

12 GARDEN PLACE, ABERDEEN

FORM ADDITIONAL FLOOR OF OFFICES
TO REAR EXTENSION, RE-CLADDING OF
EXISTING EXTENSION AND
INSTALLATION OF RAILINGS AT FRONT
BOUNDARY

For: James Hay Pension Trustees Ltd

Application Ref. : P111481

Application Date : 03/10/2011

Officer : Matthew Easton

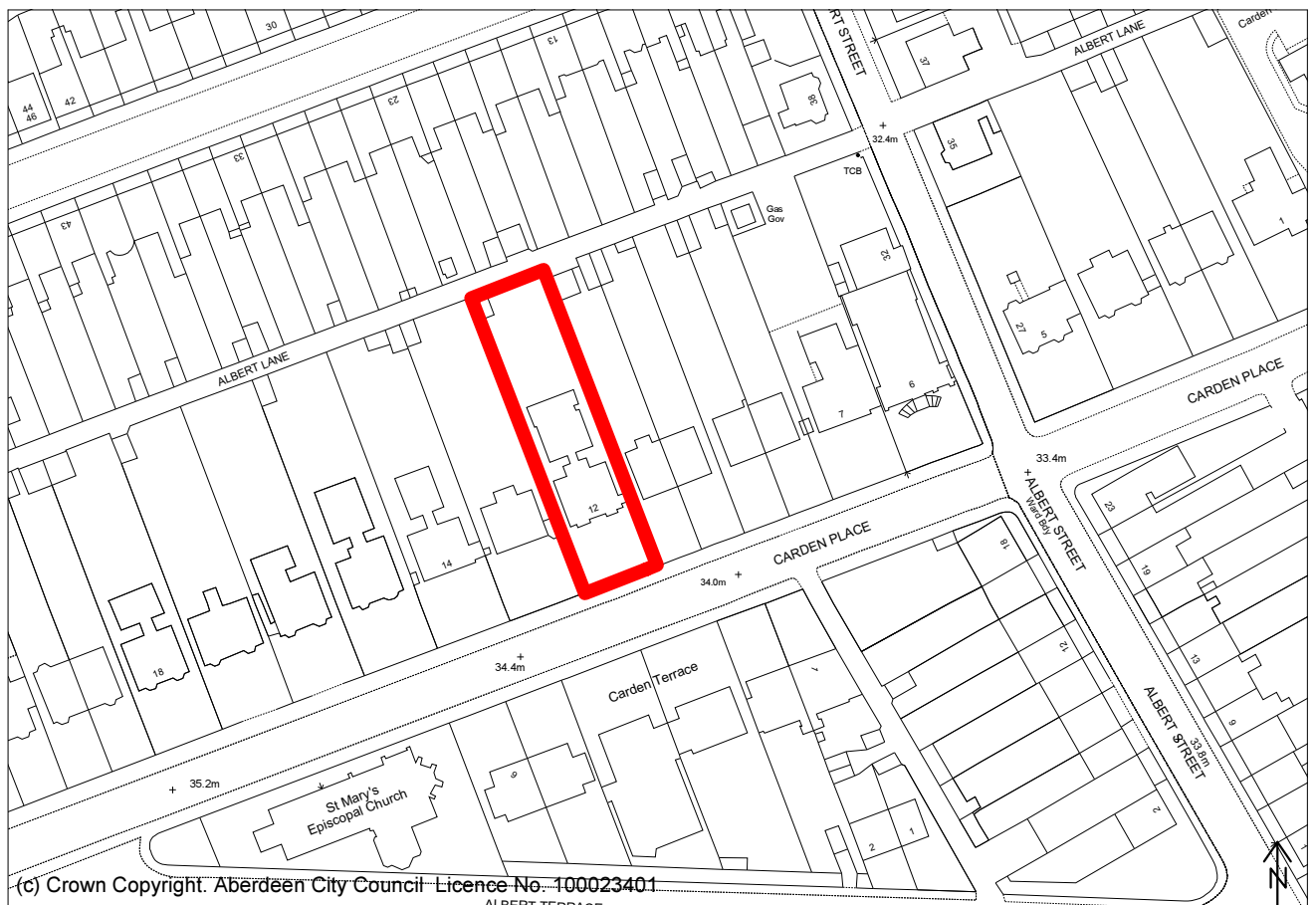
Ward: Hazlehead/Ashley/Queen's Cross(J
Farquharson/M Greig/J Stewart/J West)

Advert : Listed Building

Advertised on : 19/10/2011

Committee Date : 16 February 2012

Community Council : Comments



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site is a Victorian mid 19th century two storey and basement detached villa, situated on the north side of Carden Place.

The original part of the building is constructed in course rough faced granite, with a 3-bay symmetrical appearance to the Carden Place elevation. To the rear is a two storey extension which was constructed in two phases during the 1970's and 1980's.

The building has an overall gross floor space of 760m² and is currently occupied by a firm of accountants (Meston Reid and Co.).

The building is category C(S) listed (December 2000) and is within Conservation Area 4 (Albyn Place / Rubislaw).

The trees at the front of the property are included within Tree Preservation Order 15 and the trees at the rear of the site are protected by virtue of being within a conservation area.

There are 10 parking spaces at the front of the property accessed from Carden Place and 18 spaces to the rear of the property which are accessed from Albert Lane.

HISTORY

Permission (111662) was granted for tree works at the site in November 2011.

PROPOSAL

Planning permission is sought for the creation of an additional floor above the existing two storey extension at the rear of the property. The mansard style roof of the extension would be removed and a steel framework would be constructed around the existing walls in order to support the additional floor which would sit above the existing floors.

The extension would have a contemporary appearance, with the first floor being 15.5m in length and 12m in wide. The second floor would be set back 0.5m from the first floor on the north, east and west elevations and be 14.9m in length and 11m wide. The extension would have a flat roof and be between 9m and 9.5m in height depending on which side of the structure measurements are taken.

The first floor would be re-clad using muted green and grey cladding panels with grey framed aluminium windows on all elevations. The second floor would be largely glazed with aluminium grey frames and glazing with a slightly green tint. The aluminium corner panels and a brise soleil shading louvres would be a lighter grey. The existing grey blockwork on the ground floor of the extension would be retained.

Overall an additional 187m² of floor space would be created, 140m² on the new second floor and 32.6m² on the existing first floor. The remainder would be for the link between the second floor and a new disabled toilet on the lower ground floor.

At the front of the property on Carden Place cast iron railings would be installed on the low granite boundary wall, either side of the car park entrance. The railings would be painted black and have the same appearance as those found a short distance away at 14 Carden Place.

A separate listed building consent application (111481) has also been submitted.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been referred to the Sub-Committee because Queen's Cross & Harlaw Community Council have objected to the application and thus falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – No observations.

ENVIRONMENTAL HEALTH – No observations.

COMMUNITY COUNCIL – Supports resident's objections to the application. In summary the Community Council consider the glazed upper storey and cladding panels for the middle storey would not sit comfortably with the traditional architecture of the area, the ground floor would be visible from outside the site, the design features incorporated into the extension in order to reduce its visual impact do not work, the extension would affect the amenity and privacy of the occupants at 11 Carden Place and the proposal does not complement or preserve the character of the listed building.

REPRESENTATIONS

Three representations which relate specifically to this listed building consent application have been received. However sixteen representations from fourteen addresses have been received in relation to the planning application (111480), with many of the issues raised relating to the listed building consent also. The matters raised in both applications which relate to this application are summarised below –

- The proposal represents overdevelopment of the site, and is inappropriate in its context, scale and its proposed materials which would affect the conservation area.
- The proposed extension would obscure the north elevation, affecting the appearance of the listed building.

- The proposal would set a precedent for similar proposals.

PLANNING POLICY

Aberdeen Local Plan (2008)

Policy 1 (Design) – To ensure high standards of design, new development must be designed in due consideration for its context and make a positive contribution to its setting. Factors such as scale, massing, colour, materials, details the proportions of building elements and landscaping will be considered in assessing this.

The Aberdeen Local Development Plan

Proposed Plan was published for consultation on 24th September 2010, with comments on the plan invited until 17th January 2011. The examination of the local development plan by the Scottish Government Reporters took place between 20th June and 21 December 2011. The Reporters Examination Report was considered by the Council on 25th January 2012 when it was resolved to proceed towards adoption of the local development plan on 29th February 2012. Accordingly, the Proposed Plan is a significant material consideration in the assessment and determination of this planning application.

Policy D1 (Architecture and Place Making) – Re-iterates Policy 1 of the Aberdeen Local Plan (2008).

Policy D5 (Built Heritage) – Proposals affecting conservation areas or listed buildings will only be permitted if they comply with Scottish Planning Policy (SPP).

National Policy

Scottish Planning Policy (2008) / Scottish Historic Environment Policy (2011)

Listed Buildings – Planning authorities are required when determining applications for planning permission or listed building consent, to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. The layout, design, material, scale, siting and use of any development which would affect a listed building or its setting should be appropriate to the character and appearance of the building and setting.

Managing Change In The Historic Environment Series (Historic Scotland, 2010)

Extensions – Most historic buildings can be extended sensitively. Extensions must protect the character and appearance of the building, should be subordinate in scale and form, should be located on a secondary elevation, must be designed in a high-quality manner using appropriate materials.

EVALUATION

The rear of properties on Carden Place which face onto Albert Lane, between Albert Street and Prince Arthur Street are characterised by extensive areas of car parking and extensions which are generally of little architectural merit. The stretch between Prince Arthur Street and Blenheim Place does however have larger more contemporary extensions to the rear, which introduce modern materials such as composite cladding and timber panels to the area.

The principal elevations of buildings facing onto Carden Place are often intricately detailed, remain largely unaltered and contribute significantly to the streetscape and the character of the conservation area. In contrast the rear elevations are relatively simple and lack the architectural detailing which the front elevations possess, allowing interventions to these elevations to take place without a significant impact upon the character of the building or its special features.

The original part of the building would remain unaltered, thereby preserving its architectural features and its character. The only work which would take place would be to the modern extension to the rear of original building.

In this instance the architect has chosen to design the modified extension as an assertive contrast to the existing building. The extension makes a bold contemporary statement, but at the same time respects the status of the original building. It would be set back from the main façade at the rear of the building by 3.5m, creating a visible separation between the old and the new. It should also be noted that the rear elevation is already largely obscured by the existing extension. The new extension would be around 3m higher than the existing and when finished be 3.5m lower than the top of the original building (excluding chimney stack). This would allow the original building to remain as the main built feature on the site.

Historic Scotland's guidance note on extensions describes how it is often preferable to take a modern approach to design when intervening in historic buildings, rather than attempt an unconvincing imitation of a traditional building style. In this instance it is considered that the proposal would preserve the character and integrity of the listed building by replacing the vast majority of the existing extension which has little architectural merit and replacing it with a more interesting example of contemporary architecture.

Owing to the drop in level between the front of properties on Carden Place and their rear, it is possible to create a substantial extension which is lower in height than the original building, ensuring that the structure reads as an extension to the building.

Whilst the massing of the extension does give it a more bulky appearance than the existing extension, this has been broken up into distinct parts by the different finishing treatment for each of the floors. The second floor would also be set back slightly, in an attempt to reduce its mass. Whilst it is arguable whether this feature would achieve its aim, it is considered that it would not result in an unsatisfactory appearance.

The extension would not be seen from Carden Place and therefore the prominence of the Carden Place elevation of the building would not be diluted.

On balance, it is considered that a contemporary extension which clearly distinguishes itself from the historical buildings beside it can be accommodated on the site whilst preserving the character and integrity of the listed building. This would accord with Scottish Planning Policy and local plan policy on design.

The applicant also proposes to reinstate cast iron railing along the Carden Place boundary which is welcomed. The specific design of the railings would match the railings at 14 Carden Place. This addition would enhance the setting of the listed building.

Each listed building consent is assessed on its own merits so it is not considered that the application would set a precedent. What is acceptable at one site may not be acceptable at another.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

It is considered that a contemporary extension which clearly distinguishes itself from the historical buildings beside it can be accommodated on the site whilst preserving the character and integrity of the listed building. The extension would remain subservient in position and size in relation to the original building. There would be no work to the original part of the building and its important features would remain intact. The reinstatement of railing on Carden Place would enhance the character of the conservation area.

it is recommended that approval is granted with the following condition(s):

(1) that no development shall take place unless a scheme detailing all external finishing materials (including samples) to the roof and walls of the extension hereby approved has been submitted to and approved in writing by the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests the character of the listed building.

(2) that the extension hereby approved shall not be occupied unless the cast iron railings on the Carden Place elevation hereby granted planning permission have been installed in accordance with drawing No.1318.PD.005 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority - in order to enhance the setting of the listed building.

Dr Margaret Bochel

Head of Planning and Sustainable Development