

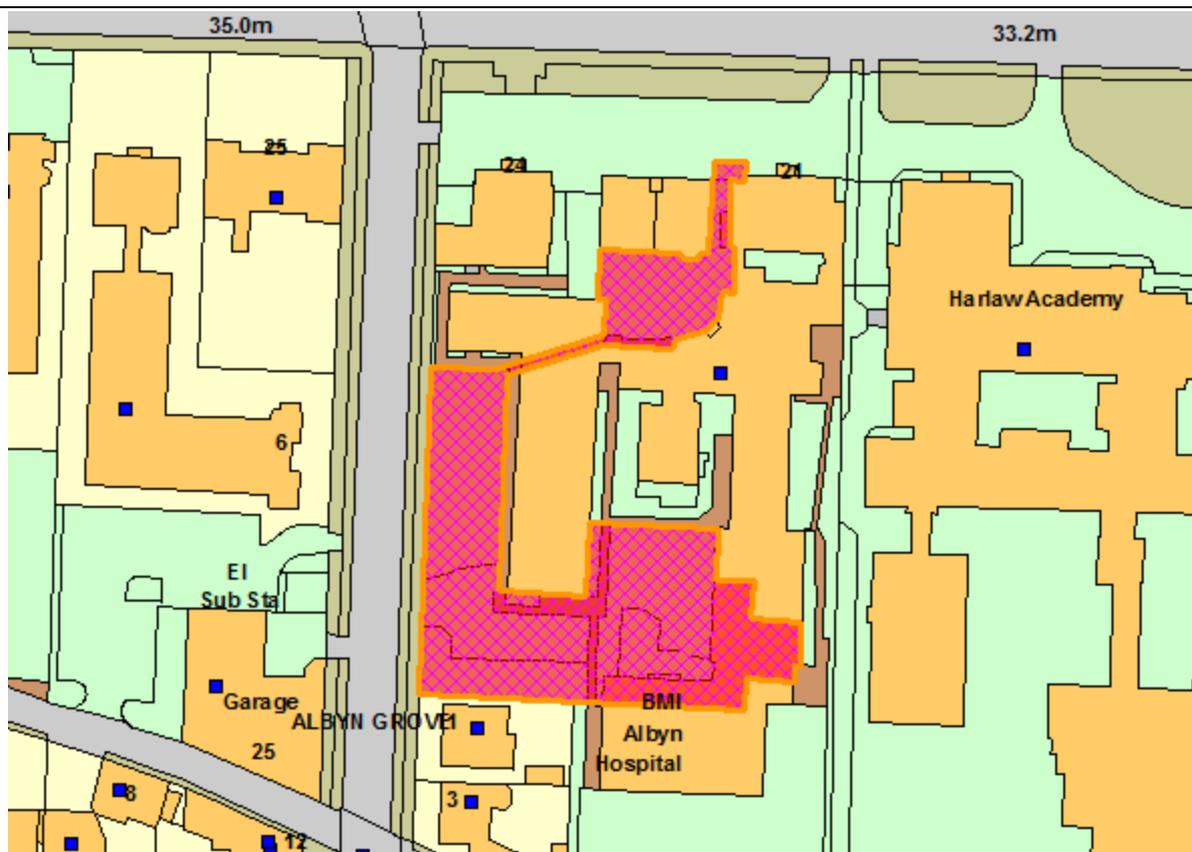


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 20 January 2022

Site Address:	Albyn Hospital, 21 - 24 Albyn Place, Aberdeen, AB10 1YE
Application Description:	Erection of two storey extension with plant room to rear; erection of entrance extension with ramp to front and side; alterations to car parking and landscaping and other associated works
Application Ref:	211020/LBC
Application Type	Listed Building Consent
Application Date:	14 July 2021
Applicant:	BMI Healthcare Limited
Ward:	Hazlehead/Queen's Cross/Countesswells
Community Council:	Queen's Cross and Harlaw
Case Officer:	Matthew Easton



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application relates to Albyn Hospital located on the south side of Albyn Place, at the corner of Albyn Grove.

The hospital comprises three early 19th century granite villas (21, 22–23 and 24 Albyn Place) which face Albyn Place and an extensive complex of 20th century single storey flat roof extensions to the rear (south). It currently accommodates fifteen consulting rooms, twenty-five private patient care rooms, two ambulatory bays, three operating theatres together with scanning departments and GP surgeries.

There is a twenty-seven-space car park for patients and visitors at the front of the hospital, which operates a one-way system with an entrance on Albyn Place and exit on Albyn Grove. Two staff car parks exist, one accessed from the front off Albyn Place with eight spaces and the second with thirty-four spaces which is accessed from Albyn Lane to the rear. The second car park also serves as the hospital service yard.

21 and 24 Albyn Place are category C listed, whereas 22–23 Albyn Place is category B. The site is within the Albyn Place and Rubislaw Conservation Area.

To the east of the hospital is Harlaw Academy; to the west, across Albyn Grove are 25 & 26 Albyn Place, which are both offices, the Albyn Garage lies opposite on the west side of Albyn Grove; and to the south at the corner of Albyn Grove and Albyn Lane are 1 and 3 Albyn Grove which are traditional granite 1½ storey detached dwellinghouses. To the south, across Albyn Lane is the rear gardens of residential properties on Union Grove. The wider area to the south and west is residential.

Relevant Planning History

- Detailed planning permission (191611/DPP) was approved in December 2019 for alterations to an existing flat roof.
- Detailed planning permission (200870/DPP) and listed building consent (200871/LBC) were approved in February 2021 for refurbishment and installation of replacement windows, roof refurbishment with associated works.
- Detailed planning permission (210894/DPP) and listed building consent (210893/LBC) were approved in February 2021 for removal of existing roof mounted equipment and the erection of an air handling unit (AHU); installation of two condenser units with internal alterations and other associated works.
- An application for Detailed Planning Permission (211019/LBC) corresponding with this planning application is also on the committee agenda.

APPLICATION DESCRIPTION

Listed building consent is sought for an extension at the rear of the hospital and for alterations to the front of the building to revise the entrance arrangements to the hospital building.

Extension

A predominately single storey extension is proposed which would be in the eastern and central parts of the site, near the boundary with 1 Albyn Grove. The extension would have a gross floorspace of 567m² and be positioned between and be integrated with the existing rear extensions. It would provide space for three additional patient rooms, seven patient day-case rooms and one operating theatre with associated support and recovery space. Ancillary preparation and utility rooms and circulation space is also proposed. A two-storey part of the extension would accommodate a centrally positioned mechanical plant room with a floor space of 228m².

The single storey element would be finished in white smooth render and white dry dash render, with a grey single ply roofing membrane, to match the existing extensions. It would have three windows facing west towards Albyn Grove. The two-storey plant room and stair element would be finished in grey rainscreen cladding and include louvred areas to provide ventilation to the plant within.

Entrance alterations

The main entrance to the hospital building is in the extension to the rear of the granite villas. A ramped path between 21 and 22 Albyn Place provides a pedestrian route between the main car park and the entrance. It is proposed to alter this route to improve accessibility and legibility of the entrance route and make it DDA compliant. This would comprise an entrance structure between the buildings that would cover the first section of the ramp which itself would be adjusted to provide a more suitable gradient. The structure would feature timber cladding, grey and white cladding panels and pre-weathered copper panels. One window on the front of no.21 and two windows on the side of no.22 and would be infilled with grey render. New steps and a ramp would be provided immediately outside the entrance door.

Amendments

Post submission the application has been amended to –

- Reduce the footprint of the single storey part of the rear extension from 685m² to 567m². This results in the distance between the extension's southern elevation and the boundary with the private dwellinghouse at 1 Albyn Grove increasing by 3.8m (from 1.6m to 5.4m at its closest).
- Reduce the height of the stair element associated with the first-floor plant room by 3.84m (decreasing from 10.30m to 6.46m).
- Reduce the overall height of the extension by 0.3m (both the single storey element and two storey plantroom)

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=QW8SHPBZLQ400>

- Planning, Design and Access and Heritage Statement

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because Queen's Cross and Harlaw Community Council has objected.

CONSULTATIONS

Historic Environment Scotland – No objection

Queen's Cross and Harlaw Community Council – Object. The proposal is over development of site.

REPRESENTATIONS

None

MATERIAL CONSIDERATIONS

Legislative Requirements

- Where a proposal affects a listed building, sections 14(2) and 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining an application for Listed Building Consent to have special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses. This is the primary consideration in the determination of applications for Listed Building Consent.
- Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy and Guidance

- Historic Environment Policy for Scotland (HEPS)
- Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent
- Managing Change in the Historic Environment: Extensions
- Managing Change in the Historic Environment: Setting

Aberdeen Local Development Plan (2017)

- Policy D1 (Quality Placemaking by Design)
- Policy D4 (Historic Environment)

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.

- Policy D1 (Quality Placemaking)
- Policy D6 (Historic Environment)

Other Material Considerations

- Albyn Place and Rubislaw Conservation Area Appraisal

EVALUATION

Policy D4 (Historic Environment) indicates that the Council will protect, preserve and enhance the historic environment in line with Scottish Planning Policy, Scottish Historic Environment Policy (superseded by Historic Environment Policy for Scotland) and its own supplementary guidance and conservation area character appraisals and management plans. High quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings and conservation areas will be supported.

Scottish Planning Policy (paragraphs 141 and 143) reflects the legislative requirements in relation to conservation areas and listed buildings set out in the Material Considerations part of this report. SPP requires that, where planning permission is sought for development affecting a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. Proposals for development within conservation areas which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance.

Historic Environment Policy for Scotland (HEPS) is the Government's national policy statement on built heritage and sits alongside SPP. Historic Environment Scotland's guidance on managing change is also relevant.

Extension

The hospital comprises three granite villas which face Albyn Place. Each building is listed, with their special interest predominantly relating to the buildings being good examples of early 19th century villas which were constructed as part of Aberdeen's planned expansion westwards. The Albyn Place and Rubislaw Conservation Area Appraisal identifies buildings on Albyn Place as *"generally being relatively plain buildings, mostly built in a classical style, and having minimal ornate detailing. Alongside the villas there are a number of institutions. The facades of the buildings are relatively unchanged however as many of the buildings are now used as commercial*

properties, there have been a number of additions, including rear extensions, rear car parking, signage and front car parking.”

Reflecting that pattern of development, beyond the villas within the application site is an extensive complex of 20th century single storey flat roofed extensions which extend south towards Albyn Lane. There is a central area of landscaping, which extends west towards the boundary of the site shared with Albyn Grove and the garden of 1 Albyn Grove. The extensions do not contribute to the special historic or architectural character of the site, but at the same time do not significantly detract from the character of the conservation area or setting of the listed buildings, largely due to their relatively low-lying height.

The proposed extension would sit among the existing extensions, filling in part of the landscaped space between them and extending towards the boundary with Albyn Grove to the west and the dwellinghouse at 1 Albyn Grove to the south. The landscaped space does not possess any special interest and has not been designed to relate to the listed villas in any particular way, rather it is space left over around the previous extensions. The concept of developing the space would maintain the special interest of the listed building group and character of the wider conservation area.

The roof line of the single storey element of the new extension would generally be comparable with that of the existing extension, being only 0.60m higher. Due to a change in levels across the site the extension does become taller as it progresses south towards the boundary with 1 Albyn Grove, with its southern elevation proposed at 5.05m. The extension would sit comfortably alongside the existing extensions.

The two-storey element of the extension which would accommodate a mechanical plant room would achieve a height of 9.7m. Therefore, it would be more readily visible from outwith the site, being visible from Albyn Grove above the boundary wall and from Albyn Lane through the service vehicle access. However, it would be located well within the site, some 32m from the boundary with Albyn Grove and 42m from Albyn Lane and be lower than the listed villas at the front of the site as well as other taller buildings such as Harlaw Academy and tenements on Albyn Grove and Union Grove. Given the surrounding context, it is therefore considered that it would not be unduly prominent in terms of its visual presence.

Entrance works

The proposed entrance structure at the front of the hospital would be located between 21 and 22 Albyn Place. It is intended to improve pedestrian access to the hospital's main entrance by providing a ramped path which has a gradient which complies with current building and DDA standards. The structure would also help define the entrance area, which at present is not easily identifiable.

The height of the overall structure would be around half of the height of the ground floor of the two-storey villas on either side. This would therefore largely retain the gap between the buildings, a feature which is identified by the conservation area appraisal as contributing to the regular flow and rhythm of buildings and spaces on Albyn Place and Queen's Road. Should circumstances change in the future the works would be largely reversible, with the structure being able to be removed without affecting the special character or features of the building.

Summary

Considering the extension and the entrance works together, it is considered the proposals have been suitably designed for their context in accordance with Policy D1 (Quality Placemaking by Design). The setting of the listed buildings and character of the conservation area would be

preserved, in accordance with Scottish Planning Policy, Historic Environment Policy for Scotland and its associated managing change guidance, relevant legislative requirements and Policy D1 (Quality Placemaking by Design) and Policy D4 (Historic Environment) of the Aberdeen Local Development Plan (ALDP) and the corresponding policies in the Proposed ALDP.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The extension and entrance works are considered to be suitable design so the that setting of the listed buildings and character of the conservation area would be preserved, in accordance with Scottish Planning Policy, Historic Environment Policy for Scotland and its associated managing change guidance, relevant legislative requirements and Policy D1 (Quality Placemaking by Design) and Policy D4 (Historic Environment) of the Aberdeen Local Development Plan (ALDP) and the corresponding policies in the Proposed ALDP.

CONDITIONS

(1) EXTERNAL FINISHING MATERIALS

No development shall take place unless a scheme detailing all external finishing materials of the proposed extension and entrance area has been submitted to and approved in writing by the planning authority. The scheme shall include detailed specifications of all materials to be used on the external areas of the building. 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.