

ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management Committee
DATE	15 January 2015
DIRECTOR	Pete Leonard
TITLE OF REPORT	Conservation Area Character Appraisals
REPORT NUMBER	CHI/14/091

1 PURPOSE OF REPORT

- 1.1 This report outlines the results of a public consultation exercise undertaken on the draft character appraisals for Old Aberdeen and Pitfodells Conservation Areas. A summary of the representations received, officers' responses and detail of any resulting action is provided in Appendix 1 of this Report. Full, un-summarised copies of representations are detailed in Appendix 2. It also outlines progress made since July 2013 on Cove Bay Conservation Area.
- 1.2 The amended versions of the two character appraisals, as informed by consultation responses, can be viewed by accessing the following link: www.aberdeencity.gov.uk/masterplanning

2 RECOMMENDATION(S)

- 2.1 It is recommended that the Committee:
- (a) Note the representations received on the draft Old Aberdeen and Pitfodells Conservation Area Character Appraisal documents;
 - (b) Approve Appendix 1, which includes officers' responses to representations received and any necessary actions;
 - (c) Approve Pitfodells Conservation Area Character Appraisal for inclusion in the Conservation Area Character Appraisals and Management Plan
 - (d) Approve the draft (version 2) Old Aberdeen Conservation Area Character Appraisal for re-consultation with Old Aberdeen Community Council; Old Aberdeen Heritage Society; University of Aberdeen: Historic Scotland and local Ward Members.
 - (e) Approve the revised Cove Bay Conservation Area Character Appraisal and retention of conservation area status.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report. Any future publication and notification costs can be met through existing budgets.

4 OTHER IMPLICATIONS

- 4.1 There are no known legal, resource, personnel, property, equipment, sustainability and environmental, health and safety policy implications arising from this report. Section 62 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires notification of conservation area boundary amendments to be reported to the Scottish Government and advertised in the Edinburgh Gazette and local press.

5 BACKGROUND / MAIN ISSUES

- 5.1 The Conservation Area Character Appraisals and Management Plan was approved by the then Development Management Sub-Committee on 18 July 2013 as Interim Planning Advice. It contained character appraisals for six out of the City's eleven Conservation Areas as well as an overarching Strategic Guidance and Management Plan. The Sub-Committee also agreed to defer any decision regarding de-designation of Cove Bay Conservation Area to allow a 12 months period to enable the local community to formulate plans and seek funding to improve and enhance the character of this Conservation Area.
- 5.2 On 20 March 2014 the Planning Development Management Committee approved draft conservation area character appraisals for Pitfodels and Old Aberdeen Conservation Areas, together with draft proposed boundary amendments and guidance in respect of Old Aberdeen Conservation Area, as a basis for public consultation.
- 5.3 A report seeking approval of these revised character appraisals and the de-designation of Cove Bay Conservation Area, was deferred by Committee at its meeting on 24 July pending a Committee site visit. This visit took place on 1 October. Members walked through and met local representatives in Old Aberdeen and Cove Bay Conservation Areas. They also visited Footdee; Union Street; Great Western Road and Pitfodels Conservation Areas.

Consultation process – Old Aberdeen and Pitfodels Conservation Area

- 5.4 The public consultation period ran for six weeks from Monday 31 March 2014 until 12 noon Monday 12 May 2014, as recommended by Committee. This was longer than the normal four weeks to take account of the Easter holidays. In addition, the public consultation period was extended until 26 May for Old Aberdeen Conservation Area at the request of Old Aberdeen Community Council.

- 5.5 Community Councils in Pitfodells and Old Aberdeen Conservation Areas were given advance notification of the upcoming consultation and invited to inform the consultation process in their area.
- 5.6 A wide range of organisations and groups was consulted including statutory consultees; Community Councils; affected Ward members; local heritage and amenity groups; local schools and churches. All occupiers directly affected by draft proposals to extend Old Aberdeen Conservation Area were contacted, outlining the proposed boundary changes and sent a copy of the summary leaflet relevant to their area.
- 5.7 The draft Conservation Area Character Appraisals and Management Plan was available to view and publicised via the following methods:
- Publication of document on Aberdeen City Council Website 'Current Consultations' page
<http://www.aberdeencity.gov.uk/consultations>
 - Publication of document on Aberdeen City Council Website 'Masterplanning' page
<http://www.aberdeencity.gov.uk/masterplanning>
 - Hard copy of document available for viewing at Marischal College between 9am and 5pm Monday to Friday, by contacting the Planning and Sustainable Development Reception. Relevant planning officers were also identified to be available to help answer queries from members of the public who visited the Planning Reception regarding the draft Conservation Area Character Appraisals.
 - Hard copies of the document were also made available at Airyhall; Bridge of Don: Central; Cults and Tillydrone public libraries and the libraries at Robert Gordon University and the University of Aberdeen.
 - Summary leaflets for each conservation area were available online at Airyhall; Bridge of Don; Central; Cults and Tillydrone public libraries and the libraries at Robert Gordon University and the University of Aberdeen; Marischal College. The Old Aberdeen Heritage Society also undertook a wide local distribution of the leaflet in the Old Aberdeen area.
 - Information giving details of the consultation was published on the Aberdeen Local Development Plan Facebook and Twitter pages and in its newsletter.
 - A public drop in session was held between 3pm-7pm on 16 April 2014 in the Dunbar Street Hall, which 22 people attended. Details of this session were included in the letter sent to all those affected by the Old Aberdeen conservation area boundary changes.

Consultation results

5.8 Representations on the draft Conservation Area Character Appraisals could be submitted by email or post. A total of 22 representations were received during the consultation, from the following:

- Scottish Water
- Forestry Commission Scotland
- Historic Scotland
- Scottish Natural Heritage
- Scottish Environmental Protection Agency
- Old Aberdeen Community Council
- Aberdeen Civic Society
- Friends of Sunnybank Park
- Old Aberdeen Heritage Society
- University of Aberdeen
- Halliday Fraser Munro
- Saltire Society (Aberdeen and NE Branch)
- Petition Tillydrone Avenue residents (26 signatures)
- 5 individuals

5.9 Representations are summarised in Appendix 1, with officer responses and any resulting proposed amendments to the document. The Old Aberdeen Community Council and the Old Aberdeen Heritage Society both requested that the Old Aberdeen Conservation Area character appraisal be revised and be subject to a second round of consultation before being considered by Committee. Although this runs contrary to the Council's accepted public consultation protocol, the revised document was however circulated to these two organisations and the University of Aberdeen, as a key stakeholder. The resulting comments have been incorporated as appropriate.

5.10 Whilst in general the character appraisals were welcomed, there were a number of detailed comments:

Old Aberdeen Conservation Area

5.11 The character appraisal has been revised to take account of a variety of comments as indicated in Appendix 1. In particular, more detail has been provided about Character Area B: Old Aberdeen Heart. There is always a fine balance to be struck between providing sufficient information for the character appraisal to be of practical use when assessing planning applications etc without the more significant issues being lost in detail. Committee's site visit on 1 October reinforced many of the key issues raised in formal consultation responses, which are included in the final draft.

5.12 The five proposed extensions to the Old Aberdeen Conservation Area boundary met with approval, however some considered that the extensions did not go far enough and that the eastern boundary should run down the length of King Street. This suggestion was examined however there was not sufficient historical and or architectural merit to include these substantial additions. St Peter's Cemetery is protected by virtue of its use and by its listed gate house and attached boundary

walls. One area that does meet the criteria is 14 Cheyne Road and 88 and 106 Don Street and it is proposed that these three properties be included in the Conservation Area as they enable the whole of the east side of Don Street to be covered by conservation area designation.

- 5.13 Because of the large size of the Conservation Area and its complex and diverse nature, the character appraisal divided it up into five character areas for ease of assessment. The boundaries of these largely followed those used in the last conservation area character appraisal in 1993. Some respondents, including the petition by the residents on Tillydrone Avenue, objected to the character area boundaries and thought that their properties on Tillydrone Avenue and the Mission and the Barn on St Machar Drive should be included in Character Area B. This has been done and Character Area B renamed “Old Aberdeen Heart” rather than “Old Aberdeen Core” in response to representations.
- 5.14 The University of Aberdeen has produced King’s Campus Framework Plan that sets out the underlying design principles for future development of the King’s campus estate. This refreshes the University’s previous 2005 framework. This latest work was not publicly available at the time the draft character appraisal was written. The amended appraisal acknowledges this work, but does not endorse it, as detailed discussions have yet to take place with the local planning authority with regard to future development.
- 5.15 Several issues were raised that fall outside the remit of a conservation area character appraisal such as use zoning and HMOs, which are better addressed by the Local Development Plan and the HMO licensing process. There was general agreement that the existing traffic management scheme on College Bounds was not working as intended and this matter has been referred to Roads. The revised character appraisal notes that the descriptions for the majority of listed buildings are old as they date from 1967, before Conservation Area designation. Historic Scotland has now programmed a review of listed buildings in central Old Aberdeen over 2015/16, which is anticipated to start in autumn 2015.
- 5.16 There has been a positive dialogue between the key stakeholders in Old Aberdeen Conservation Area (Old Aberdeen Community Council; Old Aberdeen Heritage Society and University of Aberdeen) although there are some inherent tensions between differing views of the Conservation Area’s role. In recognition of the extensive consultation that has taken place, it is suggested that there be one final round of consultation of the draft (version 2) Character Appraisal for key stakeholders, Historic Scotland and local Ward Members only.

Pitfodels Conservation Area

- 5.17 Representations received (Appendix 1) highlighted the positive contribution that trees and the semi-rural lanes, especially Rocklands Road and Baird’s Brae, made to Pitfodels Conservation Area. There was a general concern that development could erode the character of the Conservation Area.

Cove Bay Conservation Area

- 5.18 The initial draft character appraisal for Cove Bay Conservation Area concluded that its special historic and architectural qualities had been severely eroded over the years and that it no longer merited conservation area status. At its meeting on 18 July 2013, the then Development Management Sub-Committee agreed to defer any decision regarding de-designation of Cove Bay Conservation Area to allow a 12 months period to enable the local community to formulate plans and seek funding to improve and enhance the character of this Conservation Area.
- 5.19 In June 2014 “The Friends of Old Cove” group was formed to do this. Committee deferred a report on 24 July that recommended de-designation pending a Committee site visit to Cove Bay and other conservation areas. This took place on 1 October and Members met representatives from Cove and Altens Community Council and Friends of Old Cove who impressed Members by their enthusiasm and the positive community initiatives they were developing. In light of this it is suggested that conservation area status be retained for Cove Bay pending the next City wide review of conservation areas

Future Appraisals

- 5.13 New Government advice has meant that the Conservation Area Character Appraisals and Management Plan will not now form Supplementary Guidance as part of the forthcoming Aberdeen Local Development Plan. This removes the time pressure on the conservation area review programme however, it is anticipated that the outstanding character appraisals for Footdee, Rosemount and Westburn Conservation Areas will be reviewed and the document completed by autumn 2015. The existing Union Street Conservation Area is likely to be reviewed as part of the city centre masterplan.

It is worth noting that Policy D4 Historic Environment of the consultation draft Aberdeen Local Development Plan approved by the Communities, Housing and Infrastructure Committee on 28 October 2014 makes specific reference to determining planning applications with reference to the Council’s Conservation Area Character Appraisals and Management Plan.



6 IMPACT

- 6.1 The proposal contributes to the Single Outcome Priorities 10: *We live in well-designed, sustainable places where we are able to access the amenities and services we need* and 12: *We value and enjoy our built and natural environment and protect it and enhance it for future generations.*
- 6.2 The proposal contributes to Smarter Aberdeen’s aspiration of *Smarter Environment – Natural Resources* – providing an attractive streetscape.
- 6.3 The proposal contributes to the EP & I Directorate Priority 3: *Protect and enhance our high quality natural and built environment* and to the Planning and Sustainable Development Operational Priority PSD3: *Protect and enhance our heritage and high quality built environment.*

7 BACKGROUND PAPERS

- 7.1 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
<http://www.legislation.gov.uk/ukpga/1997/9/contents>
- 7.2 Scottish Government's Planning Advice Note 71: Conservation Area Management
<http://www.scotland.gov.uk/Publications/2004/12/20450/49052>
- 7.3 Aberdeen Local Development Plan (2012)
<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=42278&SID=9484>

8 REPORT AUTHOR DETAILS

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Conservation Area Character Appraisal: Public Consultation Results		Appendix 1
Summary, Officer Response and Actions		
Old Aberdeen Conservation Area		
1. Councillor Jaffrey		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<p>Disappointed Cheyne Road and Harrow Road are not included. Members of the St. Machar's Cathedral congregation all thought that these two roads were in the Conservation Area.</p> <p>Before the Boundary Commission changed the Wards, the Donmouth Ward extended as far in King Street to Seaton Place. The Planners did not want Lidl's built in my old Ward and the only way they got permission was to put on a slate roof because it was in the Conservation Area, why I cannot understand that Cheyne and Harrow roads are so much nearer St. Machar's Cathedral than Lidl's and are not in the Conservation Area.</p>	<p>Noted. There appears to have been some confusion locally regarding the Conservation Area boundaries. The houses on Cheyne and Harrow Streets have been substantially altered and are not now of sufficient historical or architectural interest to justify their inclusion in the Conservation Area.</p> <p>Properties on the east side of Don Street, whilst not particularly significant in their own right, do front the old primary route to Brig o'Balgownie and are worthy of inclusion on historic grounds.</p>	<p>14 Cheyne Road at its corner with Don Street included in the proposed extension area B along with numbers 88 and 106 Don Street.</p>
2. Scottish Water		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<p>The contents will not have an impact on the provision of water and drainage, Scottish Water does not have any comments at make at this time.</p>	<p>Comments noted and welcomed.</p>	<p>No amendment proposed as a result of the representation.</p>

3. Forestry Commission Scotland		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Support the expansion to the Old Aberdeen Conservation Area. The expansion of this area will include a great number of town and garden trees, town trees provide amenity and valuable habitat for a variety of priority species present in Aberdeen. Greater protection for these trees is welcomed by the Forestry Commission.	Comments noted and welcomed.	Included reference to town trees providing amenity and valuable wildlife habitats.
4. Old Aberdeen Community Council		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Acknowledge and appreciate that a lot of effort has been made to collect and collate a wide range of facts and opinions, the end result does not deliver the comprehensive or forward looking report that we had expected and that the Conservation Area requires.	Comments noted. The expectations of the Community Council are understandably high however the report has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals.	No amendment proposed as a result of the representation.
The document offers no commitment for firm policies for maintaining and enhancing the unique character of the area, yet it carries statutory weight with planning matters. The document should: <ul style="list-style-type: none"> • Champion the enhancement and safeguard special features • Develop specific recommendations regarding external treatment and modifications of properties • Presume against further change of use in the High Street other than residential or retail 	Noted. Policies and guidance for the Conservation Area are contained within section 2 of the Management Plan. In addition to generic policy guidance for all conservation areas there are also two specific policies for Old Aberdeen. There is also national legislation regarding listed buildings and conservation areas, underpinned by the Scottish Historic environment Policy and Historic Scotland guidance notes. The High Street and its environs are covered by Local Development Plan policy CF1 Existing	Included section on Local Shops policy RT4 and Policy CF1 – Existing Community Sites and Facilities

	Community Sites and Facilities. Shops on the High Street are protected by Policy RT4 – Local Shops.	
Document seems indifferent to the changes occurring. Threats and weaknesses are helpfully identified but few recommendations of how these will be managed or improved.	Noted. Change is inevitable, which the Strategic Overview recognises. Policy and guidance in the Management Plan address identified threats and weakness in so far as they can be through the powers available to the City Council.	No amendment proposed as a result of the representation
Area B requires fuller and more sensitive description if it is to capture the ‘sense of place’ felt by residents, staff and students and would seek to redress the view that Old Aberdeen is the University.	Agreed.	Description of Area B expanded.
Absence of description and comment regarding the Old Aberdeen Town House, whose original design and subsequent changing use is quite a useful illustration of the changing influences on the burgh and it’s an iconic Georgian building.	Agreed.	Description and comment regarding the Old Aberdeen Town House included.
Little comment about deteriorating condition of granite sett roads, where they survive. This key feature is in danger of being patch repaired out of existence. Should be identified as negative factor in character areas for Spital and Old Aberdeen Core.	Agreed. The deteriorating condition of granite sett roads, where they survive, is an issue especially for Character Area B.	Condition of granite road setts identified as a negative factor in Character Area B.
HMO increase is not due to “...a decrease in family residential use...” as 3.2.4 suggests, this is due to families being squeezed out by the high demand brought about by ever increasing student population resulting in high prices that a HMO landlord can afford, and this issue is causing permanent change to the character of the Conservation Area yet is not discussed. It should be identified as a negative factor	Noted. Para 3.2.4 on p 22 notes the changes that have taken place and does not imply that the increase in HMOs is due to a decrease in family residential use.	No amendment proposed as a result of the representation

<p>for the character areas Spital, Old Aberdeen Core and Hillhead/King Street North, and it may be impacting the Balgownie area.</p>		
<p>Little comment on significant changes being brought about to the visual degradation of the area by the increase in uPVC windows and doors, burglar alarms and visibility of TV dishes/aerials. Effectively permitted by ACC watering down their guidance on these issues. Are there any recommendations to be made? Strengthening the ACC Technical Advice Note would be a good start. In early stages of this process an information sheet to householders was considered and we agree this is an excellent idea and would have helped with distribution, however it is not mentioned and there is no such recommendation.</p>	<p>Noted. Incremental minor changes can cumulatively make an adverse impact on a conservation area. This is recognised in the Strategic Overview’s SWOT analysis because it affects all of the City’s conservation areas.</p> <p>The current “The Repair and Replacement of Windows and Doors” Technical Advice Note is proposed as Supplementary Guidance as part of the Aberdeen Local Plan review.</p> <p>The Management Plan already contains the following policy: “O Information and communication Informed decisions in conservation areas need to be based on accessible up to date information and we will provide information about conservation areas and their practical implications for residents and businesses on our website. We welcome working with local amenity and community groups, the public and other interested parties who wish to improve or promote understanding of their local conservation area as far as resources permit.”</p>	<p>No amendment proposed as a result of the representation</p>
<p>The word ‘campus’ to describe the University lands is not acceptable, Old Aberdeen is not a campus, it is an ancient township of which the university is now the major, but not only, element. While we understand that ‘campus’ serves as a useful term it should be replaced with ‘modern university zone’ or equivalent. The word ‘campus’ is used some 53 times within the document.</p>	<p>Comments noted. The Oxford Dictionary definition of campus is “the grounds and buildings of a university or college”; the word seems wholly appropriate. Indeed the University of Aberdeen uses the term “campus” to describe its various groupings of land and buildings</p>	<p>No amendment proposed as a result of the representation</p>

Old Aberdeen was previously designated 'The Heart' but is now 'Old Aberdeen Core' which is passionless, and should be changed back.	Comments noted.	The name of character area B "Old Aberdeen Core" has been replaced with "Old Aberdeen Heart"
Modern university zone character area has been extended up Tillydrone Avenue to encompass houses 54-88. These are in private ownership and not all originally built by the University so this designated is not appreciated.	Comments noted.	Boundaries of character area B and C have been redrawn accordingly..
The partial inclusion of Tillydrone Road, the mediaeval route to the north and west is inappropriate and the northern boundary should be to the north of the Zoology building, before no.54-88 – as per the 1993 report.	Comments noted.	Boundaries of character area B and C have been redrawn accordingly.
Modern university zone runs down the middle of St Machar Drive to King Street, whereas the 1993 report retained the Mission and Barn within the Heart, it would be courteous to move this back so these properties and privately owned 593-595 King Street can be part of The Heart.	Comments noted	Boundaries of character area B and C have been redrawn accordingly.
No objections to the proposed extensions and actively supports the extension to include Old Aberdeen House in Dunbar Street and the cul-de-sac 3-8 St Machar Place.	Comments noted and welcomed.	No amendment required as a result of the representation
Appreciate hearing why you have not taken into consideration the areas of St Peters Cemetery with includes listed gate houses and covers the site of the original 'Spital', or the properties on King Street between the Cemetery and University Road as fine examples of Victorian terraced housing.	St Peter's cemetery gate and associated walls are already covered by listed building designation. The properties on King Street are not considered to be of sufficient architectural or historic interest to merit inclusion in the Conservation Area.	No amendment required as a result of the representation

The representation also included a list of textual amendments and queries with regard to the text of the appraisal document.	Comments noted.	Suggested textual amendments considered and addressed as appropriate.
In conclusion, disappointed this document offer no guidance on policy proposals even though it has statutory weight.	Comments noted. Based on the character appraisal the Management Plan proposes five separate extensions to the Conservation Area, two policies that relate specifically to Old Aberdeen Conservation Area in addition to the sixteen generic policies that cover all conservation areas. It is the Aberdeen Local Plan contains the primary policy context for Old Aberdeen	No amendment required as a result of the representation
Document has not been adequately reviewed and edited, thus contained typographical errors, factual errors and significant omissions.	Comments noted.	Document reviewed and factual and typographical errors amended.
Document needs major revision and we feel it would be best if it was withdrawn from the approval cycle until it have been development through and re-edited, to be followed by a second period of public consultation before it can be presented to the relevant committee.	Comments noted. The document is to be revised in light of comments received. This character appraisal will form part of the draft Conservation Areas Supplementary Guidance that is being progressed as part of the Local Plan review. As such there will be an opportunity for a second period of public consultation.	Document revised in light of public consultation comments.
5. Aberdeen Civic Society		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Concern about continued commercialisation of Old Aberdeen at the expense of the residential population. The residents, particularly non-student, are important to maintain vibrancy and vitality as a mixed use area. We would like proposals,	Comment noted. Similar comments have been made in public consultation to the Aberdeen Local Development Plan Main Issues report. The zoning of Old Aberdeen in the Local Plan remains as CF1: Existing Community Sites and	Comments forwarded to the Local Development Plan team.

particularly in the historic areas to respect this, and limits put in place on the amount of changes of use of existing properties for uses other than residential.	facilities. Policies to restrict change of use are best considered through the Local Development Plan process rather than a Conservation area character appraisal.	
Old Aberdeen is a jewel in Aberdeen and should be respected as this. Within the area there are many smaller areas, streets or part of a street which are different and contribute to its charm, e.g. the Chanonry is very different to High Street. The Conservation Area Character Appraisal and Management Plan should make the differences clear and ensure they are retained.	Comments noted. Old Aberdeen is a very diverse and complex conservation area, a detailed analysis of which would lead to a lengthy and unwieldy document. Proposed policies U2 and U3 regarding The Chanonry and burgage plots reflect local differences	No amendment required as a result of the representation
6. Friends of Sunnybank Park		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Broadly in favour of the proposed extension to Old Aberdeen Conservation Area and pleased at the added protection it will give to the green space at Sunnybank Park.	Comments noted and welcomed.	No amendment required as a result of the representation
7. Scottish Environmental Protection Agency		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
We have no comments to make on the draft Old Aberdeen Conservation Area Character Appraisal.	Comments noted.	No amendment required as a result of the representation
8. University of Aberdeen		
<i>Summary of Representations</i>		
The University supports the purposes and objectives stated in the two related documents and appreciate	Comments noted and welcomed.	No amendment required as a result of the

the importance of reviewing what is the special character of the Old Aberdeen Conservation Area.		representation
The University recognises that Old Aberdeen is and should remain diverse and the University is part of a wider community. In saying this Old Aberdeen is largely the way it is because of the historic development and continuing presence of the University. For the University to thrive it must continuously adapt, evolve and respond to the environments and markets in which we now operate.	Comments noted. The University of Aberdeen plays an important role in the past, present and future development of Old Aberdeen.	The University of Aberdeen's good stewardship as a Strength in Area B Old Aberdeen Heart SWOT analysis.
The University has recently undertaken appraisal work of the Kings campus to assist future estate management and ensure it can be developed in a cohesive manner.	Comments noted and welcomed.	Reference to the University of Aberdeen's strategic planning framework is made in 3.1 Setting of Character Area C "Modern University Campus". It is also identified as a Strength and an Opportunity in both Area B and C's SWOT analyses
The analysis in sections 1, 2 and 3 is comprehensive and broadly agree with character areas, however a detailed justification is required for Area C inclusion.	Comments noted. The mid 20 th century University development to the east and west of the spinal route of College Bounds/ High Street has been part of the Conservation Area for a considerable time. It represents the physical expression of the 1960's rapid expansion in higher education and is therefore of historical interest.	No amendment required as a result of the representation
A number of factual inaccuracies were listed and it is recommended the document requires re-proofed.	Noted and agreed.	Document to be reviewed and factual inaccuracies and

		typographical errors addressed.
The developed Hillhead Hall site be removed from Area D, or reasoned justification for its inclusion given.	Comments noted. The Hillhead Hall student village site forms part of the post war expansion of the University of Aberdeen. It is accepted good practice that conservation area designation should be seamless across an area without “holes” in them. We considered various options that would exclude the Hillhead Hall site, but concluded that this could not be done without entailing the loss of conservation area designation over stretches of the river Don and its wooded south banks.	No amendment made as a result of the representation
Further justification and explanatory text needed for the extensions, particularly to Area E. The Council should make a strong case why.	Comment noted. Justification for the inclusion of Sunnybank Park has been adequately made.	No amendment made as a result of the representation.
Expect specific reference with policies such as Creating Places and Designing Places particularly the 6 qualities of successful places, which are a sound foundation for the conservation area and should be detailed here.	Comment noted and welcomed. This is best placed in the Strategic Overview as it applies to all conservation areas.	Strategic Overview to be amended to include reference to policies such as Creating Places and Designing Places.
Suggest one ‘conservation’ document. Too much reliance on cross-referencing to a separate strategy document based on generalities, which is confusing.	Comment noted and agreed. The intention is to have one Conservation Area Supplementary Guidance underpinned by character appraisals. This should make it much easier to navigate as the relationship between the character appraisal and the Strategic Overview and Management Plan would be clearer.	No amendment made as a result of the representation
There is a gap/disconnect between high level document and analysis of what is on the ground. You can’t easily point to a specific new way of	Comment noted.	No amendment made as a result of the representation

management that relate to a particular part of the conservation area.		
Number of issues in the SWOT contradictory and while commendable are not deliverable, e.g. resource efficient when there is no mention of sustainability or how environmental initiatives will be approved with the conservation area document.	Comment noted. There are often several aspects of a single issue that can be simultaneously both positive and negative. The Management Plan contains guidance regarding sustainability - C Sustainable development	No amendment made as a result of the representation
Alterations to buildings in order to comply with modern energy standards contradict conservation standards. A compromise is required and a progressive attitude taken with environmental improvements.	Comments noted. Traditional buildings can be made more energy efficient. Policy C Sustainable development recognises this by encouraging measures "...to mitigate and adapt to the effects of climate change ...in both existing and new development..." however "Care should be taken to ensure that such proposals integrate with their context and do not harm the special character of the conservation area" or its listed buildings."	No amendment made as a result of the representation
Need to be proposals on how weaknesses/threats in each SWOT are to be addressed.	Comments noted.	No amendment made as a result of the representation
Area B, we object to the University being presented as a threat and a weakness. The University is a good custodian of our built and cultural heritage and has invested significantly in its preservation. Recommend that positive statements in the strengths and opportunities sections should be included to reflect this.	Comment noted. The University of Aberdeen per se is certainly not a weakness or a threat. Its good stewardship of significant historic buildings needs to be recognised. We welcome close working with the University on its proposals for revitalising its modern campus.	University of Aberdeen's good stewardship of the built environment to be included in Character Area B SWOT analysis
Area B/C it is inappropriate to float masterplan in this document.	Comment noted. The University has agreed a King's Campus Develop Framework with supporting Framework Area Design Guidelines	Reference to masterplan removed from document

	that provides a strategic planning framework and design principles.	and replaced by “University of Aberdeen’s strategic planning framework to guide future development on its estate.”
Area B/C opportunities – better and clearer paths through and between spaces, optimisation for inside/outside interfaces, more shelter, public amenities (by ACC), more creative lighting to name a few.	Comment noted and welcomed.	Opportunities section for character areas B and C amended.
Weaknesses – disability compliance issues with movement in east-west directions, high street presents a barrier to the disabled in terms of paths, kerb, and the High Street itself. Radical rethink required.	Noted. The historic environment tends not to be designed with the disabled user in mind. There are opportunities to provide improved access without unduly compromising the character of the Conservation Area	Weaknesses and Opportunities section for character areas B and C amended
Traffic management review is required, a radical rethink is required.	Noted and agreed.	Comment referred to Council’s Roads section.
Energy conservation and legislation requires installation of facilities such as bike shelters etc. and this needs to be recognised.	Comment noted. Facilities like this can be accommodated in a Conservation Area, subject to location and design.	No amendment made as a result of the representation
Much more focus needs to be made on how to reverse the decline in Seaton Park.	Noted	Comment referred to the Council’s Environment Services.
Signage – why does ‘all’ road signage have to comply with transport department standards and rules, why can’t there be a new standard for conservation areas? Aberdeen already has distinctive street name signage.	Comment noted. It is often the details, like road signage, that create a sense of place.	Comment referred to Council’s Roads section.

Car parking – unless there is a complete and coherent public transport system there will always be reliance on car travel.	Comment noted.	Comment referred to Council's Roads section.
9. Mrs Gimingham		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Commend the document for its detailed description of the fabric of the area and hope that some factual inaccuracies and slipshod writing will be edited before the document is finalised.	Comment noted and welcomed.	The document edited.
However do see one enormous flaw in the approach taken, while the physical aspects of the area are dealt with in detail there is little indication of the human aspect or consideration of the people who live and work there. Realise this may not have been in the original remit but without this an effective appraisal and management plan cannot be produced.	Comment noted. People and their use of buildings and space breathe life into an area. The planning legislation however focuses on the physical manifestation of how people live.	No amendment made as a result of the representation
There is reference to the threat of university expansion increasing in area B. I would like to have seen a general statement from planning department about this and other problems relating to human activity in the areas concerned.	The potential threat is not growth per se of the University of Aberdeen. The threat is of inappropriate growth that may have an adverse impact on the special character of the Conservation Area. Since the draft document was prepared the University has made produced Framework Area Design Guidelines that underlie King's Campus Framework Plan, which mitigates this threat and it has therefore been removed from the SWOT analysis.	No amendment made as a result of the representation.
Would like a policy statement based on the physical aspects combined with the needs of the local	Comment noted. The Aberdeen Local Development Plan is about planning for the	No amendment made as a result of the representation

population, what good planning is about.	physical expression of the needs of the local population. Once adopted the Conservation Area Supplementary Guidance will support the Local Plan.	
Would like to see more reference made to tourism aspect of the area, it is mentioned briefly in connection with Brig o Balgownie but ignored in the other areas. Old Aberdeen is the jewel in the crown of Aberdeen and not enough attention has been given to making it easy for tourists to feel welcome and visit the area.	Comments noted. Old Aberdeen is an important tourist destination.	Comments referred to Visit Aberdeen .
10. Old Aberdeen Heritage Society		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Document is not fit for purpose as a basis for a Character Appraisal for Old Aberdeen Conservation Area and it is in need of comprehensive revision.	Comment noted. Document provides sufficient guidance within available resources. Old Aberdeen is a very diverse and complex conservation area, a detailed analysis of which would lead to a lengthy and unwieldy document.	The document has been amended in light of comments.
The document fails to appraise or evaluate the character of Old Aberdeen, develop strategies, design guidance or policies to preserve and enhance the character of the Old Aberdeen Conservation Area.	Comment noted. The document proposes five extensions to the Conservation Area, Policies and guidance for the Conservation Area are contained within section 2 of the Management Plan. In addition to generic policy guidance for all conservation areas there are also two specific policies for Old Aberdeen.	No amendment made as a result of the representation
Document provides a detailed list of physical structures and geographical features of Old Aberdeen, however there is little actual evaluation, or appraisal of its character. Some of the main elements that make Old Aberdeen the gem that it is	The report has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals. It is accepted that the appraisal of Character Area B needs to be	Revised Character Area B

<p>are barely mentioned. This failure to portray character is a serious deficiency in the document and therefore impossible to form adequate policies to preserve and enhance that character.</p>	<p>augmented.</p>	
<p>The Appraisal must take full account of the pressures which threaten its character. There are two major pressures having a detrimental impact, yet they are barely mentioned.</p> <p>(1) Continued expansion of the University – affecting various parts of Old Aberdeen but particular the High Street where there has been a steady change from homes and shops to University departments or offices, causing depopulation and loss of vitality effecting life of the community and character of Old Aberdeen. Appraisal should be the means for this trend to be halted and the character protected. A new policy should be added to the management plan specific to the High Street and a presumption against change of use from dwelling-house or shop to office use.</p> <p>(2) Proliferation of houses in multiple occupation – threatening the sustainability of Old Aberdeen as a settled community. Houses bought up by buy-to-let landlords at prices which exclude the average family and turned into HMOs exclusively for temporary residents, leading to parts of Old Aberdeen increasingly deserted at certain times of the year affecting its character and this must be recognised in the Appraisal including measures to address it, without delay.</p>	<p>Comment noted. Both these points have been included in the character appraisal.</p> <p>The High Street and its environs are covered by Local Development Plan policy CF1 Community Sites and Facilities. Shops on the High Street are protected by and policy RT4 Local Shops.</p> <p>Policies to restrict change of use are best considered through the Local Development Plan process rather than a conservation area character appraisal</p>	<p>No amendment made as a result of the representation</p>

<p>Lack of policies to safeguard its character means this document actually increases those pressures. In part due to the removal of some essential policies from the previous 1993 Appraisal, in particular those relating to 'The Heart' or 'Historic Core'.</p>	<p>Comment noted. Two policies for "The Heart" are proposed in the document. This is in addition to national legislation regarding listed buildings and conservation areas, underpinned by the Scottish Historic Environment Policy and Historic Scotland guidance notes.</p>	<p>No amendment made as a result of the representation</p>
<p>Increases pressures by redrawing the boundaries of two character areas, has meant certain properties are now in the 'Modern University Campus' area with no justification and assigning these properties a very different character lessening the level of protection afforded to them.</p>	<p>Comment noted. Old Aberdeen is a large and complex Conservation Area and the character areas are, of necessity, broadly drawn. There is no lessening of protection between one character area and another; they are all subject to the same national and local policies.</p>	
<p>Inadequate portrayal of character – contains details of physical features but contain few evaluative terms to help evoke character. Such evaluative terms could enrich this Appraisal and convey the atmosphere, character and appearance.</p>	<p>Comment noted. The document has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals. It is accepted that the appraisal of Character Area B needs to be augmented</p>	<p>Revised Character Area B</p>
<p>Little mention of the importance of setting other than physical surroundings. The patterns of past use and activity are important part of historic environment as much as present function and use of a place. This would be helpful, in particular to help appraise character of places which have been centres of activity, e.g. High Street and surrounding area.</p>	<p>Comment noted. The past uses and activities are indeed important and they have been noted in the appraisal.</p>	<p>No amendment made as a result of the representation</p>
<p>Lack of description of some of the key features or area of Old Aberdeen, Botanic Garden, Tillydrone Road, or 'countryside' character of parts of Seaton park or its wildlife, or the character of the Aulton – the life of this community is possibly the central feature of the character of Old Aberdeen and yet</p>	<p>Comment noted. The document has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals. It is accepted that the appraisal of Character Area B needs to be augmented</p>	<p>Revised Character Area B</p>

<p>there is no indication of this in the document or the importance of maintaining the viability of this community in order to preserve or enhance its village character.</p>		
<p>Consultation document contains only two policies specific to Old Aberdeen and there should be several more. In particular need for similar policy to 1993 Report specific to the High Street and strict control over shop-signs, shop-fronts, advertisements and signage. The ancient and substantial boundary walls of St Machar Drive and the Chanonry should also be given particular protection, as so in the last Appraisal. If these policies are not reiterated then protection is actually being removed and we request these should be added back into this Appraisal document.</p>	<p>Comment noted. National and local policy has changed significantly since 1993. New guidance has only been included where it was considered to be an issue that was unique to Old Aberdeen so as to avoid repetition of national and local policies. There is Supplementary Guidance on Shopfronts and Advertisements Design Guidelines that is currently being reviewed as part of the Local development Plan process. Old Aberdeen is already an Area of Special Advertisement Consent. The importance of boundary walls is highlighted in the appraisal. Historic Scotland provides guidance in its Managing Change in the Historic Environment: Boundaries.</p>	<p>No amendment made as a result of the representation</p>
<p>Concern that significant boundary alterations of character areas are proposed without either explanation or justification why they are no longer appropriate? Why are there changes to certain properties in “The Heart” of “Historic Core” which would transform them into the “Modern University Campus”? None of these share the ‘character’ of a ‘modern university campus’ and there is no justification for moving these properties.</p> <p>‘The Barn’ (dwelling-house) and ‘The Mission’ (place of worship), houses in Tillydrone Avenue are affected and these are either family homes, not</p>	<p>Comment noted. Character areas are, of necessity, broadly drawn. There is no lessening of protection between one character area and another; they are all subject to the same national and local policies. As this is of local concern, the boundaries Character Areas B and C will be revised accordingly.</p>	<p>The boundaries Character Areas B and C revised.</p>

<p>modern, not all owned by the University and do not fit the character area of a “Modern University Campus”.</p>		
<p>The transfer of these properties to another character area matters and would be detrimental to the amenity of these properties and/or detract from their character and setting.</p> <p>It cannot be said it is of little consequence as Character Appraisals are influential documents and “likely to be the main form of conservation guidance PAN 71 and as supplementary guidance have statutory weight. Therefore assigning particular properties to a particular character area will mean something in event of a planning application for that property or for property adjacent to it.</p>	<p>Comment noted. Character areas are, of necessity, broadly drawn. There is no lessening of protection between one character area and another; they are all subject to the same national and local policies.</p> <p>As this is of local concern, the boundaries Character Areas B and C will be revised accordingly.</p>	<p>The boundaries of Character Areas B and C revised</p>
<p>Formal request that boundaries affecting aforementioned properties is restored to that as per 1993 Report so that ‘The Barn’, ‘The Mission’ and the houses on Tillydrone Avenue are within “The Heart” or “The Core” Character Area.</p>	<p>Comment noted and agreed.</p>	<p>The boundaries of Character Areas B and C revised</p>
<p>Aim of document is to highlight the special character of Old Aberdeen, however the greatest number of pages amongst the descriptions of Character Areas is actually given over to the analysis, one by one, of more or less every single institutional building in the “Modern University Campus” and the “Heart” or “Historic Core” is under-represented with some glaring omissions. The text affords a disproportionate amount to modern buildings at the expense of traditional and historic buildings which are by far the</p>	<p>Comment noted. It is agreed that Character Area B needs augmenting.</p>	<p>Revised Character Area B</p>

<p>most characteristic of Old Aberdeen. Well over a quarter of the documents description sections is given to look at the products of modern University expansion in Areas C and D, yes interesting to read about but not to the extent presented in this document.</p>		
<p>No mention is made of the Old Aberdeen Town House in spite of that it represents the political and communal life of Old Aberdeen.</p> <p>No mention of A listed Bede House, Don Street and little said about the character of Don Street itself.</p> <p>In the Chanonry special mention should be given at least to No.9 Mitchell's Hospital and the mediaeval Chaplain's Court.</p> <p>There are many other historic, cultural and architecturally important buildings around the "Historic Core" and a few words about these is also required to offer some balance in this document as far as discussion on individual buildings is concerned.</p>	<p>Comment noted. It is agreed that Character Area B needs augmenting.</p>	<p>Revised Character Area B</p>
<p>33 of 99 photographs in the document depict modern University buildings, amenity space and fixtures, how can this be justified? At first glance to the reader and anyone who does not know Old Aberdeen would assume that much of its character was expressed in the form of modern institutional buildings. It is inappropriate that the document should place and unrepresentative emphasis on institutional buildings of the last fifty years, when the area stretches from</p>	<p>Comment noted. Images support the text and should be representatives of places and issues.</p>	<p>Revised images in document.</p>

King's Crescent to Balgownie.		
<p>Notable omissions – there are very few vistas, or long views, of streets in the Conservation Area and this should be remedied as such views often say more about the character of an area than pictures of individual buildings.</p> <p>The representation then included a selection of suggested views which the document is missing.</p>	Comment noted.	Additional suggested views included.
<p>It is astounding that in 77 pages nowhere includes a picture of the Old Aberdeen Town House, the very heart of this ancient Burgh. Also absence of photographs of traditional shops in the High Street, which are essential to demonstrate the “village community” character – these are lacking and as a result probably the most characteristic views of Old Aberdeen is missing from the document.</p> <p>The representation then included a selection of suggestions for building images which the document is missing.</p>	Comment noted. Images support the text and should be representatives of places and issues.	Revised images in document.
<p>Depictions of particular characteristic features are missing but these should be in the document, e.g. the magnificent 17th century walls which form the boundary of the Botanic Garden on St Machar Drive.</p> <p>The representation then included a selection of suggestions for feature images which are missing from the document.</p>	Comment noted. Images support the text and should be representatives of places and issues.	Revised images in document.
The representation also included a selection of	Comment noted. Images support the text and	Revised images in

suggestions for photographs of the natural environment which are missing from the document.	should be representatives of places and issues.	document.
Understand not all images suggested can be included however a representative selection should be chosen. If space is at a premium then some of the pictures of the University should be changed.	Comment noted. Images support the text and should be representatives of places and issues.	Revised images in document.
Titles of the document character areas is inconsistent, with different versions for Areas 'C' and 'D' on different pages of the document.	Noted.	Document checked for consistent titles.
Do not agree with new title for Area 'B' and it should be changed. The word "Core" has negative associations and overtones, which are really not appropriate to an area as full of warmth and beauty as Old Aberdeen. "Old Aberdeen Heart" is preferable and should be continued to be used as the title for this character area.	Noted.	Title of Character Area B altered to "Old Aberdeen Heart".
Inappropriate use of the term "burgage plots" is unfamiliar; the term used more often locally are "lang-rigs" or "lang-rig feus". If there is a specific reason another term has been used then so be it, but this is not authentic for Old Aberdeen.	Noted. Lang-rig is a local, descriptive term however the correct term is burgage plot. It was widely used in historical documents in the medieval period. Occasionally the term 'a rigg of land' or similar occurs, but it is as a variant ..	No amendment made as a result of the representation
Term "Campus" is alien to the character of Old Aberdeen and indeed to the character of an ancient Scottish University.	Comments noted. The Oxford Dictionary definition of campus is "the grounds and buildings of a university or college"; the word therefore seems wholly appropriate. Indeed the University of Aberdeen uses the term "campus" to describe its various groupings of land and buildings	No amendment made as a result of the representation
Term "residential building" crops up constantly throughout, which can be useful when describing	Comment noted.	Alterations made in wording as appropriate.

<p>buildings which there is no distinguishing feature, but it should not be used as a blanket term for anywhere that people live. E.g. a Hall of Residence or a block of student accommodation is anything other than that. Describing the family homes in Tillydrone Avenue or the historic dwelling-house in St Machar Drive as “residential buildings” – there is no justification at all for using this term. Document should be more accurate, e.g. blocks of student flats, dwelling-houses, family homes etc. To call them such would assign them their particular character which in the context of a character appraisal is very important.</p>		
<p>Numerous errors, inconsistencies and omissions exist in this document. Numbering and formatting is confusing and misleading, some maps illegible and content of some contradict each other on the question of boundaries. The document should have been adequately proof-read and edited. An Appendix was also attached to this representation with a detailed list of such issues.</p>	<p>Comments noted. The document is to be revised in light of comments received</p>	
<p>Tillydrone Road should be delineated in green, not orange, as it is shown clearly on Parson Gordon’s map of 1661 and was a main route north-west.</p>	<p>Noted and agreed.</p>	<p>Plan amended accordingly.</p>
<p>3.4.3 – Fact that some trees ‘obscure’ views of the houses is not necessarily to be counted as a ‘negative factor’, it can be seen as a form of ‘framing’ a view of the houses, and also contributes to the ‘country within town’ feel of some of King’s Crescent.</p>	<p>Comment noted.</p>	<p>No amendment made as a result of the representation</p>
<p>3.1 – special attention must here be drawn to the wonderful ancient boundary walls only to be found in</p>	<p>Boundary walls are identified as being a key characteristic in Area B</p>	<p>No amendment made as a result of the representation</p>

<p>this section of the Conservation Area, Area B, with their distinctive character.</p>		
<p>p.23 – the description should make reference to the fact that this part of the Chanonry was the first part of the mediaeval road to the north-west, the ‘Y’ shaped street pattern and the Chanonry leading in to Tillydrone Road, yet this road is barely mentioned in the Appraisal and its character not described despite its historical significance and picturesque, rural quality.</p>	<p>Noted.</p>	<p>Document amended in light of comment.</p>
<p>p.24 – the original draft had four photographs and two short paragraphs on the High Street and Chanonry, these have been omitted and it’s unclear why?</p>	<p>Noted. Paragraphs omitted in error.</p>	<p>Paragraphs re-instated.</p>
<p>p.25 – should highlight those materials in the boundary walls characteristic of the ‘historic core’, e.g. Seaton brick.</p>	<p>Noted.</p>	<p>Document amended in light of comment.</p>
<p>3.2.5 add points to ‘negative factors’ – unsympathetic building spanning Church Walk; associated car park meant loss of significant portion of the adjoining land-rig gardens; depopulation of High Street and College Bounds and loss of vitality owing to conversion of University properties to departmental offices replacing homes and shops; future sustainability of community by increase of HMOs.</p>	<p>Noted. Location of Church Walk is unclear from mapping sources. It is assumed that the reference is to the first floor building that links Taylor and Regent Buildings and spans what was Dunbar Street. The SWOT analysis For Character Area B already highlights a lack of vibrancy outside of term time.</p>	<p>No amendment made as a result of the representation</p>
<p>p.29 – wayfinding does not need improved, except perhaps Church Walk. There are a host of lanes and closes or ways through on either side of High Street</p>	<p>The east west routes right across the campus are important for students and visitors to navigate their way around. There is no</p>	<p>No amendment made as a result of the representation</p>

<p>which clearly lead east-west. What does “weak east west routes across the University campus area” mean? This section has missed the point, much of the charm derives from the quiriness of its various lanes off the High Street and it is not difficult to find your way east to west. Does not need to open up or widen existing lanes as this would destroy the authenticity of Old Aberdeen and has nothing to do with the preservation or enhancement of the conservation area.</p>	<p>implication that existing historic lanes need to be widened to achieve this.</p>	
<p>p.31 – add points to negative factors; inappropriate modern paving in Don Street; inappropriate free-standing sign in front of Town House; unsympathetic lamp-standards in several roads.</p>	<p>Noted and agreed with exception of free standing sign outside the Town House.</p>	<p>Document amended accordingly.</p>
<p>p.32 – should be portrayal here of the special character of the Botanic Garden and especially it’s secluded nature.</p>	<p>Noted and agreed.</p>	<p>Document amended accordingly</p>
<p>p.33 – no reference to the Town House of Old Aberdeen.</p>	<p>Noted and agreed.</p>	<p>Document amended accordingly</p>
<p>p.34 and p.35 – plans are inconsistent with those on p.22-23 as Tillydrone Avenue is located in different character areas.</p>	<p>No inconsistency identified. Character area B has been amended to include part of Tillydrone Avenue is response to other comments.</p>	<p>No amendment made as a result of the representation</p>
<p>p.41 – lack of appreciation of the design of Johnston and Crombie Halls of Residence, both designed by Sir Robert Matthew who deliberately placed these buildings in the backlands of the campus to avoid imposing on the character of the High Street and College Bounds. Set amongst wooded grounds and deliberately laid them out informally in order to reflect</p>	<p>Noted. The University campus was extended very rapidly in the 1960’s and there was no overarching masterplan or similar strategic approach to development.</p>	<p>No amendment made as a result of the representation</p>

<p>the informality of Old Aberdeen. Therefore not one of “random incoherence” and does not present a problem with wayfinding. It must be understood that it is in keeping with the character of Old Aberdeen that the University buildings are individual, some set within their own grounds, this is not a modern campus university where buildings are placed in straight lines with formal squares, but an ancient township with informal atmosphere and the best buildings in the University reflect this.</p>		
<p>p.41 – mixture of orientation is what makes the University area so interesting and characterful, one building which is damaging to this character is the Edward Wright building Annexe which is completely out of place and replaced the north part of the carefully planned landscaping and intruded views of The Barn B listed building. If the Annexe was removed and the landscaping reinstated this would be a huge improvement.</p>	<p>Comment noted.</p>	<p>No amendment made as a result of the representation</p>
<p>p.45 – it should be mentioned that institutional signage is of variable quality.</p>	<p>The comments regarding signage relate to all signage and not just institutional ones.</p>	<p>Amendment made to Character Area C 3.3.5 to reflect variable quality of all signage.</p>
<p>p.46 – this is not residential amenity open space, it is the ‘village green’ belonging to these family homes and is not all owned by the University.</p>	<p>Noted that not all houses are owned by the University of Aberdeen.</p>	<p>Amendment made.</p>
<p>p.57 – Seaton House should be named. And a word or two about the Hay family to whom it belonged and whose estate it was the central feature.</p>	<p>Noted.</p>	<p>Amendment made.</p>
<p>p.69-73 SWOT analysis – these are utterly</p>	<p>The SWOT analysis is intended to capture</p>	<p>SWOT analysis revised in</p>

<p>inadequate to provide a basis from which to develop strategies to conserve and enhance the character of the Old Aberdeen Conservation Area. It is not enough to allot one page per character area with very minimal descriptions of the strengths, weaknesses etc. and the tables seem to restrict the number of items as well as content, but these need expansion.</p> <p>The representation listed a number of amendments and also additions to be considered in relation to the SWOT analysis sections.</p>	<p>headline issues and not be an exhaustive list.</p>	<p>light of this and other representations received.</p>
<p>p.74 – support the addition of both A and B proposed extensions to the Conservation Area. Would reiterate our request that area ‘B’ should also include the remainder of the east side of Dunbar Street as obviously any development there affects the character of the Conservation Area on the opposite side of the street.</p> <p>Request that it should include also the house at the corner of Cheyne Road and Don Street and also No.88 Don Street and No.106 Don Street which have for some reason been left out the conservation area and must be the only two houses in this length of Don Street from St Machar Drive to Balgownie which have been left out. They are handsome houses like those on the other side of the street and should be included.</p>	<p>Noted and support for extension areas A and B welcomed. Agree that there is merit in including 14 Cheyne Road; 88 and 106 Don Street so that the east side of Don Street would be fully included in the Conservation Area. Whilst it is considered that properties on the east side of Don Street make a positive contribution to the Conservation Area, the same cannot be said of the on the east side of Dunbar Street.</p>	<p>Boundary of proposed extension B revised.to include 14 Cheyne Road; 88 and 106 Don Street.</p>
<p>p.75 – fully support the inclusion of Areas ‘C’, ‘D’ and ‘E’ in the Conservation Area. Could there be a short addition to paragraph on Area ‘D; to the effect that</p>	<p>Comment noted.</p>	<p>Suggested amendment made.</p>

<p>the bus depot's granite walls on the east shows evidence of former buildings belonging to one of the best-known granite merchants in the area which was once famed for its granite yards?</p>		
<p>p.75 U2 – this guidance must also apply to other listed buildings in the Conservation Area which have large gardens, in order to protect their character.</p>	<p>Noted. The Chanonry has a distinctive character based on substantial houses set within large gardens; not all of which are listed. Whilst other individual properties have large gardens it is the collective nature of this development pattern that gives The Chanonry its distinctive character. Any application for new development within the curtilage of a listed building must take into account its impact on the setting of the listed building and the wider Conservation Area.</p>	<p>No amendment made as a result of the representation</p>
<p>p.75 U3 – concerned at the repeated reference to possible “new development” in relation to these historic features [closes, lanes]. Last sentence here of particular concern and should be omitted. Such a statement of intent could open the door to new development just about anywhere along the High Street, sentence is unnecessary and could endanger the integrity of the High Street.</p> <p>Surely, there is nowhere remotely suitable for such ‘new development’, the only parts of the High Street where development could occur would involve breaching historic walls which would be totally unacceptable.</p> <p>Whole concept of creating new closes or lanes in such a historical gem of a street is mistaken.</p>	<p>Noted. Development refers to the planning definition of the word and does not necessarily imply entirely new buildings as there is extremely limited scope to do this in Character Area B. In the vast majority of cases the policy would apply to alterations and adaptation of buildings.</p>	<p>The draft policy U3 Burgage plots to be deleted and replaced by: U3 Burgage plots Because of its medieval origins, much development in character area B, especially on College Bounds and the High Street, has a tradition of burgage plots with closes leading to rear buildings. It is important that this distinctive pattern be retained in any new development or alterations. Access to rear buildings should be carefully designed reflecting local detailing. New development or alterations should seek to retain and enhance existing closes and rear buildings or open up</p>

Support opening up of existing closes such as Church Walk in a sympathetic manner. However want to see less emphasis on 'new development' and more on preserving the character and enhancing the closes.		previously closed entrances. In considering development affecting historic closes and lanes, the creation or improvement of views at either end of them will be an important consideration.
The document should not be presented to the next Committee, but instead comprehensively revised and re-edited and put out for public consultation a second time before being submitted for Committee approval.	Noted. The document is being revised in light of the public consultation received. There will be an opportunity for further comment when the Conservation Area Supplementary Guidance is undergoes public consultation as part of the Local Development Plan review. This request will be put to a meeting of the Planning Sustainable Development Committee for its consideration.	No amendment made as a result of the representation
11. Mr Duncan		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Astonished that in 77 pages of much repetition of given facts, there is so little hard information about what you see if the way forward for the actual High Street, Chanonry and Don Street, as opposed to the burgage plots and Chanonry gardens.	Comment noted.	No amendment made as a result of the representation
Market Lane shows conservation and development. The old houses, formerly facing School Road (now St Machar's Drive), restored and entered from Market Lane, the east end now a University car park and workshop with a general tidying up of the walls. There is a nice view of the Old Town House from the east. Market Lane and the Town House would be spoiled if there is unsympathetic replacement of the former bus shelter/public toilet building.	Comment noted.	View of Town House from east included in plan

<p>Much hand-wringing about loss of traditional closes, weak views down closes, insensitive development on burgage plots – most of this is in the last 40 years when the City Planning Authority could have stopped this.</p>	<p>Comment noted.</p>	<p>No amendment made as a result of the representation</p>
<p>Growth of Aberdeen University is stated to be an opportunity for a masterplan. The discussions in the management plan re: the East and West Campuses indication that that particular bus has left the station.</p>	<p>Comment noted.</p>	<p>No amendment made as a result of the representation</p>
<p>Fixation on lack of easy east-west movement, this may be true for the University Campus but hardly stands up for the High Street. West we have – St Machar Drive, Thom’s Place, Douglas Lane and Meston Walk. East we have – St Machar Drive, Market Lane, Grant’s Place, Wagril’s Lane and Regent Walk.</p>	<p>Comment noted. Whilst there are several opportunities for east west movement across the High street itself these linkages extend little beyond it into the wider University campus.</p>	<p>No amendment made as a result of the representation</p>
<p>Fate of Benholm’s Lodging and Seaton Park toilet block is noted areas of concern. Surely these belong to the City and their fate is in capable hands?</p>	<p>Comment noted. The Council is working towards re-use of Benholm’s Lodging.</p>	<p>No amendment made as a result of the representation</p>
<p>Conservation plan should cover University development on the site of Dunbar Halls of Residence.</p>	<p>Noted.</p>	<p>Document to be amended to include Local Development Plan designation of the former Dunbar Halls of Residence as an opportunity site.</p>
<p>Heartily endorse suggestions to improve and enhance Sunnybank Park.</p>	<p>Noted. The proposal is to extend the boundary to include Sunnybank Park and there are no specific proposals for it. Conservation area status may assist Friends of Sunnybank Park gain external funding.</p>	<p>No amendment made as a result of the representation</p>

Greater potential for tourism is listed under opportunities, however the High Street is open to traffic which I imagine will continue. The Scottish Tourist Guides successfully ran Old Aberdeen Walkabouts on Sunday afternoons and Wednesday evenings, in quieter and safer conditions.	Noted.	No amendment made as a result of the representation
12. Petition from Tillydrone Avenue residents (26 signatures)		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<p>Object strongly to the proposed changes in the boundaries of Character Areas 'B' and 'C' which would place our houses in the "Modern University Campus" Character Area.</p> <p>These are not "campus buildings", but family homes built in 1924, 1947 and 1952 – not modern. Not all were built by the University, the earliest were in fact built by the Hays of Seaton.</p> <p>The proposed designation of "Modern University Campus" in no way reflects the character of this neighbourhood. As the proposed document would form part of the Local Plan, this misinterpretation of our group of family homes could well have negative consequences for those who live here.</p>	<p>Comment noted. Character areas are, of necessity, broadly drawn. There is no lessening of protection between one character area and another; they are all subject to the same national and local policies.</p> <p>As this is of local concern, the boundaries Character Areas B and C will be revised accordingly.</p>	<p>The boundaries of Character Area B revised to include houses on Tillydrone Avenue</p>
13. Saltire Society (Aberdeen and NE Branch)		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Introduction gives a clear overview of the historic importance of Old Aberdeen as a conservation area	Comment noted and welcomed.	No amendment made as a result of the representation

<p>in the City of Aberdeen.</p>		
<p>Location of the Conservation Area is clearly demarcated but the inevitable development of the car and bus as mechanisms of transport has noticeably impacted adversely on the character of the Area.</p>	<p>Comment noted and agreed.</p>	<p>No amendment made as a result of the representation</p>
<p>Character areas A and B covering Spital and Old Aberdeen Core are well outlined.</p> <p>The negative features detailed could be addressed with benefit and little in the way of increased expenditure.</p>	<p>Comment noted and welcomed.</p>	<p>No amendment made as a result of the representation</p>
<p>However, in Character Area C (Modern University Campus), there is clear evidence of a lack of coherent planning by the University authorities, dating back to the early 1950s.</p> <p>Including the environment overall, residential buildings such as Kings Hall, Johnston Hall and the Elphinstone Road Flats as well as the spread of Academic Buildings including the Regent Building and University Office, Taylor Building and others culminating in the most recent Sir Duncan Rice Library seen by some as a "bold intervention in the Conservation Area" and by others as a building totally out of sympathy and character with the rest of the Old Aberdeen area.</p>	<p>Comment noted. The previous character appraisal is now 20 years old and there have been considerable changes during that time, both on the ground and in terms of policy context. This document addresses the Conservation Area as it is now.</p>	<p>No amendment made as a result of the representation</p>

<p>Despite this, consultation has taken place between the City Planners and the local community, including the Old Aberdeen Heritage Society, prior to the draft document, however it is disappointing that the clear thrust of the earlier 1993 document has not been noted in detail, in that the disappearance of High Street shops and residences has continued over the past 15 years, leaving some properties empty (15 High Street) or used for other functions including business activity (21-22 High Street) . This in itself is worrying and will require redress by the City Council if meaning is to be given to the current Character Appraisal. Some of these issues are addressed by the SWOT analysis (p.71).</p>		
<p>Character Area D and E, including Hillhead and King Street North also involve University activity, but the development of Seaton Park and refurbishment of student accommodation at Hillhead could and should be carried out with the knowledge and involvement of the local community.</p>	<p>Noted. Where the refurbishment of Hillhead Hall student accommodation requires planning permission, these applications have been made available for public consultation. Other non-statutory consultation with the local community rests with the University of Aberdeen.</p>	<p>No amendment made as a result of the representation</p>
<p>The Balgownie area has presently significant advantages as part of the Old Aberdeen community and here again considerable improvements could be achieved with only modest expenditure but a requirement for thought and careful planning.</p>	<p>Noted. It would be interesting to know what improvements the Saltire Society had in mind.</p>	<p>No amendment made as a result of the representation</p>
<p>The striking feature to us is that there is limited evidence of understanding between the local community, whether the Heritage Society or individuals within the Old Aberdeen area, and the University of Aberdeen and the City Council where</p>	<p>Comment noted. As within most communities, there is a range of often-divergent views as to the future of Old Aberdeen. Many conservation areas have working groups with a wide local representation to work together foster what is</p>	<p>No amendment made to the document as a result of the representation.</p>

the joint purpose should be the preservation of a unique area of the City of Aberdeen and the integrity of a real and viable village community. This should be corrected as a matter of urgency prior to the next step of the consultation process.	special about the area. This approach does however demand time, willingness and commitment from all key parties.	
14. Scottish Natural Heritage		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<p>Now that lead responsibility for Designed Landscapes has passed to Historic Scotland, we have no substantive comment to make on the appraisal of the built elements of the Conservation Area. However, green/open space and green networks are important parts of any “landscape”, not only because of the obvious opportunities for leisure and recreation of the resident population, but also because of the contribution they make towards habitat networks and the movement of species that depend on them e.g. otter moving along the River Don corridor.</p> <p>We are content that the appraisal has identified these within the Conservation Area.</p>	Comments noted and welcomed.	No amendment made as a result of the representation
15. Historic Scotland		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Welcomes new appraisal of Old Aberdeen Conservation Area, one of Scotland’s most outstanding historic townscapes.	Comments noted and welcomed.	No amendment made as a result of the representation
Agrees with format of appraisal and appreciates the	Comments noted and welcomed.	No amendment made as a

need for completing this in line with the Council's commitments under the Aberdeen Local Development Plan.		result of the representation
As a management tool we are content that the appraisal sets out the special historic and architectural character of the conservation area that it is desirable to preserve and enhance.	Comments noted and welcomed.	No amendment made as a result of the representation
A number of suggestions were made regarding potential textual amendments and additions.	Comments noted and welcomed.	Amendments made to document in light of comments.
Agree proposed boundary changes	Comments noted and welcomed.	No amendment made as a result of the representation
4.1 SWOT analysis, Character Area B – Old Aberdeen Core. Strengths, last two bullet points. Suggest you put these under the heading of 'strong vernacular quality, and say 'natural clay pantiles' to stress the vernacular. Opportunities. 2nd bullet point include Conservation Plan preparation, Urban Design strategy, and Management Partnership Agreements. Threats, include visual impact of new development /tall buildings on the setting of Old Aberdeen Core, notably from the growth of Aberdeen University in Character Area C.	Noted and agreed with the exception of Conservation Plan preparation and Urban Design Strategy. Since the draft document was prepared, the University of Aberdeen has produced Framework Area Design Guidelines that underlie its King's Campus Framework Plan. These documents could form the basis of discussions with the Council, as long planning authority, and the local community.	Amendments made to Character Area B SWOT analysis
4.1 SWOT analysis Character Area C – University Campus. Weaknesses, include lack of Masterplan approach and Urban Design/Heritage Management strategy. Opportunities, 1st bullet point, include Urban Design/tall buildings strategy and Management Partnership Agreements. Threats, last bullet point, you may wish to state 'uncoordinated piecemeal development impacting adversely on the conservation area'	Noted and agreed with the exception of Urban Design/tall buildings strategy. The Council is producing Supplementary Guidance on Big Buildings as part of the Local Development Plan review, which would apply to any proposed large/tall buildings in Character Area C. Since the draft character appraisal was prepared, the University of Aberdeen has produced Framework Area Design Guidelines	Amendments made to Character Area C SWOT analysis Threats section

	<p>that underlie its King’s Campus Framework Plan. These documents could form the basis of discussions with the Council, as long planning authority, and the local community.</p>	
<p>We agree with the proposed additional specific guidance for Old Aberdeen. It would also be desirable to include guidance for managing major new developments, notably University redevelopment/expansion proposals directly impacting the CA and affecting its setting. This could tie in with a University Masterplan/Conservation Plan/Management Partnership Agreement. You might also wish to include specific guidance for protecting and enhancing streetscape – the granite setts, boundary walls, gateways, cast iron railings etc</p>	<p>Noted and agreement welcomed. Any major new development would be assessed in line with national and local policy. It is considered that sufficient guidance already exists that would protect the special character of the Conservation Area. Impact on the Conservation Area and its setting would be a critical component of assessing the impact of any proposed demolition and/or new development. The Council would welcome discussions between the University and Historic Scotland on any major new development as well as on the potential use of Management Partnership Agreements to cover routine, minor maintenance issues.</p> <p>Guidance on protecting and enhancing streetscape is needed for all of the City’s conservation areas. The Conservation Areas Management Plan (section 2) already contains high level guidance on roads, street signage and furniture (E-G on pages 15-16). This needs to be underpinned by a new Technical Advice Note covering detailed aspects of streetscape management and maintenance.</p>	<p>No new specific guidance added. A new Technical Advice Note covering aspects of streetscape management and maintenance to be prepared.</p>

Pitfodels Conservation Area		
1. Scottish Water		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Thank you for giving Scottish Water the opportunity to comment on the Old Aberdeen and Pitfodels Conservation Area Character Appraisal Consultations. As the contents will not have an impact on the provision of water and drainage, Scottish Water does not have any comments at make at this time.	Comments noted and welcomed.	No amendment proposed as a result of the representation.
2. J Hall		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Have read and support your Character Appraisal of the Pitfodels Conservation Area.	Comments noted and welcomed.	No amendment proposed as a result of the representation.
3. Forestry Commission Scotland		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
I write in support of the expansion to the Pitfodels Conservation Areas. The expansion of these areas will include a great number of town and garden trees, town trees provide amenity, but also valuable habitat for a variety of priority species present in Aberdeen. Greater protection for these trees is welcomed by the Forestry Commission.	Comments noted and welcomed. It should be noted that no proposed boundary amendments are proposed for the Pitfodels Conservation Area.	No amendment proposed as a result of the representation.
4. E. Russell		

<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Impressed by the detailed understanding of the Pitfodels area that is demonstrated in the appraisal and, as residents, we are happy with intentions.	Comment noted and welcomed.	No amendment proposed as a result of the representation.
Unhappy about the decision not to install a link road from N Deeside to Garthdee Roads between Pitfodels Station Road and Auchinyell Road. I asked the Cults Community Council to look at it only to discover that we are one of 14 houses that have been added to Garthdee instead of, as formerly, to Cults Community area.	<p>Both Cults Community Council and Garthdee Community Council were consulted as part of this consultation exercise and had the opportunity to submit a representation with their comments and/or concerns.</p> <p>These comments relate to the Bridge of Dee study and one of the options considered was a link road between Inchgarth Road/Garthdee Road and the A93 (Option 6B). Due to new housing located on the corner of Auchinyell Road, the most likely location would be west of Pitfodels Road.</p> <p>As part of a Council project Elected Members expressed a desire for the option to be considered further as it has not been considered to the same level of details as other concepts and therefore, to enable a consistent comparison between all concepts to be fully explored, it was considered appropriate to take this concept forward for further consideration to enable it to be progressed to a comparable level of detail.</p>	No amendment proposed as a result of the representation.
Understand why our fellow citizens of Garthdee voted for housing rather than a link road, but the effect of the extra houses will only increase the	Unclear what is meant by the reference to a vote. However it is not an issue that would be considered via this Character Appraisal.	No amendment proposed as a result of the representation.

<p>pressure on Pitfodels Station Road which is irrelevant to their transport needs.</p>	<p>Any planning application will include preparation of a detailed Transport Assessment to determine the impact of development on the surrounding road network, including any necessary improvements and mitigation measures.</p>	
<p>There is no pedestrian access from north to south; the excellent footpath that you have put in from the railway line south to Garthdee Rd is not matched by one going north to N. Deeside and crossing the railway bridge is hazardous. We therefore ask please could you look at some way of allowing us to walk north from Inchgarth Rd to N Deeside?</p>	<p>Connection from north to south is achieved from utilising footpaths/connections on the existing network, those which are identified as Core Paths, and/or available under access legislation. Core Path 65 'Hazlehead to River Dee' and Core Path 66 'Deeside Way', which follows Inchgarth Road, northwards along Pitfodels Station Road, along Deeside Way then upwards onto North Deeside Road (via path to the back/west of Deeside Gardens) is an identified route. However, it is accepted that there are difficulties in this area of achieving successful north to south links, and the suitability of Core Path 65 may not appeal to all users.</p> <p>These comments will be passed onto the Council's Access officer for consideration as part of any future core path plan and whether there is the potential for any new routes to be identified in the future. However, land ownership and legal constraints in the area may influence any improvements to path links.</p>	<p>Comments will be passed onto the Council's Access officer for consideration as part of any future core path plan.</p> <p>No amendment proposed as a result of the representation.</p>

5. F. Robertson		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
I requested and received a copy of the Pitfodels report but not the Strategy Overview or the Management Plan.	<p>The Management Plan was consulted upon with the previous round of Conservation Area Character Appraisals. The responses to this were reported to the Development Management Sub- Committee on 18 July 2013. This consultation ran for 6 weeks from 11 March 2013 - 22 April 2013 inclusive. The Management Plan was not part of the most recent round of consultations and was not sent out with the consultation packs.</p> <p>Once finally collated the Management Plan and 10 Character Appraisals will be available for consultation (expected Jan 2015) for a second time as part of the wider Local Development Plan consultation process.</p>	No amendment proposed as a result of the representation.
This matter should have been advertised, came across it by chance as I no longer have any Community Council in my area.	<p>When preparing the character appraisal we carried out an initial scoping consultation with local ward members' Community Councils and Robert Gordon University. The appraisal was then subject to this 6 week public consultation, running from Monday 31 March until noon on Monday 12 May 2014. Key statutory consultees were targeted during this public consultation and the following means of advertisement were carried out.</p> <ul style="list-style-type: none"> • Publication of document on Aberdeen City Council Website 'Current Consultations' and 'Masterplanning' web pages. 	No amendment proposed as a result of the representation.

	<ul style="list-style-type: none"> • Hard copy of document available for viewing at Marischal College between 9am and 5pm Monday to Friday. • Hard copy of the document and consultation leaflets were made available at Central, Cults and Airyhall libraries. • Letters sent to Braeside and Mannofield, Cults, Bielside and Milltimber and Garthdee community councils. • Information about the consultation posted on the Aberdeen Local Development Plan Facebook and Twitter pages on 3rd April 2014. <p>In addition, the Management Plan and 10 Character Appraisals will be available for consultation (expected Jan 2015) for a second time as part of the wider Local Development Plan consultation process.</p> <p>As no boundary amendments are proposed, there is no legislative requirement for a public meeting.</p>	
<p>Do not wish to see any further large scale development in the area and certainly not the loss of open space between Aberdeen and Cults.</p>	<p>Conservation Area Character Appraisals assess the character of the area and do not contain any prescriptive policies or allocate sites for development. Site allocation and policy formulation is covered within the Aberdeen Local Development Plan.</p> <p>The appraisal acknowledges the importance of the open space in defining the character of the Pitfodels Conservation Area. The character</p>	<p>No amendment proposed as a result of the representation.</p>

	appraisal will ultimately become Supplementary Guidance and a material consideration in the determining of planning applications.	
Page 15 3.2.2 mentions the International School. There is a current planning application pending for an extension.	Comments noted. This section of the appraisal describes the type of materials present across the entire conservation area, including more recent buildings such as the International School which feature modern construction materials. It is not appropriate for the appraisal to mention or comment on current planning applications.	No amendment proposed as a result of the representation.
<p>Page 17 OP64 Craigton Road/Airyhall Road, 20 homes. I presume this is the Bancon development on Airyhall Road and should not be described as Craigton Road.</p> <p>To the north of the site is an open area with trees which runs through to Northcote Crescent. There was to be a path running through this area from the development to Northcote Crescent. I would not wish to see this area developed.</p>	<p>OP64 Craigton Road / Airyhall Road is the name given to the Opportunity Site as allocated and identified in the Aberdeen Local Development Plan and the site has not been named by this appraisal document.</p> <p>As part of the development of OP64 by Bancon Homes an access point to the open space to the north of the site has been provided.</p> <p>Subject to approval by Elected Members, now that OP64 is developed, it is anticipated that for the next Local Development Plan, the OP64 site will be zoned under Residential Areas (H1) and Green Space Network (NE1). Your comments on this are welcome during the public consultation on the Proposed Plan (Local Development Plan), expected to run in January 2015.</p>	No amendment proposed as a result of the representation.
To the rear of Nazareth House there is an application for 5 terraced houses to which I objected to. The site is	Assessment of objections to planning application are considered alongside the	No amendment proposed as a result of the

<p>a right of way used by walkers and their dogs for all the time I have lived here.</p>	<p>evaluation of that application and therefore not within the remit of this appraisal.</p> <p>However, it is acknowledged that there is a claimed right of way along this route east-west to the rear of Northcote Lodge Residential Care Home (Nazareth House replacement).</p> <p>Previous information from the assessment of the redevelopment proposals for Airyhall House indicated that this route has been used for the last 30 years. The Council has previously considered this matter and had no reasons to doubt or dispute the validity of the claim and it appeared to meet to relevant criteria for being a Right of Way. Accordingly, it is accepted that such Rights of Way exist along this route and that the public has a legal right to use this route.</p> <p>Any development proposal in the vicinity of this route would therefore be required to consider this claimed Right of Way and allow the continuation of responsible public access along the route, to be assessed as part of the planning application evaluation process.</p>	<p>representation.</p>
<p>Page 28 under 'New Streets' Northcote Crescent and Airyhall Cottage are mentioned, don't understand, moved to house in 1977 and the houses built 10 years before that, it is not a new street, don't know where Airyhall Cottage is, didn't realise we were in the Conservation Area.</p>	<p>This refers to a historical address point which appears in the Council's GIS mapping data. It is presumed to be the former site of 'Airyhall Cottage' which no longer exists, however a cottage is present on historical Ordnance Survey mapping (Survey date 1865/Publication date 1868) which may relate to this historical</p>	<p>Remove reference to Airyhall Cottage (Northcote Crescent) from page 28 of the appraisal document.</p>

	<p>GIS address point still existing.</p> <p>This address was added as it did not appear in the previous 'list of streets in the conservation area' which the Council hold, however, it appears to be an anomaly and therefore this reference to Airyhall Cottage (Northcote Crescent) will be removed. For information Northcote Crescent is not within the Pitfodels Conservation Area.</p>	
<p>Wish area is conserved, no large scale development; I am against turning Marcliffe into offices.</p>	<p>This appraisal document is not proposing any large scale developments.</p> <p>Any planning application is considered in the context of policy and on a case by case basis. It is not appropriate to include reference to individual planning applications within a character appraisal.</p>	<p>No amendment proposed as a result of the representation.</p>
<p>Foxes Lane, Bairds Brae etc. left as lanes for walkers, do not want them turned into roads.</p> <p>Against using Foxes Lane for entering/exiting such as been agreed for new houses in the Shell complex.</p>	<p>This is part of the strong characteristic of the Pitfodels Conservation Area and would seek to be retained wherever possible.</p> <p>We are unaware of the location of 'Foxes Lane' as this does not appear on the Council's GIS mapping system.</p> <p>The appraisal highlights the importance of the character of lanes such as Bairds Brae and this would be considered as part of any planning application.</p>	<p>No amendment proposed as a result of the representation.</p>
<p>Trees to be left and not felled under the excuse diseases as what happened between Nazareth House and the former Airyhall House.</p>	<p>Trees are protected within a conservation area and cannot be lopped, topped or felled without permission from the planning authority.</p>	<p>No amendment proposed as a result of the representation.</p>

	<p>There are no proposals within the appraisal to remove trees.</p> <p>Tree surveys, management plans and any necessary tree works are considered alongside planning applications in consultation with the Council's arboricultural planner.</p>	
Developments in the area have reduced the wildlife considerably.	<p>Environmental and ecological assessments form part of the assessment of any planning applications.</p> <p>Certain areas are also covered by policy NE1 – Green Space Network which aims to protect, promote and enhance wildlife.</p>	No amendment proposed as a result of the representation.
Land on which rights of way built up over the years by walkers etc. should not be developed.	There are no proposals within the Character Appraisal to build on any rights of way.	No amendment proposed as a result of the representation.
6. SEPA		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
No comments to make on the draft Pitfodels Conservation Area Character Appraisal.	Noted.	No amendment proposed as a result of the representation.
7. Halliday Fraser Munro on behalf of clients Gibson McCartney Ltd.		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
Note that document says it should be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan. Only one such document is available on the ACC website which refers to Pitfodels once. It is presumed that a separate document is intended to be available for	The Strategic Overview and Management Plan relate to all Conservation Areas. On page 5 of the document it states "This document contains a management plan for all the conservation areas in Aberdeen supported by individual conservation area character appraisals." There	No amendment proposed as a result of the representation.

<p>Pitfodels and until this is available this present consultation cannot carry any significance other than to seek comment upon the description in the 2014 Appraisal. Should be put on hold until such time as this document is available.</p>	<p>will not be an individual document for Pitfodels.</p> <p>We appreciate Conservation Area Character Appraisals are ordinarily done on individual basis, however the City Council is currently undertaking appraisals on 10 conservation areas, which are predominantly residential and have similar issues. The approach being taken is to cut down on repetition of generic issues and ensuring a streamlined easy to use document.</p> <p>The Strategic Overview and Management Plan were consulted upon with the previous round of Conservation Area Character Appraisals. The responses to this were reported to the Development Management Sub- Committee on 18 July 2013. This consultation ran for 6 weeks from 11 March 2013 - 22 April 2013 inclusive. The Management Plan was not part of the most recent round of consultations and was not sent out with the consultation packs.</p> <p>Once finally collated the Strategic Overview and Management Plan and 10 Character Appraisals will be available for consultation (expected Jan 2015) for a second time as part of the wider Local Development Plan consultation process.</p>	
<p>We understand and recognise that planning authorities are required to review and determine which areas meet the definition for conservation areas, including reviewing existing designated areas to establish whether or not they still merit</p>	<p>Comments noted.</p>	<p>No amendment proposed as a result of the representation.</p>

<p>designation.</p>		
<p>We make no judgement upon the special architectural or historic interest criteria for the Pitfodels Conservation Area at this juncture, except that the area around The Marcliffe Hotel and International School no longer reflect the description used in the Appraisal and haven't for some time, resulting of existing and approved developments. There are no value judgments made as to the relevant merits, dynamic, or whether the status quo pertains. There is very little reference to the architectural or historic significance of the area at all, nor comparison with other such areas in Scotland e.g. Colinton in Edinburgh.</p>	<p>Comments noted. The Marcliffe and International School still meet the broad principles of development north of North Deeside Road, with the large landscaped plots estate planting, open aspect to the front, long driveway mature trees and stone boundary walls – as identified in Sections 3.1, 3.2.1, 3.5 of the Appraisal document. These are the key aspects of the conservation area which remain today.</p> <p>The appraisal has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals.</p>	<p>No amendment proposed as a result of the representation.</p>
<p>No assessment has been made of the performance of the Conservation Area, is it achieving its policy objectives, whatever those may be? For example, quantifying the numbers of buildings, continuing coincidence of objectives reflected in the overlaying of separate policy designations including conservation area, green belt, greenspace network, core path. There is plenty to review yet the 2014 appraisal has simply avoided reporting or commenting on these matters.</p>	<p>Comments noted. Whilst this has not been done in terms of a detailed analysis, the character appraisal has assessed the overall effectiveness of the conservation area status. It still meets the criteria for conservation area designation in terms of historical significance.</p> <p>The appraisal has been prepared within available staff resources and in line with a standard format used for all of the Conservation Area character appraisals.</p>	<p>No amendment proposed as a result of the representation.</p>
<p>The document must reassess the significant in 2014 and make sense of the confusing policy framework. It should pose the question whether all the overlapping policy layers are really necessary and whether the policy objectives can be better delivered</p>	<p>Many sites have layers of policy reflecting the importance of the different designations and legislation that cover them. Overlapping layers are part of the significance and show the importance of the area for the natural, built and</p>	<p>No amendment proposed as a result of the representation.</p>

<p>through a single channel, be it green belt or conservation area. Until such a time as the whole picture is available we would maintain that it is impossible to comment constructively.</p>	<p>historic environment. Determining the necessity of these layers is the primary purpose and best considered through the Local Development Plan process rather than a conservation area character appraisal.</p>	
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