



29H Dee Street Aberdeen AB11 6AW

Phone: [REDACTED]

E-mail: [REDACTED]

Dr Margaret Bochel
Head of Planning and Sustainable Development
Development Management
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

~~151056~~

151056

21 July 2015

FAO Jennifer Chalmers and Kevin Wright

Dear Madam

Kepplestone Mansion, Viewfield Road, Aberdeen AB15 7XF
Application for detailed planning permission for Change of Use and part
Demolition of Mansion House with alterations; and
Erection of new building consisting of Seven Apartments with associated
car parking and landscaping for Stewart Milne Homes Ltd

I write on behalf of the Chairs and Committees of various parts of the Kepplestone campus developed by Stewart Milne during the last decade, each of whom has been circulated with the details of the above application for planning permission. Together they represent 378 of the 391 homes at Kepplestone. I sum up below the consensus of their comments.

- The proposals are very much welcomed in principle, given the length of time the present building has been vacant and damage that has occurred.
- There are major **concerns about the implications of the proposals for the existing trees in the vicinity**. It is noted that **no tree survey** has been submitted with the proposals, **nor has the route of the service runs** been given for drainage, electricity, gas, etc. There could be significant detrimental effects on these trees.
- **The existing trees on / adjacent to the site are magnificent (please see attached photo) and must be retained at all costs**. They contribute greatly to the amenity and ambience of the whole Kepplestone development and the wider area.
- **These trees were once the subject of a Tree Preservation Order (TPO 148)** and the Kepplestone Development Brief was approved on this basis by the Planning Committee on 08 August 2002 (para. 5.5 of brief). However, we

understand from an email exchange last October with Mr Kevin Wright, Environmental Planner, in your Department that:

“The trees at **Kepplestone** are not currently covered by a **tree preservation order**. An order had originally been served but **has been allowed to lapse**. Aberdeen City Council are currently undertaking a review of our orders, it may be that a new order is served in the coming months should it be considered that the trees are worthy of future protection. In the meantime there is no requirement to gain consent from Aberdeen City Council prior to undertaking works to trees.”

[My emphasise.]

- With reference to application plan reference L(0)004, it can be seen that there is **close proximity between the indications of the existing trees and South and South-East facing windows in the proposed building**, dominating the outlook from these windows and restricting light to them. It is also clear that **the existing trees will substantially shade the proposed South-facing balconies of the proposed flats**. The true dominance of these trees (especially in summer) is not apparent from the submitted elevation and the trees are shown faded in the plans.
- As a result, **there will undoubtedly be proposals to remove or substantially cut back the existing trees adjacent to the site** even if this proves not to be a physical necessity implicit in the planning application itself. Such proposals are likely to come from either the developer - to improve the capital value of the property and / or to facilitate drainage or other service runs or, maybe, even a substation; or from owners and residents of the proposed flats affected by the trees.
- There are **concerns that the quality of proposed building will be compromised by the selection of an inappropriate brick**, perhaps motivated by development economics.
- The North-West salient of the application site appears to extend onto communal open space to the south of the existing car park.

Accordingly, it is requested:

1. That a proper tree survey and the route and details of the service runs and any substations are submitted by the applicant;
2. That the planning authority satisfies itself from these submissions that there will be no direct adverse effect upon the trees as a result of the carrying out of the proposal or, if there are, that it ensures that the proposal is amended to avoid any such effects in advance of a decision being made on the planning application;
3. That, as a matter of urgency, the planning authority remake a Tree Preservation Order in terms of the original TPO 148 and confirm the order as soon as possible. (The trees are clearly under threat from this proposal and there is no need to await a decision on the planning application, by which time it may be too late);
4. That a condition is imposed on any planning permission that a sample of the proposed brick to be used in the new building is submitted to and approved in writing by the planning authority, following consultation with

owners of neighbouring land, which is owned jointly and severally by the owners of flats and houses at the Kepplestone campus.

5. There should be no loss of communal open space.

Yours faithfully



Richard Bush
Chartered Town Planner

cc Mantas Andriekus
Nigel Jones
Philip Cormack
Russell Parker
Ron Brown
Bob Lawrence
Grant Quirie
Neale Bissett
Stephen Buchan
Nick Tapper
Lucy Powrie

cc Councillors Martin Greig,
Councillor John Corall,
Councillor Jennifer Stewart,
Councillor Ross Thomson

cc Craigiebuckler & Seafield Community Council.



PI

From: webmaster@aberdeencity.gov.uk
Sent: 13 July 2015 11:02
To: PI
Subject: Planning Comment for 151056

Comment for Planning Application 151056

Name : Mr N Lamb
Address : 1 Kepplestone Avenue
AB157XF

Telephone :

Email : [REDACTED]

type :

Comment : I object to plan in application 151056.

• Kepplestone House is a historic part of the fabric and history of the City of Aberdeen and if its destruction and willful neglect by the developer by this proposal it will support a growing view that the City of Aberdeen is able to protect its heritage.

• This is Listed Building and as the developer was responsible for the property its needs to be protected and restored.

Detailed issues

• The proposal demolishes the existing historic house.

• The plans do not show the position of the new main building in relation to the demolished house (no relation can be drawn). It looks as if the building line has moved and a new building line established further south.

• The plans show the redevelopment of the buildings on view field road, the addition of an elevated terrace and new two story extension to the south of the buildings. This is not in character with the existing buildings. The new terrace will overlook my property and garden on the opposite side of the street.

• The materials are not in the character of the existing building at all levels (e.g. u.p.v.c windows?) • Little detail is shown to the conservation of current trees/wildlife and damage to them by this proposal. Trees are not carefully plotted on the plans and adequately described on the elevations to gauge the impact of the proposal.

• Serious concern is lodged about any additional of associated on street car parking brought about by this development.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 19 July 2015 22:31
To: PI
Subject: Planning Comment for 151056

Comment for Planning Application 151056

Name : Mantas Andriekus
Address : 60 Queens Crescent
Aberdeen AB15 4BE

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : being one of the committee members of Queens Crescent buildings I would like to voice the following concerns:

the application does not mention trees, I would object to any interference with the existing trees that make the kepplestone development what it is today. Please instruct a preservation order to protect them. Ref previous TPO 148.

- before assessing the application, please issue all residents with samples of what stonework will be used to assess and allow all the residents or committee members have a say in the new proposals.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 21 July 2015 08:44
To: PI
Subject: Planning Comment for 151056

Comment for Planning Application 151056

Name : Nigel Jones

Address : 23 Kepplestone Gardens

Aberdeen

AB15 4DH

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I have concerns regarding the trees in the area. I generally approve of the redevelopment but subject to none of the trees being removed.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 20 July 2015 16:35
To: PI
Subject: Planning Comment for 151056

Comment for Planning Application 151056

Name : P Cormack
Address : Queens Crescent
Aberdeen
AB154BE

Telephone :

Email : [REDACTED]

type :

Comment : I very much welcome the development, as what is presently there has become a total eyesore and a source of concern to all who live close to it. The old house has gone (due to fire) and therefore I see no need to attempt a rebuild. It is good to see that the Viewfield Rd side is to be maintained and so will be in keeping with the buildings across the road from them.

One of my concerns is for the trees. They contribute greatly to the enjoyment of living in the Kepplestone estate. As I understand, there is no longer a preservation order on the trees within the estate. I would like to see assurances that the effect on the trees, due to the construction and resulting services, will be kept to a minimum. The new buildings do seem to come very close to the trees. Renewal of the preservation order would also be in order.

I am not sure, going by the plans that the finish to the new buildings is quite in keeping with the existing Kepplestone buildings. I feel that every effort should be made to use the same external materials as previously used.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 20 July 2015 13:38
To: PI
Subject: Planning Comment for 151056

Comment for Planning Application 151056

Name : R Bush
Address : 66 Queens Crescent
Aberdeen
AB15 4BE

Telephone :

Email : [REDACTED]

type :

Comment : Whilst I am pleased with the proposal in principle, I am greatly concerned about the effect of the proposal on trees at Kepplestone. The trees are magnificent, being part of the arboretum associated with Kepplestone Mansion and must be protected at all costs. Apparently the Tree Preservation Order that the Council imposed on the whole Kepplestone Campus has been allowed to lapse. As a result these trees are in great danger from this proposal. I ask therefore that all the trees at Kepplestone be immediately made the subject of a new TPO as they can currently be felled at any time.

The south and south-east facing windows of the proposed new-build block (which is on a different site to the current mansion) will be very close to the proposed trees. Also the proposed south-facing patios of flats forming part of the proposals will be substantially shaded by the trees. There will therefore be tremendous pressure for these trees to be felled to make the flats more saleable and to improve the amenity of prospective occupiers of the proposed flats. Furthermore, no tree survey has been submitted with the planning application, nor have the details of service runs such as drainage been provided. Without this information, there can be no assurance that loss or damage to trees at Kepplestone will not be a direct consequence of granting the planning application as it stands. I would ask that now, before the application is decided, the developers be required to provide a detailed tree survey of the site and surroundings and full details of all service runs, sub-stations etc and that on the basis of that information you assure yourself that the trees will not be directly affected by the proposal and that you ensure that the proposed building is altered (perhaps substantially) and/or repositioned to protect the trees and to avoid as far as possible demands for the trees to be removed or cut back.

The success of the proposed new building will depend upon the selection of a suitable high quality brick and mortar. I ask that a condition be imposed on any planning permission that a sample or samples of the proposed brickwork be made up on site for existing local homeowners to comment upon before final approval is given to the proposed brick and mortar.

Finally, I am very pleased that there is an indication in the plans that the existing farmhouse is to be retained. This proposal is not unequivocal however as the Design statement seems to indicate that demolition is still in contemplation. Also there is an incongruence between the proposed retentions in the ground and first floor plans for the farmhouse. I consider that there is no good reason why the substantially undamaged farmhouse (which forms part of the listed building) cannot be retained in the round, and that any planning permission should specify this. Thank you for taking these comments into consideration.

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Jennifer Chalmers

From: Richard Bush [REDACTED]
Sent: 20 July 2015 21:54
To: Jennifer Chalmers
Subject: Planning Application: Kepplestone Mansion Redevelopment
Attachments: Kepplestone Mansion trees Photo.pdf; Kepplestone Mansion Representation p1.pdf; Kepplestone Mansion Representation p2.pdf; Kepplestone Mansion Representation p3.pdf

Dear Ms Chalmers

Please find attached a letter posted today to Aberdeen City Council Planning Department on behalf of home owners at Kepplestone campus, which we trust you will feel able to support.

Please do not hesitate to revert should you have any queries.

Yours sincerely

Richard Bush
Chartered Town Planner
RBCTP Town Planning
29H Dee Street
Aberdeen
AB11 6AW

PI

From: webmaster@aberdeencity.gov.uk
Sent: 21 July 2015 04:22
To: PI
Subject: Planning Comment for 151056

Comment for Planning Application 151056

Name : Grant Quirie
Address : 62 Queens Crescent
Aberdeen
AB15 4BE

Telephone :

Email : [REDACTED]

type :

Comment : The proposals are very much welcomed in principle and not before time given when I purchased my property from new 7 years ago Stewart Milne advised that the mansion was to be developed into apartments at that time.

I have concerns about the implications of the proposals for the existing trees in the vicinity. It is noted that no tree survey has been submitted with the proposals, nor has the route of the service runs been given for drainage, electricity, gas, etc. There could be significant detrimental effects on these trees.

The existing trees must be retained and preserved at all costs. They contribute greatly to the amenity and ambience of the whole Kepplestone development and the wider area.

With reference to application plan reference L(0)004, it can be seen that there is close proximity between the indications of the existing trees and South and South-East facing windows in the proposed building, dominating the outlook from these windows and restricting light to them. It is also clear that the existing trees will substantially shade the proposed South-facing balconies of the proposed flats. The true dominance of these trees (especially in summer) is not apparent from the submitted elevation and the trees are shown faded in the plans.

As a result, there will undoubtedly be proposals to remove or substantially cut back the existing trees adjacent to the site even if this proves not to be a physical necessity implicit in the planning application itself. Such proposals are likely to come from either the developer - to improve the capital value of the property and / or to facilitate drainage or other service runs or, maybe, even a substation; or from owners and residents of the proposed flats affected by the trees.

There are concerns that the quality of proposed building will be compromised by the selection of an inappropriate brick, perhaps motivated by development economics.

The north west salient of the application site appears to extend onto the communal open space to the south of the car park of the apartments in Queens Crescent.

Accordingly, it is requested that:

1. That a proper tree survey and the route and details of the service runs and any substations are submitted by the applicant;
2. That the planning authority satisfies itself from these submissions that there will be no direct adverse effect upon the trees as a result of the carrying out of the proposal or, if there are, that it ensures that the proposal is amended to avoid any such effects in advance of a decision being made on the planning application;

3. That, as a matter of urgency, the planning authority remake a Tree Preservation Order in terms of the original TPO 148 and confirm the order as soon as possible. (The trees are clearly under threat from this proposal and there is no need to await a decision on the planning application, by which time it may be too late);

4. That a condition is imposed on any planning permission that a sample of the proposed brick to be used in the new building is submitted to and approved in writing by the planning authority, following consultation with owners of neighbouring land, which is owned jointly and severally by the owners of flats and houses at the Kepplestone campus.

5. There should be no loss of communal open space at the Queens Crescent car park or elsewhere in the existing development.

Grant Quirie

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P&SD Letters of Representation		
Application Number: 1510 5 6		
RECEIVED 21 JUL 2015		
Nor	Sou ✓	MAp
Case Officer Initials: JCH		
Date Acknowledged: 21/07/2015		