

LOCAL REVIEW BODY

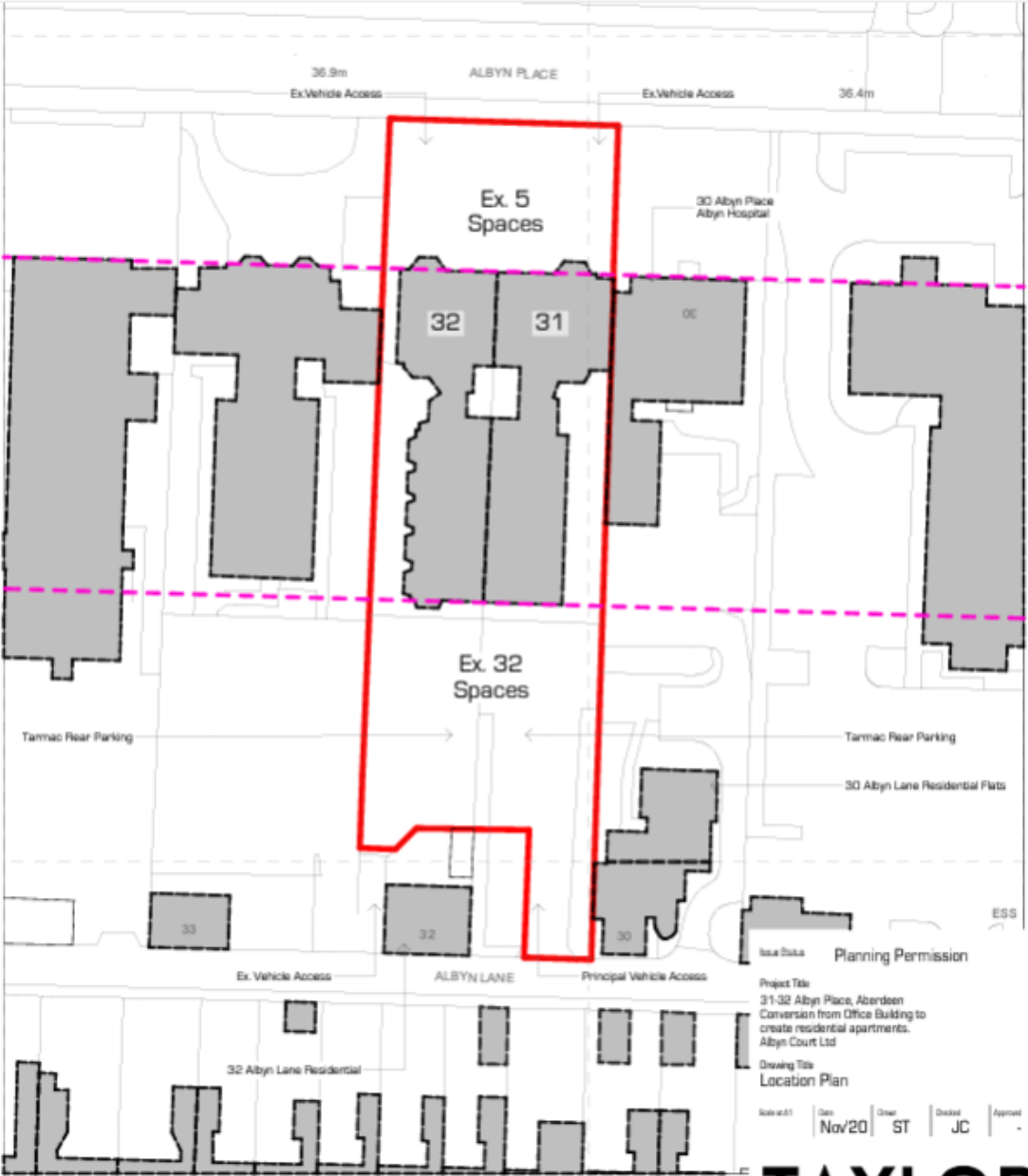


210311/DPP – Appeal against the non-determination
of:

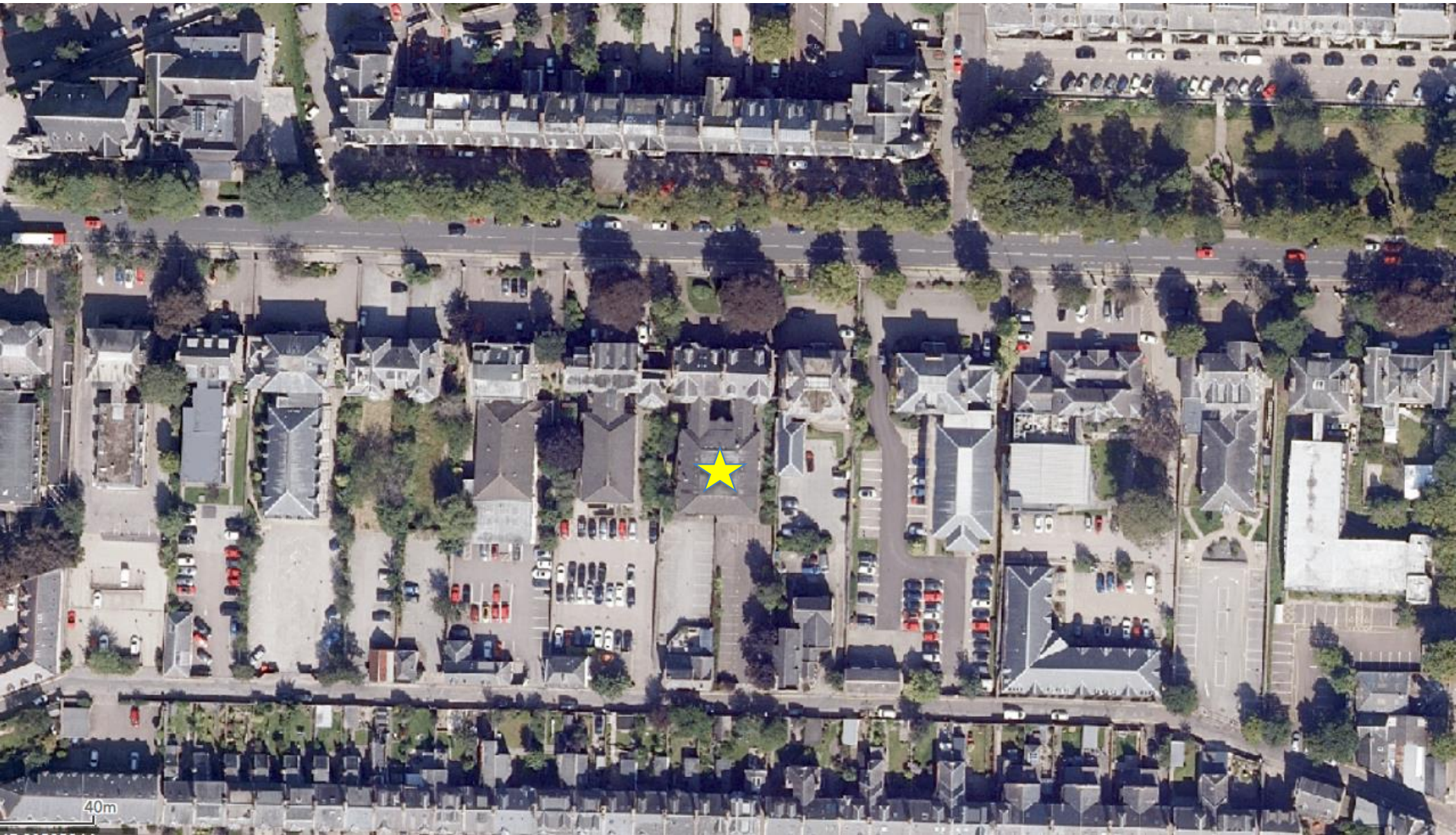
Change of use from and conversion of offices
(class 4) to form 16 no. residential flats (sui
generis), including the removal of existing link
to form separate buildings, various
alterations, the formation of parking to the
rear and the installation of railings to the front

at , 31-32 Albyn Place Aberdeen

Location Plan



Aerial Photo: Location



Street view image (Oct 2020)



Streetview from Oct 2020



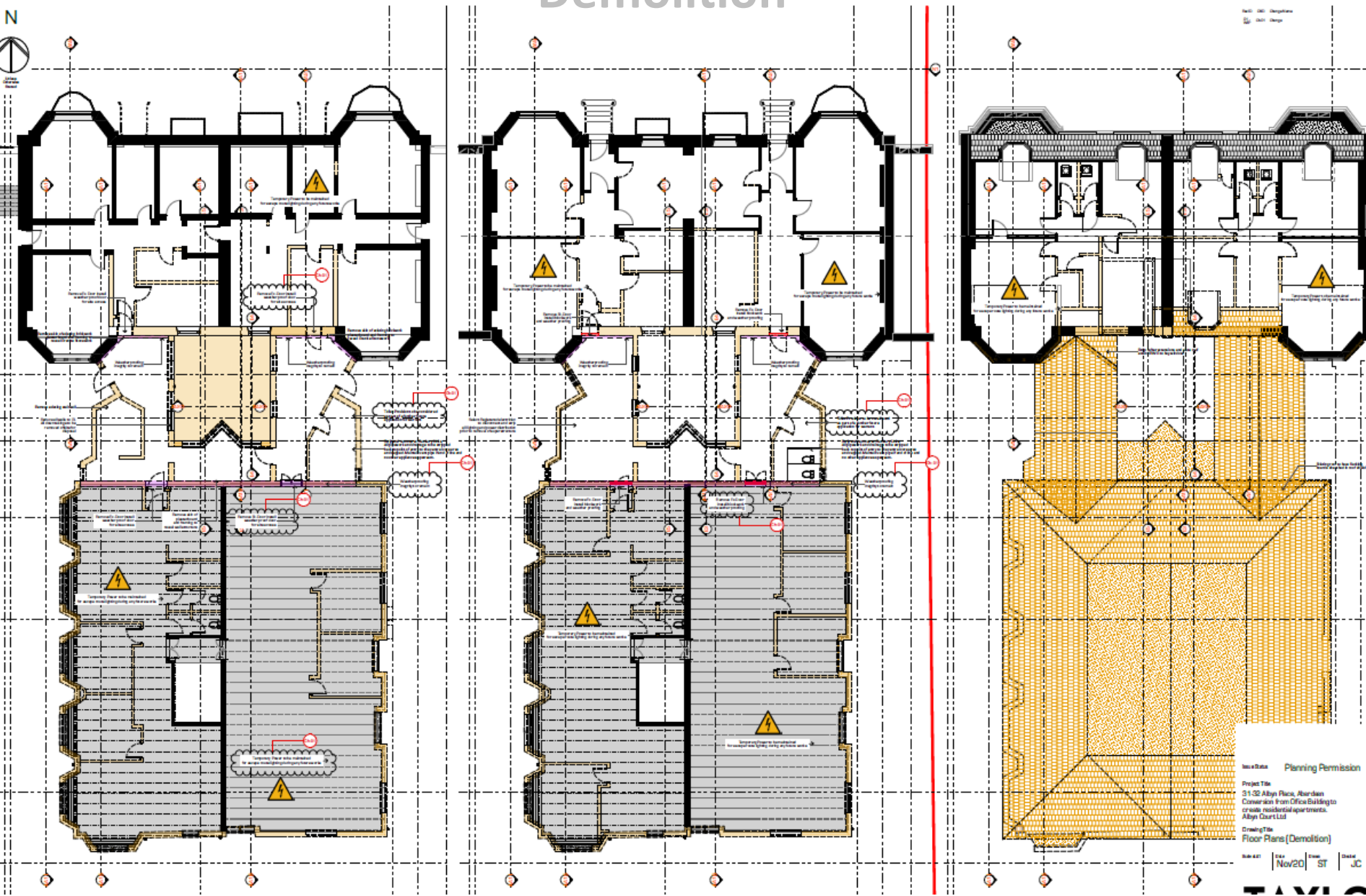
FG Burnett

2022



Google

Demolition



Legend:
[Symbol] Demolition
[Symbol] Retain

Issue: Planning Permission
Project Title: 31-32 Albyn Place, Aberdeen
Conversion from Office Building to
create residential apartments.
Albyn Court Ltd
Drawing Title: Floor Plans (Demolition)

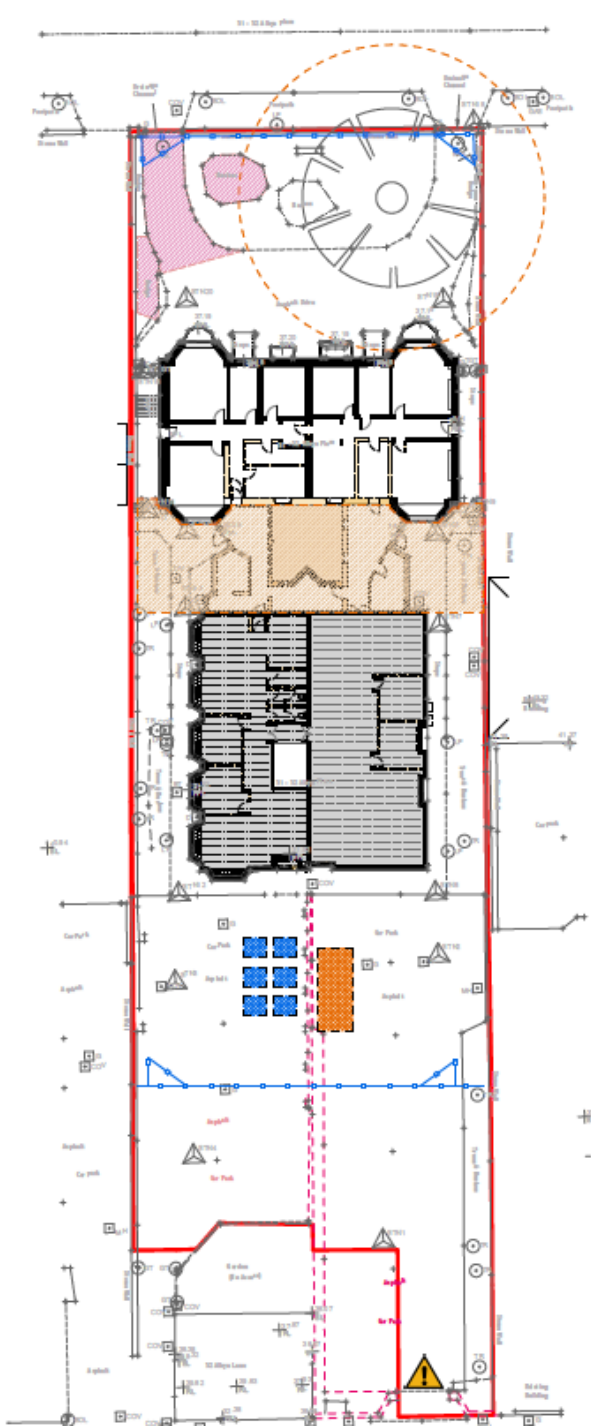
Drawn: [Name] Date: Nov/20
Checked: [Name] Date: 5/11
Designed: [Name] Date: [Date]



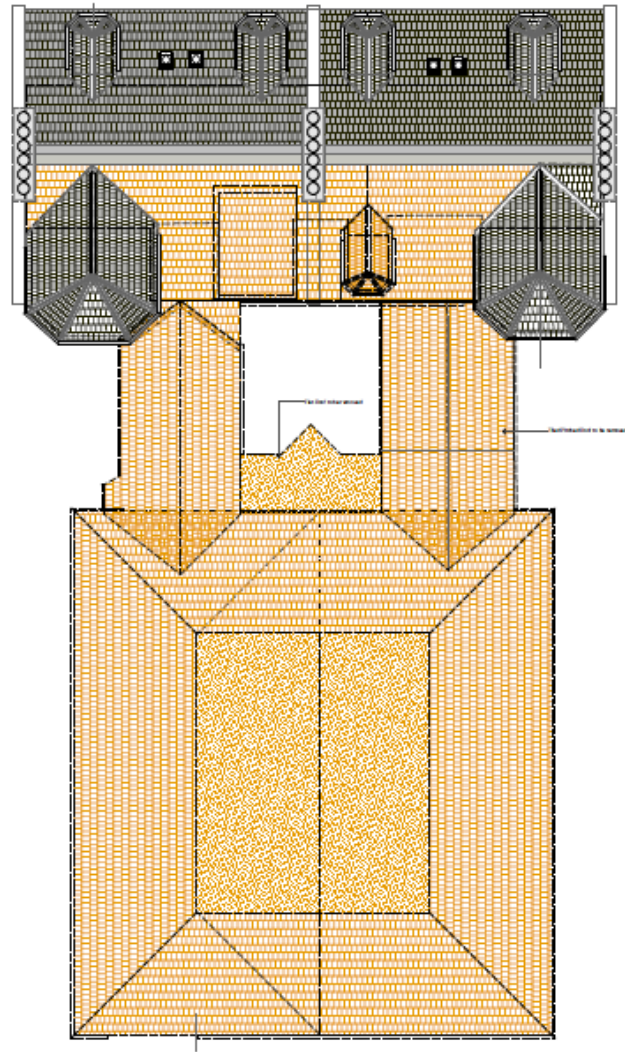
Demolition Proposed



Demolition Proposed



- Shrink on Tracing
- Site Office and Welfare Facilities
- Material Lay-down Area



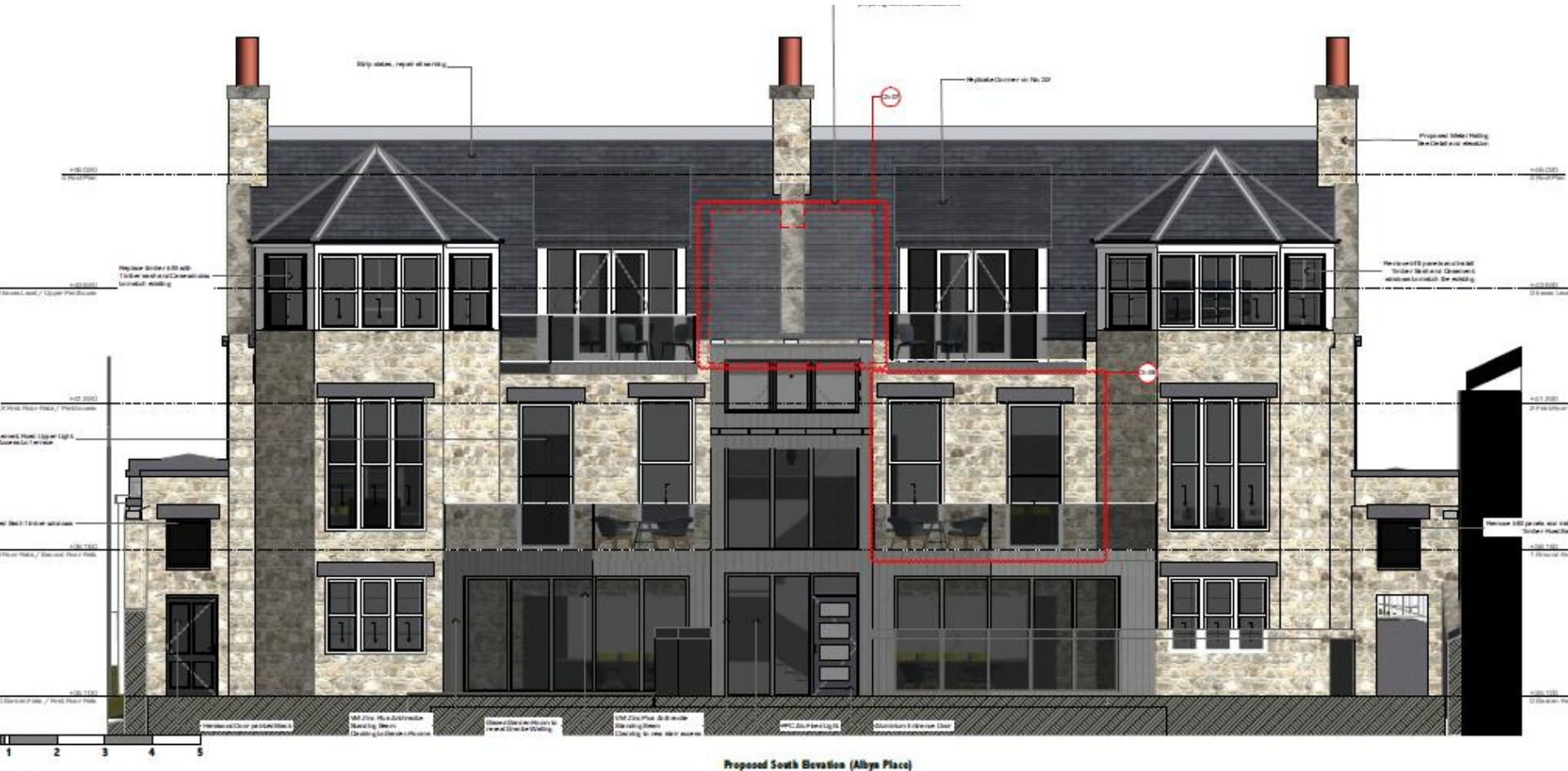
Proposed Elevations, east and west



West Elevation 1 (E)



South elevation front building



Proposed South Elevation (Albyn Place)

Rear Elevations Proposed



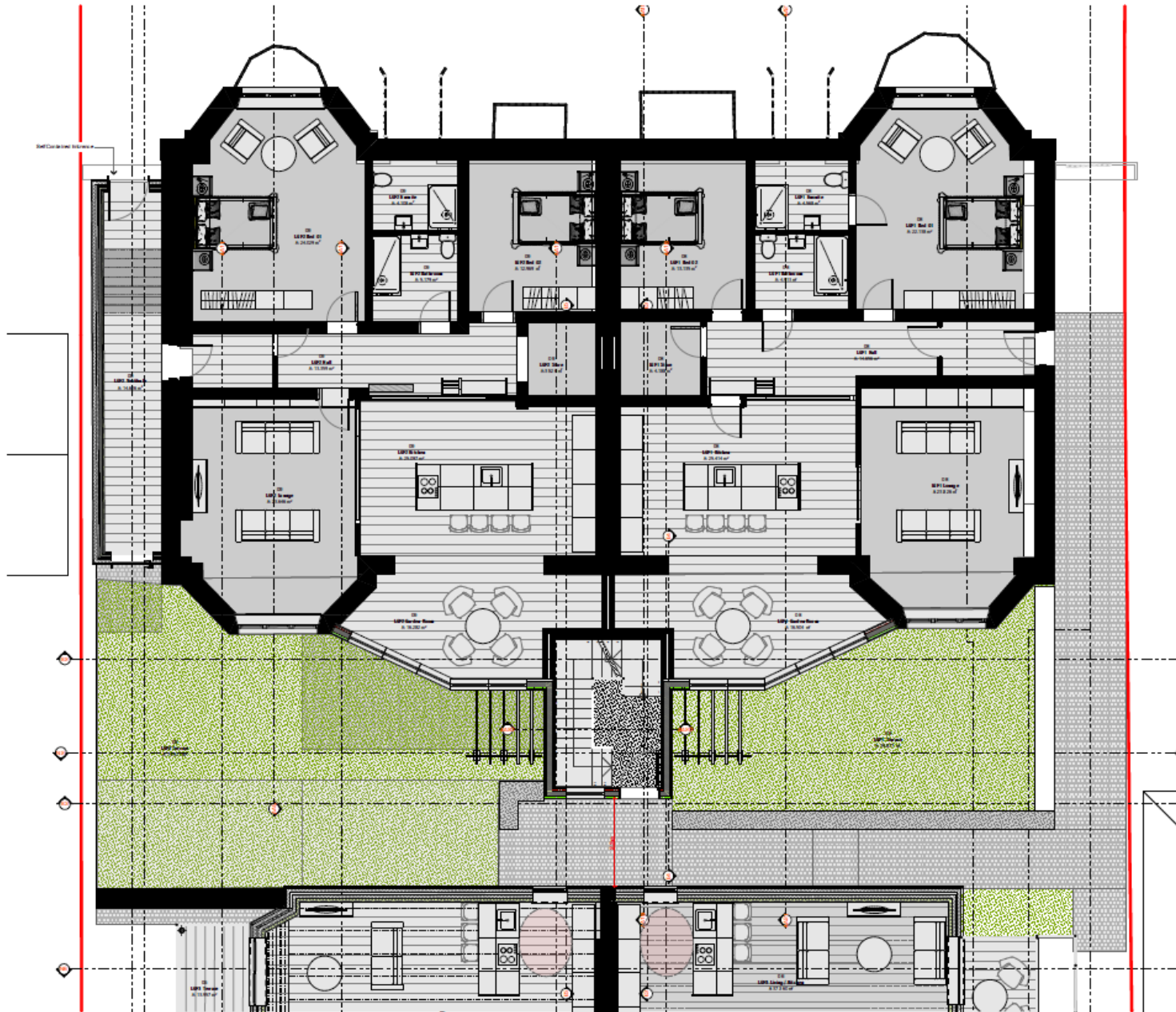
North elevation Proposed



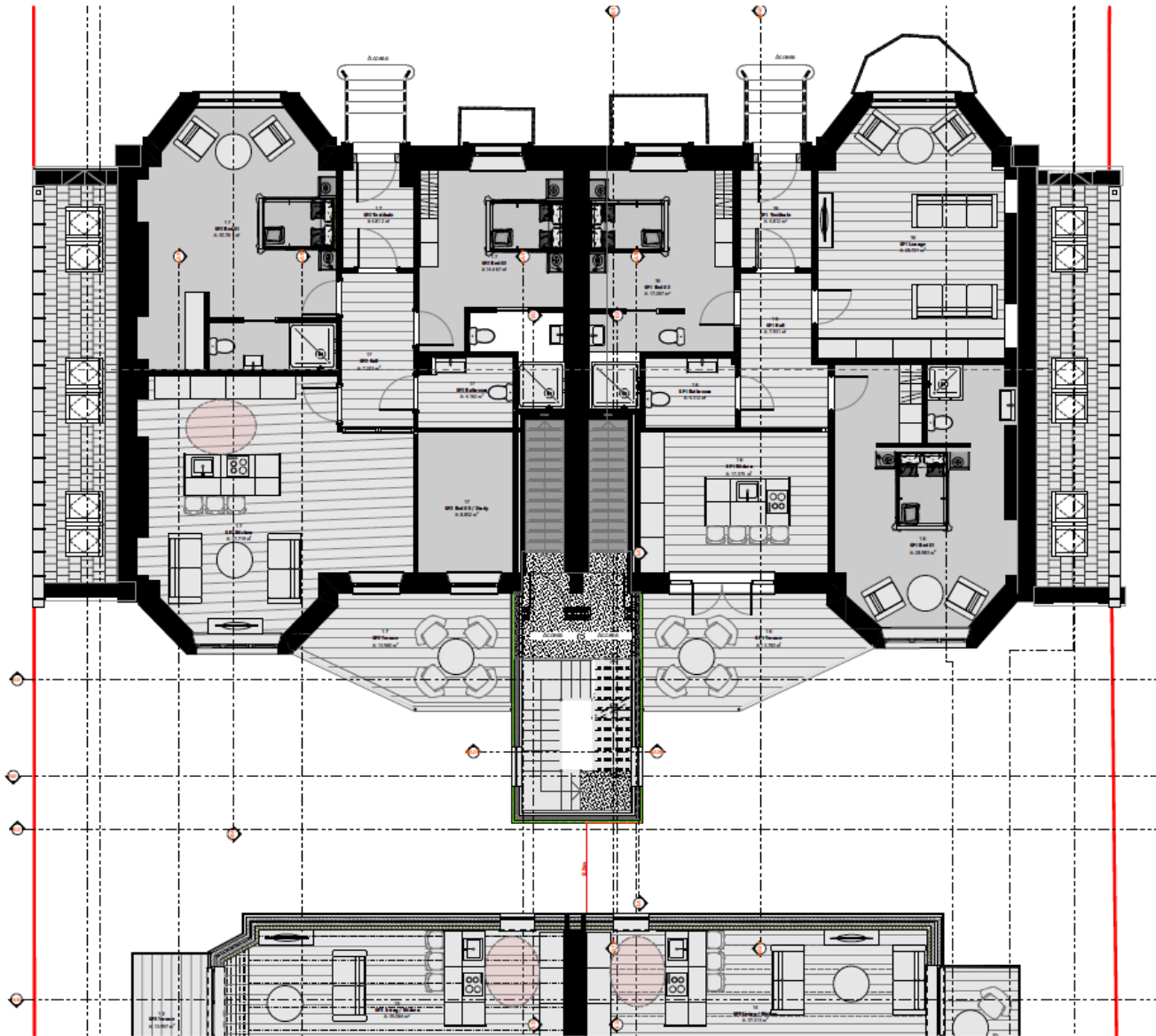
Front elevation as proposed



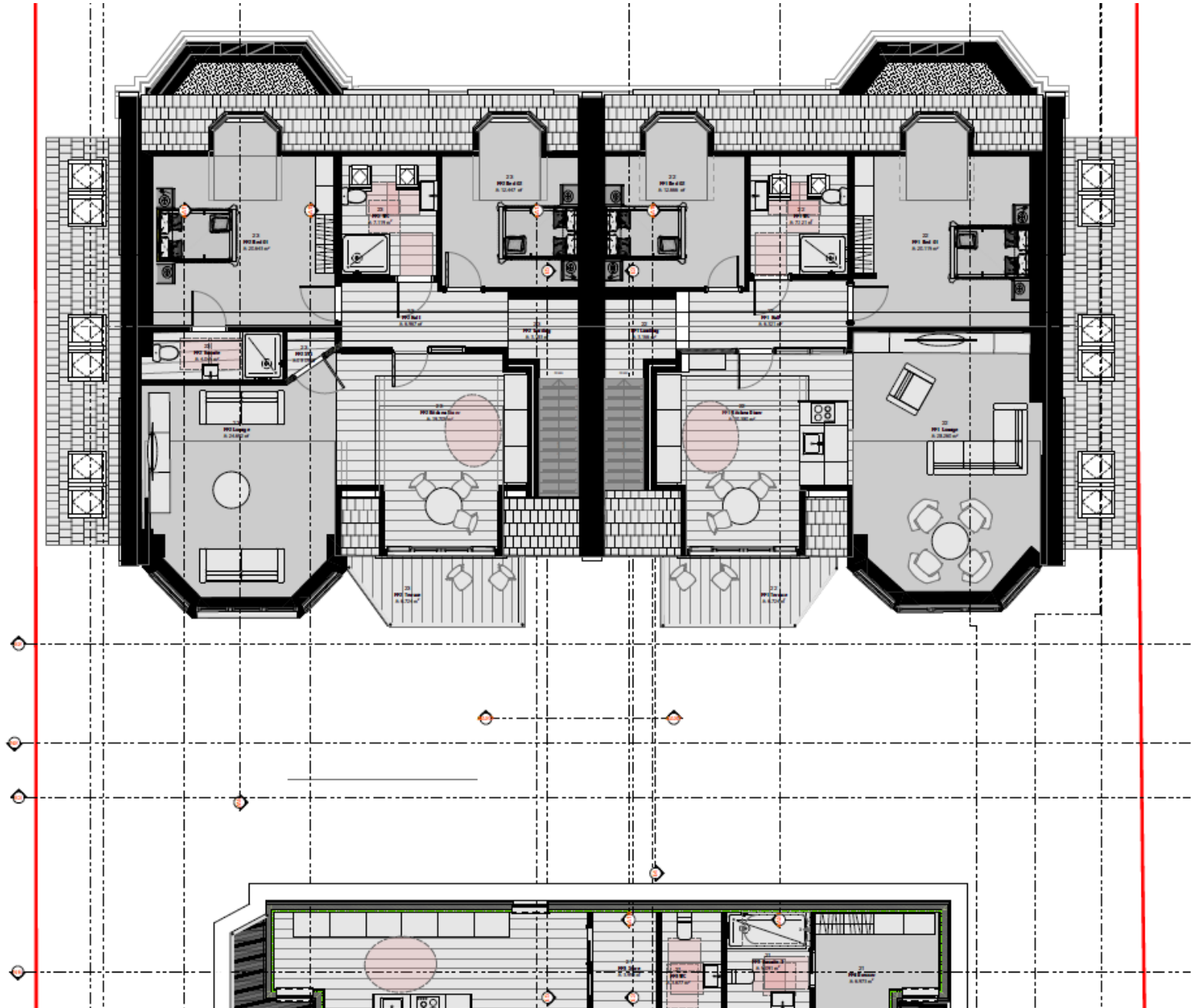
Lower Ground Floor Proposed



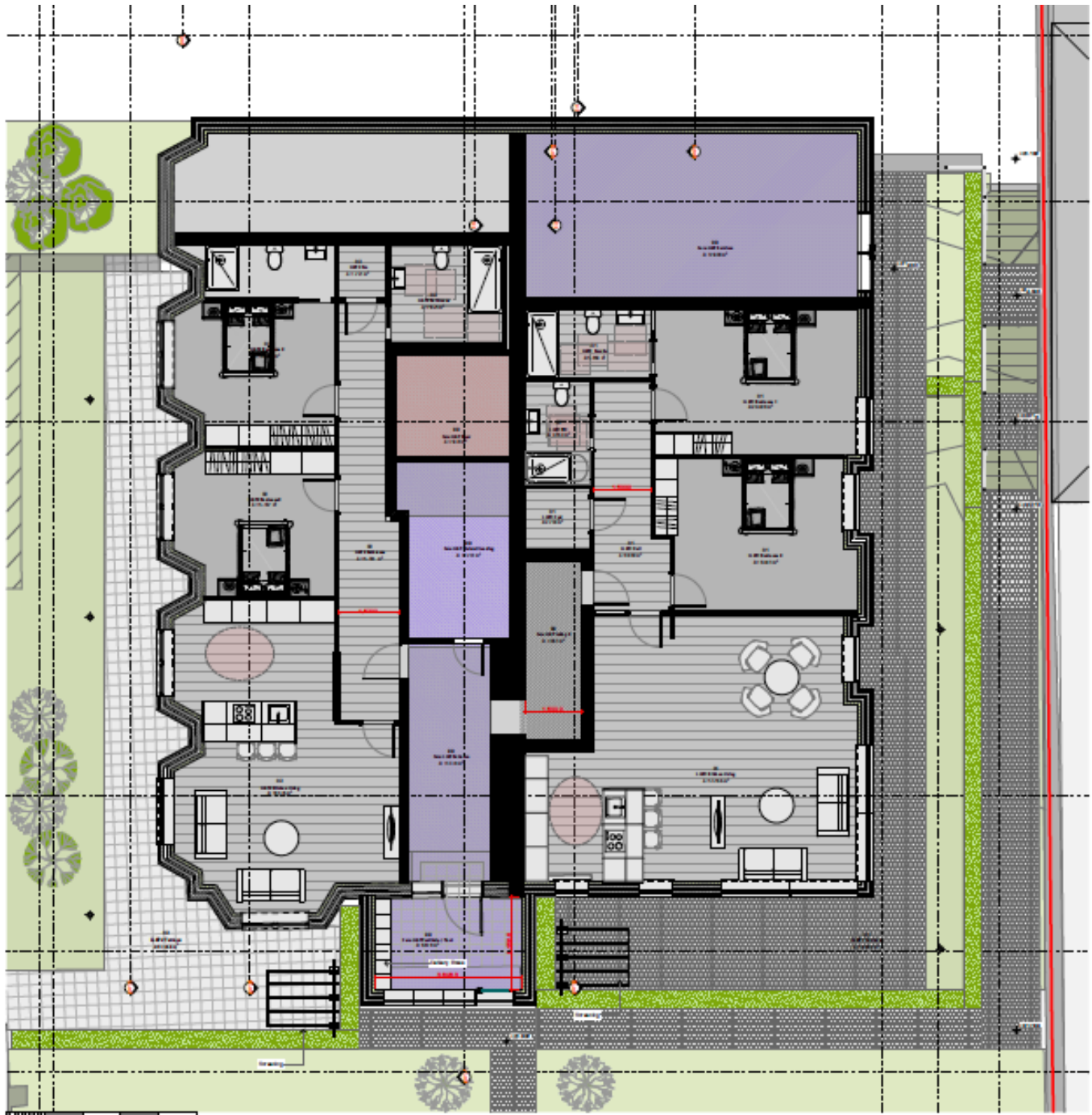
Ground Floor Plan Proposed



First Floor Plan Proposed



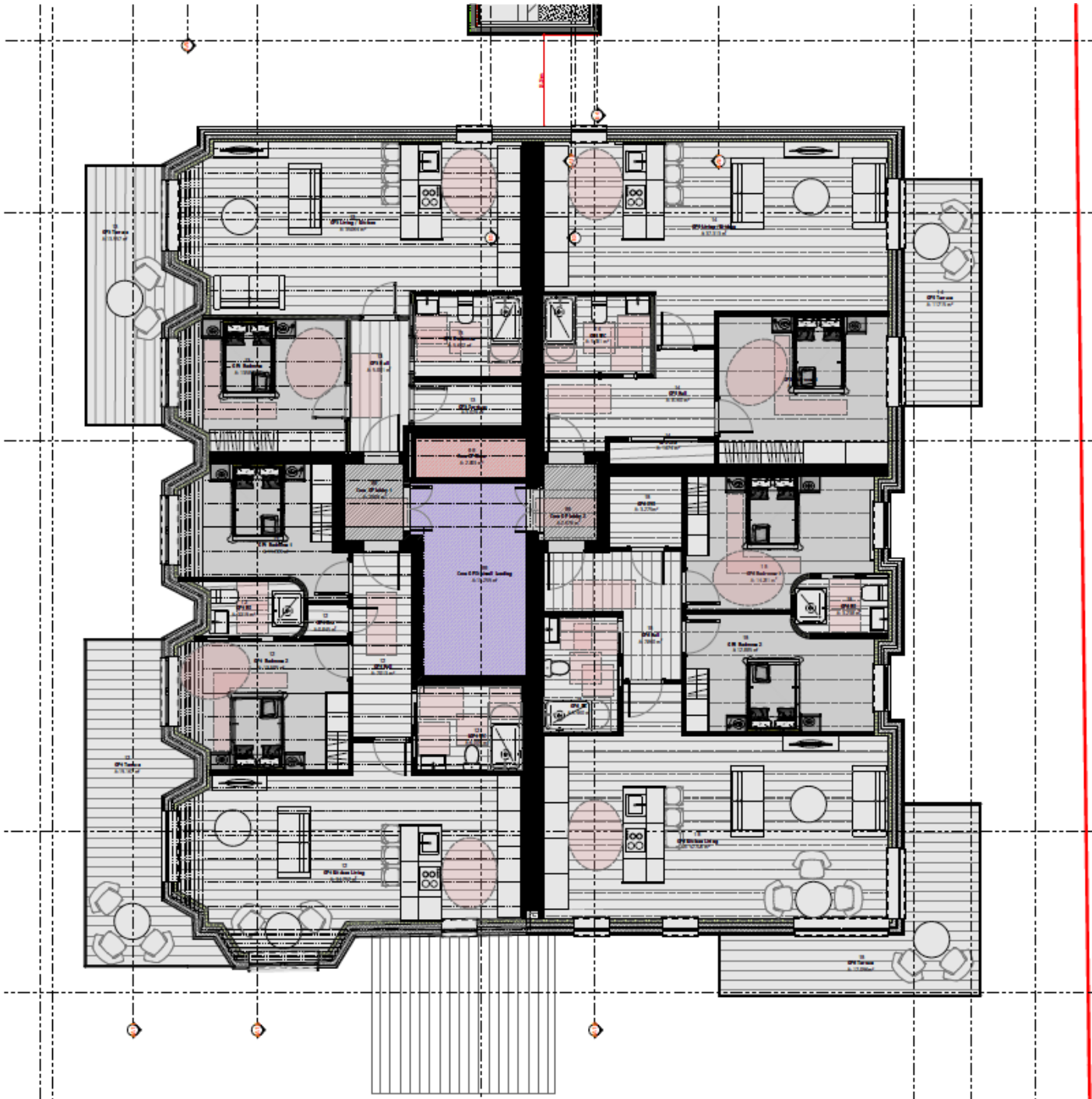
Ground Floor rear



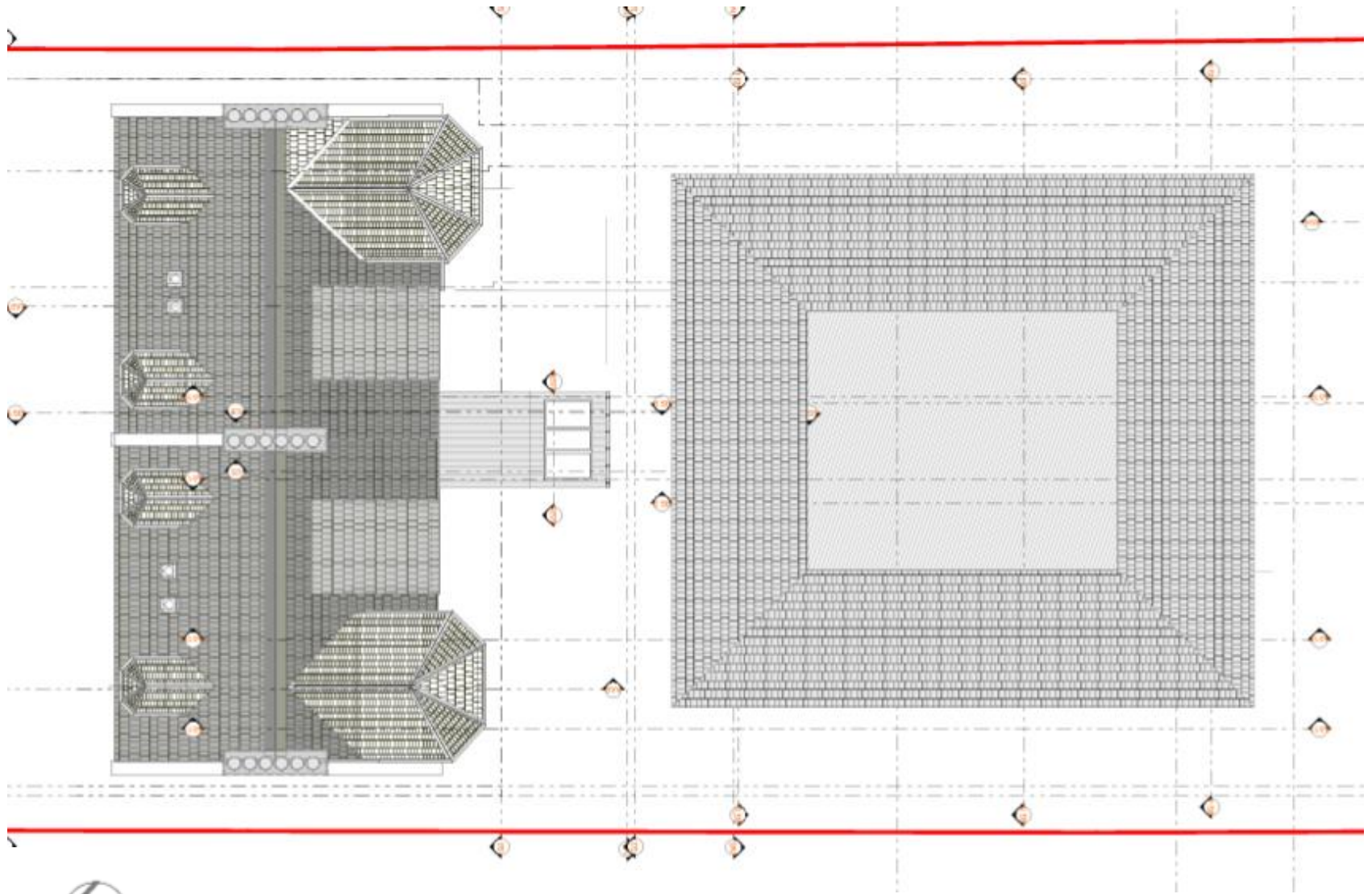
First floor rear proposed



Second floor rear Proposed



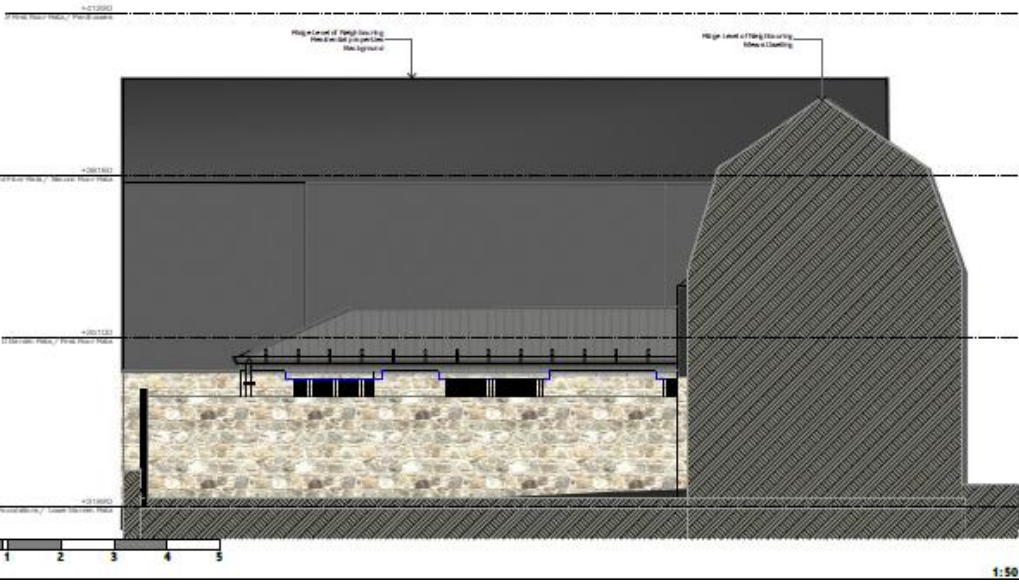
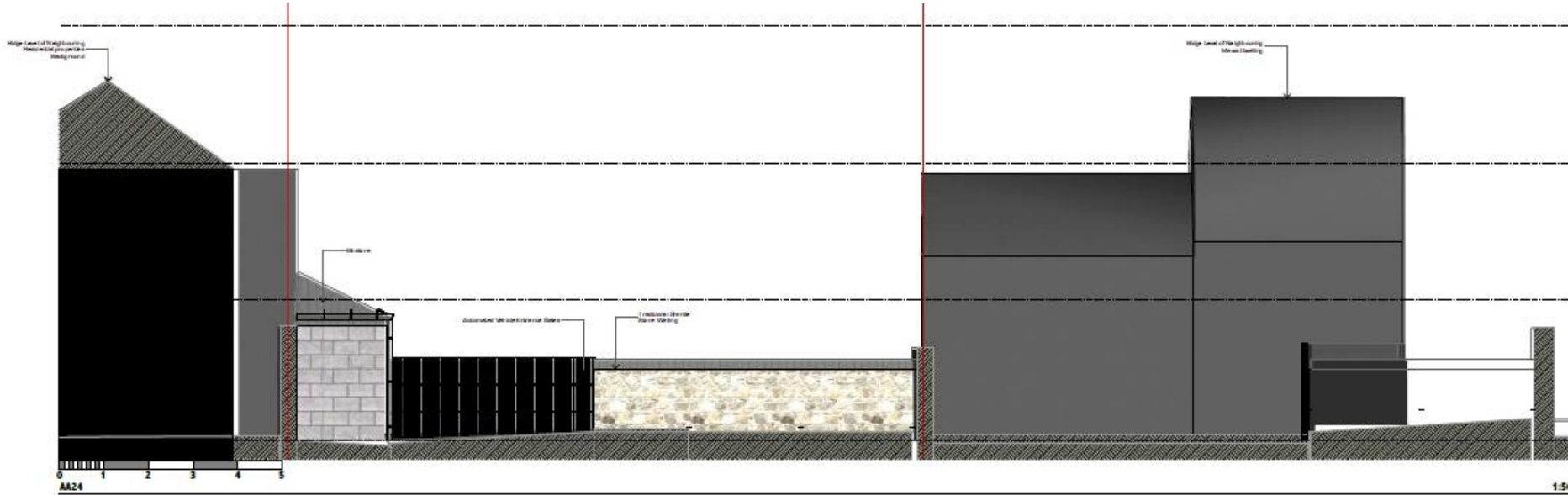
Roof Proposed



From lane as proposed



Albyn Lane Elevation Proposed

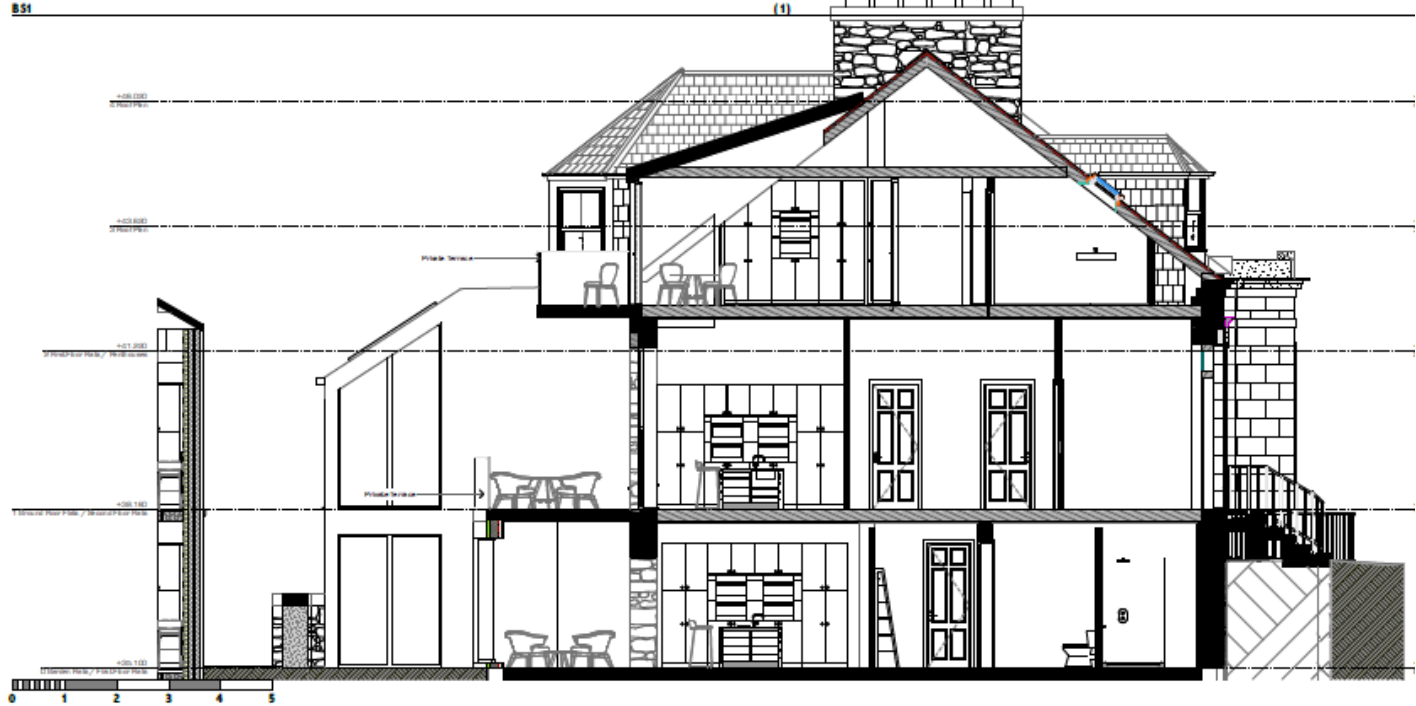
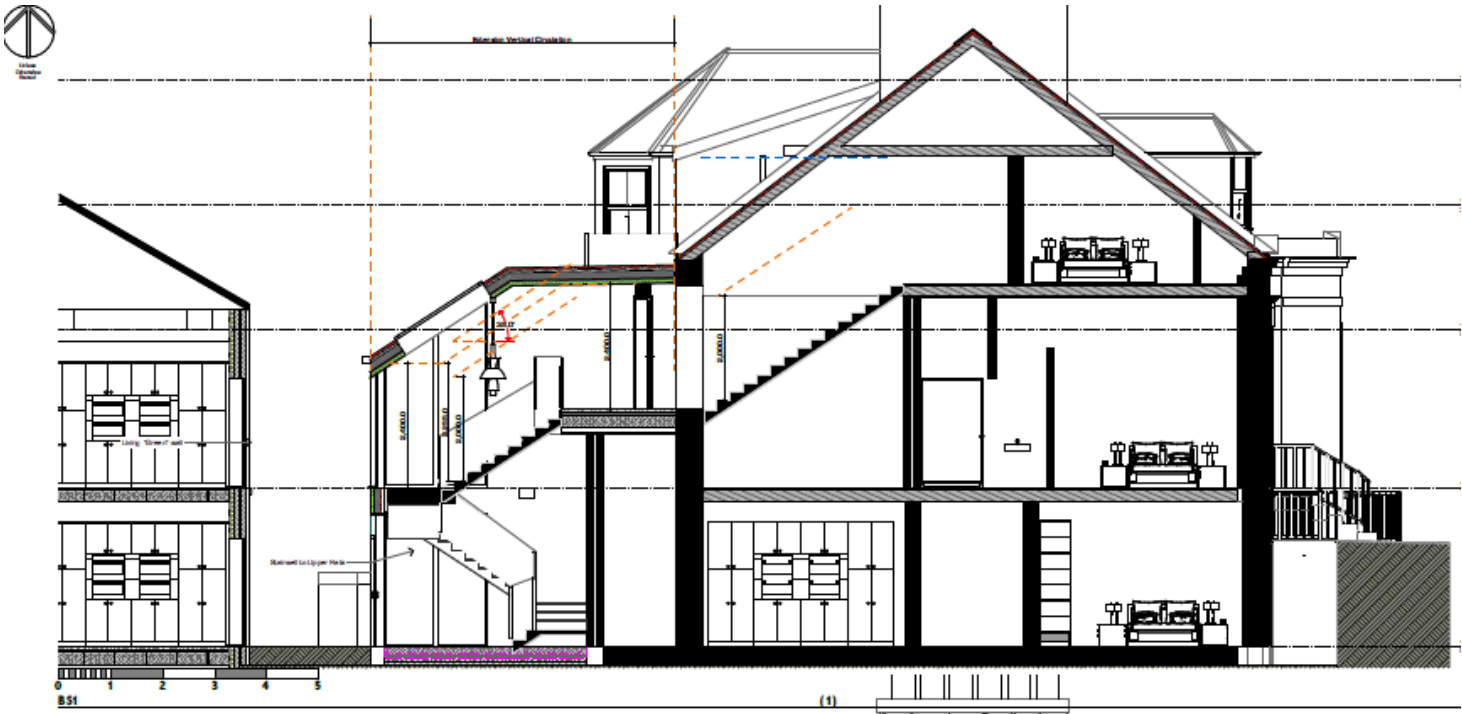


Issue Date:
 Project Title:
 31-32 All
 Conversion
 of the
 Albyn Court
 Drawing Title:
 Proposed

Scale: 1:50



Sections as Proposed – frontage building



Sections as Proposed



Sections as Proposed



Section as Proposed

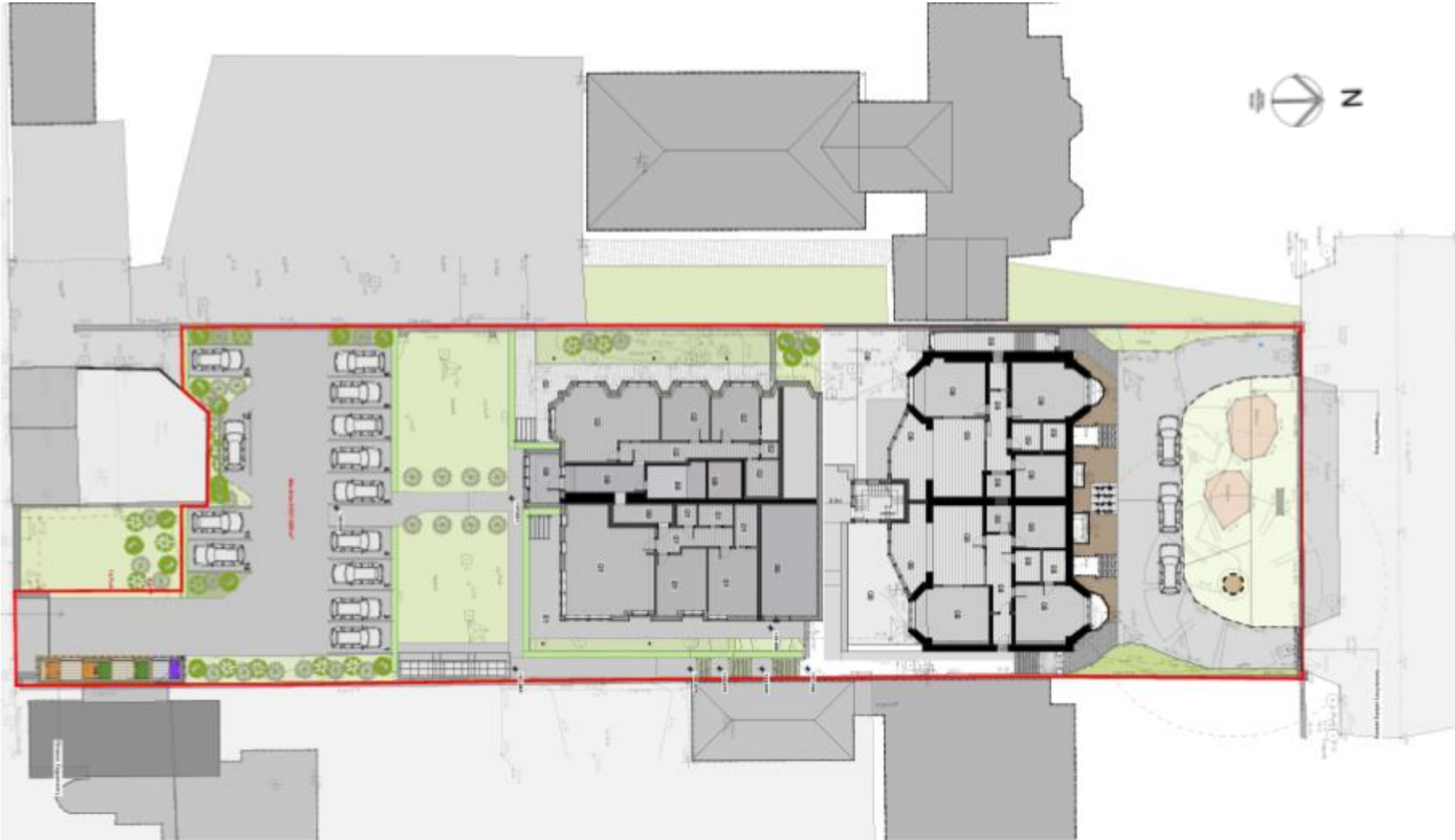


Section as Proposed

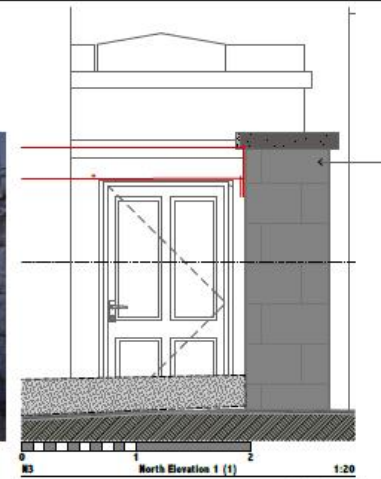
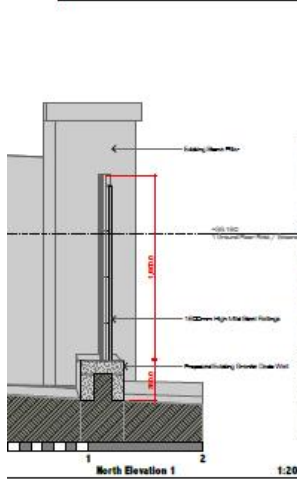


Building Section 1

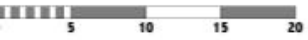
Block Plan Proposed



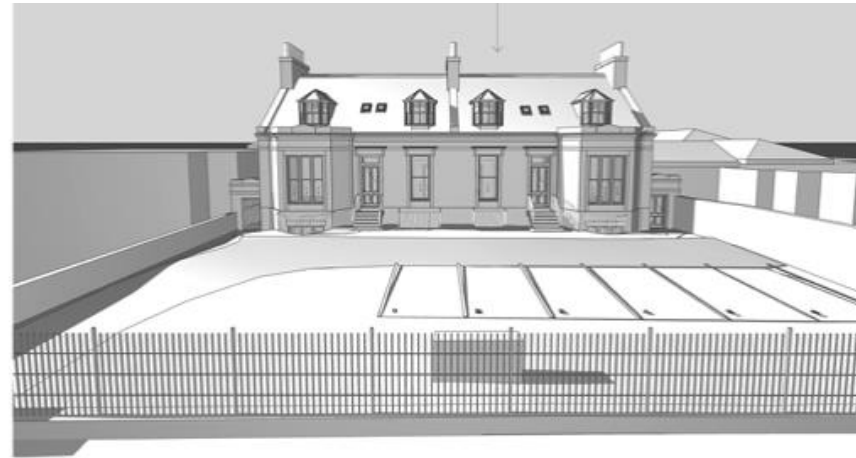
Railings



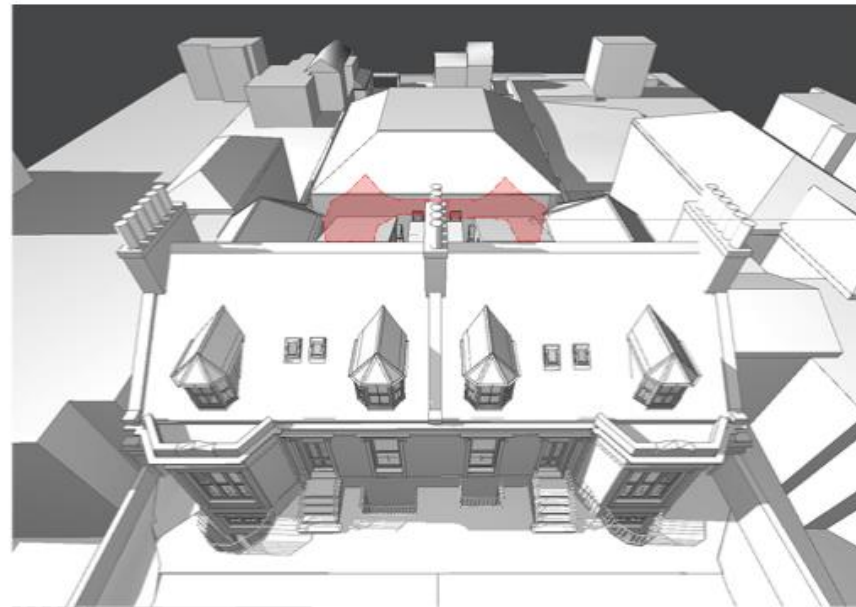
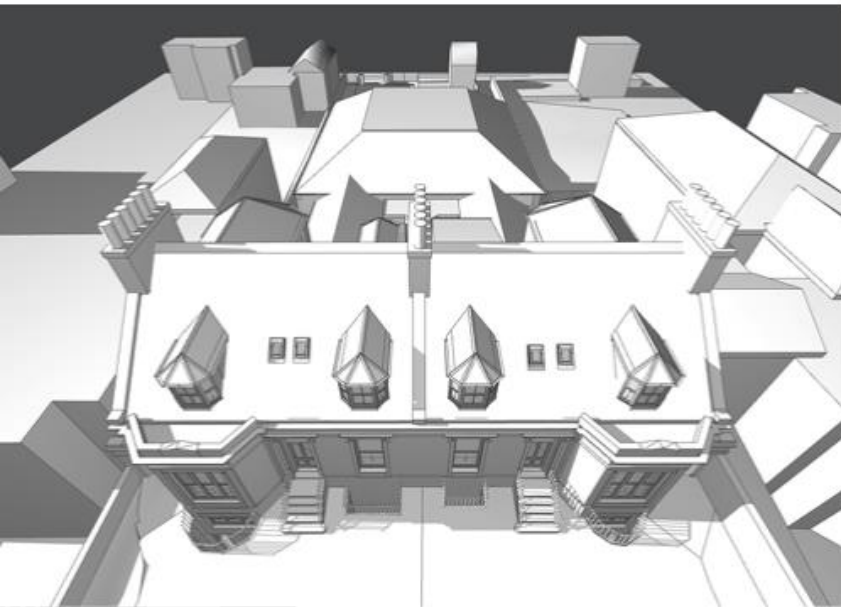
Existing and Proposed Views



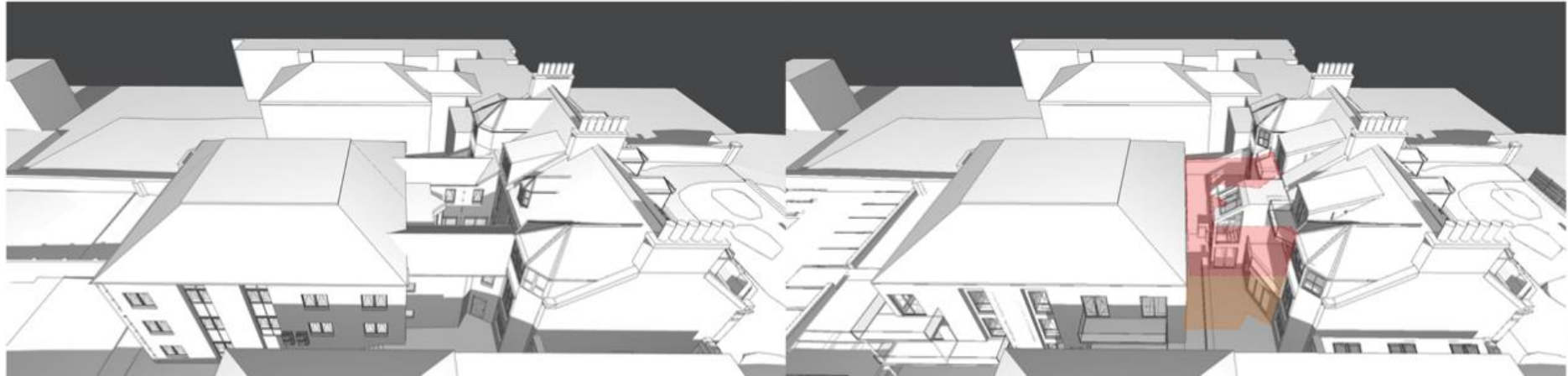
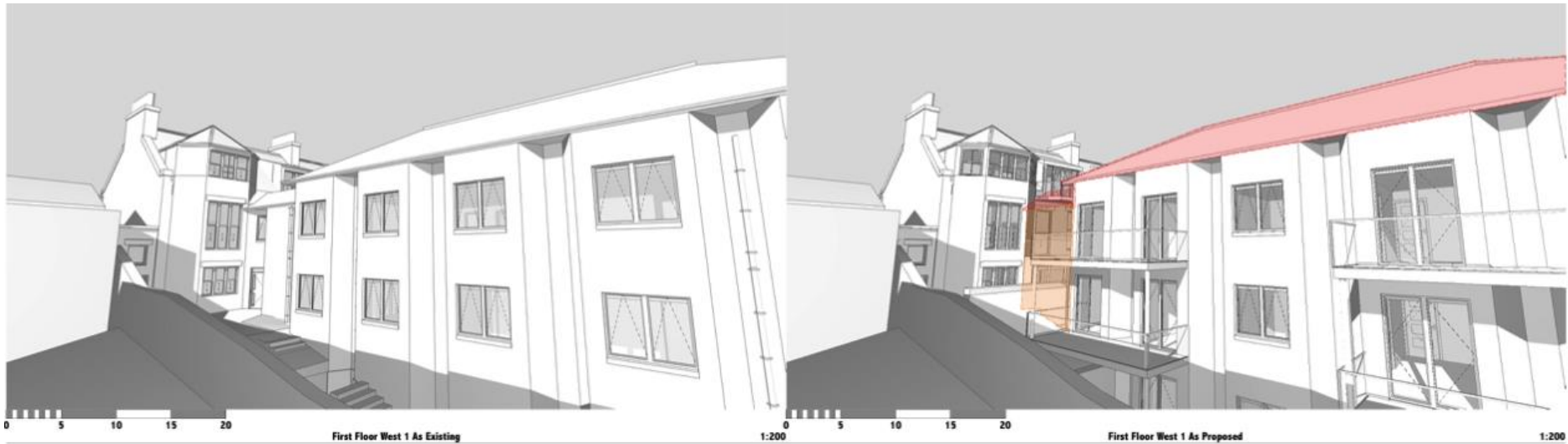
Albyn Place 1 As Existing



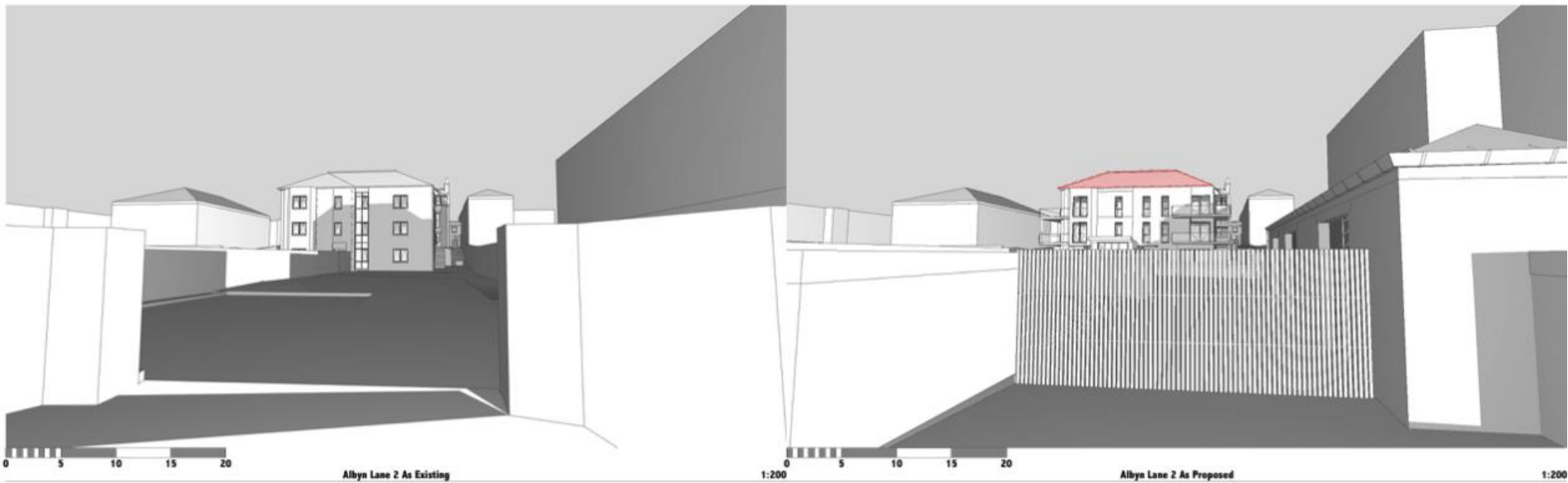
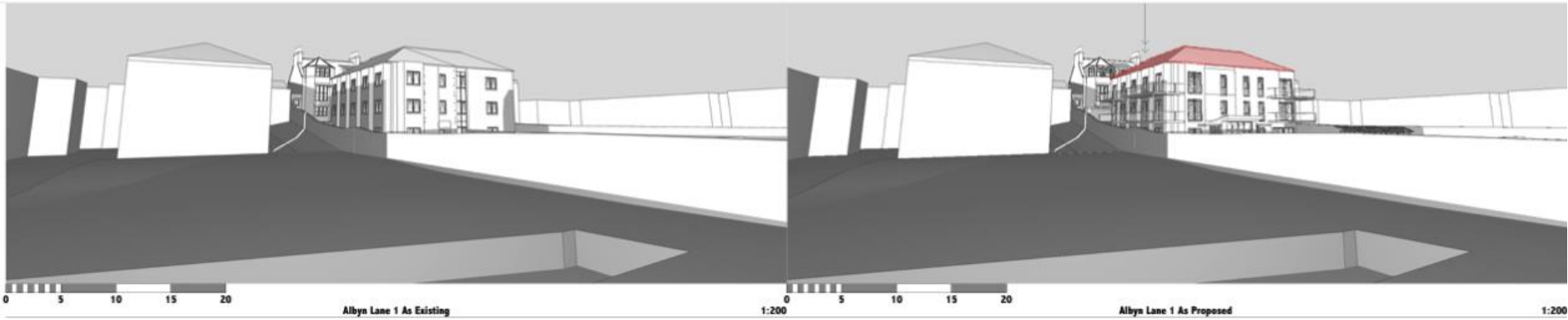
Albyn Place 2 As Proposed



Existing and Proposed Views



Existing and Proposed Views



Consultations and Representations

- Waste Team – bin requirements
- Developer Obligations – contributions to core paths, healthcare, open space and community facilities. Affordable Housing Waiver Zone
- Environment Policy Team – tree survey
- Roads Team- parking, walking, cycling, public transport
- Queens Cross and Harlaw Community Council

- 2 letters of support from same person:
 - Mix of uses happily exist in area
 - Design is sympathetic
 - Parking is sufficient
 - Amendments improve scheme
 - Existing building is ugly and this would be improvement
 - No concerns re construction works

Applicant's Case for Review

- Amendments were made to the proposal in response to case officer's comments
- Proposal would bring back into use vacant buildings. Redevelopment of whole site is necessary to deliver works
- Contributes to aim of raising city centre population
- Vacant offices were marketed for some time and proposal responds to economic climate
- proposal would see the traditional building restored and residential has been confirmed as acceptable use
- Site contains an existing substantial modern extension visible only from the rear. It would be re-clad in granite to improve appearance
- Link building would be removed and staircase replaced with extension to rear of frontage building – this has been amended to make it more transparent
- New garden area, landscaping, car and bike parking and bins storage would be provided

Applicant's Case for Review

- Concerns have been noted as level of amenity for future residents and impact on character of CA
- Amenity: all flats would have external space, be dual aspect and have windows looking onto landscaping; most would have south facing windows
- This is a city centre location and amenity levels should be judged accordingly, as per Harmony of Uses SG
- Opaque windows to north would protect privacy of neighbours
- Sun studies show all flats would have some direct sunlight
- There are no objections; only support, from neighbour



Policy B3

- Supports office development
- Residential to be considered on merit

Policy H1

- Is this overdevelopment?
- Would it have an *'unacceptable impact on the character and amenity'* of the area?
- Would it result in the loss of open space?
- Does it comply with Supplementary Guidance?

Proposed Plan

Policy D2 - Amenity



D1: Quality Placemaking by Design

All dev't must *“ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials”*.

Proposals will be assessed against the following six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource-efficient



D4: Historic Environment

- ACC will *'protect, preserve and enhance'* the historic environment, in line with national and local policy and guidance
- High quality design that respects the character, appearance and setting of the historic environment, and protects the special architectural and historic interest of its LBs and CAs will be supported



D2: Landscape

Developments should have a strong landscape framework which improves and enhances the setting and visual impact of the development.

“quality development will:

- be informed by the existing landscape character, topography and existing features to sustain local diversity and distinctiveness, including natural and built features such as existing boundary walls, hedges, copses and other features of interest;
- conserve, enhance or restore existing landscape features and should incorporate them into a spatial landscape design hierarchy that provides structure to the site layout;
- create new landscapes where none exist.”

Materials TAN and Development Along Lanes TAN

- Use of granite
- Form of development along lanes

Technical Advice Note on Repair or Reinstatement of Cast Iron Railings

“Where the original railings have been completely removed, the new railings should be as faithful a copy of the original railings, as possible. If none of the original railings can be obtained for use as a guide, then photographic or other archive evidence should be obtained to ascertain the nature of the original railings”.

Policy D5 (Our Granite Heritage)

Policy D5 - Our Granite Heritage

Throughout Aberdeen the Council seeks the retention and appropriate re-use, conversion and adaption of all granite features, structures and buildings, including setted streets, granite kerbs and granite boundary walls,

Proposals to demolish any granite building, structure or feature, partially or completely, that is listed or within a Conservation Area will not be granted Planning Permission, Conservation Area Consent and Listed Building Consent unless the Local Authority is satisfied that the proposal to demolish meets Historic Scotland's Scottish Historic Environment Policy (SHEP) test for demolition.

Where the retention and re-use of a granite feature, building or structure, in whole or part, is unviable then the visible re-use of as much of the original granite as is practically possible as a building material within the development site is required.

- ACC seeks the retention and appropriate re-use, conversion and adaptation of all granite features... Including granite kerbs and granite boundary walls
- Partial demolition of any granite building or structure within a CA will not be granted consent unless the planning authority is satisfied that the proposed demolition meets HES tests.
- Where the retention and re-use of a granite feature is not viable, then the visible re-use of as much granite as a building material will be required.

Policy T2 (Managing the Transport Impact of Development)

Policy T2 - Managing the Transport Impact of Development

Commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in Supplementary Guidance.

The development of new communities should be accompanied by an increase in local services and employment opportunities that reduce the need to travel and include integrated walking, cycling and public transport infrastructure to ensure that, where travel is necessary, sustainable modes are prioritised. Where sufficient sustainable transport links to and from new developments are not in place, developers will be required to provide such facilities or a suitable contribution towards implementation.

Further information is contained in the relevant Supplementary Guidance which should be read in conjunction with this policy.

Policy T3 (Sustainable and Active Travel)

Policy T3 - Sustainable and Active Travel

New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, cycling and public transport penetration. Links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient and safe for people to travel by walking and cycling.

Street layouts will reflect the principles of Designing Streets and meet the minimum distances to services as set out in the Supplementary Guidance.

Existing access rights, including core paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained at all times by the developer through provision of suitable alternative routes.

Recognising that there will still be instances in which people will require to travel by car, initiatives such as like car sharing, alternative fuel vehicles and Car Clubs will also be supported where appropriate.

- Emphasis on encouraging active and sustainable travel (e.g. walking, cycling, public transport)
- Need to protect existing links and form new ones where possible
- Scope to also encourage car sharing and low-emissions vehicles, with associated infrastructure

Policy R6 (Waste Management Requirements for New Development)

Policy R6 - Waste Management Requirements for New Development

All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste. Further details are set out in Supplementary Guidance.

For proposals where we believe the potential savings on construction or demolition materials for recycling or reuse is likely to be significant, we will ask developers to prepare a Site Waste Management Plan as a condition of planning consent.



Scottish Planning Policy (SPP)

- Proposals in CAs should preserve or enhance the character and appearance of the CA. Proposals that do not harm the character or appearance should be treated as preserving it.
- Presumption in favour of sustainable development
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.



Aberdeen City Conservation Area Character Appraisals and Management Plan

Albyn Place and Rubislaw

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

July 2013

Planning and Sustainable Development

Enterprise, Planning and Infrastructure

Aberdeen City Council

Business Hub 4 - Marischal College

Broad Street

Aberdeen

AB10 1AB

www.aberdeencity.gov.uk

Points for Consideration:

Zoning: Does the proposal comply with B3 (West End Office Area) ?

And the tests set out in policy H1 (Residential Areas)? – Is the proposal acceptable in terms of amenity of neighbours?

Does the proposal preserve and enhance the conservation area?

Design: Is the proposal of sufficient design quality (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?*

Does the proposal consist of sustainable development ?– location, materials, demolition

1. Does the proposal comply with the Development Plan when considered as a whole?

2. Are there any material considerations that outweigh the Development Plan in this instance?

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)

Supplementary Guidance: Replacement Windows & Doors

- 4.8: New openings must be carefully located to avoid disruption to the characteristics of the surrounding external and internal context. Where the building forms part of a larger grouping, it may be necessary to consider the wider impact.
- Table at part 4 (extract below) indicates that new window openings generally not permissible on LBs and on the public elevation of unlisted buildings within a Conservation Area

Action	Listed Building	Unlisted Buildings in Conservation Area: Public Elevation
Use of traditional putty/modern butyl based putty/window beads	✓	✓
Replace original/historic frames with uPVC frames	X	X
New or widening existing openings – with exceptions	X	X
Through Astragals	✓	✓
Plant on / Sandwich Astragals	X	X
Visible Ventilators	X	X
Horns	X	X
Colours – consider uniformity with the street scene/building	✓	✓
Blocking up	See relevant section	See relevant section
Re-opening	See relevant section	See relevant section
Special cases – Industrial/institution/early modern metal/early casement	See relevant section	See relevant section