

ROSEMOUNT & MILE-END COMMUNITY COUNCIL.

Head of Planning & Infrastructure  
Planning Department  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen

4 May 2012.

Dear Sir,

Planning Ref : P120568  
Former Mile-End Primary School

On behalf of the Rosemount & Mile-End Community Council ( RMECC ) I submit the following comments regarding the proposed development at the above mentioned site :-

A) The present building is listed and the proposed extensions at both the north and south ends are not in keeping with the style of the original building and the area as a whole. This additional building is over development of the site in this built up area.

B) The RMECC questions the need for all the traffic that will be generated from the development to be via Beechgrove Place. There appears to be no reason why entry should not be from Midstocket or Gordondale Road. By using the Beechgrove Place gate as an "Exit Only" it would cut the volume of traffic affecting the residents of that road. It should be noted that Beechgrove Place residents on the north side do not benefit from garage facilities and parking is at both sides of the road.

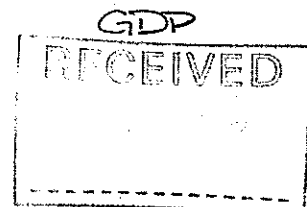
Whilst it is appreciated that Midstocket Road is a busy thoroughfare "Entry Only" to the Mile-End school site would have little effect on the flow of traffic. This opinion is supported when the Planning Authorities gave approval to the entry / exit from the underground car park at the Beechgrove Church development directly opposite a shopping precinct which requires servicing from large delivery vehicles.

The RMECC fully support the development of the former Mile-End school for housing. However we ask in the light of the foregoing comments the plans be reviewed to ensure the quality of life is not adversely disturbed for the longstanding residents in the immediate vicinity.

Yours faithfully

  
William Jaffray  
Chairman  
Rosemount and Mile-End Community Council.

( 10 Craigie Park Aberdeen AB25 2SE )



Gordondale Court  
Gordondale Road  
Aberdeen  
AB15 5GB

14 May 2012

Aberdeen City Council  
Planning Reception  
Planning & Sustainable Development  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Sirs

**APPLICATION NUMBER 120568  
REDEVELOPMENT AND EXTENSION OF MILE END SCHOOL  
MIDSTOCKET ROAD, ABERDEEN AB15 5LT**

**MILE END DEVELOPMENTS LTD**

Further to your notification of the above application, I have looked at the plans and strongly object to this application for the following reasons.

Firstly it is inappropriate for two massive extensions to be built onto a listed building making it look more like an office block. This type of building is certainly not in keeping with other properties in this area.

Secondly the size and height of the extensions mean that they will severely reduce the amount of sunlight to my home and will also mean that my home and garden will be overlooked which will take away my privacy, This being the main reason that I bought my property in the first place.

As I live directly across from Mile End School in a private retirement complex, I have been used to it being a nice quiet residential area. If the proposed planning application goes ahead there will be a large increase in people and also associated vehicles. An additional volume of cars on Gordondale Road would in my opinion make the area more dangerous for us elderly pedestrians.

Please can you acknowledge that you have received this letter as an official objection and keep me informed as to the outcome.

Yours faithfully



**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 16/05/2012 23:07  
**Subject:** Planning Comment for 120568

Comment for Planning Application 120568  
Name : J A Stewart  
Address : 154 Mid Stocket Road  
Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : The site will become overdeveloped on the proposed north and south extensions. This will increase the existing building footprint by over 50%.

As the existing building is listed the proposal will significantly detract from its current appearance in both design and use of materials.

The proposal is incompatible with the existing infrastructure around the site i.e. the granite residential properties of Mid Stocket Road.

The impact of this proposed development on Mid Stocket Road and the proximity of a three storey northern extension would lead to a loss of privacy to the above mentioned properties.

It is my opinion that the proposed development would be an over development of the site which is only for the financial gain of the developer and not in keeping with the local environment.

I therefore urge the Enterprise, Planning and Infrastructure Committee refuse this application.

**From:** Anne Carolan [REDACTED]  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 16/05/2012 17:04  
**Subject:** Planning permission Application Number 120568

Dera sir/ madam,

I wish to express concern about Planning permission Application Number 120568.

I am keen for the building to be redeveloped and have no objection to residential conversion, however the proposal for the two extensions are not currently in keeping with the present architecture of the listed existing building. The proposed extensions are much higher than the existing residential dwellings in the area and far more modern looking than the existing architecture would it be possible for these to be reduced in height and for the outer facing to be more traditional looking.

I also hope that all the trees on the existing site will be preserved.

I hope suitable provision for road safety during construction will be made possibly with site exit from one entrance and site entrance from another?

My address is 27 Beechgrove Place, Aberdeen.

I look forward to hearing from you.

Yours sincerely

Anne Carolan

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 15/05/2012 23:11  
**Subject:** Planning Comment for 120568

Comment for Planning Application 120568

Name : Colin Duff  
Address : 20 Beechgrove Place  
Aberdeen  
ab15 5hf

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to the redevelopment of Mile End school on the following grounds :

I object to the entrance being on Beechgrove Place. Beechgrove Place is a quiet residential street which does not suffer from a large quantity of pass-through traffic due to its location. There are approximately 20 cars parked on the street at night. To place the entrance of this development on this quiet street, with the potential for 74 cars will mean a huge increase in traffic and noise. Road safety will also be affected by the disproportionate increase in traffic.

I object to the lack of visitor parking spaces in the plans.

The lack of visitor spaces and having the entrance on Beechgrove Place will mean that Beechgrove Place will effectively become the visitors' parking area.

Beechgrove Place already suffers from displacement parking from Beechgrove Avenue, Beechgrove Terrace, Midstocket road and Bonnymuir Place. We even have a regular parker from Argyll Place. Along with the Beechgrove church development in such a busy area I'm sure Beechgrove Place will become even more popular.

For this reason it is essential that the amenity that the residents currently enjoy is not damaged by this development in any way.

The new extensions are ugly and not sympathetic with the old listed building.

The cladding materials of any extension should be course granite and should cover all the exterior, not just the ground floor. Grey render will make it look like an industrial unit.

The extensions do not respect the scale of the original building. On the front elevation they are 91% of the original building.

The balconies will mean a loss of privacy for all residents in the area.

I object to the extensions as they will impact my privacy. The window levels in the original building are sufficiently high from the floor as to make it difficult to look into my garden. This will not be the case for the extensions thus affecting my privacy adversely.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 16/05/2012 10:21  
**Subject:** Planning Comment for 120568

Comment for Planning Application 120568  
Name : John Sands  
Address : 176 Mid Stocket Road  
Aberdeen  
AB15 5HS

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

Comment : Having reviewed the proposed extensions to the former Mile End primary school building I would suggest that the extensions are not in keeping with the main building or the surrounding area. Specifically the slabby facings and large windows contrast unfavourably with the greater detail on the walls of the school building. Also the extensions as proposed are too high and detract from the building. In my opinion more detailed extensions perhaps one storey less than proposed would be more attractive and in keeping with the area. I am sure that this can be achieved and look forward to the redevelopment of this important and attractive building.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 14/05/2012 21:48  
**Subject:** Planning Comment for 120568

Comment for Planning Application 120568

Name : David and Hayley MacLeod  
Address : 24 Gordondale Road  
Aberdeen  
AB15 5LZ

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

Comment : We object to the above planning application:

1. The design, scale and height of the proposed extensions are completely out of character with the existing building. A listed granite and slate building with beautiful detail is being destroyed by huge extensions which look like office buildings on an industrial estate. The traditional pitched slated roof will now be flanked by flat roofs. The elevations of the extensions incorporate full height glazing - how does that complement a listed building? The proposals are a complete overdevelopment of the site.
2. Impact on access, parking and road safety - there will be a real issue with the junction of Gordondale Road and Kings Gate which is already dangerous to turn into from Kings Gate due to the parked vehicles on Gordondale Road. This will be exacerbated if another 74 cars are using this junction on a daily basis. It also seems unreasonable for the residents of Beechgrove Place to have the only access/egress to the site - why can there not be a one way system through the site so that there is for example an entrance on Beechgrove Place and an exit on either Mid Stocket Road or Gordondale Road, or vice versa? We are not convinced that the site can accommodate 74 cars, which presumably means that to maintain a ratio of 2 cars per dwelling, must mean that the site is being overdeveloped. As an example, we understand that a parking space has to be 5m x 2.5m with a clear turning space of 6m from an opposite space. If you look at the parking on the east elevation of the building there should be a 16m distance from the wall of the building to the boundary wall - the distance is only 15m so presumably these spaces do not comply with policy. Also this has always been a very safe area for the residents of Gordondale Court to walk around with very little traffic, this will most definitely not be the case with this present plan.
3. Impact on amenity - there is absolutely no doubt that the amenity of surrounding residents will be severely affected. Our garden will now be overlooked by a 3 storey extension with a roof garden on top! The scale of the extensions are such that the residents of Gordondale Court will be severely affected in terms of light to the front of their building. So local residents are being affected both in terms of loss of privacy and loss of daylight.
4. Tree preservation order exists for all trees. From plans it appears that they may remove a tree from the Beechgrove Place end for entrance to be created. Hopefully this could be avoided by considering a one-way system, thus narrower entrance required.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 14/05/2012 20:49  
**Subject:** Planning Comment for 120568

Comment for Planning Application 120568

Name : Neil Morrison  
Address : 33, Hosefield Avenue  
Aberdeen AB15 5NN

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object on the grounds that

1. The proposal including two extensions is out of keeping with the listed status of the current building and the architecture and design of the surrounding area
2. The extent of the proposed development will lead to significant vehicular pressure in and around the area. On street parking will be compromised as it is unlikely the provision described will meet the needs of the development leading to overspill into surrounding streets.
3. The development represents an overdevelopment of the site and a more limited proposal which uses the existing original footprint (without dining hut and toilet blocks) would retain the architecture of the listed building and would be in keeping with the area.



**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 14/05/2012 20:44  
**Subject:** Planning Comment for 120568

Comment for Planning Application 120568  
Name : Graeme and Shirley Smith  
Address : 22 Beechgrove Place  
Aberdeen  
AB155HF

Telephone : [REDACTED]

Email : [REDACTED]  
type :

Comment : We consider the proposed development of the north and south ends to be incompatible with the original style of the building and the surrounding area. The current building being listed.

The proposed redevelopment represents a substantial over development.

The use of Beechgrove Place as the only point of entry/exit would unduly increase the volume of traffic in that location with an unnecessary impact on the safety of the residents.

We do support the application for a residential development but this should be sympathetic with the current listed status of the building. It should not be over developed and vitally not impact the safety of the surrounding residents.

**From:** MICHAEL SIMMONDS [REDACTED]  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**Date:** 13/05/2012 21:11  
**Subject:** Planning Application Reference No. 120568 - Mile End School

Dear Sir/Madam

Please bring the following comments to the attention of relevant committees:

We were pleased to see the planning application to develop Mile End School as flats as this is a purely residential area and the building should be retained as a visual and historical landmark for the community.

However we have some reservations.

Judging from the plans it is proposed to position what is effectively a five storey block some four or five car widths from Beechgrove Place. This is indicative of a more general over-development of the site.

The two new blocks obscure the fine granite work on the north and south elevations of the upper storey of the school that contribute greatly to its visual appeal. Reducing the height of these proposed blocks would enable the existing building to re-assert itself.

In terms of design the new entrance to the building seems small and mean and strangely positioned at the furthest point from the car parking.

The grey render for the new blocks is out of keeping in an area where no other building has been similarly rendered on the street frontage. The proposed exterior at best looks semi-industrial and characterless whereas good modern design would be seen to complement the existing school.

We are also concerned about the increase in traffic associated with the 37 units. For example will space be provided for deliveries, visitors and tradespeople as part of the designated parking provision? We question, too, the common entrance/exit strategy for parking. Would it not be better to have access from Midsocket Road and an exit on to Beechgrove Place? This would halve the traffic generated on Beechgrove Place and simplify circulation within the site.

We feel this is an opportunity to enhance the character of the building and area that has not yet been fully realised.

Yours faithfully,  
Michael & Doreen Simmonds

City Development Services Letters of Representation	
Application Number:	120568
RECEIVED	14 MAY 2012
Dev. (North)	Dev. (South)
Case Officer Initials:	GDP
Date Acknowledged:	15/05/12

159 MidStocket Road  
Aberdeen  
AB15 5LU  
19th May 2012

Mr Garfield Prentice  
Planning and Sustainable Development  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen

PLANNING APPLICATION No. 120568  
REDEVELOPMENT AND EXTENSION OF MILE END SCHOOL

Dear Mr Prentice

We have recently returned from holiday so I apologise for the lateness of this letter.


The proposed development of Mile End School bears no resemblance to the listed building it replaces. The toilet blocks, though no asset to the original building, are now replaced by a monstrous three storey extension. I cannot see how this complies with listed building status. Indeed, it makes a mockery of it.

There are already two large developments on Midstocket Road, Oakbank and Beechgrove Church, and I question the need for a further 37 flats when it massively overdevelops the existing site. This is done purely out of greed not need.

Mile End School has been an important landmark and nostalgic icon for generations of Aberdonians. To see it disfigured in this way is disappointing and disheartening.

We urge you to consider these objections and modify the application.

Yours sincerely



Christine and Andrew Hutcheon

The Skerries  
19 Beechgrove Place  
Aberdeen AB15 5HF.

4 May 2012.

Head of Planning & Infrastructure  
Planning Department  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen AB10 1AB.

Dear Sir,

Planning Reference : P120568  
Former Mile-End Primary School  
Midstocket Road Aberdeen AB15 5LT.

I refer to the above mentioned planning application & make the following comments & observations :-

1) The plans at present show both entry & exit to the site on Beechgrove Place. There are currently three entrances/exits to & from the Mile-End school site -----Midstocket Road, two gates on Gordondale Road & Beechgrove Place. I suggest & see no reason why the traffic on site should not be one way----- entry from Midstocket Road or Gordondale Road & exit onto Beechgrove Place. I understand that Midstocket Road is a busy thoroughfare and the Traffic Department would wish to utilise a quieter road such as the plans suggest. However a precedent has already been set when approval was given to entry & exit from an underground car park at the former Beechgrove Church development. This entrance/exit is not only on to Midstocket Road but opposite a busy long hours retail outlet where large trucks off load supplies. I therefore cannot envisage any reason for not endorsing my proposal at this early stage.

2) The plans indicate that the original building is to be extended at both the north & south ends. The height of this extension at the south end will impinge on the daylight afforded my bungalow which already is affected by the existing building. I suggest the size of this proposed extension should be reviewed as I feel the site is being over developed.

3) With the volume of traffic generated with the on site parking I would ask that the plans should include some form of natural screening in an effort to avoid invasive lights affecting my property during the hours of darkness. Indeed if there is a need to widen the gate on Beechgrove Place I understand from the enquiries I have made that this can be to the west rather than east & by so doing vehicle lights coming from the site would be towards a blank wall.

4) One final request is that if security fencing is to be erected on the Beechgrove Place side of the site during the period of the development it should be on the inside of the metal railings. By so doing it will ensure that it is not an attraction for football practice outside my property.

I hope that I will receive a suitable response to the above points from your department rather than a formal acknowledgement . I am in favour of the development for housing but you will realise that at my address I am most adversely affected and hope that the issues I have raised will be given responsible consideration. If the Planning Department has any concern with the points made I suggest a site meeting would be appropriate at this early stage.

Yours faithfully

  
George T Duncan.

155 Midsocket Road  
Aberdeen AB15 5LU

Tuesday 15 May 2012

Mr Garfield Prentice  
Aberdeen City Planning Department  
Marischal College  
Broad Street  
Aberdeen.

Application No: P120570<sup>120568</sup>

**Proposed redevelopment of former Mile End school.**

Dear Sir,

Thank you for inviting comments on the above.

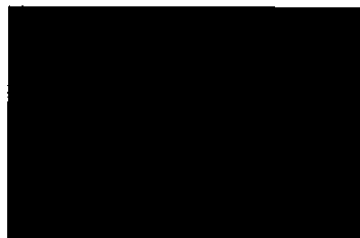
Mile End school is a substantial Edwardian building which warrants considerate conservation and refurbishment given that it is the finest of its kind in the city. Thus its rehabilitation as homes for people is to be applauded. The subtle detail of the granite facade changes gear at each of the three floor levels imparting elegance and lightening its robust architecture.

Unfortunately the addition of the two blatant 15 metre square extensions to north and south elevations obliterates all the granite facade right up to three storeys. These increase the footprint of the building by over 50% and smacks of overdevelopment.

These extensions would be better not to be there at all and at the very least should be scaled back in height and extension beyond the building's footprint. The proportions of A H L Mackinnon's original building were sympathetic to the space around it, while the proposed extensions violate and domineer this space and compromise what would otherwise be a very appropriate use of this fine building.

Yours Sincerely,

Ian Murray



Duplicate

**From:** Tom Carolan [REDACTED]  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**Date:** 16/05/2012 23:57  
**Subject:** Application Number 120568.

Redevelopment of Mile-End Primary  
Application Number 120568.

While the redevelopment of Mile End Primary could be positive I wish to express concern at the current proposals in planning application 120568.

The proposed modern extensions are not at all in keeping with the architecture of the listed existing building and the surrounding neighbourhood. The proposed extensions are also much too high and this would also detract from the existing listed building as well as the amenity of the residential properties in the area.

The proposal to bring a large increase of traffic in to the middle of the residential area could also bring safety concerns.

I therefore hope this proposed over development of the site could be altered to meet these concerns.

Yours sincerely  
Tom Carolan

27 Beechgrove Avenue  
Aberdeen

Sent from my iPhone

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 16/05/2012 23:58  
**Subject:** Planning Comment for 120568

Comment for Planning Application 120568  
Name : Tom Carolan  
Address : 27 Beechgrove Avenue  
Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment :

Redevelopment of Mile-End Primary  
Application Number 120568.

While the redevelopment of Mile End Primary could be positive I wish to express concern at the current proposals in planning application 120568.

The proposed modern extensions are not at all in keeping with the architecture of the listed existing building and the surrounding neighbourhood. The proposed extensions are also much too high and this would also detract from the existing listed building as well as the amenity of the residential properties in the area.

The proposal to bring a large increase of traffic in to the middle of the residential area could also bring safety concerns.

I therefore hope this proposed over development of the site could be altered to meet these concerns.

Yours sincerely  
Tom Carolan

27 Beechgrove Avenue  
Aberdeen

**From:** Peter Cockhead [REDACTED]  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 15/05/2012 23:09  
**Subject:** Comments on Planning Application No. 120568  
**Attachments:** ACC, Mile End PS Planning Application, 15.May 12.docx

I attach a letter addressed to the relevant planning officer, Garfield Prentice setting out my comments on planning application no. 120568, the proposed redevelopment and extension of Mile End School for which I received a neighbour notification on 25 April.

Peter Cockhead



158 Midstocket Road  
ABERDEEN  
AB15 5HT

15 May 2012

Garfield Prentice  
Planning and Sustainable Development  
Aberdeen City Council  
Marischal College  
Broad Street  
ABERDEEN  
AB10 1AB

Dear Mr Prentice

**PLANNING APPLICATION No. 120568  
REDEVELOPMENT AND EXTENSION OF MILE END SCHOOL**

Whilst fully supporting the Local Plan policy proposing conversion of the former Mile End School to residential use I have serious reservations regarding the scale and nature of the current planning application which I suggest should warrant refusal.

Mile End School is an imposing but elegant building with classical detailing which for more than a century has been an architectural as well as educational landmark in the Midstocket area. It represents one of the finest examples of Aberdeen school buildings of its time and fully warranted the listed building status accorded to it by Historic Scotland in 2000. The building's appearance was not augmented by the toilet block extension and separate dinner block added in the 1960's, but the prospect of a residential conversion now presents the opportunity for these to be removed and the building restored to its original form, albeit for a different use. However, the current application rather than restoring and enhancing the appearance of the school building will significantly detract from it. If approved it will represent a missed opportunity and may in time be viewed as an act of architectural vandalism.

More specifically my objections on the application relate to:

Overdevelopment on the site – the proposed northern and southern extensions to the school represent a huge, 50% increase onto the existing building's footprint, and for the site and the locality an excessive number of residential units and car parking spaces.

Effect on a listed building – the proposed extensions will significantly detract from the appearance of the building and the design and materials proposed for these extensions are unsympathetic to the symmetry and detailing of the listed building.

Compatibility with the neighbourhood – the height, design and materials to be used in the northern extension will be totally out of keeping with the granite residential houses

fronting Midstocket Road.

Impact on amenity – the proximity of the 3 storey northern extension to Midstocket Road will lead to a loss of privacy for neighbouring properties, and will lead to overlooking of existing residential properties, particularly no's 154 and 156 Midstocket Road.

A conversion to residential use restricted to the confines of the existing listed building would I am sure be a viable development and commercial proposition. This application appears to be trying to achieve the maximum returns for the developer/land owner but at a significant environmental cost in terms of the impacts upon an important listed building and the amenity of the local neighbourhood. I would urge you to recommend refusal of the application in its present form.

Yours sincerely

A solid black rectangular box used to redact the signature of Peter Cockhead.

Peter Cockhead

2 Kings Gate  
ABERDEEN  
AB15 4EJ

Aberdeen City Council  
Planning Reception  
Planning & Sustainable Development  
Marischal College  
Broad Street  
ABERDEEN  
AB10 1AB

14<sup>th</sup> May 2012

Dear Sirs

**Proposed Development of Mile End School, Beechgrove Gardens, Aberdeen  
Planning Application Reference: 120568**

I have to confess I am astonished at the scale of the proposed development of Mile End School into residential flats. While I welcome the conversion of such an iconic building I object to the planning application in its current form for the following reasons:-

1. To add two such enormous extensions would significantly over-develop the site;
2. The proposed extensions in appearance look more like commercial office blocks rather than residential units;
3. Mile End School is an iconic building which dominates the skyline on approach to the Midsocket area and such extensions would completely overpower and destroy that vista; and
4. The potential of 74 cars plus visitors and service companies to the site would create a significant volume of traffic which would not be manageable within such a tight area. The site is bounded by three roads. Even when the school was functioning traffic management was difficult and there were constant complaints about cars being parked illegally and across driveways. Those problems occurred in the morning and mid-afternoon whereas such a concentrated volume of traffic would be likely to create the problem throughout the day.

The Stocket area is an established residential and historic part of the City. The residents have paid premium prices for their homes and contribute to the Council by way of large council tax bills. The Council therefore has a responsibility to preserve the amenity of the neighbourhood and not allow such large disproportionate

development within an established and desirable neighbourhood. I trust that a smaller scale development will now be considered.

Yours faithfully

Liz J. W. Mackinnon