

**From:**  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 28/02/2013 19:42  
**Subject:** Planning application 120946 – 34-36, St Peter St

Dear Sir or Madam

Planning application 120946 – 34-36, St Peter St

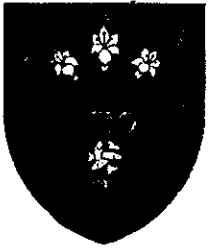
The Old Aberdeen Community Council would like to lodge a formal objection to this proposed development for the following reasons:

1. We consider this is a significant development within a conservation area and consider it should be carefully considered by a sub-committee rather than a single officer.
2. We note that while the application considers the impact of the application on parking and compliance with SUDS requirements, the impact on the sewage system has not been considered. This 100 bedroom development (plus a possible further 28 flats at 22-24 St Peter St ref. application 11465) will result in a major increase in demand on the sewage system which we consider should be properly evaluated prior to approval, so that any necessary upgrade work can be incorporated as planning gain.
3. We understand that mains water pressure in this area is quite low, and this might also be negatively impacted by a significant increase in demand. You may wish to obtain Water Board input as part of the application review process.
4. The proposed development is of 5 storeys and as such is as high as the buildings on the Spital and 3 storeys higher than the adjacent tenements at 18, 20 St Peter St. We ask that you evaluate the impact of this large building on the surrounding buildings, particularly access to sunlight in their gardens.

The OACC advises that we consider the provision of flats or student accommodation in this street to be acceptable in principle, but consider that more needs to be done to evaluate and if necessary mitigate the impact of this development upon the immediate neighbourhood as we have received a significant number of letter of objection and concern from residents in the area.

Dewi Morgan  
On behalf of Old Aberdeen Community Council  
107 High Street  
Old Aberdeen AB24 3EN

P120946



OLD ABERDEEN HERITAGE SOCIETY

Planning Reception,  
Aberdeen City Council,  
Marischal College,  
Aberdeen

62 Buckie Road,  
Bridge of Don,  
Aberdeen  
AB22 8DN

7<sup>th</sup> August 2012

Development of 90 flats at 34-36 St. Peter Street, Aberdeen

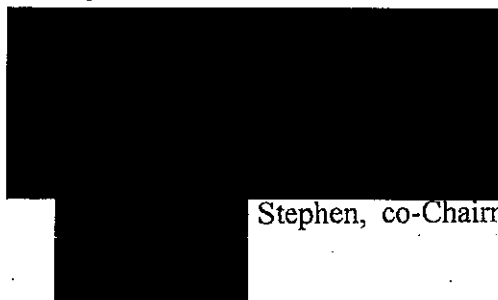
Dear Sir,

We wish to object to this application for the following reasons:-

- 1) The building is too massive - five storeys - for this very constricted site and constitutes a substantial overdevelopment.
- 2) It would intrude significantly on the privacy of neighbouring houses, namely 6-10 Spital and 24 Spital.
- 3) It would cut off light to the houses on the Spital and their gardens for much of the day.
- 4) There is not enough space for car parking, as recommended in City Council guidance documents.
- 5) Access for emergency vehicles to the back of these, and neighbouring properties, is inadequate, which is a public safety issue.
- 6) Residents of the proposed block with windows only facing north would be denied natural light during the day, and those with windows facing only west would have virtually none, due to the height of surrounding buildings. This is not acceptable.

We would therefore ask the City Council to refuse permission for this inappropriate application.

Yours faithfully,



Stephen, co-Chairman

Bank Cottage  
[REDACTED]  
Aberdeen  
[REDACTED]

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

8 August 2012

Dear Sir

**Proposed Flats, 36 St Peter Street, Aberdeen, AB24 3HU**

I write as the owner of and occupied Bank Cottage, 6 Sunnybank Road for 27 years.

I was somewhat surprised to see the scale of this application for this site in St Peter's Street. The representation would lead one to believe that the structure would not dominate the surrounds; I disagree. A building sympathetic to the site and surrounding conservation area would be much smaller in size and blend in with the other granite buildings.

The area already has many students in Houses in Multiple Occupation. The local community needs to have a suitable mix to ensure its survival. It needs people who are willing to take an interest in its future and stay for the longer term. This development would not ensure this. The area has more crime than the average in Aberdeen.

The design is down market and a rather soulless.

The Old Aberdeen Conservation Area is struggling to keep its head above water. The drift away of families and permanent residents and the replacement of them by temporary residents is not going to help the area. The type of development next door in St Peter's Street, which has just gained planning permission, would be more acceptable. The design is to maximise profit for the developer rather than the general good.

I would be grateful if you would circulate this letter to all those involved in making the decision.

Yours faithfully

Elizabeth M L Wilson (Mrs)

**From:** Elizabeth Wilson [REDACTED]  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 08/08/2012 22:29  
**Subject:** Letter of objection  
**Attachments:** St Peter's Street flats.docx

Please find attached my letter of objection to the proposed flats in St Peter's Street, ref: 120946.

I would be grateful if it is circulated to all those concerned with making the decision re this application.

Regards

Elizabeth M L Wilson

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 26/07/2012 15:02  
**Subject:** Planning Comment for 120946

Comment for Planning Application 120946  
Name : Gaynor Clarke/Fred Nimmo/Neil Briody  
Address : 4 Spital  
GFL/TFL/TFR  
Aberdeen

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : I write this on behalf of three residents of 4 Spital:

1.6-

issues in relation to build up of rubbish, recycling; seagulls are a major problem this will exacerbate the problem with 90 + peoples rubbish building up

1.7-

gym-privacy issues-facing onto St.Peters lane

2.5-

at this point no issue of notice of building application-further concerns in relation to increase in population and associated concerns

3.3-1-

Distance of build from buildings on the Spital-will be 12m and less in some instances, not as per document states

Blocking of sunlight/natural light to current residents

Privacy issues for all buildings facing on to St.Peters lane-student pods with balconies!!!

Height of building-5 storey high

3.3-2-

"Possible new openings formed in neighbouring boundary garden wall to improve access and amenity" this is not an option nor would we wish this to occur-higher risk of burglary/easier access to buildings!!

High jinx of students even further invading privacy-security risks

Privacy issues

3.3-3-

Sitting out space at the perimeter of St.Peters Lane???? - access on to St.Peters Lane-will become non accessible to businesses and in the event of emergency vehicle access required, will not be possible for all properties facing onto St.Peters Lane from Spital and Merkland Rd, alongside emergency access to rear of proposed build-already an ongoing issue in nearby student accommodation; emergency services regularly called due to fire risks

Balconies and terraces further increase noise pollution by students at all times of day and night high risk of loitering encouraged by these areas for less desirables who may wish to pose risk to area

3.3-4-

Lack of parking is already an issue, this will increase problem, people from out of area park daily with 90+ individuals potentially utilising new build increases risk, not including those working at units

3.3-5-

Local residents will NOT benefit from view nor sunlight as this will be blocked by proposed build

3.3-6-

Increased risk of access to current building by reducing deterrents, CCTV-concerns re invasion of privacy, recording and monitoring of private life

3.4-

Parking permits are not required in this area-therefore the pressure would be higher on the limited number of parking spaces in area

This ground is commonly owned therefore all participants would have to sign consent to build

Further concerns-

Noise pollution from students coming and going

Vandalism-already an issue with students damaging vehicles during high jinx-this will become tenfold worse

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 25/07/2012 13:43  
**Subject:** Planning Comment for 120946

Comment for Planning Application 120946  
Name : Mr Stuart Maitman  
Address : 8 D Spital,  
Aberdeen  
AB24 3HS

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : TO WHOM IT MAY CONCERN

Application Reference: 120946

Local Authority Reference: 000043409-001

I have noted with interest and apprehension the planning application for the construction of 90 student studio flats at 34-36 St Peter Street as part of a five storey student residential complex. As a resident of 8 D Spital, one of the properties immediately to the west of the proposed development, I have a number of concerns. These concerns relate to the construction of the residential development and to the plans as they now stand, specifically regarding noise, privacy, light, access to land, and proposed changes to boundaries. It would be greatly appreciated if these concerns were noted, acknowledged, responded to and, if possible, addressed.

1. Construction

The details of the planned development do not appear to include information about the proposed length of its construction, any measures that will be taken to cause as little disruption to existing nearby residents, or consideration of any disruption or alteration to the existing supply of utilities (disruption to water mains and gas supply, or alteration to existing electricity pylons/cables for example). Details of the proposed means for supplying utilities, any foreseeable disruption to nearby residents, and details of the development's construction are therefore requested.

2. Noise

Currently, the rear of the properties at 6 & 10 Spital look out upon builders' yards. As these are underused during daytime hours, and largely unoccupied during night time, peace and quiet on this side of our property is consistently enjoyed. As the proposed development intends to create 90 student studio flats, with communal recreational facilities, this will unquestionably increase the level of noise to the rear of our property. Without meaning to demonise or unfairly characterise the student population of Aberdeen (but with the experience of being a student myself), I believe it is not unreasonable to raise an objection based upon the likelihood of excessive noise pollution.

3. Privacy

The proposed development's five storey plan, as can be seen from the Proposed Elevation document, will position dozens of new adjacent, private windows with clear sight of our flat. Currently, the nearest private windows capable of views of our flat are at the very far end of St Peter Street or on King Street. With the proximity of these new neighbours being around 20m, and the sheer number of on looking flats, it is felt that the issue of privacy, and the inevitable feeling of intrusion which will result from this development, is one of the most significant alterations which will affect the value of our property.

4. Light

The privacy of the rear of our property was a major positive we noted when purchasing 8 D Spital. Another benefit from having a largely open eastern vista is that early morning to late morning sun lights the property throughout the year. The construction of a five storey residential complex, as can be seen from the Proposed Elevation images, appears to almost exactly equal the height of the very top of the block of flats in which 8 D is situated. Having above our flat another storey of flats, and a large communal attic space, this means that the proposed development will tower above our eastern view. There will therefore be a substantial loss of our principal source of sunlight and it is felt that this may potentially adversely affect the value of 8 D Spital.

The proposed development's Supporting Statement emphasises that the construction of the studio flat complex would improve the eastern view from our block of flats. On the contrary, I must object strongly to the fact that the proposed development will block out our current view of much of Aberdeen, the harbour, Torry battery, the lighthouse, the sea and coastline, and even Pittodrie stadium. This is an unacceptable consequence of the proposed development.

5. Access to Land

The title deeds of the property at 8 D Spital include within them (in addition to communal ownership of the rear garden, attic and basement areas of the block) an exclusive area of land off of the lane coming off St Peters Street (St Peters Lane) and extending into the communal garden area of the 6-10 Spital block of flats. This piece of land, as stated in the deeds, can be used to construct a garage. It is therefore essential that any development made on the 34-36 St Peter Street site does not impinge upon vehicular access to St Peters Lane, running perpendicular to St Peter Street, or restrict the ability to construct and then access a garage on the plot mentioned. Indeed, in the Proposed Site Plan document, the plan appears to show a Bollard/tree arrangement to define roadway/boundary which runs outwith the boundary of the property owned by the developers, as indicated by the red line. It is extremely concerning that this document does not include information regarding the maintenance of vehicular access to the existing lane, and the plot owned by myself, which is connected to this lane and which is a potential garage. The existing garages, which my plot runs parallel to, can be seen in the Proposed Site Plan document opposite the Temporary and fixed seating areas, which themselves appear to extend beyond the boundary of the proposed development's property.

6. Proposed Changes to Boundaries

The same document, Proposed Site Plan, includes another objectionable aspect. Running along the boundary of St Peters Lane and the properties to its west are arrows (&lt;-&gt;) which the document states indicate Possible new openings formed in neighbouring boundary garden wall to improve access and amenity. This suggests that the developer intends to landscape the whole area and request permission to join this to the existing gardens. This is objectionable for the reason given above concerning access to land for a garage. Furthermore, ownership of this property (the public lane (St Peters Lane) or the boundary walls) does not lie with the developer and to suggest that alterations could be made to these areas extends beyond the remit of the proposed development.

It is therefore essential that these concerns about boundaries, access to land, and the details of the proposed development, especially in the area of the public lane running off St Peters Street, are addressed and the objections made above taken into consideration. If they are not considered and addressed and the proposed development was to go ahead as presented in these planning documents then they would irreparably impinge upon the ownership rights of myself, and the other owners of flats in the 6-10 Spital block.

Additionally, the objections concerning light, privacy, noise, and the details of construction must be addressed. I look forward to a detailed response from those concerned.



**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 08/08/2012 14:59  
**Subject:** Planning Comment for 120946

Comment for Planning Application 120946

Name : Jacinta Birchley  
Address : 24 Spital  
Aberdeen  
AB24 3HS

Telephone : [REDACTED]  
Email : [REDACTED]  
type :  
Comment : Applebank  
24 Spital  
Aberdeen  
AB24 3HS  
[REDACTED]

7 August 2012

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

Dear Sir/Madam

Application No 120946 at 34 -36 St Peter Street, Aberdeen, AB24 3HU  
Demolition of existing buildings and redevelopment of site to provide student residential studio accommodation.

We wish to object to the above proposed development on a number of grounds.

**Size and Scale:** The proposal is five stories high. The surrounding buildings are 3 stories high, not 4 and 5 as claimed. The surrounding buildings have basements but are only occupied on ground, first and second floor. To fit in with the surrounding architecture the proposal should only be 3 stories high. The size/mass of the building to the size of the plot is an over intensification. The CAD drawings bear little relation to reality.

**Architectural quality.** The assertion that the proposal is of striking architectural quality is debatable. The site borders the Old Aberdeen Conservation area with traditional granite architecture, even boasting a Category A listed building within 50 meters of the site. This contrasts with the comments of the applicant saying the surrounding buildings were of little architectural merit. It is an interesting concept in that the proposed construction materials would grow old gracefully;

**Selective mention of neighbouring buildings.** Our property at 24 Spital is 12 feet from the site and yet its architectural merit and the impact the proposed building would have on it is not taken into consideration in the proposal brief. No steps seem to be taken to stop the proposed building invading the privacy of the surrounding properties, for example using obscure glass as recently stipulated in 6,8,10 Spitals, Council funded refurbishment.

**Location to bus station.** Had the applicants done their homework; by contacting environmental health and the local MSP they would know that the bus station causes significant noise and light pollution for the local residents. Bus washing takes place from 10.30 pm till approximately 1.30 am in a building directly in line with the proposed development 7 days a week and is really noisy.

Bus maintenance also takes place during the night. Therefore the statement saying the proposed development is remote from the operational noise sources is incorrect. The bus station (including the employees car park) is illuminated all night with tall high luminosity lamps which would directly spill into the proposed development. The students sitting out alfresco would be subjected to the diesel emissions from the buses as evidenced by the monitoring stations. Exposure to diesel emissions causes serious health issues

Upgrading/opening up of St Peters Lane in proposed design brief/application details. This would need to have the permission of all stakeholders of the Lane before it could happen. This has not been done. During construction the Lane would not be accessible to those who have a right to use it.

Effect on neighbouring properties during construction. Many properties experienced shaking and cracking during the construction of the bus station. How is the proposed developer planning on indemnifying the surrounding properties?

Parking provision. Parking is a major issue in the area. The surrounding vicinity is the first unrestricted car parking area from the centre of the city and from the University. The area is full of parked cars from dawn to late evening. First Bus employees use the area to park despite having their own car park. The assumption that the majority of students do not have cars is incorrect. The allocation of car parking spaces to number of students is too low.

Provision of the sites own amenity. The development plans to parasitize the amenity provided by the surrounding properties, for example, the landscaped area for First Bus employees. Why should the development not provide its own green amenity?

Fire engine access. We are aware that fire appliances cannot access St Peter's Lane beyond the right angled bend at the northwest corner. Consideration should be given to this by stepping the building back or moving the proposed small green area on the north east of the site to this point.

Community make up. The area is already saturated with student accommodation. There is an imbalance in the area. Consideration should be given to permanent residents who have a stake in the area.

Supervision/Warden Service. There is no proposal to have the students and building supervised on a 24 hour basis. Aberdeen University provides this service in its halls of residence. Given the proposed density of students and the chance of issues occurring such as noise, not only to fellow residents in the block but the neighbours a provision for a permanent warden is needed within the building.

We urge the planning department to ask the developer to revise the plans and resubmit a building more in scale to the size of the plot and give more consideration to the effect it will have on the surrounding properties and neighbourhood.

Yours sincerely

Patrick and Jacinta Birchley

City Development Services Letters of Representation	
Application Number:	120946
RECEIVED - 9 AUG 2012	
Dev. (North)	<input checked="" type="checkbox"/> Dev. (South)
Cases Officer Initials:	QEE
Date Acknowledged:	9/8/12

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 26/07/2012 17:17  
**Subject:** Planning Comment for 120946

Comment for Planning Application 120946  
Name : Mr Richard & Mrs Teresa Harwood  
Address : 37 Kings Crescent  
Aberdeen  
AB24 3HP

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We object to the proposed development for the following reasons.

Old Aberdeen and in particular the Kings Crescent/ Spital area together with the environs already accommodates a huge student population who outnumber other residents and this development will exacerbate that precarious imbalance.

This is a very important historic area of Aberdeen and it is on the verge of becoming 'student land' with all its attendant problems. It is rapidly losing its character and as has happened in other cities, once lost will never be recovered.

Currently It is commonplace when walking around this area to find evidence of student antisocial behaviour and disregard for other residents and for the historic relevance the area holds for the City. Discarded carry-out meals, bottles and cans not to mention, stomach contents, are strewn onto pavements, streets and gardens on their return to their accommodation late at night or early in the morning following visits to 'the city centre to use the facilities and attractions it has to offer' and is usually accompanied by screaming, shouting, kicking over wheelie bins etc.etc

The students' inability to abide by local laws with regards to waste collection further exacerbates the area's decline. Waste bins are left overflowing on narrow pavements for days making difficult passage for pedestrians and encouraging further pollution by the gull population. An additional 90 students residing in St. Peter Street will have a detrimental effect on Old Aberdeen there are already too many students in this one small area.

Parking in this area is under pressure. Limited off street parking causes misery for current residents for various reasons not least the restrictions imposed during fixtures at Pittodrie Stadium and the area (a free parking zone) being used by college goers and town shoppers. The plans submitted show parking spaces for only 6 cars for a development catering for 90 residents, this cannot be considered.

A sympathetic planning strategy needs to be adopted for this area for the reasons above taking into consideration the residents who for many years have lived in and cared for this area and feel that we are being disregarded more and more with each new planning application.

Richard & Teresa Harwood  
26/07/2012

4 Spital  
Aberdeen  
AB24 3HS  
19<sup>th</sup> July 2012.

Planning & Sustainable Development  
Aberdeen City Council

Dear Sir,

Planning Application 120946  
(34-36 St Peters Street)

I wish to object to the proposed development on the following grounds:

1. The height of the building of 5 floor levels or 50 feet (16 metres) is out of keeping with the surrounding buildings. The developers boast of the view which the occupants of the new building will have, but it will destroy my view.
2. A solid phalanx of windows will face my rear window and will form an unacceptable invasion of privacy. The previous block of flats at 36 St Peters Street which occupied the site only presented a gable end (with no windows) towards me. Could not the layout be changed so that this wall of windows faced east and the courtyard faced west, a mirror image of the proposed scheme?
3. There is inadequate allowance made for car parking for 90 students. A neighbouring student development further down St Peters Street has 28 off-road parking places for a similar number of students. If only six parking places are provided at the proposed development there will be great competition for street parking in St Peters Street and the surrounding area.

Yours faithfully,



Fred Nimmo

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 17/07/2012 20:20  
**Subject:** Planning Comment for 120946

Comment for Planning Application 120946  
Name : Mr Alastair Thomson.  
Address : 8A Spital  
Aberdeen  
AB24 3HS

Telephone :

Email :

type :

Comment ; While I don't have any objection to the principle of redevelopment of the site, I do have some specific concerns about the development that I want to express.

1. Overdevelopment of a small site, with lack of outdoor amenity space for residents.
2. The small number of new parking spaces is barely adequate for service vehicles and pick-up/drop-off for a development of this size. This will put further pressure on already limited parking space for residents in the Spital.
3. By way of comparison, the existing St Peter's Halls of Residence have a much greater amenity area and parking space per resident.
4. I note that the proposed Site Plan shows Possible new openings in neighbouring boundary garden wall for properties in the Spital that back onto the site. I am concerned that due to lack of outdoor amenity space at the proposed development, the developer sees the back gardens of neighbouring properties as overspill amenity for the development. I believe that this wording should be deleted from the plans, as if approved, the developer may take this as permission being granted to use the garden space without the owners consent.
5. I request that the developer makes good any damage caused during construction, particularly to boundary walls of neighbouring properties.
6. I am concerned that with this development, pedestrianisation of St Peters Lane may restrict vehicle access to the current and any future garages that use this lane for access. The deeds for the properties at numbers 6, 8 & 10 Spital show that the owners have the right to build garages in the garden space, and this could be denied if the lane was completely closed to vehicles.

20/07/12

Dear Sirs,

**OBJECTION TO PROPOSED 90 STUDENT ROOM DEVELOPMENT AT ST PETERS STREET ABERDEEN**

We as owners of the adjacent property at St Peters Street would like to lodge an objection to the aforementioned development for the following reasons.

- \* This is a residential area and a concentrated block of student accommodation will affect the amenity of existing residents.
- \* There is insufficient parking: the current standard seeks 1 space for every 5 persons students =18 or 33% is provided which is unacceptable.
- \* The open access balcony is not a common feature in Aberdeen (albeit one of only examples in an established property is immediately adjacent) The potential noise nuisance from this open access balcony is unacceptable.
- \* The design is not a high standard and shows no respect for the original tenements in the Spital and further along St Peter Street.
- \* In the supporting design statement it is claimed that the development has a public face. This is not the case as the building does not fill the frontage of the site. The building will appear boxy as it has the same materials to practically all elevations.
- \* The front door is not obvious and the desire to create a live frontage in the form of a gym is not consistent in an established residential area.
- \* Item 5 in the design statement claims that "repeated standard units.....are not acceptable?. The design is of exactly this : repeated units side by side and on each floor.
- \*We would also strongly disagree with the statement 4.3 that the St Peter Street frontage has been carefully considered and modelled to create a high degree of visual interest.

Yours sincerely,

[Redacted Signature]

(Director)

THE GALLERIA SHOPPING CENTRE  
BON ACCORD STREET / LANGSTANE PLACE ABERDEEN AB11 6FB  
TEL [Redacted] FAX [Redacted]  
EMAIL [Redacted]