



# PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

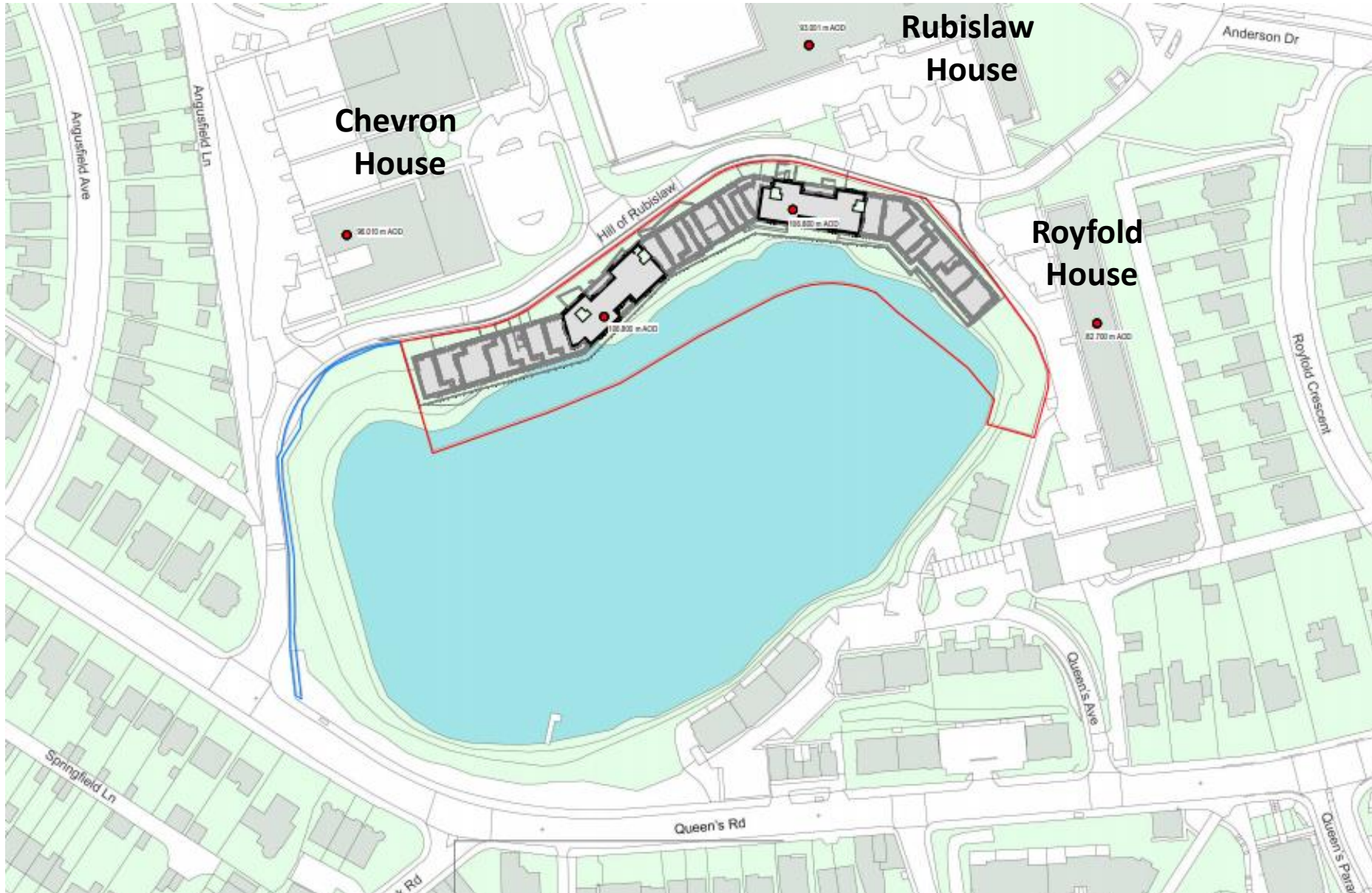


Residential development of 245 private rented sector flats (up to nine storeys and two basement levels) with amenity space, 254 car parking spaces, two publicly accessible car club vehicles (including electric charging points), residents' gym, residents' function room, public bistro and public promenade with viewpoints to quarry

Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen

Detailed Planning Permission  
200042/DPP

# Location plan



# Aerial image (looking east)



# Aerial image



# Hill of Rubislaw (as existing)



# Application site and quarry (as existing)

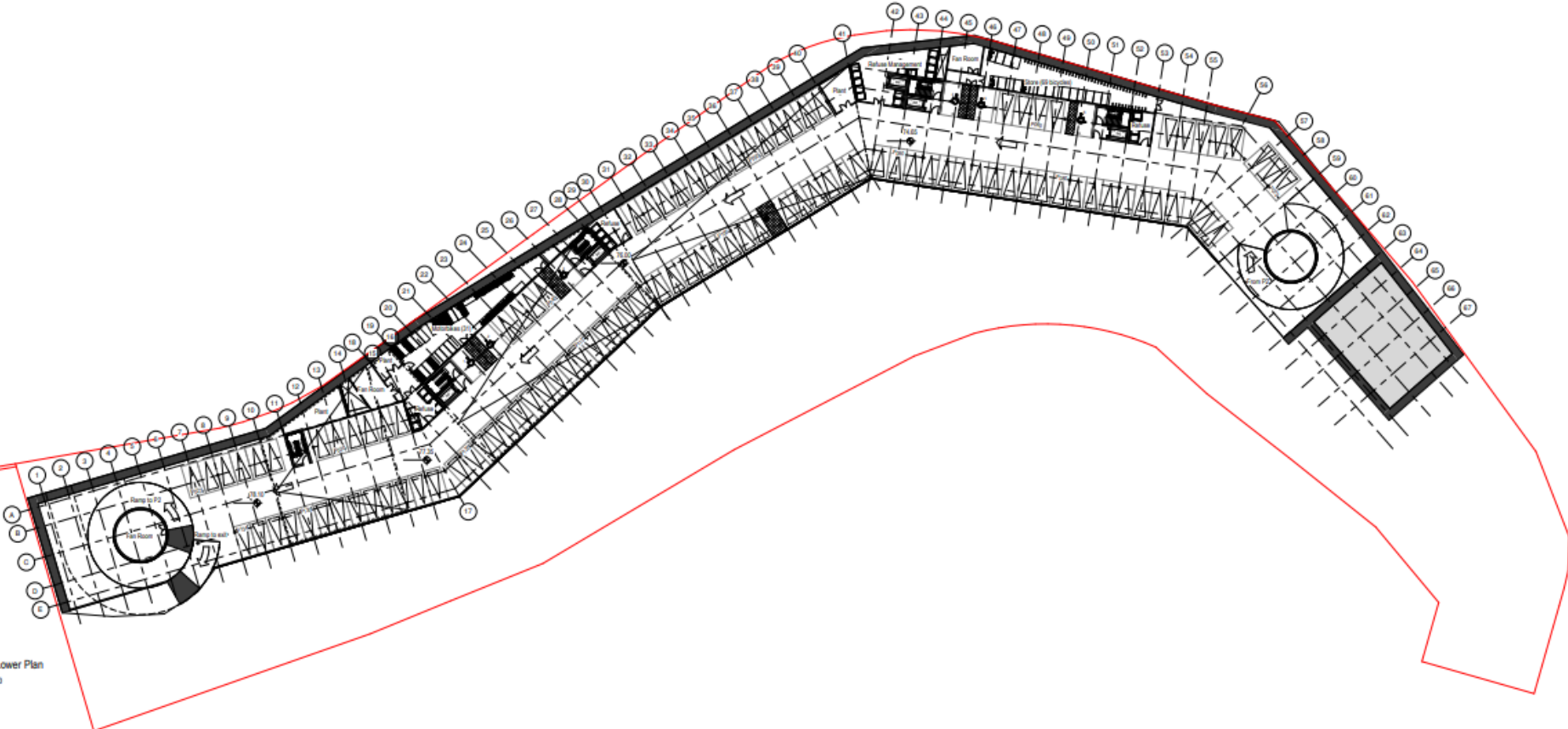


# Proposed Ground Floor Layout



**First Floor  
(East Wing Only)**

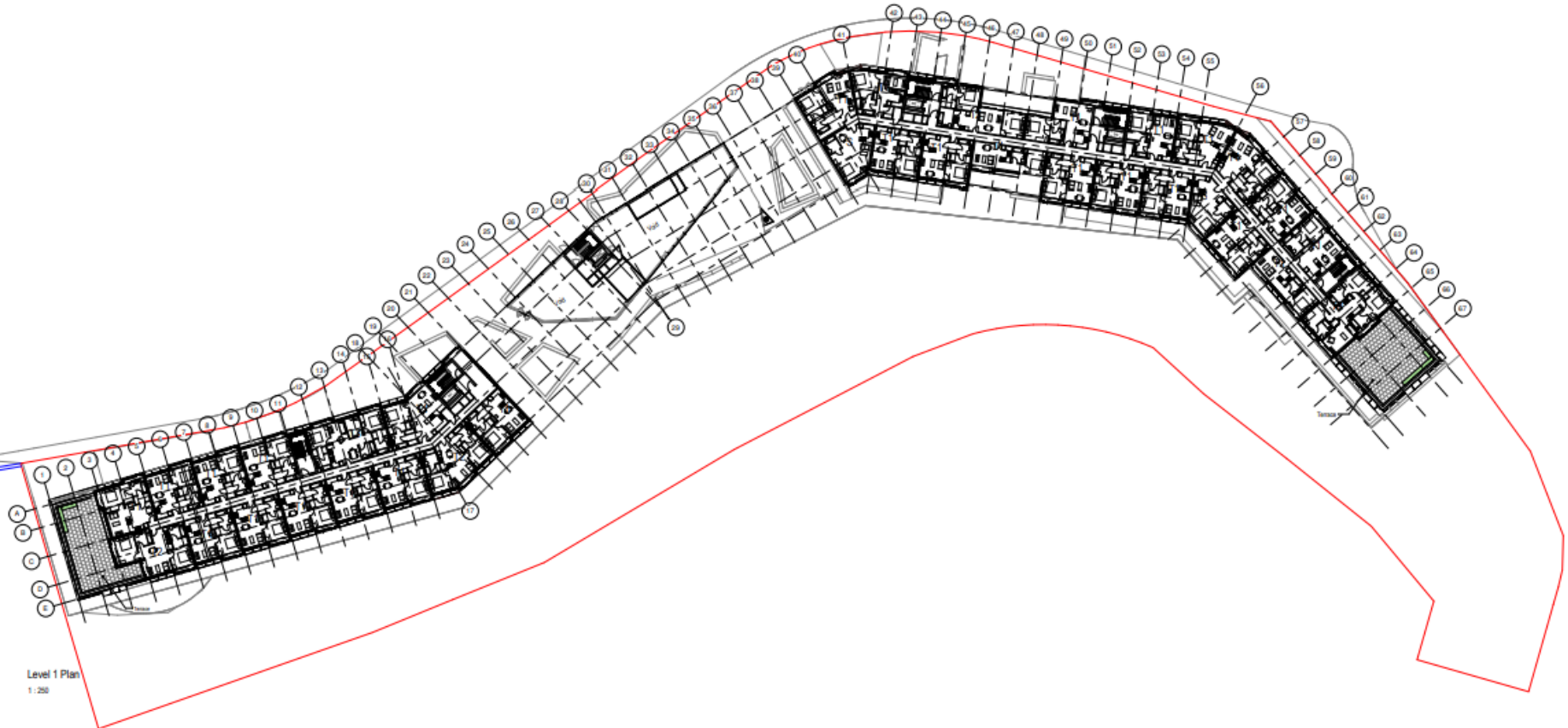
# Proposed Basement Car Park (Two Levels)



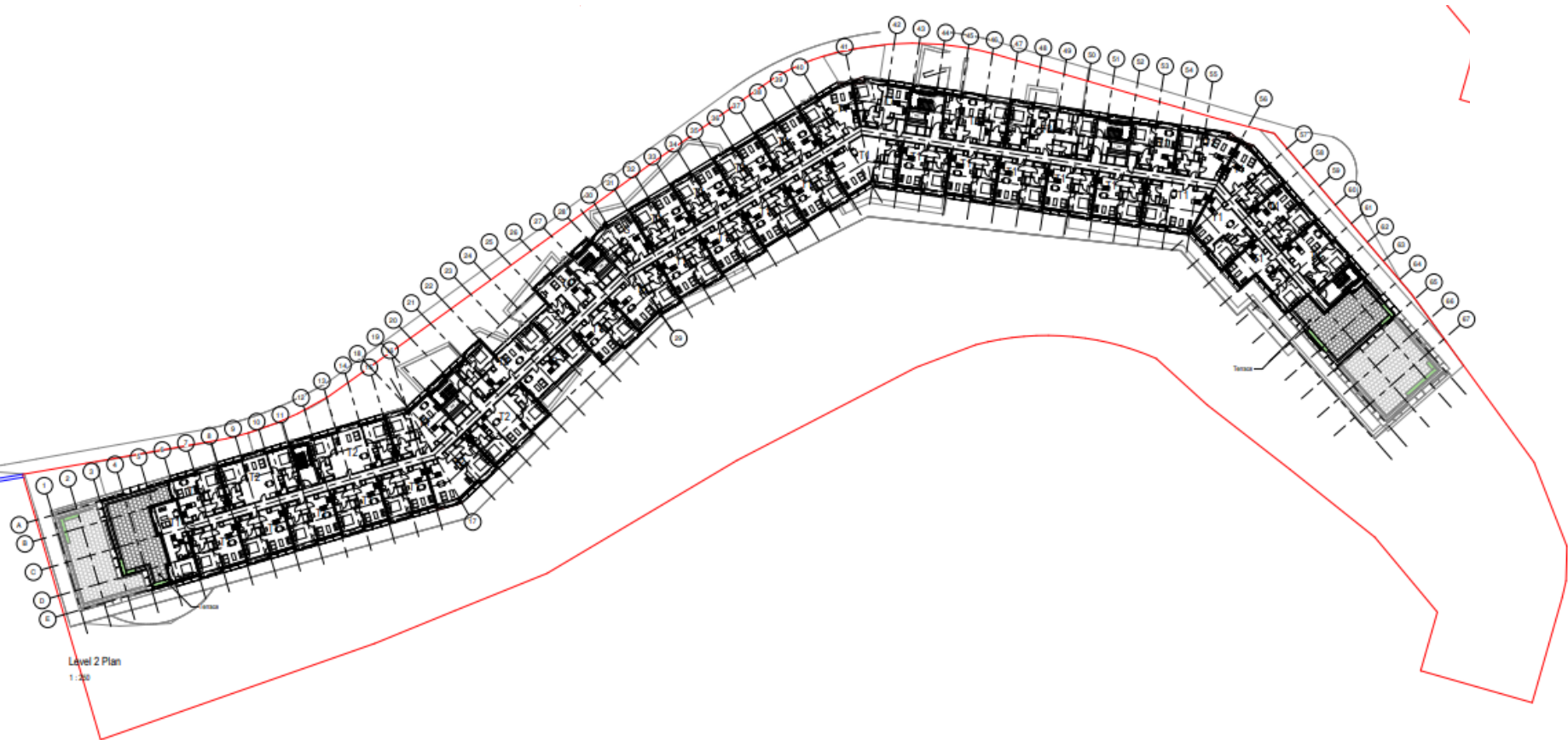
P1 Lower Plan  
1:250



# Proposed Second Floor



# Proposed Third Floor

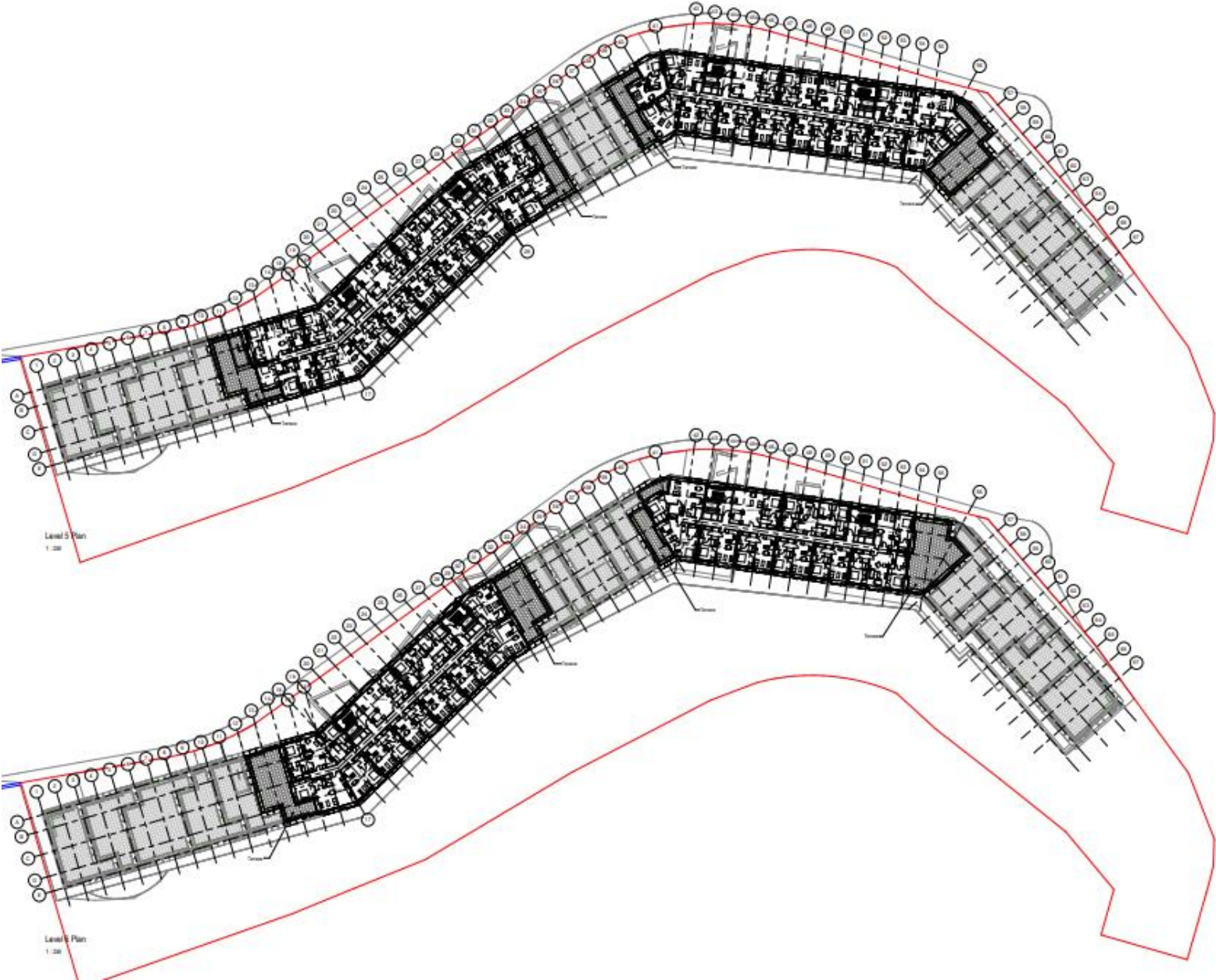


Level 2 Plan  
1:200

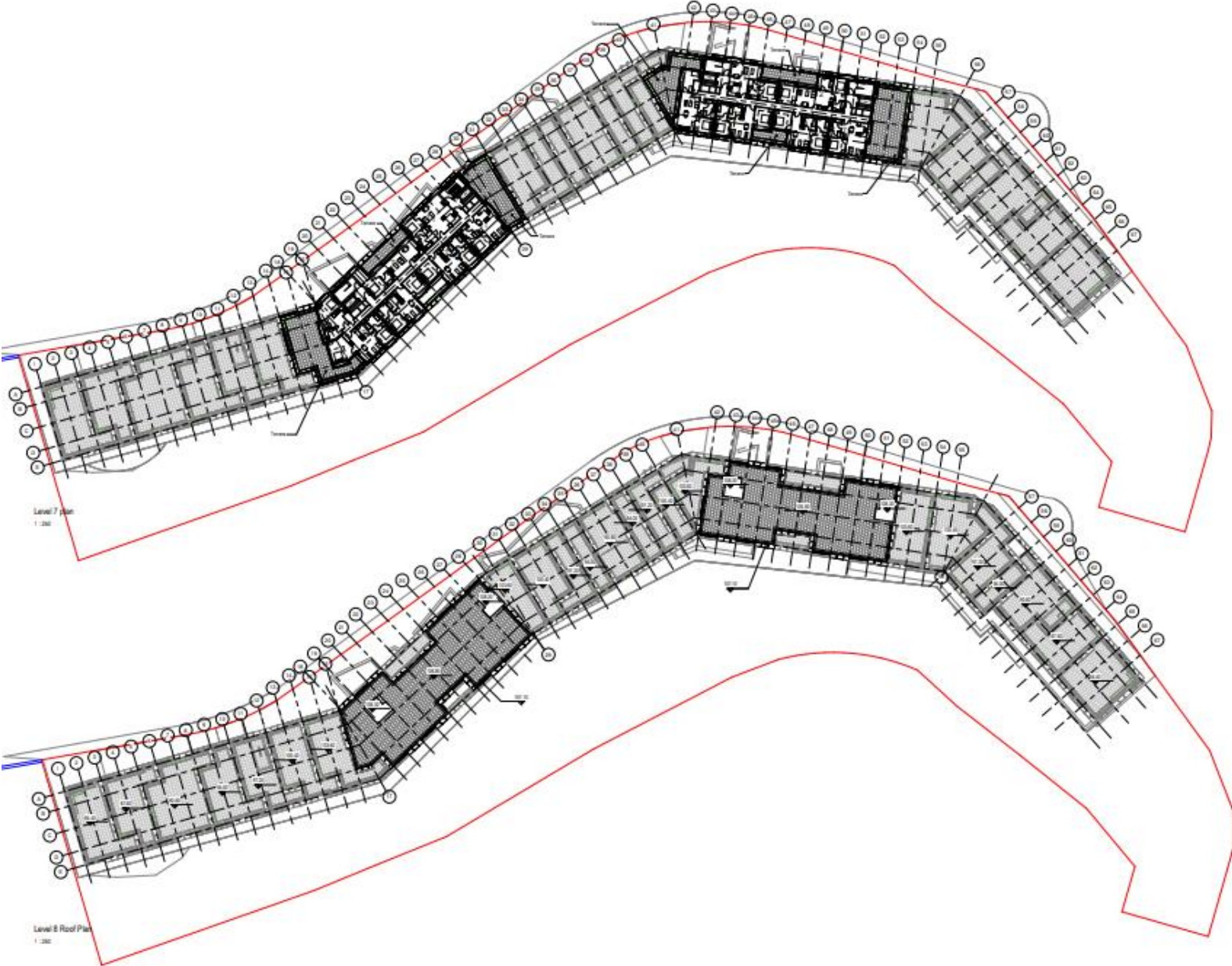
# Proposed Fourth and Fifth Floors



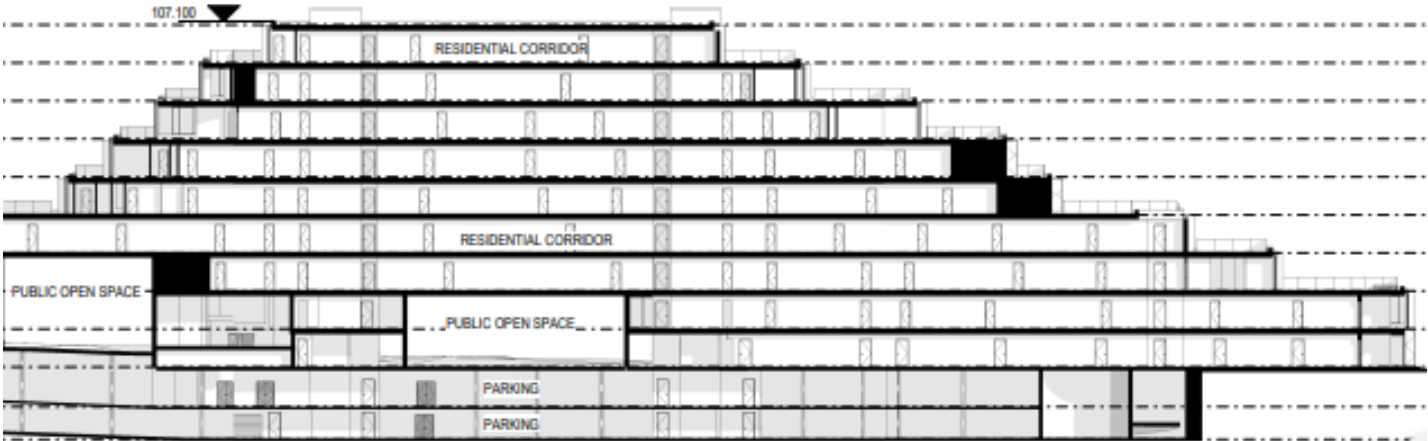
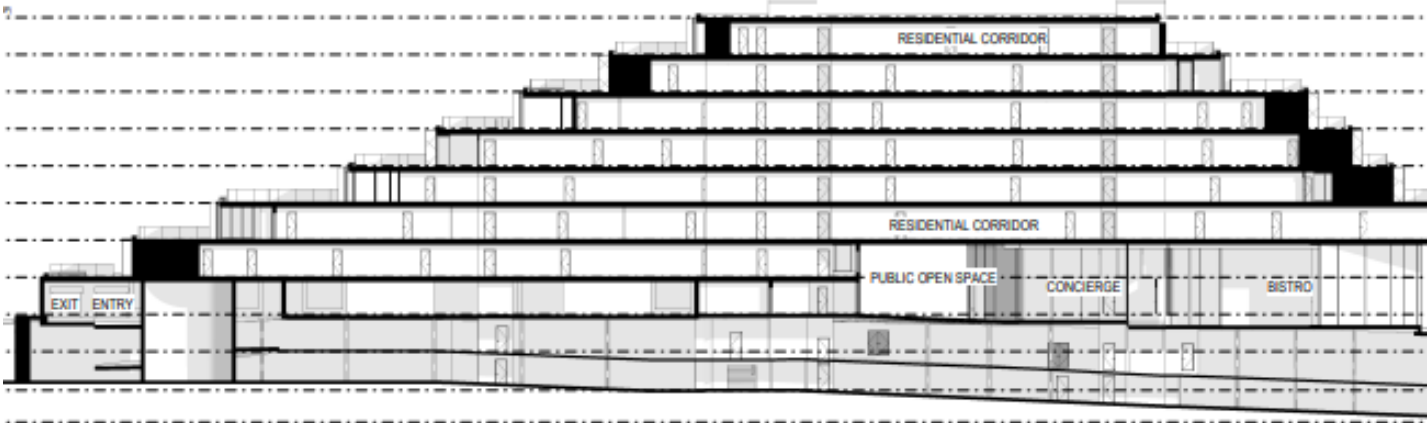
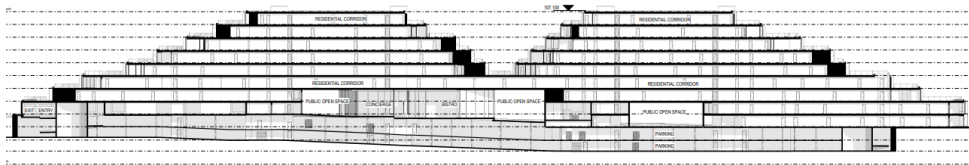
# Proposed Sixth and Seventh Floors



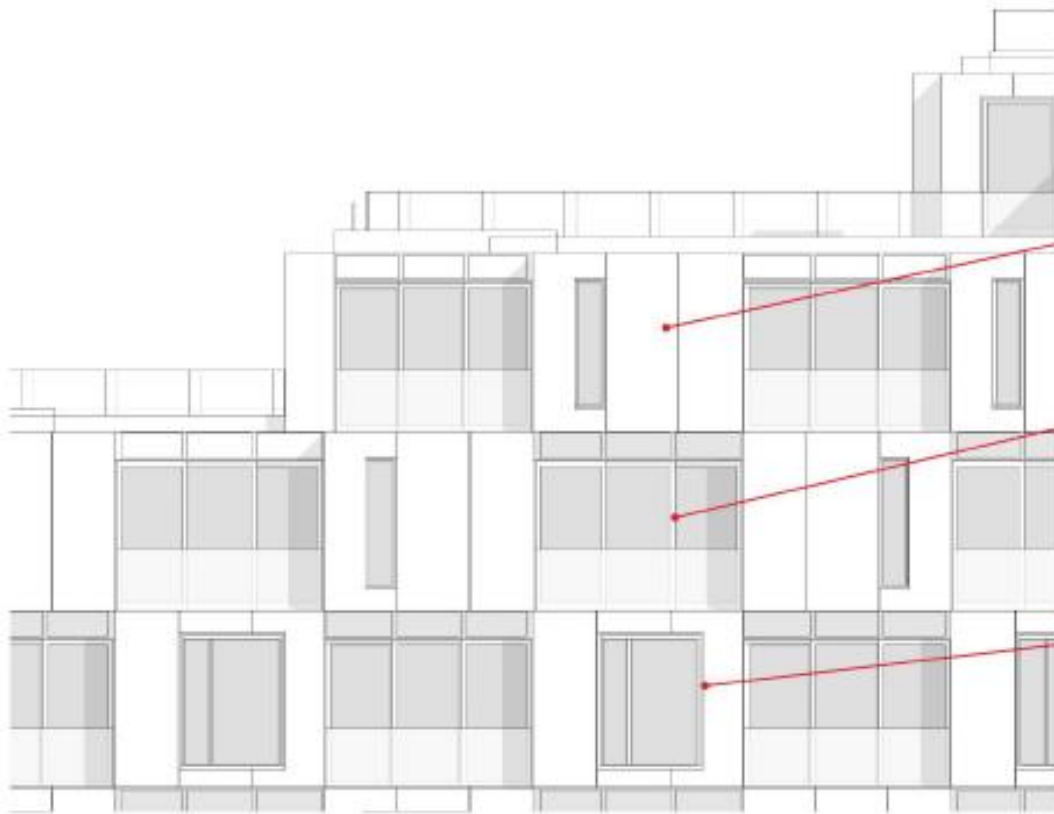
# Proposed Eighth Floor and Roof Plan



# Proposed Cross Section



# Typical Design Detail



Three modules in chequerboard disposition

# Proposed visual – looking south from business park





# Proposed visual – looking east across quarry



# Proposed visual – aerial view



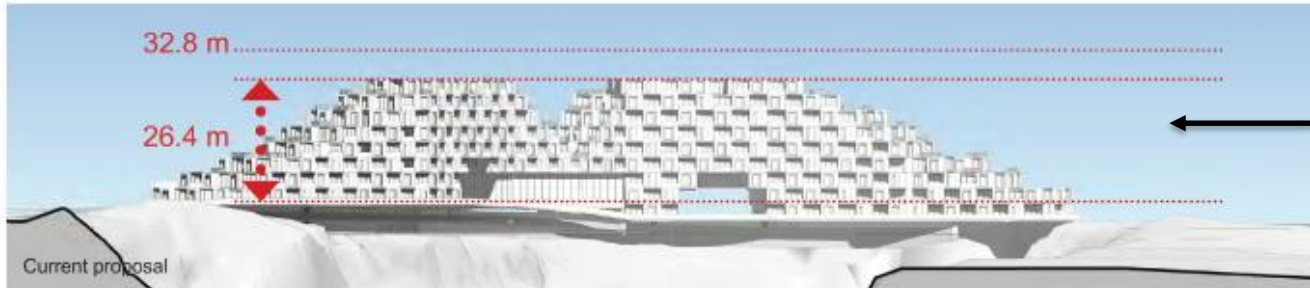
# Comparison between proposed (top) and 2018 scheme (bottom)



# 2006 consented scheme



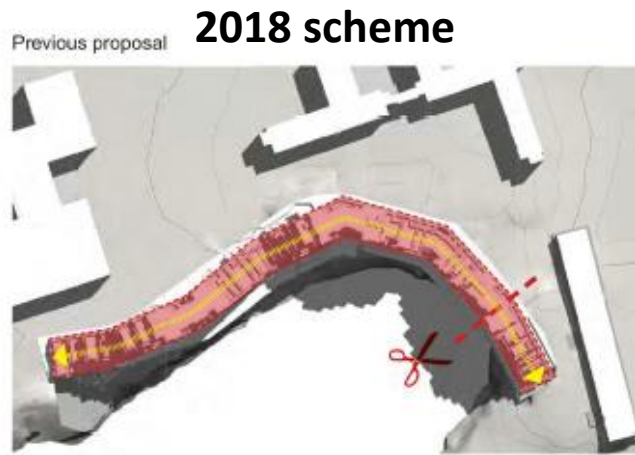
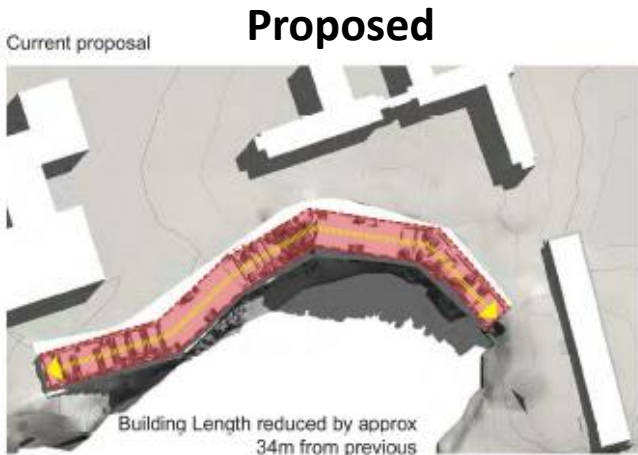
# Comparison between 2018 scheme and proposed



Proposed



2018 scheme



# View from Cromwell Road

VIEWPOINT 7: CROMWELL RD ROUNDABOUT LOOKING NORTH WEST



EXISTING VIEW - BASELINE PHOTOGRAPH



PROPOSED BUILDING MASS SHOWN OPAQUE IN FRONT OF EXISTING FEATURES (WIREFRAME)



PROPOSED PHOTOMONTAGE

# View from Anderson Drive

VIEWPOINT 16: ANDERSON DRIVE, LOOKING SOUTH



EXISTING VIEW - BASELINE PHOTOGRAPH



PROPOSED PHOTOMONTAGE - SHOWN AS WIREFRAME AS PROPOSED BUILDING WILL NOT BE VISIBLE FROM THIS VIEWPOINT

# View from Rubislaw Den South / Anderson Drive

VIEWPOINT 12: RUBISLAW DEN SOUTH LOOKING SOUTH WEST



EXISTING VIEW - BASELINE PHOTOGRAPH



PROPOSED BUILDING MASS SHOWN OPAQUE IN FRONT OF EXISTING FEATURES (WIREFRAME)



PROPOSED PHOTOMONTAGE

Rubislaw Quarry, Aberdeen, UK  
Verified Viewpoint 12  
Drawing number: 51183-001

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# View from Rubislaw Park Road / Queen's Road

VIEWPOINT 13: RUBISLAW PARK ROAD LOOKING NORTH



EXISTING VIEW - BASELINE PHOTOGRAPH



PROPOSED BUILDING MASS SHOWN OPAQUE IN FRONT OF EXISTING FEATURES (WIREFRAME)



PROPOSED PHOTOMONTAGE

Rubislaw Quarry, Aberdeen LMA  
Verified Viewpoint 13  
Drawing number: 51183-DC-L-700-0003

# View from Angusfield Lane / Angusfield Road

VIEWPOINT 14: JUNCTION OF UNNAMED ROAD BETWEEN ANGUSFIELD AVE AND ANGUSFIELD LANE



EXISTING VIEW - BASELINE PHOTOGRAPH



PROPOSED BUILDING MASS SHOWN OPAQUE IN FRONT OF EXISTING FEATURES (WIREFRAME)



PROPOSED PHOTOMONTAGE

Rubislaw Quarry, Aberdeen LWA  
Verified Viewpoint 14  
Drawing number: 51183-DC-L-700-0003

# View from Queen's Avenue

VIEWPOINT 15: QUEEN'S AVENUE LOOKING NORTH WEST



EXISTING VIEW - BASELINE PHOTOGRAPH



PROPOSED PHOTOMONTAGE

# View from Royfold Crescent

VIEWPOINT 17A: ROYFOLD CRESCENT (NORTH), LOOKING SOUTH WEST



EXISTING VIEW - BASELINE PHOTOGRAPH



PROPOSED PHOTOMONTAGE

# View from Royfold Lane



View from Royfold Lane (behind No. 5 Royfold Crescent)

— New Proposed Building Outline



# View from Royfold Lane



View from Royfold Lane (behind No. 9 Royfold Crescent)

— New Proposed Building Outline

