

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

Letter of Representation. (17 Mar 2013)

Application Ref: 130224.

Proposed demolition of former nursery school to be replaced with new residential accommodation comprising of 18 units offering a mix of semi-detached houses and cottage apartments with associated parking.

To Whom it may concern,

I would like to submit a letter of representation against the proposed housing development at the site of the former nursery on Hilton Avenue, Aberdeen.

I have strong concerns regarding the scale and design of this development and I feel the council should reject this application in its current state for the following reasons:

Excessive height, especially the corner flatted blocks the proposal should be reduced to one and a half storey height max which is in keeping with the rest of this side of the street.

Aesthetically inappropriate material selection which is out of character with the neighbouring properties on this side of the street which are all granite bungalow's with slated roofs.

The apparent loss of established trees within the public footpath.

Loss of daylight to neighbouring properties at No 70 and 24 Hilton Avenue.

Loss of a sea view from the side bedroom dormer window from 70 Hilton Avenue

Over shadowing of adjacent properties at No 70 and 24 Hilton Avenue.

Loss of privacy to the adjacent dwellings as the proposed footprint of the flatted end blocks over look the front and rear gardens at No 70 and 24 Hilton Avenue.

Too many units are proposed for the site.

Regards

Mrs E McCann

403 Great Western Road,
Aberdeen,
AB10 6NY.

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Regards

Mr K Robb

5 Middleton Way,
Bridge of Don,
Aberdeen,
AB22 8LU.

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Excessive height, especially the corner flatted blocks the proposal should be reduced to one and a half storey in height max which is in keeping with the existing context of the street elevation.

- Aesthetically inappropriate material selection which is out of character with the neighbouring properties within the street elevation.
- The apparent loss of established trees within the public footpath.
- Loss of daylight to neighbouring properties at No 70 and 24 Hilton Avenue.
- Over shadowing of adjacent properties at No 70 and 24 Hilton Avenue.
- Loss of privacy to the adjacent dwellings at No 70 and 24 Hilton Avenue.
- Too many units are proposed for the site.

Regards

Mr J Robb

16 Marshall Keith Drive,
Peterhead,
AB42 3FH

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Letter of Representation. (16-03-2013)

Application Ref: 130224.

Proposed demolition of former nursery school to be replaced with new residential accommodation comprising of 18 units offering a mix of semi-detached houses and cottage apartments with associated parking.

To Whom it may concern,

I would like to submit a letter of representation against the proposed housing development at the site of the former nursery on Hilton Avenue, Aberdeen.

I have strong concerns regarding the scale and design of this development and I feel the council should reject this application in its current state for the following reasons:

- Excessive height, especially the corner flatted blocks the proposal should be reduced to one and a half storey height max which is in keeping with the rest of this side of the street.
- Aesthetically inappropriate material selection which is out of character with the neighbouring properties on this side of the street which are all granite bungalow's with slated roofs.
- The position and building footprint of the corner flatted blocks are out of character with the granite bungalow's on this side of the street. Should this type of building footprint not be positioned at the corner of two streets? I do not think it is appropriate at this location.
- The apparent loss of established trees within the public footpath.
- Loss of daylight to neighbouring properties at No 70 and 24 Hilton Avenue.
- Loss of a sea view from the side bedroom dormer window from 70 Hilton Avenue.
- Over shadowing of adjacent properties at No 70 and 24 Hilton Avenue.
- Loss of privacy to the adjacent dwellings as the proposed footprint of the flatted end blocks over look the front, side and rear gardens at No 70 and 24 Hilton Avenue.
- Too many units are proposed for the site.

Regards

Mrs E J Robb

5 Middleton Way,
Bridge of Don,
Aberdeen,
AB22 8LU.

From: Helen Paddon [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 01/03/2013 10:25
Subject: OBJECTION

I refer to your letter dated 28th February that I received today - application number 130224 - former hilton nursery site.

My main objection is that there are protected trees that provide a habitat for rare birds and wildlife on this site. Some of these trees are hundreds of years old and I refer you to <http://www.scotland.gov.uk/Publications/2011/01/28152314/14> in regards to tree protection in Scotland. If this work was to take place there MUST be a strict enforcement of the existing trees on-site. We live opposite so we would be aware of any foul play in regards to the removal of trees and appropriate legal action would be taken.

We have lived in our property for 5 years and have had constant noise pollution from CALA as they have continued to build in the site behind our house....we were aware this would be the case when we bought this property - we did NOT however know that CALA intended to build at the front of our property also.

Hilton Avenue road surface is a disgrace - there are numerous pot holes/large craters in the surface that are causing daily damage to my bike and car. I have reported these on numerous occasions and so far these have not been repaired. If CALA were successful in this application I would advise you to instruct CALA that if they are to build in this site they must fully re tar mac the road surface of Hilton Avenue. As they will have heavy plant using the roads for a prolonged length of time I would imagine the road surface will become even more damaged. This should be given consideration into your terms/agreement of the application.

Yours faithfully,

Mrs Helen Paddon
97 Hilton Avenue
AB24 4RT

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 04/03/2013 21:57
Subject: Planning Comment for 130224

Comment for Planning Application 130224
Name : Michael Almeida
Address : 22 Hilton Avenue
Aberdeen
AB244RE

Telephone : [REDACTED]
Email : [REDACTED]
type :
Comment : Dear Sirs,

On review of planning application for proposed Cala Development on the existing Hilton Nursery site.

I would like to make the following comments and objections

• The existing trees located on site, can you please advise what is proposed if the development is approved.

• Cala Development the Campus, we were subjected to noise and mess from demolition works and construction from tis development. What measures are the developers considering to ensure neighbouring properties are properly compensated for the additional work required to keep their cars and property free from dust.

• Proposed entrance to site plots 18 – 13 runs parallel to existing entrance to neighbours property and located in front of the main entrance to the Cala Campus entrance. This would appear to be potentially hazardous to both pedestrians and road uses. In conjunction with this large vehicle such as refuge vehicle would require access to the site via this entrance. Has the risk been suitably assessed is it normal practice to locate a main site entrance in such a position.

• Can you please advise the height of the proposed development in relation to existing buildings. It would also be helpful if you could provide a drawing of the existing building to plan.

• The Block 18-13 will have a balcony, and windows which will over look the rear of my property, I object to this on the ground that I will loose privacy in my garden and living rooms

• The front of block 18-13 will be able to see into the front of our property and rooms from their balcony. I object to this on the grounds of privacy.

• Objection that the proposed development is not in keeping with the properties in the area and specifically on this side of the street. Development should consider bungalows.

• Objection - change of use from Nursery /Dentist to residential accommodation. Over development of site for residential accommodation.

I would appreciate if you could log my objections and comments and make due consideration when considering the application.

Yours sincerely

Mr M Almeida

PI - Proposed development of Hilton Avenue

From: Marjorie Will [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 05/03/2013 11:27
Subject: Proposed development of Hilton Avenue

PROPOSED DEVELOPMENT OF FORMER HILTON NURSERY - REF 130224

Dear Sirs,

I live at no 24 Hilton Avenue directly next to the proposed development so you can appreciate that I am going to be the most affected by this new build. I have the following concerns:

- the entrance to my property lies right beside the proposed entrance to the new development. It is also adjacent to the entrance to the Campus. Surely there must be traffic safety issues here, e.g. turning right into the traffic coming from the development?
- Are the existing trees included in the development? There are some beautiful well established trees one especially outside my kitchen window allowing me some privacy.
- Which leads to another concern. I feel my privacy has been compromised by the new build which is taller than my house and overlooks directly onto my garden. When I added an extension to my house I had to have special glass installed, at your recommendation, between my neighbour and myself. Also the balconies look directly onto my property. I feel this point has to be addressed.
- my neighbours and myself had to endure months of noise and dust during the development of the Campus. When we spoke of our concern to Cala, especially about the dust covering our houses and cars (which required daily cleaning) Cala did NOTHING.....not even an apology!! Am I to endure this again or do I have an assurance that noise and dust will be kept to a minimum and perhaps compensation for the additional work required to keep my house and car dust free??
- at the moment there is a hedge owned by the council and a fence owned by me as a border between myself and the new development. Is the hedge to be retained and if not what has been proposed, without any consultation between myself and Cala. My opinion is that the hedge is a much better security as a wall can be climbed, a hedge cannot! Therefore is my security to be compromised?

I would appreciate if you would log my very real concerns and give them due attention when considering the application of the development.

Yours sincerely
 Mrs Marjorie Will

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 14/03/2013 22:11
Subject: Planning Comment for 130224

Comment for Planning Application 130224
Name : Michail Tzouvelekis
Address : 65 Hilton Terrace

Telephone :

Email :

type :

Comment : From what I can see, there is no provision made to retain the mature trees that are currently planted in the former nursery grounds. I believe this is unacceptable and by cutting them down, the developer will negatively impact the environment (including bird species) and the surrounding homes, including mine. I would strongly suggest that plans should be altered to enforce the developer to retain the mature trees. Otherwise, I strongly object to this development on environmental grounds.

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Letter of Representation. Dated 15-03-2013

Application Ref: 130224.

Proposed demolition of former nursery school to be replaced with new residential accommodation comprising of 18 units offering a mix of semi-detached houses and cottage apartments with associated parking.

To Whom it may concern,

I would like to submit a letter of representation against the proposed housing development at the site of the former nursery on Hilton Avenue, Aberdeen. Having studied the plans and information on the councils website dated 01-03-2013 I have strong concerns regarding the scale and design of this development.

Firstly if we consider the street elevation along the south facing side of Hilton Avenue we notice it consists of 1940's granite semi-detached one and a half storey properties set back from the public footpath. The nursery building and its associated green space is located just of the centre of the street elevation. There are no two storey properties along this elevation of the street fronting Hilton Avenue.

I believe the council is missing an opportunity which was traditionally a typical and successful feature of the city's urban planning. I suggest the designers have a look at, Victoria, Albert and Watson Street's within the city (to name a few streets) and take on board the lesson's displayed there. The street scene is greatly enhanced by meticulously maintaining the juxtaposition of high and low properties either side of the street. The scene is further enhanced by the use of a limited palette of materials and a consistent use of scale. While these example street's are located centrally in a denser part of the city I believe the lessons displayed could and should be adopted on this site.

Within the proposed development site plan it shows one corner block either side of the three semi detached blocks. The central semi detached properties are located back from the road which relates to the position of the adjacent semi detached bungalow's along this side of the street. This seems acceptable. However I have grave concerns regarding the loss of amenity, privacy, daylight and the effects of overshadowing caused to the neighbouring properties at No 70 and No 24 by the corner blocks proposed. These end blocks over look the front and rear gardens of No 70 and No 24, and both blocks are significantly higher than the adjoining neighbouring properties.

The proposed access to the rear parking for these corner blocks erodes the street scene to its detriment. The Corner blocks are located closer to the footpath. I have concerns regarding the loss of the established trees within the public footpath (removed on the proposed site plan) caused by the foundations of these two blocks and from the excavations / surfacing from the proposed drive way crossings for all the units. These trees must be protected as they help soften the street scene.

Within the site the existing established trees along the north, east and west should be protected during the works. While the loss of the trees within the south side of the site's boundary is necessary for development these also greatly help to soften the street scene. If possible the established trees within the south side boundary should be retained. If not then new tree planting in the front gardens should be incorporated into the design.

The design represents a typical housing developer's outlook. Maximum housing units on the site crammed next to each other with the minimum space requirements between. This type of design can be seen up and down the country with little regard to its surroundings. An opportunity exists to create a strong contrast between the south and north sides of the street with a design specific to the place. I do not believe fyfestone, and a krend butter milk render are acceptable materials to use on this site. The properties are also excessively high and should be restricted to one and a half storey in height following the contour of the road. The corner flatted blocks are unacceptable and should be removed. Clarification should also be sought for the description cottage flats block B? The design of this block does not display the characteristics of a cottage. This is another example of a design not being place specific. These end blocks in there current state should be replaced with semi detached blocks or single houses similar in area and positioned in the same manner as the rest of the dwellings on the south side of the street. The total number of proposed units is 18 this is not in keeping with the south side of the street. If the semi detached houses are reduced in area it may be possible to achieve 12 units on the site.

I feel the council should reject this application in its current state for reasons of excessive height, aesthetically inappropriate material selection, loss of trees, loss of daylight, over shadowing of adjacent properties and for the density of the units on the site.

Regards

Mr H Robb

70 Hilton Avenue,
Aberdeen,
AB24 4LP.