

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 21/05/2012 23:38
Subject: Planning Comment for 120569

Comment for Planning Application 120569
Name : andrew fisher
Address : 135 midstocket road
aberdeen

Telephone : [REDACTED]
Email : [REDACTED]

type :

Comment : I object to the proposed new extentions which are out of proportion, are of modern design and are not in keeping with the existing traditional granite listed building. The extensions would significantly alter the external appearance and overall dimensions of the current building with small low level extensions.

From: Varsha Nirmal [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 16/05/2012 21:06
Subject: Objection to Planning Application 120569

Dear Planning Officer

Whilst I have no issue with the redevelopment of the Old Mile End School, I certainly do object the current planning application. This is based on a number of reasons as enumerated below:

The extensions on the planning application are 2 storeys too high. The height of the extensions will obstruct the view of the roofline of the listed building from various angles, including on adjacent streets, and remove the view of the top floor at the sides.

The top floor has much of the important neoclassical decoration of the building, including columns, which will be covered or destroyed by the extensions. The height of the extensions will not show any deference to the existing listed building and create the impression from many angles that the old building is just a small part of a modern building, rather than being the historically important, architecturally worthwhile and far more attractive focal point.

The extensions will also obstruct sunlight to many gardens. When viewed from the East Elevation there will be a doubling (~100% increase) to the existing East Elevation frontage. This is a significant issue, as it will obstruct twice as much the amount of afternoon sunlight into the gardens on Mid-Stocknet Road, Beechgrove Avenue, and Beechgrove Place. Note that all the gardens in this block are situated to the East of the old Mile End School, and thus will all be impacted. Loss of sunlight to these gardens will lead to a withering and dying of a number of trees, shrubs plants, i.e., the flora. The flora in this "green area" is what houses the fauna, the various species of birds which one can hear throughout the day. The loss of flora will lead to the loss of fauna, and an overall degradation in the green environment of the area.

The lack of windows on the west and east elevations of the extension is disappointing. The existing listed building has numerous windows, all placed carefully and symmetrically (in threes). Much effort should be put in by the developers and town planners to recapitulate these symmetrically placed windows and avoid large areas of blank walls, which are not present on the listed building.

The whole of the extensions should be covered in grey granite, including the back (east facing) of the building, so that as the building ages, the character of the listed building and its extensions will at least be complementary.

Effort should be put into having the top floor of the extension (which should be 2 floors less in height) have columns of some sort, so that there is a tie in with the neoclassical columns of the top floor of the listed building (the columns of which should be seen right around the original building).

The existing railings, around the perimeter of the property, should be retained as they add character to the neighbourhood and will be sturdier and longer lasting than any replacement.

Every effort should be made to retain the mature trees which are presently part of the property, as they add character to the neighbourhood and support local wildlife.

Unless 74 parking spaces (2 per unit) are provided in the existing Mile End grounds, this development will potentially add another 37 cars to an already crowded set of streets around the Old Mile End School Building, thus causing traffic congestion, parking problems and aggravated pollution in the area. This will aggravate the already serious issue of traffic congestion, parking, and pollution by the conversion of the erstwhile Beechgrove Parish Church (on the corner of Beechgrove Avenue and Mid Stocknet Road) into 17 apartments, thus leading to an extra 17 cars on the streets in the vicinity.

In summary, based on the above, I strongly object to the planning application as it currently stands. The proposed application with the substantial side extensions is out place, out character for the period of the building and the period of the surrounding area, and with no sympathy for the existing environment.

Whilst the Old Mile End School Building should be developed, it needs to be done sympathetically and in a manner that does not cause the issues as listed above.

Yours sincerely
Varsha Nirmal

29 Beechgrove Avenue
ABERDEEN
AB15 5HE
[REDACTED]

From: "McEwing, David" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 16/05/2012 18:23
Subject: Planning application - Mile End School Residential development REF 120569
Attachments: 1142_001.pdf

Please find my comments on the proposed development.

Regards

David McEwing
Partner
for Pinsent Masons LLP

D: [REDACTED] M: [REDACTED] Ex: [REDACTED]
<mailto:[REDACTED]>

[REDACTED]

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Aberdeen City Council
Planning & Environment
Marischal College
Broad Street
Aberdeen

By e-mail to pi@aberdeecity.gov.uk

Dear Sirs

**PLANNING APPLICATION – REF 120569
MILE-END SCHOOL RESIDENTIAL DEVELOPMENT**

My name is David McEwing and I am a resident at 31 Beechgrove Avenue, Aberdeen, AB15 5HE and I am concerned with the proposed residential development at Mile-End School. I have some material concerns as follows:

1 Impact on Amenity

It is proposed that the building will have substantial extensions to the sides of the property (at the Beechgrove Place and Midstocket Road elevations of the property). Further there is to be balconies (on floors 1 and 2 above the ground floor) to the rear elevation of the property which is the elevation viewed from Beechgrove Avenue properties. In addition there is to be balconies and a roof garden on the top floor.

Such an extension has a direct adverse effect on the amenity of the surrounding areas (and in particular Beechgrove Place, Midstocket Road and Gordondale Road). The properties in this area are largely 2 storey granite properties, which will be overlooked given the close proximity of a substantial new extension. This is a substantial expansion of the existing property that is completely out of place with the existing structure and neighbouring structures.

The proposed extensions are not in keeping with the current design of the property and the whole look of the building would be adversely affected by the extensions.

2 Impact on Parking/Road Safety

There has already been a substantial development to the former Mile-End Church on Beechgrove Avenue with insufficient parking within that building which will necessitate additional cars being parked in proximity of Beechgrove Avenue, Mile-End and Gordondale Road. The development proposed for Mile-End School will further increase the burden on street parking in the local area. What guarantees are to be given to the local residents that the on-street parking will not be further impinged? For example, are permits to be given to the residents of the new property?

3 Effect on Listed Building

The building as currently stands is in keeping with its period. The modern side extensions are wholly outwith the character of the building and the buildings in surrounding streets.

I hope you take these comments on board in arriving at your decision.

Y

D

16th May 2012

R CONNON AND DR E A F CONNON
18 Gordondale Road
Aberdeen
AB15 5LZ

e mailed
17/5/2012

Aberdeen City Council
Planning & Environment
Marischal College
Broad Street
Aberdeen

By e-mail to pi@aberdeecity.gov.uk

Dear Sirs

**PLANNING APPLICATION - REF 120569 MILE-END
SCHOOL RESIDENTIAL DEVELOPMENT**

I am a resident at 18 Gordondale Road, Aberdeen, AB15 5LZ and I am concerned with the proposed residential development at Mile-End School. I have some material concerns as follows:

1 Impact on Amenity

It is proposed that the building will have substantial extensions to the sides of the existing property (at the Beechgrove Place and Midstocket Road elevations of the property). Further there is to be balconies (on floors 1 and 2 above the ground floor) to the rear elevation of the property which is the elevation viewed from Beechgrove Avenue properties. In addition there are to be balconies and a roof garden on the top floor.

Such an extension has a direct adverse effect on the amenity of the surrounding areas (and in particular Beechgrove Place, Midstocket Road and Gordondale Road). The properties in this area are largely 2 storey granite properties, which will be overlooked given the very close proximity of a substantial new extension. This is a substantial expansion of the existing property that is completely out of place with the existing structure and neighbouring structures.

The proposed extensions are not in keeping with the current design of the property and the whole look of the building would be adversely affected by the extensions. Frankly, the extensions look like an office block!

2 Impact on Parking/Road Safety

There has already been a substantial development to the former Mile-End Church on Beechgrove Avenue with insufficient parking within that building which will necessitate additional cars being parked in proximity of Beechgrove Avenue, Mile-End and Gordondale Road. The development proposed for Mile-End School will further significantly increase the burden on street parking in the local area. What guarantees are to be given to the local residents that the on-street parking will not be further impinged? For example, are permits to be given to the residents of the new property?

3 Effect on Listed Building

The building as currently stands is in keeping with its period. The modern side extensions are wholly outwith the character of the building and the buildings in surrounding streets.

I do not see how these plans can be approved as they currently stand.

Roger Connors

17 May 2012

Duplicate e-mail copy

(18/05/2012) PI - FW: Planning application - Mile End School Residential

Page

From: "Connon, Roger" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 17/05/2012 11:54
Subject: FW: Planning application - Mile End School Residential development REF 120569
Attachments: 1143_001.pdf

Please find my comments on the proposed development.

Regards

Roger Connon
Partner, Head of Aberdeen Office
for Pinsent Masons LLP

D: +44 (0) [REDACTED] M: +44 (0) [REDACTED] Ext: [REDACTED]
[REDACTED] <mailto:[REDACTED]>
www.pinsentmasons.com <http://www.[REDACTED]> www.[REDACTED]
<http://www.[REDACTED].com/>

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of McGrigors and Pinsent Masons

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From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 15/05/2012 18:27
Subject: Planning Comment for 120569

Comment for Planning Application 120569

Name : Eileen Morrison

Address : 33 Hosefield Avenue

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am surprised at how different the proposed finished development is from how the building looks now. I thought the point of the listed status was to retain it's original appearance. I think this proposal is not in keeping with the surrounding area. It looks like a modern office block planted in the middle of a residential area. I do also wonder if there will be enough parking for all the residents.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 12/05/2012 08:40
Subject: Planning Comment for 120569

Comment for Planning Application 120569
Name : Paul A J Brown
Address : 25 Beechgrove Avenue
Aberdeen
AB15 5HE

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

Comment : The extensions in this proposal are 2 storeys too high. As a result sunlight will be reduced to a number of surrounding gardens (including my own). There will also be no real deference or respect made to the existing skyline of the old, listed building, which from two of the adjacent streets will hardly be visible. Once again there will be no protection of the Victorian and Edwardian Aberdeen skyline. The small extensions at the level of the roofline are particularly out of keeping with the existing roof and should be removed.

The lack of windows on the east and west elevations is disappointing and out of keeping with the old building. The old school has various lines of symmetry and carefully placed windows. On the east and west elevations of the new extensions there will be large areas of blank wall, quite out of keeping with the old school. This should be rectified by introducing three and possibly four windows on each floor compared to the current two, and the windows should be placed in a symmetrical manner to complement the neoclassical appearance of the old building. These extra symmetrically placed windows should be on both the extensions, on both the west and east elevations, as the old school has symmetry of windows all around it.

The top floor of the extensions (which should be two floors below where they are at the moment) should have some attempt at vertical columns, to at least try and imitate the columns which surround three aspects of the old building, and which are, along with the symmetry of the windows, the main neoclassical element of that building.

It is unclear how the new extensions will be finished but granite should be required for all external cladding. This would ensure that as the extensions age they will complement the old building.

The balconies are out of keeping with the old building and should be removed.

It is unclear from the plans whether the old surrounding iron fence is to be retained. This fence should be retained as it is part of the old building, adds character to the neighbourhood and would be, even in its current state likely to outlast any modern replacement.

City Development Services Letters of Representation	
Application Number:	120569
RECEIVED	14 MAY 2012
Dev. (North)	Dev. (South)
Case Officer Initials:	GDP
Date Acknowledged:	16/05/12

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 11/05/2012 09:15
Subject: Planning Comment for 120569

Comment for Planning Application 120569
Name : Mrs Wendy Wahedally
Address : 131 Mid Stocket Road
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]
type :

Comment : I fully support the proposal to convert the former school into flats. However, I strongly object to the extensions to either side of the existing building. The current building is beautiful and blends in well within the area. The pictures of the proposed extension is a complete eye sore and will look dreadful. We have seen this on numerous occasions within the city, eg, the Stewart Milne development at Kepplestone. The building should remain in tact and converted without the need for extending. I will be sending an e-mail to Jenny Laing on this matter. My husband has also sent a separate objection.

From: Emily Goldie [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 12/05/2012 19:52
Subject: Planning Application Ref 120569 - Development of Old Mile End Building

Dear Planning Committee,

We are writing in response to the Planning Permission Application Notice which we received in regard to the old Mile End School building. We live at 26 Beechgrove Place and so we are right next to the old school building.

We have looked at the proposal and drawings and we have a number of concerns about the proposed plan:

The drawings show two huge extensions to be added to the building- these are not in-keeping with the beautiful look of the current building, and look more like an office or industrial building. As far as I am aware the building is listed and surely the purpose of it being listed is to preserve it's appearance and heritage and we feel that these extensions take away from that by blanketing the distinguishing features of the granite building with a big white box.

We are also concerned about the number of units that the building is to be made into: 37 units holds a lot of people all of whom will have cars etc. We had presumed that the building would be turned into flats and the builders will obviously want to get as much money out of the development as possible, but we feel that this is too many people to squeeze into this area, when there is another development of the Beechgrove Church just down the road which will also be increasing the number of people living in this area.

The increase in the traffic on the roads around this development is also a big concern. This area has lots of young families living in it and with the New Mile End School just up the road encouraging us all to walk our children to and from school, the higher volume of traffic in the area will pose a threat to both the children and also the policy.

We are also concerned about the precedent that this could create for other developers to take the beautiful granite buildings that we have in Aberdeen and change them in ways which are not going to preserve them for future generations.

We trust that this planning permission application will be given the same consideration and criteria even though it is a council property which has remained unsold for a while. We are keen to have the property used again, but we don't think that this proposal is appropriate. Yours faithfully, Sean and Emily Goldie 26 Beechgrove Place.

City Development Services Letters of Representation	
Application Number:	120569
RECEIVED	14 MAY 2012
Dev. (North)	Dev. (South)
Case Officer Initials:	GDP
Date Acknowledged:	16/05/12

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 11/05/2012 19:41
Subject: Planning Comment for 120569

Comment for Planning Application 120569

Name : Ian Graham
Address : 141 Mid Stocket Road
Aberdeen
AB15 5LY

Telephone : [REDACTED]
Email : [REDACTED]

type :

Comment : I would like to object to the Mile End development which is just a few doors up the road from me and overlooks my garden.

While I am not against a residential development, this fantastic building and site would be ruined by adding such large extensions. The building is already very dominating and the proposed extension are over the top. They are also of a very poor appearance and resemble the look of an office block more suited to an industrial state, not a prominent listed building in the cities west end residential area.

The toilet blocks aside we are losing a very attractive granite block end of the building on the Mid Stocket side, the road with most pedestrian and vehicular traffic, which the developer wants to replace with synthetic(?) panels and large glazed sections which is not at all in keeping or sympathetic to the style of the rest of the area, especially in this large scale.

City Development Services Letters of Representation	
Application Number:	120569
RECEIVED	14 MAY 2012
Dev. (North)	Dev. (South)
Case Officer Initials:	GDP
Date Acknowledged:	15/05/12

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 05/06/2012 15:28
Subject: Planning Comment for 120569

Comment for Planning Application 120569
Name : David and Hayley MacLeod
Address : 24 Gordondale Road
Aberdeen
AB15 5LZ

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We would like to object to this application for listed building consent as follows :

1. Overdevelopment on the site - the proposed extensions represent an increase on the existing footprint of circa 50% which will result in an excessive number of residential units and associated car parking for the area.
2. Effect on a listed building - the proposed extensions will significantly detract from the appearance of the original building, which of course is listed, presumably to protect it! The design and the materials are completely inappropriate for a listed building in the west end of Aberdeen - an area characterised by elegant granite and slate buildings should not be compromised by extensions that look like an office building on an industrial estate.
3. Compatibility with the neighbourhood - the scale, materials and design are not in keeping with the original listed building or the surrounding houses.
4. Impact on amenity - the scale and proximity of the proposed extensions will lead to a substantial loss of privacy for neighbouring properties and overlooking of residential properties, particularly 24 Gordondale Road, the adjacent houses on Mid Stocket Road and also those on Beechgrove Place.