

Andrew H.R. Goldie,
276 Union Grove,
Aberdeen AB10 6TQ
16th February 2012

Ms Frances Swanston,
Planning and Sustainable Development,
Aberdeen City Council,
Marischal College,
Aberdeen.

Application 120034 – Erection of Dwelling Block on Beaconsfield Lane

Dear Ms. Swanston,

I am writing on behalf of Queen's Cross & Harlaw Community Council in connection with the proposal to demolish the derelict Grampian Court Hotel Building and replace it with a (rather garish) modern-style block of twelve flats. Following approaches from local residents, and further to extensive discussion within the Community Council, I am writing to lodge various objections to the development as currently proposed.

We find this planning application to be problematic in several areas, and the comments of the Community Council are as follows:-

Access and Traffic Issues

The proposal is that vehicular access to the parking areas will be via the lane leading from Beaconsfield Place. There are some obvious problems with this.

- It is inevitable that two-way traffic will be generated by a development providing 20 parking spaces. However, the lane is too narrow to allow two medium-sized vehicles to pass each other; and there does not seem to be any provision in the plans as submitted to widen the access to address this. Furthermore, a site inspection revealed little *scope* for widening the access lane within the confines of the existing site boundaries.
- There is already severe traffic congestion around the Church Hall car park at busy times. On the many occasions when multiple, simultaneous meetings assemble and disperse, the section of Beaconsfield Place adjacent to the Church Hall car

park is regularly blocked by traffic attempting to manoeuvre in or out of the car park, or attempting to park on the roadway. A new, additional traffic stream from this proposed development will only exacerbate the situation, and the view of the Community Council is that existing traffic congestion will thereby escalate to an intolerable level.

- There is no splay area westward up Beaconsfield Place for the exit from the proposed flat access lane; thereby constituting a safety risk for both pedestrians and vehicular traffic. Extending the pavement outwards seems to be intended as an attempt to address this problem; but in practical terms, this will only create a new bottle-neck in Beaconsfield Place, where there is already an existing hazard ~~condition~~.
- There does not appear to have been any assessment from the Roads Inspectorate of the traffic issues relating to this proposed development. However, given the clear practical and safety implications outlined above, we would recommend that such an assessment is undertaken (preferably at a busy period) prior to any decision being taken on this planning application.

A clear consensus amongst the Community Council together with local residents is that the proposed vehicular access via Beaconsfield Place is both impractical and unsafe; and that an alternative access arrangement via Fountainhall Road and Beaconsfield Lane would be a distinctly better option. This consensus is soundly based on local knowledge and experience, and is founded on the fact that Beaconsfield Lane (albeit unadopted) is already safely used by residents on the south side of Beaconsfield Place for access to Fountainhall Road.

Building Style and Appearance

It is acknowledged that the proposed building is an improvement on the drab, soviet-style building that it is intended to replace. However, the site is within a designated Conservation Area, and apart from a few unfortunate exceptions, the vast majority of the buildings within this area are either granite-built or granite-clad. While we accept that the insertion of modern styles and materials can sometimes offer a subtle counterpoint to older architecture, this particular proposal will clash with, rather than complement, the surrounding area.

There seems to be a general consensus that the main problem appears to be with the choice of external finish of the proposed building. Rather than successfully blending-in with the surrounding architecture, the proposed build will stand out like a whited sepulchre (with a tin roof) amidst a sea of granite. In other words, it will stick out like a sore thumb, particularly to views from Beaconsfield Place.

The view of the Community Council is that in the context of the site, the appearance of the building would be significantly enhanced if the exterior was changed to a granite finish, rather than what is currently proposed. We also note that other more modern buildings in the immediate area have been finished in granite, and that there are therefore local precedents for this approach within this Conservation Area. The Community Council view is that if the Development Management Sub-Committee feel inclined to grant approval, then such a design-change should be stipulated as a condition of planning consent.

Height, Over-Looking, and Over-Shadowing.

As a 3-storey building replacing a 2-storey building, the Planning Officer has confirmed that the proposed building will be 2.8 metres taller than the building it replaces. The new building would also be 4.0 metres closer to no. 13 Beaconsfield Place than the former building. This will mean there will be a significant over-shadowing and over-looking of properties on the south side of Beaconsfield Place. In particular, nos. 13 and 15 would be particularly badly affected.

The above summary is a fair reflection of the views of Queen's Cross and 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, based on current design, should be rejected for the reasons outlined above. We request however, that should Committee Members feel in any way inclined to doubt our assessment, then a site visit be undertaken to clarify the issues and resolve any doubts.

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

12 Beaconsfield Place
Aberdeen
AB15 4AA

24 January 2012

Dear Sir/Madam

Planning Ref 120034
Grampian Court, Beaconsfield Lane

Please can you take the following comments into consideration when determining the above application.

1 Vehicular access

There is a great deal of traffic and congestion at present around the gate of the church hall car park. This end of Beaconsfield Place is heavily used to park cars by local businesses as well as residents and can become very chaotic at various times of day. It would be better for residents of Grampian Court to drive out the front of Grampian Court into Beaconsfield Lane and then directly on to Fountainhall Road rather than to be trying to drive out into Beaconsfield Place with poor viewing and many pedestrians.

The proposed alteration to the pavement will make an already narrow road much more difficult to negotiate for all drivers. The street is used by delivery vans for surrounding shops and the car park gate is constantly used as a turning area for these and visiting cars. We are unhappy about having this proposed alteration right across the road from our house as it will force the traffic closer to parked cars.

2 Height of building

The extra storey for car parking makes the new building much higher than the old one. This will result in an increased 'city centre' feel to the area which will, as a result, have a detrimental effect especially as the proposed finish is white and black, out of keeping with surrounding buildings.

3 Colour and materials

See comment above - should the building not lie sympathetically in a conservation area where householders have stringent restrictions when it comes to improvements or renovations?

Yours faithfully

Catherine and Sayers Kyle

15 Beaconsfield Place
Aberdeen AB15 4AB

6 February 2012

Aberdeen City Council
For the attention of Dr Margaret Bochel
Head of Planning and Sustainable Development

Proposed Block of 12 Flats, Beaconsfield Place, Aberdeen
Application No. P120034

Dear Dr Bochel

Despite shedding no tears to finally see the demolition of Grampian Court, we do have some reservations.

We are very dismayed to see in the plans that there will not be much (if any) granite on the north facing side of the building. As all homes in Beaconsfield Place are granite built, it would be more in keeping with the surrounding area if this new building was at least granite fronted.

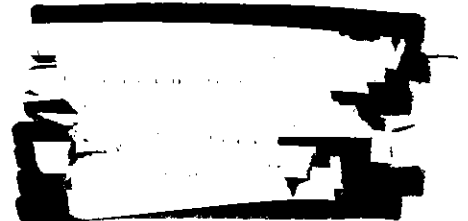
We are not in agreement that parking is from a north access and not from a south access. We could see this as being a gridlock area, what with the regular flow of traffic in Beaconsfield Place and with all the traffic from the church carpark. To ease all this congestion, can it be considered to make the parking access from the south of the building (Beaconsfield Lane) as it is presently.

How do they intend to demolish the building. As our family and other Beaconsfield Place residents have garages in the lane and make use of the lane on a daily basis, we are very concerned how the demolition is going to be executed. As it is, we have local offices that make Beaconsfield Lane their 'personal car park', with some days having up to 18 illegally parked cars (nothing residents can do as it is a private lane). So as you can see we would like to minimise even more congestion.

As the existing building is joined on to our garden wall, we need re-assurance that this wall will not be damaged, and if it is, it must be restored.

Yours sincerely

Ian and Lorna Grant



126 Desswood Place
Aberdeen
26th Jan 2012

ABERDEEN CITY COUNCIL
For the attention of Dr Margaret Bochel,
Head of Planning and Sustainable Development
Enterprise, Planning and Infrastructure

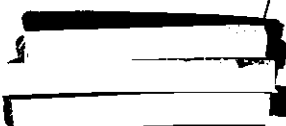
PROPOSED BLOCK OF 12 FLATS, Beaconsfield Lane, ABERDEEN.
Application No P120034

Dear Dr Bochel,

Having read Councillor Stewart's most recent newsletter, I note that it is proposed to replace the Grampian Court Hotel on Beaconsfield Lane with a block of twelve flats. Having studied the drawings I note also that it is the applicant's current intention to finish almost the whole building in a pure white render. This will result in the flats being extremely conspicuous and completely out of character with Beaconsfield Place, a street the flats face directly on the north side, and a street which is also totally built of Aberdeen granite.

As this is a Conservation Area entirely built of granite and in Fountainhall Road itself Blenheim House and the block of flats opposite have recently been faced with considerable granite, I would hope that you will also ensure that in this application the north elevation of the proposed block will also be faced in granite so that it matches the rest of the street that it so obviously a part of.

Yours Sincerely,


Dr Alejandro Gallego.

14 Beaconsfield Place
Aberdeen AB15 4AA

25th Jan, 2012

ABERDEEN CITY COUNCIL
For the attention of Dr Margaret Bochel,
Head of Planning and Sustainable Development,

PROPOSED BLOCK OF TWELVE FLATS, Beaconsfield Lane, Aberdeen
Application No : P120034.

Dear Dr Bochel,


Having studied the proposal to replace the Grampian Court Hotel building with a block of twelve flats, I wish to advise you of my following objections.

The proposal results in the present Church Centre car park access being utilised as the access/exit to the flats car park, despite its inadequacy, poor sightlines and the fact that the public entrance to the flats is off Beaconsfield Lane on the other side of the proposed block. I am also extremely unhappy about the proposed adjustments to the pavement on either side of the existing access immediately opposite my house, which will result in an unacceptable constriction to the width of the street itself. This end of the street has enough difficulties in its capacity as a public car park with regular problems in the late afternoon and evenings especially when the Church Centre is in full swing.

Although this proposed block is situated behind the Supermarket Block on Fountainhall Road, it is very much the street elevation to Beaconsfield Place on its north facade. As this is a conservation area, with a street entirely built of granite houses, I would expect you to insist that the north facade of this proposed block be entirely faced with granite in keeping with the general character of the street. I am also very unhappy that the proposed block is a storey higher than the existing building, which is high enough.

I trust that you will take these comments on board and act on them.

Yours Sincerely,


Lesley Miller.

11 Carlton Place
Aberdeen
26th Jan 2012

ABERDEEN CITY COUNCIL
For the attention of Dr Margaret Bochel,
Head of Planning and Sustainable Development

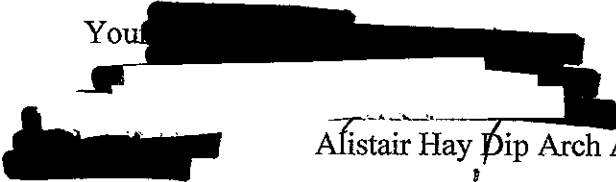
PROPOSED BLOCK OF 12 FLATS, Beaconsfield Lane, ABERDEEN.
Application No P120034

Dear Dr Bochel,

It has come to my attention reading Councillor Stewart's most recent newsletter, that it is proposed to replace the Grampian Court Hotel on Beaconsfield Lane with a new block of twelve flats. Having studied the proposal on-line I note also that it is the applicant's intention to finish almost the entire building front and back in a pure white render. This will result in the flats being extremely conspicuous and out of character with Beaconsfield Place, a street the flats face directly on the northern side, and a fine Victorian street which is also completely built of Aberdeen granite.

As this is a Conservation Area entirely built of granite and in Fountainhall Road itself you have already insisted that Blenheim House and the block of flats opposite have recently been faced with granite, I would trust that you will also ensure that in this application the north elevation (at least) of the proposed new block will also be faced in granite so that it matches the rest of the street that it so obviously faces.

You


Alistair Hay Dip Arch Abdn.

21 Beaconsfield Place
Aberdeen
AB15 4AB

31st January 2012

Dr Margaret Bochel
Head of Planning and Sustainable Development
Aberdeen City Council
Marischal College, Broad Street
Aberdeen AB10 1AB

Dear Dr Bochel,

Re: Planning Application Number 120034, Proposed block of 12 Flats, Beaconsfield Lane.

I am writing regarding the above development. I wish to make the following objections and points for consideration.

Objections:

1. **Facing of building.** The side of the development facing Beaconsfield Place should be faced in granite, in keeping with the conservation area. Although the development is not situated on Beaconsfield Place, it will readily be seen from this street.
2. **Vehicle access.** Improvements for vehicular access to the development need to be addressed. It is particularly difficult for car drivers to see pedestrians when entering and exiting the current Church Centre car park, making this a particular hazard for children. The increased volume of traffic will add to this risk.

Points for Consideration:

1. **Access to Beaconsfield Lane during construction work.** I am a Trauma Consultant for NHS Grampian and am regularly on-call for emergencies at Aberdeen Royal Infirmary. I therefore need 24-hour access to my garage on Beaconsfield Lane. The construction work should not block Beaconsfield Lane without prior notice. Doing so may result in delayed access, and subsequent harm to a patient. As I am sure you are aware, the consequences of this could be significant. *This letter, sent by recorded delivery, is my formal notice making you and Aberdeen City Council aware of this fact.*

If construction work requires Beaconsfield Lane to be blocked for a period of time, I would be grateful if I could be informed and arrangements made for parking nearby at no cost to myself.

2. **Resident parking.** Before the introduction of parking permits in Beaconsfield Place, it was pointed out by a number of my neighbours that this would increase the number of non-resident vehicles parking in Beaconsfield Lane. We were assured that this would be addressed. Unfortunately, non-resident parking in the Lane continues to be a problem. With the addition of further housing, it is imperative that this issue is addressed.

I am grateful for your time in considering the above.

Yours sincerely

[Redacted signature and name]

21 Beaconsfield Place
Aberdeen
AB15 4 AB

28th January 2012

Aberdeen City Council
For the attention of Dr Margaret Bochel
Head of Planning & Sustainable Development

Re: Proposed Block of Twelve Flats
Beaconsfield Lane,
Aberdeen

Application number P120034

Dear Dr Bochel,

I am writing with regard to the above development.

Firstly, I am in agreement that the buildings at Grampian Court would be improved, to the benefit of the area, by being rebuilt as flats.

The concerns which I wish to register regarding the above project are as follows:

1. The residents of Beaconsfield Place need access to Beaconsfield Lane. This is already problematic due to unauthorised parking which regularly blocks garage access. I hope that this project would be managed in such a way as to minimise disruption to this access. I would support the current plan to have vehicular access to the flats from the Beaconsfield Place side.
2. With this in mind, I think it would be important to take into account how the entrance/ exit onto Beaconsfield Place is configured - visibility is poor at present, and with increased volume of traffic, this could prove to be a hazard for pedestrians.
3. I would also like to request that the environmental impact be considered, specifically, that the natural habitat in Beaconsfield Lane be respected. This natural "green corridor" provides a habitat for birds in particular and it would be disappointing if this space was damaged in the process of building work.
4. From an aesthetic perspective, I think that the side of the building facing Beaconsfield Place should be faced in granite to complement the conservation status of the rest of the street.

I hope that the above will be considered when the decision is taken regarding the above proposal.

Yours sincerely
Dr A. Louise Johnston



13 Beaconsfield Place
Aberdeen AB15 4AB
06 February 2012

Attention of Aberdeen City Council, Dr Margaret Bochel, Head of Planning and Sustainable Development

Re : Proposed new Block of 12 Flats at Beaconsfield Lane, Aberdeen. Planning No. 120034

Dear Dr Bochel,

Having reviewed the Plans for this development to replace the present Grampian Court Building I have the following objections to the plan as it presently stands:

1. it seems the Corner of the new building closest to the back of my property is to come forward by approx. 4 Metres i.e. closer to the back of my property. This is unacceptable to me as it will mean the corner flats will not only look directly in to my kitchen but will move 4 metres closer and thus restrict the present view from my property. This will have a negative effect on both No's 13 and 15. I would ask that this proposed design is not allowed to go ahead and the outline of the new building should not be allowed to come closer to the No. 13 and 15 Beaconsfield Place properties.
2. it also seems the new plans allow for the building to be approx. 2.8 Metres higher. Again, this is unacceptable to me – as this will make it higher than any of the buildings at the No. 13 end of Beaconsfield Place. The planned increase in height will restrict the view I and many other properties presently enjoy from our properties. My personal thought is that there is no reason to increase the present building height other than that the owner wants to maximise his profit potential at the expense of the neighbouring properties present views.
3. The planned finish of the new building does not fit in with the properties on Beaconsfield Place. Obviously a mistake was made in the 1970's when the present ugly Grampian Court building was allowed to be erected in a Conservation Area and the new plans seem to me to be repeating the same mistake. The planned white finish of the main building and the "baco foil" affect at the top of the property are not in keeping with any of the Beaconsfield properties. In my view the building should be completed with a granite finish at the Beaconsfield Place side to allow it to blend in and complement the present buildings.
4. Parking at both the front and back of Grampian Court is presently a complete nightmare at certain times of the day. Since Aberdeen City Council made Beaconsfield Place a paying parking street with ticket machines it has

effectively moved many people to park in Beaconsfield Lane during the week days. This Lane is private property yet neither the Police or the Traffic Wardens will take any action against people parking in this lane during office times. Many times people restrict access for residents of Beaconsfield Place and/or park directly across my Garage at No. 13 and I have had many arguments with people to get them moved from across my garage. As part of the planned new development can some type of parking restrictions be put in place for Beaconsfield Lane so that only residents are allowed to park in this lane?

5. As regards the new building plan I think it would be best to have the front of the property on the Beaconsfield Lane side – the same way as Grampian Court presently faces. If the present plan is allowed to go ahead it will create even more parking chaos at the Church Hall Parking area – every week day from approx. 3 PM until about 9PM there are meetings etc being held in the Church Hall and there are not near enough parking places for the many visitors. If the front of the new flats are also allowed to use the Church Hall as the access road to the flats it will only add to the Parking and Traffic chaos. I would ask has anyone from the Architects or Aberdeen City Council actually come and viewed the parking/traffic chaos that goes on every day at the Church Hall area? If not, this should be completed as part of the Planning approval process.
6. If the building is allowed to be built to the present plan with the front of the flats facing on to Beaconsfield Place then what is the plan for the access road? Is it to be widened to allow 2 x car wide access? As the wall at the front of my property is approx. 5 Feet high this will restrict the view of all the traffic as it comes out of the access road and most likely lead to accidents with the many pedestrians coming along Beaconsfield Place across the Church Hall access. From what I can see in the plans there is no plan to remove any of my front wall and if there was to be such as plan I would not agree to any of my wall being removed, lowered etc.
7. While all residents of Beaconsfield area want to see Grampian Court removed and a new attractive building in its place it should not be the “profit margin” that solely drives the building design – as it seems from the present plan proposed.

Yours sincerely,

Norman Kirk

To: **From:**
CC: <pi@aberdeencity.gov.uk>
Date: 13/02/2012 18:18
Subject: Planning application P120034 New flats Beaconsfield Lane Aberdeen

6 Beaconsfield Place
Aberdeen
AB15 4AA
13/2/12

For the attn Dr M Bochel
Planning application P 120034
Erection of 12 new flats Beaconsfield Lane Aberdeen

Dear Dr Bochel

I am writing in response to the planning application to erect a block of twelve flats on the site of Grampian Court Hotel building. Whilst I support the replacement and redevelopment of the site I am concerned at the route of vehicle access to the site which appears to be from Beaconsfield place and not from the flats address of Beaconsfield Lane. This access is restricted with poor visibility onto Beaconsfield Place. Furthermore it will add congestion to an already busy access to the existing church centre. I question why access cannot be from the flats address on Beaconsfield lane.

I also object to the height of the new building. It appears to be one floor higher than the existing and surrounding properties. The property will be in full visual access to Beaconsfield Place and its frontage is not in keeping with the existing properties.

Yours Sincerely

Leslie Harley

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 04/02/2012 15:37
Subject: Planning Comment for 120034

Comment for Planning Application 120034
Name : Bryan MacGregor
Address : 10 Beaconsfield Place
ABERDEEN
AB15 4AA

Telephone : _____
Email: _____
type : _____

Comment : I wish to object to this application for three reasons:

1. The proposed development is too high. It is a full storey higher than the existing property and is higher than the houses beside it in Beaconsfield Place.
2. The materials used in the north elevation are not in keeping with the older properties in the Conservation Area. The white finish might be suitable on the south elevation but not on the north elevation where the adjoining and facing properties are in granite. Nor does the contrast work - it simply looks cheap.
3. The access to Beaconsfield Place is inappropriate. The church hall is let commercially and is already intensively used. The church hall car park does not have sufficient capacity and drivers enter it and then have to leave it when they find it is full. This causes problems at present and a further access here would worsen an already unsatisfactory position. It should also be noted that the access involves a distinct fall from the road and then a rise again to the level of the car park. In addition, the sites lines for this access are poor and inadequate given its already high usage.

I consider that a more appropriate access would be from the south from Beaconsfield Lane.

Overall, I welcome the redevelopment of the site but wish to register a formal objection to this specific proposal on the grounds of height, the design of the north elevation and the access.

Bryan MacGregor, MRTPI, MRICS

14 Beaconsfield Place,
Aberdeen AB15 4AA
Tt [REDACTED]
16th Feb 2012

**PROPOSED FLATS : Beaconsfield Place Lane, Aberdeen
Application No P120034**

**Dr Margaret Bochel,
Head of Planning and Sustainable Development,
ABERDEEN CITY COUNCIL.**

Dear Dr Bochel,

Further to my telephone conversation this afternoon with Development Control of the Roads Dept, I write to you again on behalf of the lower residents of this street to reinforce my original comments relayed to you in my letter of the 25th January 2012. Learning as I did today also that your Ms Frances Swanston has apparently satisfied herself that the existing slightly modified vehicular access exit on to Beaconsfield Place is acceptable, I enclose my letter to Mr Rogers of the Roads Department on the subject which is self explanatory.

The current arrangement only works reasonably safely because for the past fifteen years the access has been in the sole use of the Rubislaw Church Centre's twenty cars. Mixing in a further twenty cars from the flatted development on to this bad, inadequate and problematic junction, with absolutely no sight-line to the adjoining west pavement of Beaconsfield Place, is simply ill-conceived and very dangerous. Are you really happy to potentially put the lives of young children and elderly ladies at such risk? You might also spare a thought for all of us who live at the bottom end of this street – how would you like forty cars regularly disgorging themselves out immediately opposite your house, day and much of the night with all the inconvenience, noise and loss of amenity that this involves.

Most of us are happy to see the Grampian Court Hotel go, but all of us are united in our total opposition to this street being used for the passage and convenience of further cars. You need only examine the surface of the lower end of Beaconsfield Place to see how worn out it has become due mainly to parking activities in connection with the Church Centre. We would all like the vehicular access to the flats arranged to come directly off Beaconsfield Place Lane on the other side of the bock, (which could be easily achieved without great difficulty) and whilst perhaps being less than what one might want in a perfect world, is far more obvious, direct and safe than the more northerly lane counterpart proposed.

I have lived in this beautiful Victorian granite street now for over forty years and have witnessed the bottom end deteriorate to become something like a cross between a public car park and Brands Hatch due to the historical decisions taken in the past by your Department. We have also had to learn to live with both the Rubislaw Church Centre and the Grampian Court Hotel, both of which were allowed by the Planning Department to clothe themselves in wholly inappropriate roughcast. I appeal to you to try to avoid a decision the result of which will yet again further damage the amenity of my immediate neighbours and myself, both in the proposed finish of these intended new flats, and their unacceptable intended vehicular access directly on to this street.

Yours Sincerely

[REDACTED]

David G Miller, RIAS, Dip Arch Abdn.

Copy ...Mr Tom Rogers, Dept of Roads & Ms Frances Swanston, Planning
Councillors Jennifer Stewart & Martin Greig

14 Beaconsfield Place
Aberdeen AB15 4AA
Tel [REDACTED]
25th Jan, 2012.

ABERDEEN CITY COUNCIL
For the attention of Dr Margaret Bochel
Head of Planning and Sustainable Development,

PROPOSED NEW BLOCK OF TWELVE FLATS
BEACONSFIELD LANE, ABERDEEN Application No : P120034.

Dear Dr Bochel,

Although few are going to lament the removal of the Grampian Court Hotel building, at least it has become almost invisible over the years. This can hardly be said about the present proposal to replace it with a much more strident block of twelve flats.

My objections mainly revolve around fact the new block appears to have developed a split personality, with the granite surrounded resident entrance facing southwards on to Beaconsfield Lane and the proposed parking access facing resolutely northwards and served by an inadequate dog-legged lane totally unconnected with its public entrance. This access has absolutely no adequate sight-line westwards up Beaconsfield Place, where the existing 1.600m high flanking boundary wall of Nos 13 & 15, completely obscures any sight of the adjacent pavement. Cars indeed will just suddenly appear. This will be extremely dangerous for the many very young and elderly pedestrians who tend to frequent this side of the street accessing the Church Centre, local shops, schools etc.

I am also greatly concerned about the tendency of the Centre car park patrons to arrive and depart "in bulk" and indeed the inevitable conflict that will by definition ensue at the shared entrance. The situation is bad enough at present with only the Centre parkers, especially after five o'clock and around seven o'clock in the evenings, when chaos frequently reigns in this street. This is of course mainly due to the inadequate number of car spaces available and patrons being frequently obliged to back out of the car park once they have found that it is full. I am incidently also totally opposed to the proposed reconfiguring of the pavements on either side of the lane access immediately opposite my house which will probably be a wasted effort and result only in an unnecessary and undesirable constriction of the street.

It is my contention that the parking access to the proposed flatted block should be arranged to be on the other side of the building directly off Beaconsfield Lane, where the public entrance is located (and is presumably also the intended address of the building).

I am also greatly concerned that whilst the proposed block is attractive enough in itself, it is a full storey higher than the present Hotel block and it is also proposed to be rendered in an overall now almost obligatory white finish. While this may very well match the new flats on the other side of the Denburn, not to mention the back of the Rubislaw Church Centre, must we really repeat the mistakes of the past yet again ? The architect appears to think that this is a back-lands development behind Fountainhall Road, but in reality as far as we in Beaconsfield Place are concerned this is very much a fully visible new building directly facing our street, (albeit behind the church Centre car park). Given that this is a Conservation Area, entirely built of Aberdeen granite (except for the aforementioned more modern additions), at the very least I would expect you to insist that the north elevation be completely faced in granite, just as you asked for at Blenheim House and the flats opposite on Fountainhall Road, as well as the Forest Road elevation of Albyn School. Anything less should be completely unacceptable.

I trust that your department will take these points on board and act on them

Yours Sincerely,

[REDACTED]
David G Miller. RIAS Dip Arch Abdn.

14 Beaconsfield Place
Aberdeen
30th Jan 2012
Tel: [REDACTED]

ABERDEEN CITY COUNCIL

For the attention of Dr Margaret Bochel,
Head of Planning and Sustainable Development

**PROPOSED BLOCK OF 12 FLATS, Beaconsfield Lane, ABERDEEN.
Application No P120034**

Dear Dr Bochel,

Further to my letter of the 25th inst regarding the above, and further to my discussions with my neighbours over the weekend, I write to express our additional concerns, should this application be approved even in a (hopefully) modified form.

My neighbours and I are extremely anxious, that given the very restricted nature of the site itself and the tight access on both its north and south sides, that building operations will probably result in considerable difficulties for this street. The south side of Beaconsfield Place in particular is alarmed at the prospect of their lane being even temporarily blocked, and given its cul-de-sac nature, this would mean that they could be denied reasonable access to their back doors and garages.

Conversely if building contractors elect to use the northern lane, then similar difficulties may be visited on the north side of Beaconsfield Place as well, given the congested nature of this street, its function as a car park, and the very regular activities of the Church Centre car parkers as well. On no account either can the Church Centre be allowed to reduce their parking provision, even temporarily, because this can only exacerbate potential problems. There is of course also the difficulty of where site huts are to be located, where materials are to be stored and where also the contractor's workers are even to park their cars. You might wish to note that because Beaconsfield Lane has no yellow lines, every week-day over a dozen cars already park there all day (free of charge) much to the inconvenience of the residents on the lower south side of this street, who frequently have their garages blocked.

As a member of the Local Community Council, I am only too well aware of the difficulties residents on the northern side of Gladstone Place are having at present with building activities in Queens Road at Albyn School and an office block being built slightly further down that street. The potential for even worse problems at Beaconsfield Place Lane is considerably greater, given its location and problematic access and I trust that your department is aware of our understandable concerns.

We would hope that conditions are imposed on any approval which will adequately constrain the builder sufficiently and preserve as far as is reasonable the interests of those of us who live at both the eastern end and the south side of this street.

Yours Sincerely,

[REDACTED]
David G Miller, RIAS. Dip Arch Abdn.