

QUEEN'S CROSS HARLAW COMMUNITY COUNCIL

Founded April 1987

Andrew H.R. Goldie,
276 Union Grove,
Aberdeen AB10 6TQ
25th November 2011

Mr. Garfield Prentice,
Planning and Infrastructure,
Aberdeen City Council,
St. Nicholas House,
Broad Street,
Aberdeen.

Application 111480/111481 – Additional Floor to Rear Extension of 12 Carden Place

Dear Mr. Prentice,

Further to our recent telephone conversation, and following concern expressed by local residents, I am writing on behalf of Queen's Cross & Harlaw Community Council to lodge an objection to the above proposed development. Following internal discussion the Community Council is now resolved to support local residents in their objections. The Community Council also understands that the application will now be referred to the Development Management Sub-Committee for determination.

The proposal is to add an additional floor to the rear extension with the new 3rd storey fully integrated into the structure of the original Victorian building. This is to be achieved by adding a steel-frame jacket to the existing 2-storey structure, and building the 3rd storey above, finished to give the appearance of a 'continuous glazed wall' topped with aluminium 'shading louvres'. The 2nd-storey will be clad in coloured panels in an attempt to 'largely conceal the new steel structure'. It is not proposed to attempt to conceal the steel structure on the ground floor on the grounds that it 'is not seen from outwith the site due to the high boundary walls'.

It is recognised that successful businesses have a need to expand, and that business expansion will often require additional office space. It is also accepted that occasionally, as an exception to the rule, modern materials and design can be successfully integrated with older architectural styles without damaging architectural heritage. However, this particular design proposal is problematic in several ways.

Neither the glazed upper storey (complete with 'shading louvres'), nor the coloured cladding panels proposed for the middle storey, appear to sit comfortably with the traditional architecture of the area. Indeed, the fact that the coloured cladding will be applied to the second storey only, would appear to result in an eccentric 'spare tyre' effect for the rear of the property.

The notion that the ground floor (with the new external steel beams) will not be visible from the outside due to the high boundary walls is simply misleading. In common with every other commercial property in the area, the gates to the rear parking area will be left open (at least during office hours), and the ground floor will therefore be visible to public view. When a site visit was undertaken, this proved to be the case.

It is clear from comments in the supporting Design Statement that design features have been chosen in an attempt to offset the increase in both scale and mass that the additional storey would bring to the existing building. Unfortunately however, this attempt at disguise has not worked with the designs as submitted.

The neighbouring building at number 11 Carden Place is a private, residential property. It is clear however, that the addition of a 3rd storey to the extension at number 12 will dramatically overshadow, and intrusively overlook, the garden and rear windows of number 11; and this will have a severe impact on both amenity and privacy for present and future occupants of that building.

Lastly, number 12 Carden Place enjoys listed building status. This planning application neither complements nor preserves the architectural qualities that such status is meant to protect.

The above summary is a fair reflection of the views of Queen's Cross & Harlaw Community Council, and we trust that you will give these views due weight in the determination of this application. We are of the firm belief that this planning application should be rejected due to the considerations outlined above.

Should you require clarification on any of the above points, please do not hesitate to contact me.

Yours sincerely,

Andrew Goldie

Planning Convenor, Queen's Cross & Harlaw Community Council

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 04/11/2011 19:26
Subject: Planning Comment for 111480

Comment for Planning Application 111480

Name : Mrs. S.J. Franchi
Address : 9, Osborne Place,
Aberdeen
AB25 2BX

Telephone: [REDACTED]
Email: [REDACTED]
type :

Comment : I object to these plans on the grounds of privacy to my home, road safety in terms of increased traffic in Albert Lane and adding to the problems of parking in this area. I would also remind the planning authority that my former neighbours at 11, Osborne Place, applied a few years ago, to extend their single garage to a double garage. This would have involved removing some 18 inches of our adjoining wall. The Council refused their application, on the grounds that it would spoil the character of Albert Lane. That would have been nothing in comparison to building a third floor of offices to the rear of the existing extension at 12 Carden Place. I would urge you to reject this application. This is a special area. Keep it that way. Please also advise me why I did not receive notification of this application. I receive, often, planning applications for velux windows/back doors for properties on the other side of the street, where the impact on Osborne Place itself would be non-existent.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 03/11/2011 18:04
Subject: Planning Comment for 111480

Comment for Planning Application 111480
Name : Alex Grimmond
Address : 11 Osborne Place
AB25 2BX

Telephone:

Email:

type:

Comment : I object on the assumption the planned extension will result in an increase in the number of personnel using the building whereas no provision would appear to have been made for additional car parking facilities thus putting pressure on the limited car parking space available in the surrounding streets. Albert Lane, as it is, was not designed for the volume of traffic currently using it and any increase is from both an environmental and safety aspect not acceptable. Lastly our privacy is also compromised by this proposed extension.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 08/11/2011 20:53
Subject: Planning Comment for 111481

Comment for Planning Application 111481

Name : Jackie Maver
Address : 14 Osborne Place
ABERDEEN
AB25 2DA

Telephone :

Email :

type :

Comment : I object to this application as I feel that the "extra floor" of this development would have a hugely detrimental effect on the area, both visually and affecting the value of neighbouring adjacent houses and houses which back on directly opposite (Osborne Place). I also object to the impact it would have on the neighbours in respect to the loss of privacy in their rear gardens.

.....

19 Osborne Place,
Aberdeen,
AB25 2BX

November 3, 2011

Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Application References 111480 & 111481 – 12 Carden Place, Aberdeen

Dear Sir/ Madam:

Frankly I am horrified by this application. The proposed development will be a major intrusion into the privacy of residents in Osborne Place - the closer proximity to Albert Lane will allow office windows to virtually overlook the rear gardens while the increased height will give a clear line of sight into the accommodation. This is a monstrosity and as far as I can see no other extension in the lane is built to this proposed height nor is as far back.

This also appears to me to be an act of architectural/Town Planning vandalism. Currently there is a fine balance between the modern extensions along Albert Lane behind the fine old buildings on Carden Place which is something to be proud of. At no 12 itself, there is a fine rear top facade of the old building set alongside the current, lower, more modern extension and a mature old tree. That balance works - there is a wonderful view from the Osborne Place houses towards the old church building on the corner of Albert St and down the rear facades to the level of the Episcopal church and beyond and is much appreciated by the residents in Osborne Place.

Surely, when the original permissions were granted with this balance in mind, these were not seen as some kind of Trojan Horse to allow further willy-nilly commercial development at the expense of local residents' privacy and to the detriment of the reputation of local planners?

Clearly, should the proposal go ahead there would be increased traffic and pollution in Albert Lane resulting in increased noise and fumes etc. Albert Lane was never intended as a major thoroughfare and there are clear safety issues for local youngsters who walk or play in the area with increased development. There is also evidence that commercial traffic has already caused erosion of the surface of the lane with vibration having an effect on the finishes to garages and pointing in walls of the south side of Osborne Place properties. Again, any further development will only exacerbate these problems.

Residents on the south side have paid a premium for the properties and any development will most likely have a negative effect on our property values. There is a peaceful serenity in this street and its' south-facing gardens that will not survive this sort of intrusion.

We hereby object on planning grounds to the proposed development as follows:

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November 3, 2011

Page 2

- 1) The height of the development will markedly compromise privacy of residents in Osborne Place.
- 2) The proposal represents over-development of a site in a sensitive residential area.
- 3) Increased damage to private property on Albert Lane
- 4) Increased noise pollution
- 5) Impact on demand for public parking in immediate surrounding area.
- 6) Impact on road safety in Albert Lane
- 7) The impressive upper rear façade of 12 Carden Place will be irretrievably lost should this new construction proceed.
- 8) This development would ruin the delicate balance between private housing in Osborne Place and the minor commercial development behind Carden Place. It would set a devastatingly bad precedent.

Sincerely,

Norman Price

Lorraine Price

City of Cambridge - Planning Landscape Architecture	
Application Number	111-481
RECEIVED	03 NOV 2011
Dev. (North)	ESDP
Case Officer Initials	03/11/11
Date Approved/Sign.	

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/10/2011 10:52
Subject: Planning Comment for 111480

Comment for Planning Application 111480
Name : Moira and David Gordon
Address : 21 Osborne Place
Aberdeen
AB25 2BX

Telephone: _____
Email: _____
type : _____
Comment : 21 Osborne Place
Aberdeen
AB25 2BX

30 October 2011

Dear Sirs

Re: Application Number 111480

We write with reference to the planning application recently submitted by James Hay Pension Trustees Limited, the landlord of the 12 Carden Place.

Having read the material available on the Aberdeen City Planning website, we wish to lodge an objection on the grounds, as below and ask that you take them into account as you examine the application.

• The development will impact road safety on Albert Lane
• Impact on public parking available in the immediate surrounding area
• Increased Noise Pollution
• Increased damage to private property on Albert Lane
• Compromise privacy
• Represents over development of a site in a sensitive Conservation area
• The proposal will set a precedent for extensions of the proposed height/finish etc.
• Increasing staff capacity at any of the offices will only add to problems as detailed above now and in the future

Road Safety on Albert Lane

We refer to the Design statement in which the applicant states that ‘additional floor space will be occupied by existing staff’. This is materially misleading. An additional 143.00 sq m (gross external area) of floor space certainly allows for increased staff capacity. There is no certainty that personnel will remain at just 44, indefinitely hence the development will undoubtedly impact traffic volume either now or in the future. There is nothing to say that the current tenant, hence the proposed staffing levels, will remain in the property indefinitely.

Albert Lane does not benefit from paved areas for pedestrians despite all residential homes on the south side of Osborne Place having direct access to the Lane. Encouraging increased traffic, will impact on pedestrian safety.

Albert Lane is not a thoroughfare that lends itself to a high level of traffic. There are already access issues. This can be demonstrated by the inability of traffic to travel in both directions without ease and repeated damage caused by vehicles to private property belonging to residents on Osborne Place.

Public parking

Public parking in the immediate area is already heavily utilised during the course of the week by employees/visitors of the West End office area. It is clear that increased capacity can easily transfer into increase employees/visitors and vehicular use

The applicant proposes to address parking by introducing ‘a sustainable travel policy’. This statement is vague, and unsubstantiated. It also does not address the clear problem of increased traffic turnover now and in the future, should the applicant be allowed to develop 143 sq m of extra floor space.

The current development does not have sufficient parking for the staff currently working in the building. This is evident on a daily basis where cars are double parked.

Noise Pollution

Increased vehicular traffic turnover, will increase noise.

Privacy

As owners of 21 Osborne Place, we will be directly overlooked by the development. Our first floor bedroom windows will face the development and our garden will be fully exposed, reducing our privacy and hence enjoyment of the space. This was a key consideration in buying the property in this location, a conservation area.

Currently, no extension in the immediate surroundings has an extension at the proposed roof height, set as far back, within what is traditionally garden/car parking space.

Light Pollution

During the evening/night, a low level of light is currently emitted from the existing rear window. Given the extra glazing, excess light at night will cause a disturbance as our property sits directly opposite.

Unsympathetic Design

The subject property is in a Conservation Area 4 (Albyn Place/Rubislaw). The proposed extension is not in keeping with the vernacular. The proposed aesthetics, finishes (cladding etc.) and proportions do not mirror those in the surrounds. The property will be intrusive and detract markedly from the scenic and amenity value of the immediate area.

Although the subject property is under commercial use and stands within the area zoned for commercial office use in the Local Development Plan, it only just sits within that boundary. The immediate area to the north of Albert Lane is residential.

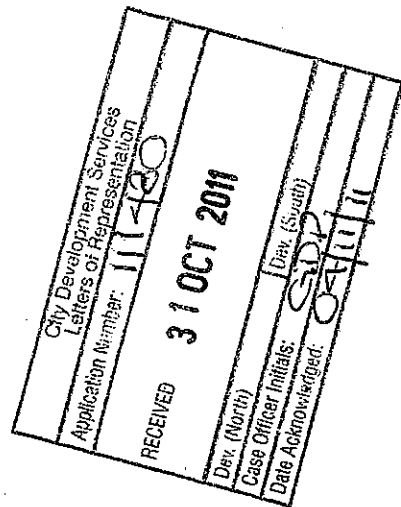
Precedent

Until now, there has been no precedent on the east of Albert Lane that would support an extension of these proportions and design. Should this application be recommended for approval, other commercial properties will have a precedent to overdevelop sites thereby further increasing traffic levels and other issues highlighted within this letter.

We appreciate that, when taking planning decisions, many factors must be taken into consideration. However, in this instance, we do not believe that, although the property stands within what is designated for commercial use in the Local Plan, enough consideration has been made to the impact on the residential area immediately north. The property has already got an extension and although we would not have objected to that being rebuilt in similar proportions, we feel that the proposal puts the commercial interests ahead of residential amenity and safety now and in the future.

Yours faithfully

Moira and David Gordon



PI - Reference Planning Application 111480, 12 Carden Place Office Extension

From: [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 31/10/2011 20:23
Subject: Reference Planning Application 111480, 12 Carden Place Office Extension

Dear Sir / Madam,

I have reviewed the plans associated with the above referenced planning application and wish to express my objection to this application.

As a resident at no 27 Osborne place, with young children I am particularly concerned about the increased road safety risk associated with yet more cars accessing Albert Lane which we use on a daily basis for home access. This residential lane is no way suitable for further commercial development.

Please confirm receipt of this planning objection.

Kind Regards

JR Finlayson
27 Osborne Place
Aberdeen
AB25 2BX

29 Osborne Place
Aberdeen
AB25 2BX

27 October 2011

Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marshal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs

Application No 111480 -12 Carden Place, Aberdeen, AB10 1UR

I wish to object to the above application in it's present format.
From the plans that I have accessed it would appear to :-

- Be inappropriate in context, scale and keeping with the other buildings in Albert Lane
- Compromise the road safety of both pedestrians and vehicles on an already busy small lane (Albert Lane)
- Invade the privacy of many of the houses on Osborne Place whose bedrooms face the development
- Further exacerbate the problems with parking around Carden Place and Osborne Place as office workers park in residential areas.

I hope that the council can reconsider this application to take account of these features, and how it will affect the local residents and businesses.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 25/10/2011 21:35
Subject: Planning Comment for 111480

Comment for Planning Application 111480
Name : Leon Collins
Address : 33 Osborne Place
Aberdeen
AB25 2BX

Telephone :

Emai:

type :

Comment : Although I am more than happy to see people invest money into property improvements, including offices. I do not believe that it is nessasary to start building three storey high office extentions that will overlook the private gardens of residential property and allow office workers a direct view into family homes / bedrooms. Therefore I object to this application.

From: janet hessing [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 14/11/2011 10:49
Subject: Planning application no. 111480

Dear Mr Prentice

I wish to submit an objection to the planning application no. 111480 relating to 12 Carden Place.

I live at 49 Osborne Place, so my garden backs onto the lane between the two roads. Over the years the volume of traffic on the lane has risen dramatically, and I feel that any further increase would be totally unacceptable and dangerous. An increase in office space would inevitably lead to more traffic.

Also, this is a conservation area, and I think that further development of this nature would not be appropriate.

Yours sincerely

Janet Hessing

PI - 12 Carden Place

From: "Véronique Bévierre"
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 15/11/2011 00:58
Subject: 12 Carden Place

Dear Sirs

I happen to have rented a house in Albert Terrace street, a beautifully preserved street, just 2 minutes from the heart of the city.

I arrived in Aberdeen mid August from Issy les Moulineaux, a very dynamic little city attached to Paris on the south-west side where I was (still am) a councilor.

We've no oil :) but we are proud to house some of the latest Intelligent technology companies such as Microsoft R&D Europe, Bouygues Telecom HQ, Bouygues Development HQ, France Telecom/Orange, Hewlett Packard...

Issy les Moulineaux today has more career positions then residents (70 000 jobs for a little more than 60 000 residents).

My former city is architecturally less blessed than the Granite City: Former industrial area, not very rich... Only since the early 80's under the impulse of mayor André Santini, efforts were made to keep what was worth and to develop and modernize what needed to. Choice of the best architects was made to remodel what could be and to built the latest office area next to the river Seine that houses Microsoft. We've still some work to achieve.

I love my aberdeen neighborhood!

I appreciate you kept the no longer used numerous churches as an architectural testimony of your past, transforming them into offices or pubs or sometimes apartments!

All those houses big or small were preserved only with the city council's strong will to keep the houses façades and height as originally built or with a few alterations like windows that have to respect the style of the house.

Extensions are all being grown on the back in the "lanes" and are pretty much similar to one another. Those lanes are interesting: it gives some more space to the city keeping the noise of traffic away. Some houses became restaurants, some became schools or offices, still keeping their souls.

I wish we had the same laws in France where entire areas of Paris or closeby cities have been demolished for newer buildings. The years 70 have been terrible all around europe though.

Would it have been in France Aberdeen would have lost its victorian look, only to realize later the loss.

This is why I can't understand why you would permit the construction 12 Carden Place, in a preserved area, furthermore for office purposes when there are in the same area so many empty ones for rentals...

The hight of the future construction seems very inappropriate for me: three levels?'

The architecture is always a matter of taste, it is not my favorite, but this is very personnal.

I admit I know nothing of the laws here, I'm just passing by (though I wish I stay the longest possible:) and I don't yet have a full appreciation of the city's economics.

I just love Aberdeen and my neighborhood and hope it will keep its looks .

Thank for having read me, hope I have not wasted too much of your time.

Véronique Bévierre

Sent from my iPhone.