

## Planning Development Management Committee

FORMER "HAMILTON SCHOOL", 55-57  
QUEEN'S ROAD, ABERDEEN

MAJOR DEVELOPMENT - HOTEL(6000 SQM  
OR MORE), DEMOLITION AND  
REDEVELOPMENT OF EXISTING EXTENSION  
AND CHANGE OF USE OF EXISTING LISTED  
BUILDINGS AND ALL ASSOCIATED WORKS.

For: Status Properties Limited

Application Type : Proposal of application notice

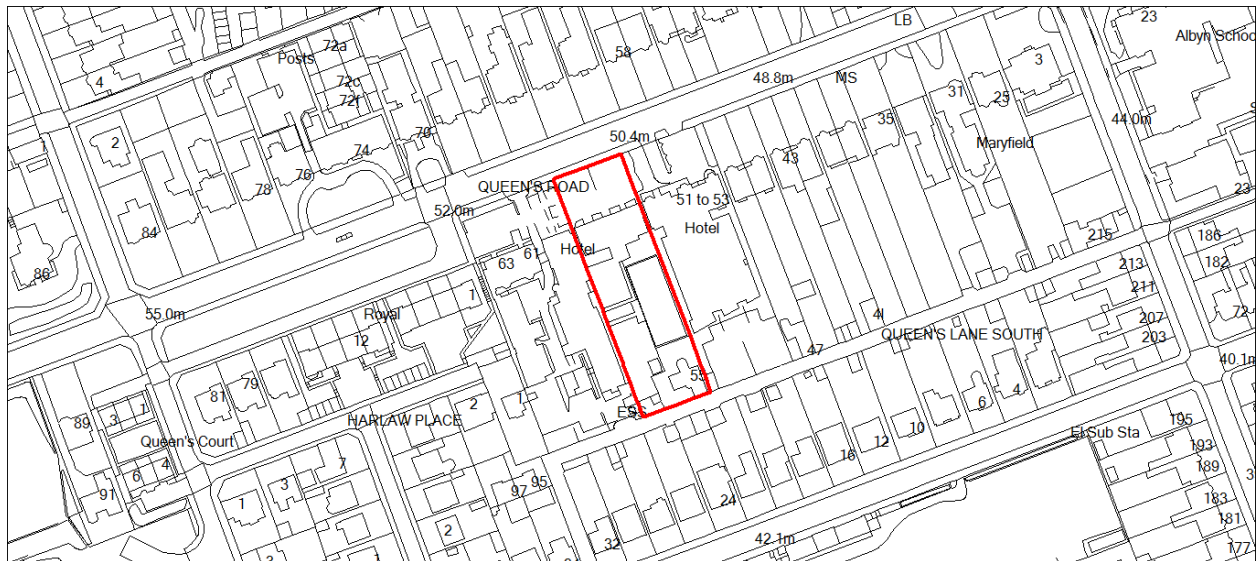
Application Ref. : P160294

Application Date: 11/03/2016

Officer: Gavin Evans

Ward : Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)

Pre-Application Forum Date: 1<sup>st</sup> June 2016



### SUMMARY

This is a report to the pre-application forum on a potential application by 'Status Properties Limited' for the redevelopment of the former Hamilton School site, for a 'Major' development comprising a Hotel of 6000 sqm or more, which would involve the demolition of an existing extension, redevelopment and change of use of existing listed buildings.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 11th March 2016. The earliest date at which an application can be submitted is 3<sup>rd</sup> June 2016.

## **DESCRIPTION**

The site is located on the south side of Queens Road, to the west of its junction with Forest Road and Forest Avenue, and lies within the Albyn Place / Rubislaw Conservation Area. Two traditional detached buildings have been conjoined by way of a glazed lobby to the front, with a number of further extensions to the rear. The site was until 2014 the home of the independent, fee-paying Hamilton School. The building (as 55-57 Queens Road) is category B listed. There is car parking to the front and former play area within what would have originally been the rear garden. A number of trees are present on the inside of the front boundary wall, onto Queen's Road, and are covered by a Tree Preservation Order. A detached former dwellinghouse, latterly used as part of the school accommodation, is located to the southern end of the site, fronting onto Queens Lane South.

## **RELEVANT HISTORY**

Recent planning history for the site is limited to minor alterations to form a glazed entrance lobby to the main entrance of the former school (refs P111175 & P111173 – Planning Permission and Listed Building Consent) and a change of use to allow for a dwellinghouse to the southern end of the site (55 Queens Lane South) to be used as additional school accommodation.

## **PROPOSAL**

This proposal constitutes a 'major' application for the redevelopment of the former Hamilton School at 55-57 Queens Road.

Limited information was included at the time of the Proposal of Application Notice being submitted, however the applicants' description of the works refers to a hotel of 6,000sqm or more, along with associated change of use, the demolition of earlier extensions to the buildings and other associated works.

## **CONSIDERATIONS**

The main considerations against which a planning application would be assessed are outlined as follows:

### Principle of Development

The site is zoned under the West End Office Area (Policy BI3 of the Aberdeen Local Development Plan). The suitability of this location for a hotel development, and its relationship with the adjoining uses, would require to be examined. Policy BI3 states that, within this identified area, proposals for change of use for office purposes will be given favourable consideration. Proposals for change of use to residential use will also be encouraged, *'subject to a satisfactory residential environment being established and that the continued operation of existing uses is not prejudiced'*. Whilst a hotel development is not mainstream residential accommodation, it will nevertheless be necessary to consider whether an appropriate environment would be created for its guests, and whether the proposed use would result in any undue conflict with existing uses in the immediate locale.

Policy BI3 further states that, where there is scope to provide access to properties from rear lanes, this will only be considered acceptable if satisfactory traffic management measures are in place, or can be provided by the developer, along those rear lanes.

The development of associated front gardens to form car parks and driveways, and the consequent erosion of landscaping, will not be permitted. Reinstatement of front gardens where car parking currently exists will be encouraged.

#### Impact on Listed Buildings, their setting and wider Conservation Area

The retention of the Listed Buildings, careful consideration of any works to the original fabric and the protection of their setting will be of considerable importance. As such, a detailed assessment of the proposals against Scottish Planning Policy (SPP), and Historic Environment Scotland's 'Scottish Historic Environment Policy' (SHEP) will be necessary. Careful consideration shall also be given to any potential impact on the character or appearance of the wider Albyn Place/Rubislaw Conservation Area.

#### Design and Layout

The design, layout and scale of the proposal will be considered as part of any assessment, including the relationship between existing and proposed buildings. A high standard of design is expected, and care must be taken to ensure that the scale and massing of any extension(s) would not serve to overwhelm or dominate the original Listed Buildings. Policy D1 (Architecture and Placemaking) requires that new development is designed with *'due consideration for its context and makes a positive contribution to its setting'*.

#### Transportation

The traffic impact of the development would be assessed as part of any application submission. Access to and from the site would also be examined, together with the linkages to public transportation. Proposals are expected to accord with transportation policies within the LDP and the Council's Supplementary Guidance on Transport and Accessibility, the overriding aim of which is to minimise the traffic generated by new development. Policy D3 (Sustainable and Active Travel) states that new development should be *'designed to minimise travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel'*.

#### Other Infrastructure

It is expected that both surface and foul drainage would discharge into the existing public sewer networks within the area. A drainage impact assessment (DIA) would be required in order to demonstrate that the development could be adequately drained.

The proposed development may be required to provide developer contributions to offset impacts attributable to the development, as laid out in the Council's Infrastructure and Developer Contributions Manual.

## **Local Development Plan**

Relevant Policies and other factors associated to the adopted LDP are:

Policy I1 – Infrastructure Delivery and Developer Contributions

Policy T2 – Managing the Transport Impact of Development

Policy D1 – Architecture and Placemaking

Policy D2 – Design and Amenity

Policy D3 – Sustainable and Active Travel

Policy D4 – Aberdeen's Granite Heritage

Policy D5 – Built Heritage

Policy D6 – Landscape

Policy NE5 – Trees and Woodlands

Policy NE6 – Flooding and Drainage

Policy R6 – Waste Management Requirements for New Development

Supplementary Guidance

Drainage Impact Assessments

Infrastructure and Developer Contributions Manual

Transport and Accessibility

Trees and Woodlands

Waste Management

## **Proposed Local Development Plan**

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. The foregoing can only be assessed on a case by case basis. In this case, the policies of the Proposed LDP largely reiterate those of the extant LDP, and therefore no fundamentally new material considerations are raised.

Relevant policies and other factors within the emerging LDP are:

Policy D1 – Quality Placemaking by Design

Policy D2 - Landscape

Policy D3 – Big Buildings

Policy D4 – Historic Environment

Policy D5 – Our Granite Heritage

Policy I1 – Infrastructure Delivery and Planning Obligations

Policy T2 – Managing the Transport Impact of Development

Policy T3 – Sustainable and Active Travel

Policy NE6 – Flooding, Drainage and Water Quality

Policy R6 – Waste Management Requirements for New Development

Policy CI1 – Digital Infrastructure

## **PRE APPLICATION CONSULTATION (PAC)**

The planning authority's formal response to the applicants' submission of a proposal of application notice (PoAN) detailed the level of consultation which is to be undertaken prior to a formal application being made. This included the following:

- 1. Notification should be issued to properties in the surrounding area, as shown on a plan attached to the planning authority's response.*
- 2. Publicity – notices should be displayed at a number of locations in the surrounding area, including medical centres, dentists', schools and churches.*
- 3. Copies of the Proposal of Application Notice should be issued to Historic Environment Scotland; Aberdeen Civic Society; Aberdeen City Heritage Trust; Queens Cross and Harlaw Community Council (CC); Ashley and Broomhill CC; Craigiebuckler and Seafield CC; and Braeside and Mannofield CC.*
- 4. A public event, which has been advertised in the local press at least 7 days in advance, must be held. Hours of the event should run into evening to allow for attendance outwith normal working hours. The event should be held at a location as close to the application site as is practicable, and where practicable should be timed to avoid school holidays.*
- 5. Materials must be made available at the event for those attending to take away, and there should be means of making comment after the event has taken place. Consideration should be given to hosting materials online and accepting comments this way.*

Once the required consultation has taken place, a pre-application consultation report must be produced and then submitted to the planning authority at the same time as the planning application. The report should specify who has been consulted and set out what steps were taken to comply with the statutory requirements (outlined in the pre-application consultation notice). The report should also set out how the applicant has responded to any comments made by those who were consulted, including whether and the extent to which the proposals have changed as a result of consultation.

## **CONCLUSION**

This report highlights the main issues that are likely to arise in the planning authority's assessment of the proposed development. It is not an exhaustive list and further matters may arise when an application is subsequently made. Consultees and the general public will have the opportunity to make formal representations to the proposals during the formal application process.

## **RECOMMENDATION**

**It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.**