

NIL

George Street

Community Council

Secretary
34 Jamaica St
ABERDEEN
AB25 3XA
Tel: 01224 635 764

6/7/2015

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

Dear Sir/Madam

Planning Application 32- 36 Fraser Place Aberdeen ; 150901

We object to this development in principal on this site. This development is doing nothing to maintain the mixed commensal & residential existing zoning of the area and should at least incorporate some small office space suitable for a business start-up.

We feel that this development may lead to a number of extra cars being parked on surrounding streets, in our experience 2 bedroom flats have a higher than 1 car per address and so will exacerbate the parking problems in the area.

Should this development be permitted Low vibration piling should be used due to the close vicinity of a number of existing Victorian and Edwardian building on non-substantial foundations and the known damage that piling of new foundations can do.

We would like to remind the developers of the historic covered loch in close proximity to this site and the likelihood of high ground water levels if utilising basements.

The height of the new building shown to us is felt to be excessive. We feel that high buildings should be lower to maintain the beneficial sunlight to existing properties.

The use of granite, slate and other high quality materials on this imposing development, on the external surfaces is highly desirable for this development; Calsayseat Doctors Surgery was cited as an example of modern building materials that have not deteriorated since being constructed. The use of grey/ white render or non-frost resistant brick and other materials is not desired.

We strongly urge that provision is made to link to the district heating system that is planned for the nearby vicinity.

This development will put further stress on poorly maintained amenity space in the area.

Yours truly



Andy MacLeod
Chair George Street Community Council

P&SD Letters of Reformation		
Application Number:		
RECEIVED - 8 JUL 2015		
Ncr	SoL	MAo
Case Officer Initials:		
Date Acknowledged:		