

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.

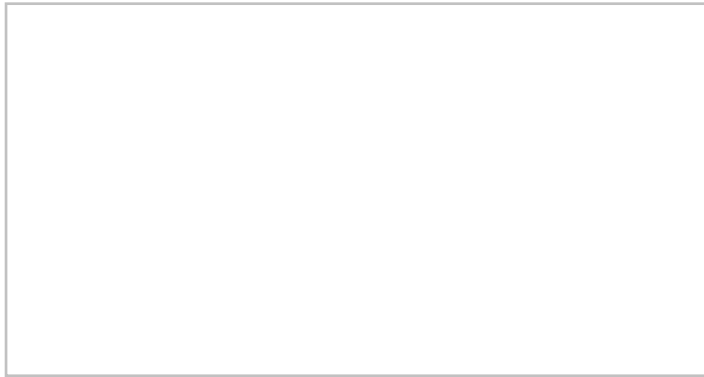
Work carried out by the developer should confirm to the standards as indicated in the Scottish Water publications, **'Water for Scotland 4th Edition'** and **'Sewers for Scotland 4th Edition'**.

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)
Development Engagement Team
Scottish Water
Kingshill House, Arnhall Business Park, Westhill, Aberdeen AB32 6UF
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Scottish Water

www.scottishwater.co.uk

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

Historic Environment Scotland | Àrainneachd Eachdraidheil Alba
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
T: 0131 668 8717
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By email to: roswilson@aberdeencity.gov.uk

Aberdeen City Council
Planning & Sustainable Development
Business Hub 4, Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Michael.Scott@hes.scot
T: 0131 668 8913

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

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VAT No. **GB 221 8680 15**



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

Our planning guidance: www.sepa.org.uk/environment/land/planning/

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Dh'fhaodadh gum bi am fiosrachadh sa phost-d seo agus ceanglachan sam bith a tha na chois dìomhair, agus cha bu chòir am fiosrachadh a bhith air a chleachdadh le neach sam bith ach an luchd-faighinn a bha còir am fiosrachadh fhaighinn. Chan fhaod neach sam bith eile cothrom fhaighinn air an fhiosrachadh a tha sa phost-d no a tha an cois a' phuist-d, chan fhaod iad lethbhreac a dhèanamh dheth no a chleachdadh arithist. Mura h-ann dhuibhse a tha am post-d seo, feuch gun inns sibh dhuinn sa bhaid le bhith cur post-d gu postmaster@sepa.org.uk. Oifis chlàraichte: Taigh Srath Alain, Pàirc Gnothachais a' Chaisteil, Sruighlea FK9 4TZ. Fo Achd Riaghladh nan Cumhachdan Rannsachaidh 2000, dh'fhaodadh gun tèid an siostam puist-d aig SEPA a sgrùdadh bho àm gu àm.

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		<p>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.</p>

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 the 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 the 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> <ul style="list-style-type: none"> - It is a modern development and not in keeping with the character or historical significance of other structures / developments currently in the Conservation Area. - It does not meet any criteria that the Conservation Area attempts to protect. - 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>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. Pavements clean Buildings cleaned. 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	<ul style="list-style-type: none"> -Chapel Street and Gallowgate should definetely be included -Marischal Square should definetely NOT be included, due to being an eyesore which should be removed and having no historical significance or purpose -I'm on the fence on the others 	<p>Yes</p>
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>

		<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.</p>	<p>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?</p>
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>	<p>No comments</p>

		<p>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.</p>	
ANON-1RU9-AY38-P	Yes	<p>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.</p>	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>	<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.</p>

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.	

ANON-1RU9-AYEM-W	Yes	<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.

ANON-1RU9-AYE1-1	Yes	<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 included 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 faced 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-kept 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 no one 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 area 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