

Appendix 1 – PLA/19/046 Technical Advice Note (TAN) Materials

Summary of responses and issues arising from public consultation held from Monday 11 November 2019 to Monday 9 December 2019

Key issue	Officers Response	Action as a result of Representation
1. Police Scotland		
Consideration could be given to liaison with a Police Scotland Architectural Liaison Officer at the planning stages regarding the susceptible to vandalism or attack of different materials and their inherent risks should they be used in certain parts of the city.	Agreed. Propose additional sentence to Page 5 of Draft Materials TAN to read “Material choices should also take consideration of its susceptibility to vandalism dependent on its location”.	Amend document as per Officer Response.
2. Barratt North Scotland		
Barratt North Scotland welcome the balanced view that the draft TAN has taken in respect of the use of local granite. We support the acknowledgement in the document that whilst some local granite is still available, this “is and (should be) generally used for prestige urban realm projects”.	Comments noted.	No action required.
We agree that ‘careful consideration of the materials, colour and detail’ can ‘allow new places to be created that are easily identifiable as belonging to, or respecting Aberdeen’s local context’.	Comments noted and the appreciation how material choices affect the understanding of Aberdeen’s local context is welcomed.	No action required.
We welcome the Council’s recognition that consideration has to be made for the long-term properties and availability of resources. We welcome the appreciation ‘it has become increasingly difficult and often cost-prohibitive to source new local granite’ and that with advanced in technology and changes in	Comments noted. The Draft Materials TAN recognises Aberdeen’s granite heritage, with the site and surrounding context being of primary importance when selecting material choices.	No action required.

construction, 'stone is no longer a key load-bearing component of walls'.		
The environmental properties of modern materials and their availability is important in ensuring the supply of new housing to meets both local and national sustainability and delivery targets, whilst remaining of a consistently high quality, yet financially viable.	Comments noted. The Draft Materials TAN will help evaluations of future proposals for housing across the city and hopes to offer consistent advice.	No action required.
We agree with the assessment that 'consideration should be given to long term maintenance implications for use of smooth white render', in recent years the weathering properties of this particular material have not proven to be successful in the North East climate.	Comments noted. The Draft Materials TAN references the long-term maintenance implications of smooth white render in respect of our local climate and opens up the discuss of appropriate finishes and tonal colour range to help make decisions in the future.	No action required.
3. Historic Environment Scotland		
Thank you for your consultation which we received on 12 September 2018 about the above development framework. We have reviewed the details in terms of our historic environment interests. This covers world heritage sites, scheduled monuments and their settings, category A-listed buildings and their settings, inventory gardens and designed landscapes, inventory battlefields and historic marine protected areas (HMPAs).	Comments noted.	No action required.
We welcome the preparation of this Technical Advice Note and consider that is clearly sets out the importance of the understanding of context in re-enforcing the character of Aberdeen through the use of materials. We consider that the advice set out within the note regarding different materials and their historical context and contemporary use is sound and is clearly supplemented with examples of good	Complimentary comments noted and acknowledgement of the work undertaken in production of the Draft Materials TAN is welcomed, with the aim of future decision making on material choices taking adequate consideration of Aberdeen's sense of place.	No action required.

<p>practice. Overall, we consider that this advice note should aid in informing and promoting good design that adds to the sense of place in Aberdeen.</p>		
<p>4. Old Aberdeen Community Council</p>		
<p>Document describes a wide range of material options that can be used for the exterior of a building, but there is little actual 'advice'. In fact the short message might be that while for fifty years the Council has resisted the use of alternative materials, such use is now to be actively encouraged!</p>	<p>The Draft Materials TAN discusses a variety of potential material choices and their historical grounding for use in Aberdeen, focussing principally on granite, brick, render, metal, timber, glass and roofing (slate). Each section of the document follows the same format, firstly giving commentary on the historical context, then the contemporary use of the material in Aberdeen, followed by a series of technical considerations centred around detailing and colour. All the information contained is classed as advice to help planning officers, architects and agents develop proposals for new development. It does not seek to be prescriptive about the use of certain physical building materials but advocates a more informed approach to external building materials.</p>	<p>No action proposed.</p>
<p><u>Other issues</u> Page 7: First paragraph, first sentence is poorly constructed – suggest delete "... the light grey colour of ..." as this is covered in next sentence.</p>	<p>Comment noted and accepted.</p>	<p>Sentence amended.</p>
<p>Page 8: Third paragraph, second sentence; change "could actually dilute ..." to "can actually dilute ...". As it is a simple fact, as imported granite often does not include mica.</p>	<p>Comments noted; however, the suggested wording would not change the overall meaning of this sentence.</p>	<p>No action proposed.</p>
<p>Page 29, Appendix 1: These pictures do not include 'cherry caulking' (galleting), which is a particular feature of older Aberdeen properties. While previous Council documents</p>	<p>Comments noted and appreciated; however, Appendix to the Draft TAN (Notes on Granite Detailing) is intended to give a brief, rather than comprehensive, overview of the</p>	<p>No action proposed.</p>

<p>have provided an illustration of cherry caulking used on ashlar walls (e.g. Conservation Area Character Appraisals and Management Plan - Old Aberdeen, page 29, picture at bottom right), there is also a version used on field-stone walls which uses larger pebbles (photo can be provided). Both types of cherry caulking are at high risk of being lost during re-pointing work.</p>	<p>main types of granite detailing seen across the city. The Old Aberdeen Conservation Area Character Appraisal document will remain a material consideration, with reference to cherry caulking included.</p>	
<p>5. Anonymous Response</p>		
<p>Not sure what the point of this is? planners are happy to pull down granite buildings and replace with bad fakes and too much glass and wood cladding. and build, too high and boring square boxes.</p>	<p>The Draft Materials TAN discusses a variety of potential material choices and their historical grounding for use in Aberdeen, focussing principally on granite, brick, render, metal, timber, glass and roofing (slate).</p> <p>Each planning application is assessed on its own merits, and with regard to demolition of granite buildings is covered under Policy D5 – Our Granite Heritage of the Aberdeen Local Development Plan (ALDP) 2017. This policy seeks the retention and appropriate re-use, conversion and adaptation of all granite features, structures and buildings, including setted streets, granite kerbs and granite boundary walls. Proposals to demolish any granite building must satisfy the relevant Historic Environment Scotland’s demolition tests.</p> <p>In addition, any new development proposal is assessed in accordance with ALDP Policies D1 – Quality Placemaking by Design and D3 – Big Buildings. The Draft Materials TAN is anticipated to supplement these policies and aid the evaluation process. The Draft Materials TAN will also be carried forward to the emerging Aberdeen Local Development Plan 2022.</p>	<p>No action proposed.</p>