Advice Note: Materials
REPORT NUMBER	PLA/19/306
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CHIEF OFFICER	Gale Beattie
REPORT AUTHORS	Alex Ferguson & Rebecca Kerr
TERMS OF REFERENCE	6. develop and adopt non-statutory development management guidance (supplementary planning guidance)

1 PURPOSE OF REPORT

- 1.1 To seek approval to consult on the content of a new Draft Technical Advice Note (TAN) entitled 'Materials': External building materials and their use in Aberdeen.

2 RECOMMENDATION(S)

That the Committee:

- 2.1 Approves the content of the Draft Technical Advice Note: Materials: External building materials and their use in Aberdeen (Appendix 1) for a minimum 4-week period of public consultation, and
- 2.2 Instructs the Chief Officer of Strategic Place Planning to report the findings of the public consultation back to a future meeting of this Committee, within 6 months.

3 BACKGROUND

- 3.1 This Draft Technical Advice Note (TAN) on 'Materials' provides technical guidance on a selection of different materials that could be used in the external walls and roofs of new buildings across the city.

- 3.2 The document has been prepared in the context of Aberdeen Local Development Plan (2017) Policy D1 – Quality Placemaking by Design, which states that all development must ensure high standards of design and have a strong and distinctive sense of place.
- 3.3 At present, the Local Development Plan is not supported by any additional technical guidance that sets out general parameters for the selection of external materials used in new buildings. In the absence of such guidance, the materials chosen for new buildings across the city can often be at odds with the city’s distinct sense of place or a development’s more localised context.
- 3.4 This Draft TAN provides a benchmark for the promotion of high-quality external materials which are appropriate to their context. The advice encourages and challenges designers, developers and homeowners to consider and select external materials for new buildings and extensions that are visually appropriate, sustainable, long lasting, and have low-maintenance requirements. Materials should also be grounded in the historic design features and characteristics of Aberdeen’s development in order to guide, create and reinforce local distinctiveness through high quality development, rather than produce new places that look like anywhere else.
- 3.5 The advice illustrates a way of looking at our city with a design-led approach to material selection for the 21st century based on an aesthetic understanding of the historic use of material, colour, texture and detail to shape specifications today. Subject to Committee approval it would be treated as a material consideration in the assessment of planning and listed building consent applications with the aim of improving design quality and offering a consistent approach to the way in which materials are considered and used across Aberdeen. This is the purpose of the Draft document presented to Members today.
- 3.6 This Draft TAN does not seek to create a checklist of acceptable materials, acknowledging instead that each site and new development requires to be assessed on its own merits and its own context. The advice advocates a more informed approach to the use of appropriate materials and seeks to ensure that the external finishes of new buildings in Aberdeen have been chosen carefully so they:
- are appropriate for both their city-wide and localised (streetscape) context,
 - respect the city’s heritage and contribute toward Aberdeen’s distinctive ‘sense of place’, and
 - take consideration of the sustainability and life-cycle of materials.

Next Steps – Public Consultation

- 3.7 This report seeks approval to proceed with public consultation on the Draft Technical Advice Note over a minimum 4-week period. Before being

published for consultation, the Draft Materials TAN will be graphically designed.

3.8 The Draft TAN would be made available as follows:

- Publication of document on Aberdeen City Council 'Consultation Hub' <https://consultation.aberdeencity.gov.uk/>
- Hard copy of document available for review at Marischal College, between 9am and 5pm Monday to Friday, and in the Aberdeen Central library during their normal opening hours.
- Issue a press release on the Council's website advertising the consultation period, how to view and comment on the Draft document.
- Press advert placed in the P&J newspaper to advertise the consultation period.
- Notification (email) of the consultation will also be issued to statutory consultees and all Community Councils.

3.9 Subject to Committee approval, the results of the public consultation will be reported back to a future meeting of this Committee, within 6 months, including any recommended revisions to the Draft document.

Next Steps – Strategic Environmental Assessment

3.10 A Strategic Environmental Assessment (SEA) may be required for the proposed Draft guidance as it falls within the 'sets the framework for future development consent of projects' remit. A SEA Screening submission is currently underway which will assess whether the Draft TAN is likely to have significant environmental effects. This will be submitted to the Consultation Authorities shortly. The results of this process will be reported back to a future meeting of this Committee alongside the outcomes of the public consultation.

4 FINANCIAL IMPLICATIONS

4.1 There are no financial implications arising from approval of this report. The cost associated with the public consultation can be 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 Technical Advice Note.

5 LEGAL IMPLICATIONS

5.1 There are no legal implications arising from approval of this report.

6 MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Financial	None	N/A	N/A
Legal	None	N/A	N/A
Employee	By not providing this technical advice, Officers could provide inconsistent advice by not having a known consensus approach. This could result in longer timescales to manage and process planning applications.	L	Draft and agree the content of the Draft Technical Advice Note to encourage an informed approach to the selection of appropriate materials in advance of planning applications being submitted. This will further enable consistency of site-specific advice to individual proposals.
Customer	Delaying consultation could affect the potential for public comment on the Draft advice and not providing technical advice means the Customer is open to developing proposals that may not be appropriate to the location.	L	Preparing technical advice will provide greater clarity, consistency and certainty in the topic area of 'materials' and proceeding with the consultation allows the public to inform Council document production.
Environment	Not providing this advice could result in lost opportunities to protect and enhance our built environment with appropriate material choices, particularly in sensitive, historic environments and in formation of our new communities.	M	Technical advice is prepared in order to give direction to specific aspects of development, and as a material consideration in the evaluation of development proposals. The Draft advice will also be subject to Strategic Environmental Assessment screening processes.
Technology	None	N/A	N/A
Reputational	Not providing advice opens the possibility of inconsistency and poor-quality decision-making about	M	Production of the Draft advice illustrates the Council's approach to development matters to protect and enhance our

	Aberdeen's identity and sense of place.		city through clear and consistent means.
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7 OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	Technical guidance on the topic of 'Materials' 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 strength the identity of Aberdeen to economic investment (Key Driver 1.3).
Prosperous People (Children & Young People)	Public consultation is available to all ages helping to foster inclusive decision making (Key Driver 7.1).
Prosperous People (Adult)	No direct links however consistent advice on materials helps to foster improved sense of civic pride, and attractive built environments can contribute toward mental well-being.
Prosperous Place	The Draft advice promotes the use of high-quality and sustainable materials, which considered their life-cycle and climate change adaptability (key Driver 14.1).

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	Consultation includes both internal and external stakeholders and will be hosted digitally on the Council's 'Consultation Hub'. Public consultation on Council advice documents ensures they are inclusive.
Organisational Design	The advice will be available to view on the Council's website and the outcomes of the public consultation process will be reported to Committee for transparency. The development of the advice also will have undertaken internal consultation with colleagues from teams across the Strategic Place Planning Service.
Governance	Technical guidance 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.
Workforce	Technical advice 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 Technical Advice Note has been developed due to the absence of anything existing which sets out general parameters for the selection of external materials.

Technology	Technical Advice Notes are available as an on-line resource to any interested party.
Partnerships and Alliances	Technical Advice would be ultimately approved following engagement and consultation with external interested parties including formally constituted groups.

8 IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>EHRIA completed (see Appendix 2) – the assessment shows a neutral impact on the protected groups. The assessment did raise indirect potential risk to people with visual impairment from the use of glass in building facades; and the draft TAN has been updated accordingly.</i>
Data Protection Impact Assessment	<i>Not required</i>
Duty of Due Regard / Fairer Scotland Duty	<i>Not applicable</i>

9 BACKGROUND PAPERS

- 9.1 Aberdeen Local Development Plan 2017
https://www.aberdeencity.gov.uk/sites/default/files/LDP_WS_20170328.pdf

10 APPENDICES

Appendix 1 – Draft Technical Advice Note Materials: External building materials and their use in Aberdeen.

10.1

10.2 Appendix 2 – EHRIA Summary

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