

Comment for Planning Application 160728

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Comment : I would like to object to this proposal. This is a very sensitive site being at the heart of the conservation area and adjacent to the architecturally important Town House. As such, any development should blend in with the existing buildings or be of a high architectural quality. A tin box on top of a harled block doesn't meet those needs. Furthermore the plan seems to indicate that the cafe would have seating for upto 48 people, this is a large number and would require more toilets for staff and customers. The existing toilet is poorly situated and difficult for disabled people, especially, to access. Customers have to cross in front of the serving hatch, possibly the busiest area where hot food and drinks will be being carried in order to use it. The door also opens outwards into this busy area with no ante room meaning that it represents a hazard and leaves the toilet fully visible to customers in the cafe. There is no indication of ventilation for the toilet either in addition to its lack of privacy. There is no provision for waste bins on the plan and no hygienic place for them to be stored. If the cafe is to offer take away food and drink then this will create further litter and noise problems. The proposal is therefore of a poor design both aesthetically and functionally, appears to be potentially overcrowded, has poor toilet facilities, no waste arrangements and potentially will create litter, noise and parking problems in a very important area of Old Aberdeen's heritage. There are already a large number of cafes and food and drink outlets in the immediate vicinity however there are no public toilet facilities. Perhaps a better use for this building is to return it to its original function.