

24A Spital
Aberdeen
AB24 3HS

11 January 2016

Planning and Development
Aberdeen City Council
Marischal College
Broad St
Aberdeen

Dear Sir/Madam

Ref: 1518~~8~~1 Student Accommodation Kings Cresc St Peter's St Aberdeen

I wish to object to the above application for a number of reasons including the fact that I was not informed of the consultation event as directed my address should be by Aberdeen City Council. No leaflets were delivered. This indicates a complete disregard to the potential impact of this development on surrounding neighbours.

Design and scale not in keeping with surrounding area.

The site faces on to the boundary of Old Aberdeen Conservation area and thus requires a design that is in keeping and sympathetic to the surrounding buildings. The proposal is modernistic, not in the same materials and in contrast to the traditional architecture of its neighbours. Thus, not only by its considerably larger massing, its design would not enable it to easily blend in. The architecture is not of such an outstanding quality to allow a "contrast" building on this site. It would cause considerable light reduction and overshadowing to the roads (Kings Crescent and St Peter's St) and neighbouring buildings.

Impact of bus depot on the potential residents

As a neighbour I am only too aware of the noise from the bus depot at unsociable hours. Maintenance takes place throughout the night causing noise disturbance. Whilst there has always been a depot on this site, its reconstruction a few years ago worsened the situation as First Bus removed the granite walls surrounding the depot and constructed tin sheds which cannot muffle the noise of their work. This noise, particularly during unsocial hours would severely impact upon any resident living adjacent to this: trying to study or sleep. The effects of the diesel pollution on young people's health would also cause concern and indeed would put students off wanting to take up residence within this building. How could the developer guard against this? Or can conditions be imposed which limits the hours of work, amount of noise and pollution from the First Bus depot?

Parking

There is considerable pressure on car parking within the area. Three parking spaces would be enough for the 201 students and the employees operating/servicing the development.

Student Accommodation within the area

The area has seen a number of purpose build student accommodation blocks recently built, undergoing construction, and currently applying for planning permission. The high number of student beds in such a concentrated area has caused imbalance in the community. The area is overly busy in term time and empty during the holidays: this does not add to community cohesion or give a sense of any sustainability with so many itinerant residents. Whilst we realise the area is close to the University, the siting of student accommodation should be dispersed to other close areas, for example towards the beach.

The planning department needs to carefully consider this application in line with the objections raised above which are all material considerations and thus merit its refusal. A smaller building which takes note of the Conservation area in its design, and the placing of restrictions upon the bus depot regarding its operation would make it a more acceptable proposal.

Yours sincerely



J Doherty

CC local councillors of George St and Harbour