

DRAFT St Peter's Nursery Site Redevelopment Brief

DM Planning Committee 27th October - CHI/16/255

Introduction

This brief gives site specific planning guidance in support of the Local Development Plan for the redevelopment of the St Peter's Nursery site. The site has been vacant for a number of years and has become overgrown with the buildings in a state of disrepair. The Council, as landowner and planning authority, are keen to promote the site for appropriate redevelopment.

Location

The site, in the Old Aberdeen Conservation Area, is approximately 1.5 miles from the City Centre and within close proximity to the University of Aberdeen and Aberdeen Sports Village – Sports Centre.

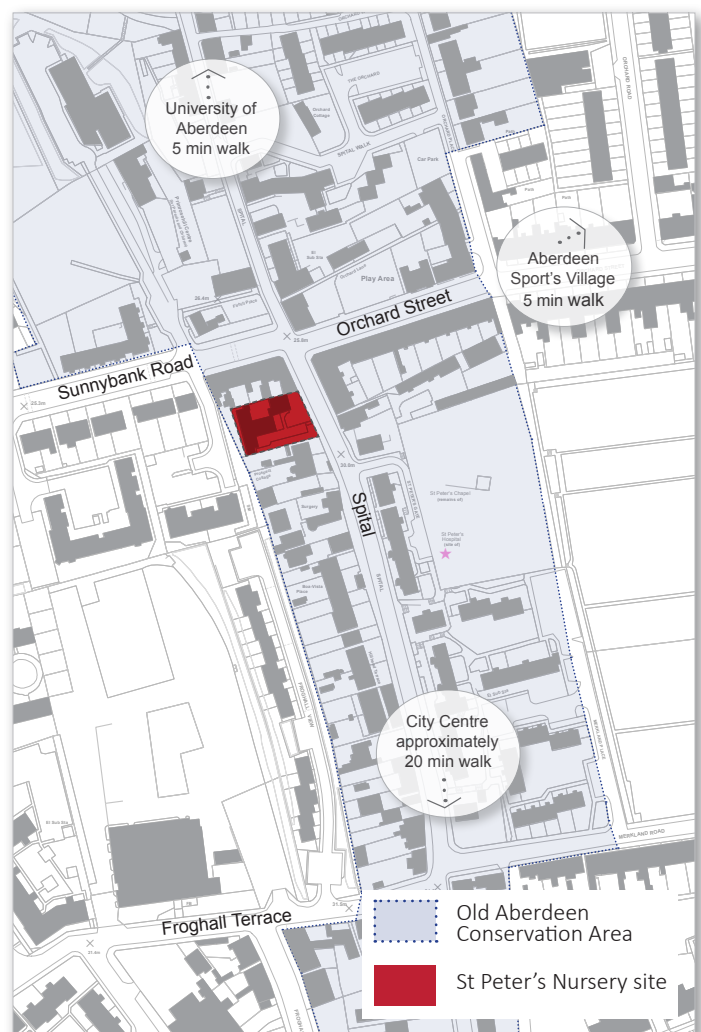
The site

The main building is a single storey 'T' shaped granite and slate built former nursery which sits along the western boundary, set back from the Spital. In the northern half of the site there is a smaller timber extension.

There are several mature trees along the eastern edge, which along with the boundary wall, contribute to the important characteristics of the Conservation Area.

The site has gated pedestrian and cycle access from the eastern boundary with the Spital. There is no means of access to the site because the rear boundary is elevated above the residential development to the west.

The site is surrounded by predominantly residential development. However, at the junction of the Spital and Orchard Street there are a range of amenities and uses including a public house, bookshop, general store and fast-food takeaways.



Location Map

Site Information

Size	Total site: approx. 835m2 Building footprint: approx. 293m2
Aberdeen Local Development Plan 2012	Opportunity Site 119 Allocated as mixed use
Proposed Aberdeen Local Development Plan 2016	Opportunity Site 92 Allocated as mixed use
Listed Building(s)	No
Conservation Area	Old Aberdeen
Appropriate Uses	Mixed Use e.g. Residential Shops Financial/Professional Food and Drink Non Residential Institution e.g. nursery
Ownership	Aberdeen City Council

Context and Analysis



Conservation Area

The site is located within the Old Aberdeen Conservation Area and specifically the Spital character area. An appraisal of the [Old Aberdeen Conservation Area](#) was carried out in 2015. The appraisal notes the following as strong character features:

- Granite boundary walls forming the street edge
- Steep rise in the ground to the west giving buildings a monumental sense of place
- A wide variety of building heights, forms and features
- The Spital itself as a clear linear route
- The importance of setts as the carriageway surface to the street
- Mature trees within enclosures

Context - proposals must acknowledge

- Residential area
- All buildings address the Spital:
 - on the east the built form predominantly fronts directly onto the Spital
 - on the west the majority are set back with boundary walls fronting onto the Spital
- Acknowledge the elevated position of buildings along the Spital
- Route along the Spital- Core Path 21 (River Don- City Centre)
- Main pedestrian route for those travelling between the city centre and the University of Aberdeen
- Bus route with bus stops close to the site
- Views from the Spital:
 - north towards University of Aberdeen library
 - south towards Marischal College



Redevelopment Characteristics

- The location of the site within the Old Aberdeen Conservation Area is an important consideration. Redevelopment proposals will only be acceptable where they enhance the character and setting of the Conservation Area. The design, materials, scale and siting must be appropriate to the character and setting of the area.
- The building line is predominantly set back from the street edge along the western side of the Spital. Development must follow this historic pattern and maintain an area of soft-landscaping along the Spital. This should be no less than the depth of the adjacent buildings.
- Any proposal for demolition in the Conservation Area must comply with Historic Environment Scotland's Policy Statement. Proposals for demolition will only be considered where evidence can be provided to demonstrate that retention of the existing buildings would be unfeasible, and that demolition and rebuild would be the only viable option to proceed.
- Proposals must comply with Historic Environment Scotland's Policy Statement which sets out key redevelopment principles, such as:
 - new development should understand and make a positive contribution to the existing urban structure
 - new development should respect the pattern of streets and spaces
 - new development can respond to the amount, nature and mix of current uses
 - new design should consider the surrounding scale, hierarchy and massing of the existing built form
 - the sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary, is important
 - an understanding of the historic evolution is essential in determining whether a historic setting needs enhancement

Building form and site layout

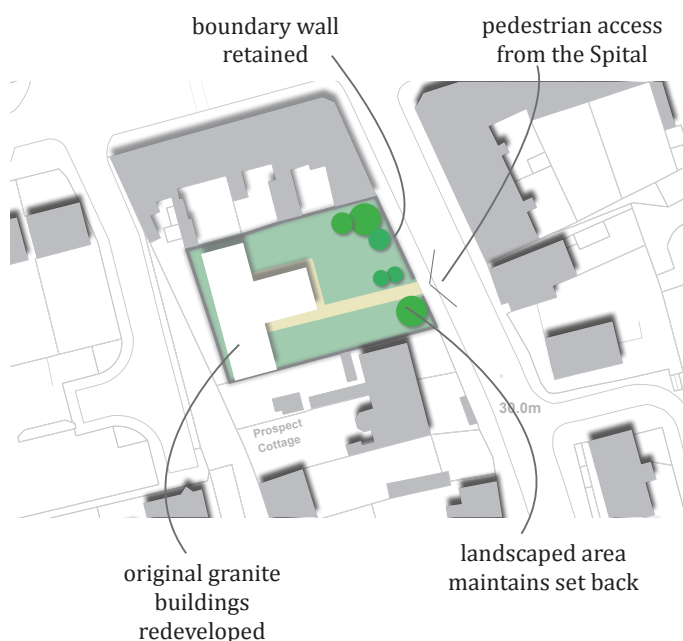
- The retention of the existing granite building is the preferred starting point for the redevelopment of the site. The building is not listed however the condition is likely to be very poor, therefore compliance with Policy D4: Our Granite Heritage and the reuse of granite on site must be adhered to.
- The boundary wall and an area of set back must be maintained along the Spital to preserve the character of the Conservation Area.
- Redevelopment proposals should not exceed the roof height of the adjacent building at 135 Spital.
- Redevelopment of 1 to 3 storeys that reflects the gradient change would likely be acceptable in



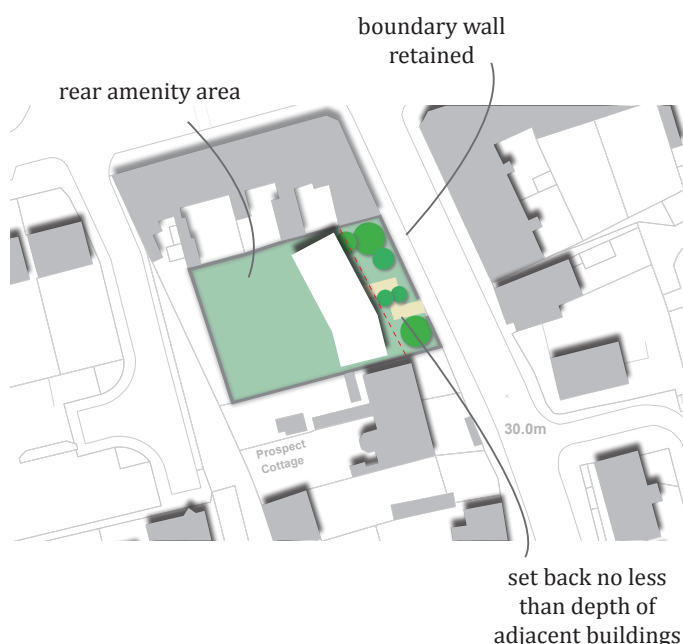
1871 map (site shown in green)



1915 map (site shown in green)



Indicative Site Layout 1- Retention of existing building



Indicative Site Layout 2

principle because the site slopes from East to West and South to North.

- New development must take into account the existing building line and maintain a set back no less than the depth of the adjacent buildings, as shown in the Indicative Site Layouts.
- New development must retain the boundary wall fronting onto the Spital.

Access

- The redevelopment of the site should be designed to minimise travel by private car and encourage active travel. Innovative car parking solutions such as 'no car' schemes are encouraged where low car ownership and use can be justified.
- To facilitate redevelopment it could be possible to temporarily remove a section of boundary wall to allow for construction access. This must be returned to the original position and likeness on completion of the redevelopment.

Materials

- Aberdeen City Council's Local Development Plan Policy D4: Our Granite Heritage encourages the retention of granite buildings, but if proposals for the site include demolition the granite must be reused as part of any redevelopment proposals and to be consistent with the Policy.
- Materials, in addition to re-used granite, must be of high quality and complementary to the surrounding historic character of the conservation area. It is particularly important that materials contribute aesthetically to the character of the area and do not attempt to replicate it.

Landscape

- The site contains some mature trees that should be retained and incorporated into new redevelopment proposals. In particular, the cherry tree located at the front of the site. For redevelopment a root protection area (RPA) of 8 metres must be established.
- Works affecting trees within a Conservation Area require 6 weeks written notice with the Council's Environmental Policy team for submission and approval.
- The creation of a small area of communal greenspace exclusive to the development is expected to form a 'set-back' from the Spital.

Next Steps

As proposals for the site are developed, it is likely the following be considered:

- Redevelopment proposals subject to pre-application discussions with Development Management
- Written formal notification regarding the trees on the site
- Specific intentions with the existing building and if demolition is proposed a draft Historic Environment Scotland Policy Statement test.
- Submission of an Application for Consent to Demolish within a Conservation Area
- Planning Application (fee relative to scale and use)

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