

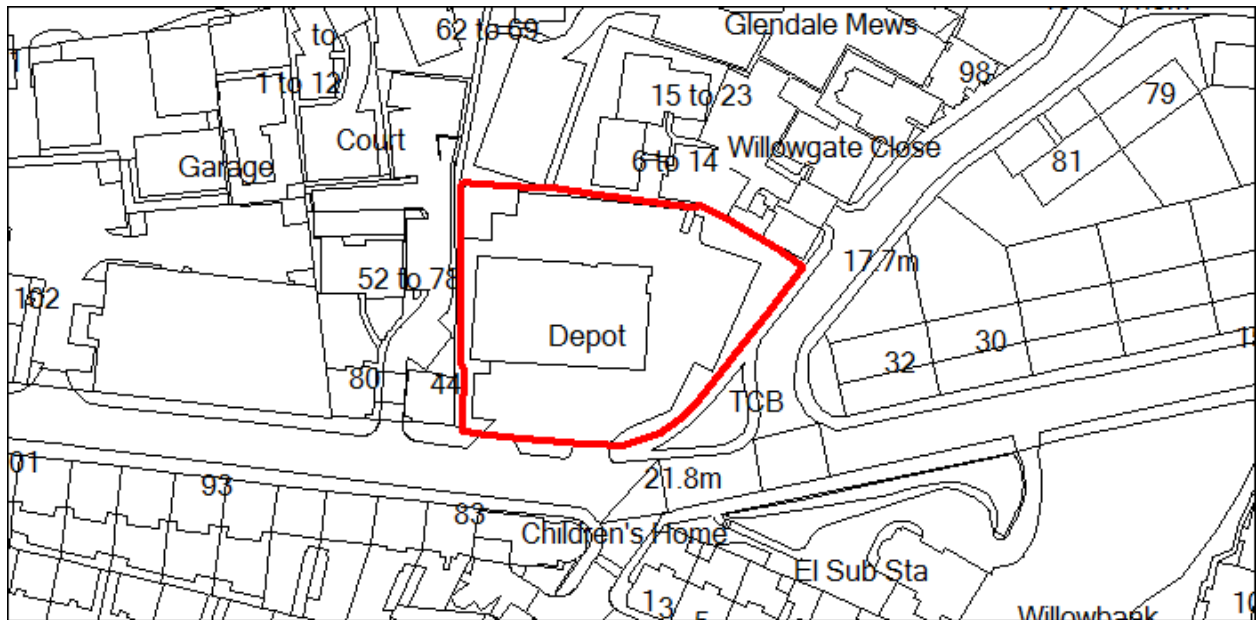
Pre-Application Forum

36 WILLOWBANK ROAD, ABERDEEN
PROPOSAL OF APPLICATION NOTICE

DEMOLITION OF GARAGE AND ERECTION OF
STUDENT RESIDENCIES CONTAINING 43
CLUSTER FLATS, NEW VEHICULAR ACCESS ,
ASSOCIATED PARKING AND LANDSCAPING.

For: Aberdeen City Council

Application Ref. : P150578
Officer: Tommy Hart
Committee Date: 28th May 2015
Ward : Torry/Ferryhill (Y Allan/A Donnelly/J
Kiddie/G Dickson)



SUMMARY

This is a report to the pre-application forum on a potential application by Crucible (Aberdeen) Ltd for the demolition of an existing vehicle repair garage and the erection of student accommodation.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice

on 10th April 2015. The earliest date at which an application could be submitted is 3rd July 2015.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

DESCRIPTION

The application site is roughly square in shape and is on the corner of Willowbank Road and the Hardgate. To the west, there is a modern 4-storey block of flats, whilst on the opposite side of Willowbank Road there is a mixture of 3-storey granite tenements and 2-storey modern 'outreach' centre. On the east side of the Hardgate there are 3-storey granite tenements and to the north of the site there is a modern 3-storey flatted development. This development sits at a lower level than the application site.

RELEVANT HISTORY

None

PROPOSAL

The proposal is for a total of around 221 student bedrooms in a purpose built property of 43 'cluster flats'. Each of the 'cluster flats' would have its own kitchen/lounge, with each bedroom having en-suite facilities. The building would follow the curve of Willowbank Road down the Hardgate, with the resultant building being 4-storeys in height on Willowbank Road and 3-storeys on the Hardgate. A rear wing is also proposed which would project out towards the north.

A high quality modern approach is proposed utilising external finishes such as reconstituted granite, white render, grey facing brick and curtain walling.

Secure open space would be provided to the rear of the property.

A single vehicular access is proposed off the Hardgate with car parking for 25 cars, 74 cycles and 9 motorcycles, some of which would be under the building.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development

The site lies in an area designated for residential purposes in the Adopted Local Development Plan (Policy H1). Consideration requires to be given to the appropriateness of student accommodation in a residential area.

Design and Massing

Policy D1 (Architecture and Placemaking) – seeks to ensure that new development is designed for its context and makes a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings and boundary treatments.

Car Parking and Transportation

The Roads Development Management Team have provided some initial feedback. A transport statement would be required as part of the application.

Other documents

The following documents are also required to be submitted with the application;

- Parking survey
- Drainage strategy
- Desk top report relative to contaminated land
- Design and Access statement
- Supporting statement

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with the local community council: Ferryhill and Ruthrieston Community Council has been proposed within the Proposal of Application Notice. A public consultation is due to be undertaken on 26th May which was advertised in the local press on the weekend of 15th/16th May in the Evening Express. It is worth noting that informal consultation with the local community has already taken place outwith the formal consultation process.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted.

Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Dr Margaret Bochel
Head of Planning and Sustainable Development.