

Rosemount and Westburn Conservation Area Character Appraisal		
1. A Wilkie		
<i>Summary of Representations</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<p>What can be done with the satellite dishes? The appraisal acknowledges that they are an eye sore but does not suggest a solution. They would be better located on the lums, side rather than front elevation or a single shared dish.</p>	<p>The original designation of the Conservation Area in 2004 was for two reasons:</p> <ol style="list-style-type: none"> <li>1) preservation of street pattern and granite buildings that make an important, positive and lasting contribution to the City's character and building stock; and</li> <li>2) preservation of the parkland setting of both Westburn and Victoria Parks, and the Cornhill Estate for the benefit of future generations.</li> </ol> <p>In 2004 there were already a number of satellite dishes on Esslemont Avenue as well as other streets. This new appraisal helps to raise awareness of the issues. Of particular concern are the redundant satellite dishes.</p> <p>This appraisal will make residents more aware of their surroundings and the impact unsightly features can have on the conservation area.</p>	<p>Leaflets are being produced for each conservation area and will be made available in this area.</p> <p>A section will be added to the leaflet to ask that residents remove redundant satellite dishes, aerials and any cabling to reduce the visual impact and ensure safety of those walking below.</p>
<p>The variety of window styles within tenement buildings is another detraction. The absence of uniformity is very unattractive compared to the well maintained Skene House apartments.</p>	<p>In 2004 when the Conservation Area was designated there was already an issue with a variety of window type.</p> <p>The most recent Technical Advice Note (TAN) on</p>	<p>No actions or alterations required as a result of these comments.</p>

	<p>windows and doors aims to remedy this for the future and avoid such a variety. Given that a number of these changes are historical there is unfortunately little that can be done retrospectively given the time lapse.</p> <p>If original windows remain in a building the TAN now states that these must be repaired rather than replaced. This is a stronger stance than previously.</p> <p>By highlighting this as an issue and making people aware of it, greater consideration would be given to this in future.</p> <p>This appraisal aims to enhance the conservation area and ensure we are being more consistent in our approach and encouraging improvements to design quality.</p>	
<b>2. C MacDonald</b>		
<b><i>Summary of Representations</i></b>	<b><i>Officers Response</i></b>	<b><i>Action as a result of Representation</i></b>
Resident of Whitehall Place, roots of the tree broke the pavement and it was replaced by tarmac as a repair rather than paving stones. The roots have broken through the tar again. Need for proactive tree management and paving stones to be used in repairs.	<p>Safety is paramount and a number of complaints have been received relating to the issue of walkway damage as a result of roots. The way the trees were originally planted does not contain the roots and stop them growing through the pavements.</p> <p>Tree management is being carried out across the city to try to resolve this issue.</p>	Discuss with roads maintenance possible finishes to damaged pavements that will make a more positive contribution to the Conservation Area.

	There would be benefit in Planning discussing finishes of pavements with the roads maintenance team to determine the best way in particular areas.	
Agree that the rusting satellite dishes on Esslemont Avenue are an eyesore, it would be nice to see these removed. Could a one dish per building limit be imposed?	See comment 1 above.	See comment 1 above.
<b>3. Historic Environment Scotland</b>		
<b><i>Summary of Representations</i></b>	<b><i>Officers Response</i></b>	<b><i>Action as a result of Representation</i></b>
Welcome the appraisal for Rosemount and Westburn Conservation Area and it's alignment with the Strategic Overview and Management Plan. Broadly content that the appraisal sets out special historic and architectural character of the area that it is desirable to preserve.	Comments noted and welcomed.	No alteration required as a result of this representation.
Character Area B – Westburn House – Given its high importance and current status on the Buildings at Risk Register. We suggest that the CA appraisal places a high priority on action/ proposals to restore and regenerate this building and its parkland setting, acknowledging that there is a current scheme to sympathetically restore and convert the building.	The appraisal highlights that Westburn House is a category A Listed Building. Due to its poor condition it is identified on the Buildings At Risk register as high risk. It does also mention the planning application on page 26. This said it would be beneficial to have the text relating to Westburn House in one location.	Add text to B3.2 stating "Westburn House is an A listed building. Due to its poor condition it is identified on the Buildings At Risk register as high risk. A planning application for the conversion of the house into a children's nursery was approved in May 2016. The redevelopment and reuse of this A listed building is strongly welcomed."

		Delete page 26 "The house is still present though now sadly run down and on the buildings at risk register."
Character area B - Royal Cornhill Hospital (B3.2). Given the extensive demolition approved for the Royal Cornhill Hospital (another key buildings/site identified in the 2004 CA appraisal) - we suggest that the new appraisal addresses the changing circumstances more clearly, highlighting how any of the surviving buildings and parkland setting continue to contribute to the CA.	<p>It is noted that Cornhill Hospital and its surrounds have changed since the Conservation Area was designated. A number of the original buildings have been retained and are currently under redevelopment. This includes the two villas and three of the upper hospital buildings.</p> <p>A number of the original trees have been retained on site, particularly around the north and west boundaries and in the centre between the old and new hospital. These trees around the edges contribute to the setting of the Conservation Area. There are also proposals to plant additional trees throughout the development.</p> <p>The boundary wall to Berryden Road has been rebuilt and a new attractive granite entrance has been formed. This adds to the character of the boundary of the Conservation Area.</p> <p>We have determined an application that attempts to maintain the character of the conservation area. Further analysis of the impact of this development will take place as the development is completed on site.</p>	<p>Add text to page 29 after 36 flats stating:</p> <p>"The redevelopment of the site has begun. The trees to the west and north boundaries have been retained where possible, with additional trees being planted within the site.</p> <p>The retention of existing buildings make reference to the previous hospital and retain an historic element of the site."</p>
Character area A - vacant warehouse Leadsid Road (section A3.2.4). We suggest the consideration be given to the significance	Conservation Area Consent was granted for the demolition of the vacant warehouse in January 2016. Planning permission was also approved for	Add text which states "The empty warehouse on Leadsid Road has a negative visual

of this vacant traditional granite warehouse to the CA and consideration be given to its retention/re-use as part of a redevelopment opportunity.	the erection of 11 flats in its place. This approval includes the reuse of granite off the building within the new development.	impact on the Conservation Area. There is a planning consent in place for the demolition of this building and the erection of flats in its place. The new flats will include downtakings from the warehouse on their front elevation”
<b>4. SEPA</b>		
<b><i>Summary of Representations</i></b>	<b><i>Officers Response</i></b>	<b><i>Action as a result of Representation</i></b>
<p>Document refers to the redevelopment of the Denburn Health Centre on p13 and p44. At this stage there is no detail on this project however it is noted that parts of the conservation area lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA flood map and therefore be at medium to high risk of flooding. In July 2015 areas were affected by surface water flooding caused by heavy rainstorms.</p> <p>Look forward to commenting on more detailed proposals for the Denburn Health Centre at the Masterplan stage. It should be noted that detailed Flood Risk Assessments and Drainage Impact Assessments may be required as plans develop.</p>	Comments on the issue of flooding are welcomed.	Add text to page 23 of the appraisal which states that there is a flood risk in the vicinity of the Denburn Health Centre and carpark and that this should be considered as part of any later redevelopment proposal.

<b>5. D Macdonald</b>		
Believes the appraisal covered all the relevant topics.	Comments noted and welcomed.	No alteration required as a result of this representation.
<b>6. ACC comments</b>		
A 3.2.2 goes into high level of detail that is not necessary		
A 3.4 No mention of Rubislaw Local Nature Conservation site which again can be important for wildlife and people's quality of life. Provides a habitat where it is open within the Conservation Area.	The Local Nature Conservation Site is shown in the map on page 23. Within this Conservation area the unculverted part of the burn takes up only a very small section between Albert Street and Albert Place. A paragraph should be added under A 3.4.1 Open Space on page 23.	Add text to state: "The small section of the Rubislaw Local Nature Conservation site within this conservation area provides an open break and habitat within the Conservation Area.
A 3.4.1 states small pockets of green space serve little purpose. This comes across negatively. They do play a part in visual amenity, health and wellbeing and helps alleviate pluvial run-off. Any greenspace no matter how small, particularly in the built urban environment has some purpose.	Comment is noted. The wording was not meant to be negative but it is noted how it could be read that way. Reword to ensure that it is clear even though these areas may have no obvious purpose they still play an important part in a conservation areas character.	Reword A 3.4.1 to state "The small pockets of green space contribute positively to the visual amenity of an area. These areas are particularly important in the higher density residential areas where there is limited open space."
Open space quality is a major issue with all in this area being poor in quality according to the open space audit 2010. This conservation area would benefit from improving the quality of open space identifies in the open space audit 2010.	The comments were not specific to which areas were of poor quality. Half of the area is a very urban Victorian expansion of the city, the other half includes Westburn and Victoria Parks. The open space audit is due to be updated and will identify in more detail where the areas requiring improvement are.	No changes to the appraisal as a result of these comments.

B 3.3.4 p39 - after “multi species” add “for resilience against disease and changing climate”	Comments noted and accepted	Add text to B 3.3.4 p39 - after “multi species” add “for resilience against disease and changing climate”
B 3.3.7 – give the actual address rather than former shop name.	Agreed	Change 1 to read “78 Rosemount Place”  Change 4 to read “The public House at 128 Rosemount Place”
B 3.4.1 – Grey squirrels are classed as non-native invasive species and the council is a member of the Saving Scotland’s Red Squirrels project. Greys are now being trapped in this area so should no longer be present. Text should be reworded to read:  <i>“Both parks and the area to the north provide suitable habitats for a number of species including many birds and bats.”</i>	Comments noted and agreed.	Reword to read: “Both parks and the area to the north provide suitable habitats for a number of species including many birds and bats.”
No mention of street lighting and the impact this is having or the design of it. Consideration should be given to energy efficiency measures where possible. The impact of light pollution can have an impact on wildlife if on for excessive long periods of time.	Energy efficiency measures are being implemented across the city including new lighting stands and old bulbs being replaced with LED alternatives.  Discreet low impact lighting is more appropriate in conservation areas with the potential to remove street furniture and apply street lighting to buildings.  Light pollution does not directly impact on or relate to the conservation area designation but the	Add text to opportunities on page 44 “Replacement of lighting columns with more discreet on building lighting”

	condition of lighting columns does.	
<p>SWOT – add to weaknesses – that there are some poor shop fronts, large garages, parking in front gardens, loss of garden ground, Inappropriate windows, Inappropriate dormers, loss of boundary walls, and removal of street trees.</p> <p>Add to threats - Removal of street trees, increasing use of lower quality materials like tarmac on pavements.</p>	Comments noted and these should be added	These should be added to the SWOT analysis of the appraisal on page 44 of the appraisal.
<p>Biodiversity –it is noted that this document is regarding the built environment in the main, the value of biodiversity should be included.</p> <p>Bats – there will likely be bats in the buildings and trees in this area and possibly hibernating in the area.</p> <p>The private gardens also form a significant habitat for bird species as well as smaller mammals.</p> <p>Where trees are mentioned it is more for their aesthetic value rather than their biodiversity or ecosystem function which area important especially in an area such as this where there is very little functional greenspace.</p>	Noted there should be more included on the biodiversity of the area.	<p>Add text to page 42 Open Space stating “There are a number of large gardens in this character area that provide a significant habitat for birds and smaller mammals.”</p> <p>Add text to page 23 and 43 Trees stating – “Trees not only make a positive contribution to the aesthetics of an area but also have value for their biodiversity and ecosystem functions. This is very important in a heavily populated area with little functional greenspace.”</p>
Designing streets, Local Transport Strategy and Active Travel Action Plan all aim to promote and put a greater emphasis on	Noted	No amendments required as a result of these comments.



active travel (such as walking and cycling) and the overriding principle of place before movement.		
<p>Key objective of the A944 Multi- Modal Corridor Study is to improve the punctuality and reliability of the bus service in this corridor. The existing bus stops and shelters must be retained and where necessary upgraded.</p> <p>Footpath links to the bus stops should also be retained and improved, where necessary, with adequate space left on footways for pedestrians, prams, wheelchairs, etc passing bus shelters.</p>	<p>Noted that bus stops and shelters should be retained and improved where necessary.</p> <p>Careful consideration must be given to the links between the bus stops to avoid clutter on the pavements and ensure that the routes are clear. There are areas within this conservation area that the large street bins have been placed on the pavement adjacent to bollards making it difficult to pass.</p>	<p>Add to page 44 Opportunities – “Improved bus shelter provision”</p> <p>Add to page 41 Street Furniture – “Careful consideration must be given to the routes between and to bus stops and shelters; these must be kept clear to ensure access for all. This may involve removing or reducing street furniture.”</p>
The A944 cycle route from Westhill is poorly catered for through the conservation area section. The route is sporadically serviced and the aim is to have continuous provision on both sides of Westburn Road along its length.	Opportunity to improve the A944 cycle route through the Conservation area would be welcomed.	Add to opportunities on page 44 of the appraisal – “Improved cycle connection on A944”
One cycle rack is present at the top of Mount Street. The wider areas of pavement within this Conservation Area adjacent to the shops would benefit from further cycle racks being erected to encourage locals to cycle rather than drive.	Noted	Add to opportunities on page 44 of the appraisal – “Additional cycle rack provision on wider pavements to be agreed with ACC.”