

**PLA/21/157 City Centre Conservation Area Character Appraisal Public Consultation Response**

**TABLE 1: Summary of responses and issues arising from public consultation held from 19<sup>th</sup> February until 16<sup>th</sup> April 2021**

**Question 1: Please give us your view on the draft City Centre Conservation Area Character Appraisal.**

<i>Key issue</i>	<i>Officers Response</i>	<i>Action as a result of Representation</i>
<b>1. Scottish Water</b>		
1.1 No comments	None	No action required
<b>2. SEPA</b>		
2.1 No comments	None	No action required
<b>3. Queens Cross and Harlaw Community Council</b>		
3.1 The Queens Cross and Harlaw Community Council have questioned why <a href="#">1-18 Union Grove Court</a> has not been included in the proposed 41-43 Holburn Street (The Foundry), 16-18 Union Grove, 28-38 Holburn Street, 4-14 Union Grove boundary extension.	After reviewing <a href="#">1-18 Union Grove Court</a> the building is found to contribute to the special character of the Union Grove and Holburn Street streetscapes. The views of the building from Union Street also contribute positively to the Conservation Area.	Include 1-18 Union Grove Court in the Conservation Area. Amend maps in the appraisal document to reflect this.
<b>4. Historic Environment Scotland (Late Response)</b>		
4.1 The Comments were received on 1 <sup>st</sup> June and the consultation closed on 16 <sup>th</sup> April. Given Historic Environment Scotland's key role in the management of the historic built environment in Aberdeen the comments have been taken into consideration despite being submitted after the closing date of the consultation  The revised appraisal document was welcomed as was the change in name of the conservation area by HES.	Comment noted.	No action required.

<p>HES note the conservation area contains the significant 19<sup>th</sup> Century spine of Union Street and King Street as well as the important remains of the medieval parts of the city and the links to the harbour.</p>	<p>Comment noted.</p>	<p>No action required.</p>
<p>HES also note the area comprises important 18th century urbanisation, including notable classical buildings by nationally renowned architects.</p>	<p>Comment noted.</p>	<p>No action required.</p>
<p>HES appreciate the inclusion of Trinity and St Nicholas shopping centres, new development on Ship Row, Marischal Square, and the tall buildings in Justice Mill Lane which they believe contribute to the multi-layered character of the city centre.</p>	<p>Comment noted.</p>	<p>No action required.</p>
<p>HES suggest considering including Virginia and Marischal Courts, given their close proximity to the conservation area and high visual impact.</p>	<p>These buildings are not included in the City Centre Conservation Area as they are Category A listed in their own right so inclusion in the Conservation Area would not afford them anymore protection.</p>	<p>No action required.</p>
<p>HES note the proposed boundary changes but suggest setting out the rationale more clearly.</p>	<p>Officers feel the rationale was set out clearly in the appendix document accompanying the consultation.</p>	<p>No action required.</p>
<p>HES particularly welcome the inclusion of Flourmill Lane and Provost Skene's House.</p>	<p>Comment noted.</p>	<p>No action required.</p>
<p>HES welcome the inclusion of the warehouse buildings on Virginia Street and Shore Lane.</p>	<p>Comment noted.</p>	<p>No action required.</p>

<p>HES Suggest including the B listed Bon Accord Baths, the C listed former Regent Cinema (now a health club) and the C listed former St Nicholas Union Grove Church (Union Grove Court).</p> <p>HES welcome the preservation and enhancement opportunities set out in chapter 9.</p> <p>HES ask for clarification on how the City Centre Conservation Area Character Appraisal relates to the Conservation Areas Strategic Overview Management Plan 2013</p>	<p>The inclusion of these buildings has been suggested by various members of the public and community groups as well as HES. After reviewing these buildings they would make a contribution to the character of the Conservation Area and should be included.</p> <p>Comments noted.</p> <p>The Conservation Areas Strategic Overview Management Plan 2013 is due to be reviewed and updated following completion of this exercise.</p>	<p>The B listed Bon Accord Baths, the C listed former Regent Cinema (now a health club) and the C listed former St Nicholas Union Grove Church (Union Grove Court) are to be included in the Conservation Area.</p> <p>No action required.</p> <p>Conservation Areas Strategic Overview Management Plan 2013 to be updated.</p>
<b>5. Bon Accord Heritage</b>		
<p>5.1 (ANON-1RU9-AY31-F)</p> <p>Bon Accord Heritage (BAH) are concerned that the C listed former Odeon cinema (Now the Nuffield Gym) and the B listed Bon Accord Baths have not been proposed for inclusion in the conservation area and believe they should be included in the boundary of the conservation area.</p>	<p>After reviewing these buildings it is considered that they contribute to the character of Justice Mill Lane and are visible from Holburn Street so do contribute to the these streetscapes so should be included in the Conservation Area</p>	<p>Include Bon Accord Baths and former Regent Cinema (Nuffield Gym) in the Conservation Area. Amend appraisal document to reflect this.</p>
<b>6. Friends of the Kirk of St Nicholas</b>		
<p>6.1 (ANON-1RU9-AYED-M)</p> <p>The Friends of the Kirk of St Nicholas requests section 7.8.3 be altered to read:</p>	<p>Partially agree with proposed change to text. It is felt that the first paragraph would be a welcome inclusion, however the additional text is more specific to the Friends Charity than this document.</p>	<p>Amend Section 7.8.3 pg.80 to read          'In 2005, the OpenSpace Trust was created to take forward the Kirk</p>

<p>'In 2005, the OpenSpace Trust was created to take forward the Kirk plans to reutilise the wing of the building which previously operated as the independent East Kirk as flexible public space. The building remains a shell but could have a range of uses.</p> <p>Over this time the 'Friends' charity has continued to engage from May to September with thousands of visitors, foreign tourists and locals from City and Shire, who enter the building to witness its particular sense of continuity with the past and to hear of its history.</p> <p>Visitor books bear testament to their appreciation of this sacred but welcoming space.'</p> <p>The Respondent appreciates the emphasis placed on the open green space provided by the Kirkyard (4.10 and 5.5.10)</p> <p>The respondent notes the lighting to the kirk needs to be updated and the creeping foliage and decay to the stone and metal of the gates may become a danger. As well as the removal of obsolete information panels.</p> <p>The respondent notes there is no longer a congregation but believes the Council should, in co-operation with the National Church, build on the past to enhance and inform the present. They would like to see the building and kirk</p>	<p>Comments noted.</p> <p>If the City Centre Conservation Area Character Appraisal is approved it will be followed by a review of the Aberdeen City Conservation Area Character Appraisals and Management Plan. This would be more for inclusion in the Conservation Areas Management Plan when it is revised.</p> <p>Comments noted.</p>	<p>plans to reutilise the wing of the building which previously operated as the independent East Kirk as flexible public space. The building remains a shell but could have a range of uses.'</p> <p>No action required.</p> <p>This point is to be considered for inclusion in the Conservation Areas Management Plan.</p> <p>No action required.</p>
--	---	--

<p>yard continue to be used as a quiet place for reflection and contemplation in the heart of the city centre.</p> <p>The respondent notes the Carillon and the Clock in the Kirk Steeple are in the care of ACC but they belong to the citizens and should be serviced and appreciated as appropriate.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p><b>7. Public Responses</b></p>		
<p>7.1 (ANON-1RU9-AYV4-N)</p> <p>The respondent has concerns regarding the impact of the Spaces for People interventions (e.g. decking, cones and tents) in the conservation area and questions why the conservation area is being extended to tackle for sale and to let signs.</p>	<p>The Spaces for People interventions are a temporary intervention to allow for social distancing required by the Scottish government in response to the COVID-19 Pandemic. These interventions are to be reviewed and removed as considered appropriate. The Conservation Area is being extended to include buildings and areas that contribute to the special historic character of the City Centre Conservation Area and give them the added protection afforded to buildings in Conservation Areas.</p>	<p>No action required.</p>
<p>7.2 (ANON-1RU9-AYVH-9)</p> <p>The respondent supports the document</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.3 (ANON-1RU9-AY&amp;J-D)</p>		

<p>The respondent believes the conservation area appraisal is a waste of time and will only result in pointing blame away from the Council.</p>	<p>The intention of the City Centre Conservation Area Character Appraisal is to preserve and enhance the historic built environment of the City Centre. The Planning Service believes this is a worthwhile use of resources and is also a statutory requirement under Section 61 of the <a href="#">Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997</a>.</p>	<p>No action required.</p>
<p>7.4 (ANON-1RU9-AY6X-S)</p> <p>The respondent believes the Council will do whatever it wants regardless of anyone's view.</p>	<p>The public consultation aims to seek the views of statutory consultees and the general public. All comments submitted are given due consideration.</p>	<p>No action required.</p>
<p>7.5(ANON-1RU9-AY6E-6)</p> <p>The respondent believes the Council should do something to attract people and business to the city centre.</p>	<p>Preserving and enhancing the historic environment in the City Centre will make it a more desirable place for people to live and work. Using the appraisal document to inform development proposals within the City Centre Conservation Area will improve the quality of the historic built environment which will attract people and business back into the City Centre.</p>	<p>No action required.</p>
<p>7.6 (ANON-1RU9-AY6C-4)</p> <p>The respondent believes the City Centre Conservation Area Appraisal is long overdue as the city centre looks awfully depressed.</p> <p>The respondent believes the City Centre Conservation Area Appraisal is a ruse to persecute the motorist, promote cycling and increase pedestrianisation in the city centre. The respondent believes the conservation area appraisal is a</p>	<p>The previous Conservation Area Character Appraisal for Union Street was written in 2007 so officers agree this review is required.</p> <p>The purpose of the Conservation Area Character Appraisal is:</p>	<p>No action required.</p> <p>No action required.</p>

<p>front for local traders who want to control what happens in the city centre. The respondent also believes the City Centre Conservation Area Appraisal is a stealthy left-wing plan disguised as being of benefit to the city and will just push traffic to other areas of the city.</p>	<ul style="list-style-type: none"> <li>•to justify the designation of the Conservation Area and review the existing boundaries;</li> <li>• to identify important characteristics of the area in terms of townscape, architecture and history;</li> <li>• to identify important issues that affect the Conservation Area;</li> <li>• to identify opportunities for development and enhancement schemes;</li> <li>• to encourage interest and participation in conservation issues amongst people living and working in Conservation Areas; and,</li> <li>• to produce a useful tool in Conservation Area management</li> </ul>	
<p>7.7 (ANON-1RU9-AY6S-M)</p> <p>The respondent thinks preserving and protecting the past for future generations is a great idea.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.8 (ANON-1RU9-AY66-Q)</p> <p>Well laid out and comprehensive.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.9 (ANON-1RU9-AY61-J)</p> <p>The respondent believes the reason for so many vacant units is due to the Council's high rent rates which prevents vacant shops being occupied.</p>	<p>The owners of the shops set rent rates this is not something that is controlled by the Council. The Council do not set business rates this is managed centrally by Scottish Government.</p> <p>In some exceptional circumstances formal notices (Planning and Building Services) have been served on</p>	<p>No action required.</p> <p>No action required.</p>

<p>The respondent believes that half of building owners leave their property to rot and the tax payer foots the bill until the owner can be found.</p> <p>The responds thinks there needs to be a push to have more residential properties above shops and ensure the buildings are used and not left to rot. Creating housing without losing green belt.</p>	<p>certain properties if they are a danger to the public or in a sever state of decay. Some works have then been carried out to these buildings by the Council. This is only in exceptional circumstances and the cost is then recovered from the owner of the building.</p> <p>Bringing vacant upper floors on Union Street and the wider city centre back into use is key to the improvement of Union Street and the wider City Centre. The Aberdeen Local Development Plan promotes the city centre as the commercial, economic, social, civic and cultural heart of Aberdeen. The Council has supported this through initiatives like the Affordable Housing Wavier and the Union Street Conservation Area Regeneration Scheme.</p>	<p>No action required.</p>
<p>7.10 (ANON-1RU9-AY6Y-T)</p> <p>The respondent believes that there should be modernisation as well as conservation. They feel too much conservation could draw young people away from the city.</p> <p>The respondent also believes that Nuart is an attempt to spice up old buildings.</p>	<p>The City Centre Conservation Area Character Appraisal is not a barrier to modernisation. The intent is to inform decisions made about development within the City Centre’s historic built environment so they can be made fully understanding the historic context of the City Centre.</p> <p>Nuart is a street art festival that looks to transform the walls and buildings across Aberdeen City Centre. There are very few Nuart pieces on historic buildings and none on Granite elevations.</p>	<p>No action required.</p> <p>No action required.</p>
<p>7.11 (ANON-1RU9-AY6B-3)</p>		



<p>The respondent believes reducing car traffic will bring people back into the city centre.</p>	<p>The document comments on possible traffic reduction measures such as pedestrianisation. It states (para 9.2) <i>'Pedestrianisation of a section of Union Street would be an opportunity to enhance its character and appearance of the street between Market Street and Bridge Street. Whilst pedestrianisation of this section of Union Street can improve the physical ambience safety and air quality for pedestrians, particular care will be required to be given to ensuring that pedestrianisation does not result in the diminution of the character of Union Street as a single and generally unified entity'</i>.</p>	<p>No action required.</p>
<p>7.12 (ANON-1RU9-AY6W-R)</p> <p>The respondent had no view.</p>	<p>None.</p>	<p>No action required.</p>
<p>7.13 (ANON-1RU9-AY68-S)</p> <p>No response</p>	<p>None.</p>	<p>No action required.</p>
<p>7.14 (ANON-1RU9-AY6D-5)</p> <p>The respondent is concerned that the appraisal document has not been updated since 2007.</p> <p>The respondent welcomes the plans to upgrade and maintain the street furniture. They believe the current street</p>	<p>It is unfortunate this document has not been updated since 2007. The intention is to update Conservation Area Character Appraisals with each new Local Development Plan cycle. .</p> <p>The City Centre Conservation Area Appraisal does not set out a plan to upgrade the existing street furniture. It does identify areas that could be improved upon and would inform any proposals brought forward to</p>	<p>No action required.</p> <p>No action required.</p>

<p>furniture could be improved. They would like to see reinstatement of black metal bins, the black and white street signs repaired and pavements and roads in the conservation area repaired using traditional materials.</p> <p>The respondents main concern is the shopfronts and upper floors in the conservation area especially on Union Street. They wish to see these buildings better maintained and cleaned.. They also wish to see businesses being made to maintain and clean their shopfronts and owners of upper floors be made to clean their windows and maintain their property. They consider the excellent features pointed out in the appraisal document to be let down by the lack of maintenance.</p> <p>The respondent would also like to see more green areas and trees. The respondent believes pedestrianisation is not necessary at this point. They believe the condition of the existing buildings needs to be addressed first.</p> <p>Vacant upper floors do not necessarily need to be an issue if the buildings are maintained and windows kept clean.</p>	<p>alter the existing street furniture and public realm in the city centre are brought forward, e.g. through the City Centre Masterplan.</p> <p>Minor issues like washing windows is not something that can be addressed by the Council’s Enforcement powers. However enforcement action has been taken against properties on Union Street such as serving amenity notices on shopfronts and general correspondence with owners regarding the maintenance of their properties. . Communication with owners of buildings on Union Street regarding their maintenance and up keep is ongoing and enforcement notices will be served as required. The Union Street Conservation Area Regeneration Scheme (CARS) also makes funding available for repair and reinstatement of original architectural features for historic properties on Union Street.</p> <p>Comments noted. Respond to point about pedestrianisation. The City Centre Conservation Area Appraisal document is not suggesting pedestrianisation but if a scheme was to go ahead the document states that care would need to be taken with any scheme brought forward to ensure the character of Union Street was maintained.</p> <p>Comments noted However it would be beneficial to the buildings and the wider city centre if the upper floors were brought back into use</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
<p>7.15 (ANON-1RU9-AY62-K)</p>		

<p>The respondent agrees with boundary changes to include a number of important buildings/area.</p> <p>.</p> <p>The respondent is concerned that little more has been proposed. They note concern about the appearance of buildings and query what action can be taken to ensure the condition of the buildings is kept to a certain standard.</p> <p>The respondent asks whether the council can be innovative in encouraging novel uses of the buildings in the conservation area.</p>	<p>Comments noted.</p> <p>The City Centre Conservation Area Character Appraisal's primary role is to identify important characteristics in terms of townscape, architecture and history. It does however also make commentary on negative factors and opportunities for enhancement.. Enforcement action has been taken against properties on Union Street such as serving amenity notices on shopfronts and general correspondence with owners regarding the maintenance of their properties. Communication with owners of buildings on Union Street regarding their maintenance and up keep is ongoing and enforcement notices will be served as required.</p> <p>The planning service has limited power in what it can compel owners do however innovative uses for historic buildings are welcome and the planning service would support any suitable applications that came forward in this regard.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
<p>7.16 (ANON-1RU9-AYP7-J)</p> <p>The respondent believes the new Marischal Square development should not be included in the proposed boundary as it is a modern building, does not meet the criteria for conservation area protection and its inclusion in the conservation area would dilute the nature of the</p>	<p>Careful consideration was given regarding the inclusion of Marischal Square. Although Marischal Square is a sizable , clearly modern, building, its Broad Street and Upperkirkgate facing elevations are not overbearing to the surrounding historic buildings. The use of granite cladding and glass ties the new</p>	<p>No action required.</p>

<p>protection of the conservation area and set a precedent for similar development</p>	<p>structure in with the surrounding historic buildings whilst reading clearly as a modern building. Officers consider it would make a neutral addition to the Conservation Area. Including this area within the boundary of the Conservation Area would also improve the continuity of the Conservation Area, and allow for clearer more consistent decision making for future development.</p>	
<p>7.17 (ANON-1RU9-AYP4-F)</p> <p>The respondent believes money needs to be spent on fixing the city's pot holes before anything else gets done.</p>	<p>Day to day roads maintenance is not covered by the City Centre Conservation Area Character Appraisal. The Council's Roads Service is responsible for delivering an ongoing schedule of repairs to potholes across the city.</p>	<p>No action required.</p>
<p>7.18 (ANON-1RU9-AYPG-2)</p> <p>The respondent would like to see the fencing removed from Union Bridge, pavements cleaned, buildings cleaned and overgrowth removed from guttering.</p>	<p>The temporary fencing on Union Bridge is to be removed and replaced with a bespoke suicide prevention barrier as part of the regeneration of Union Terrace Gardens. There is a scheme of cleaning and maintenance in place for pavements.</p> <p>It is the responsibility of individual building owners to clean and maintain their buildings. Cleaning granite buildings should only be carried out in line with Aberdeen City Council's <a href="#">Stonecleaning Supplementary Guidance</a> and <a href="#">Historic Environment Scotland's TAN 9 Stonecleaning of Granite Buildings</a>.</p>	<p>No action required.</p>
<p>7.19 (ANON-1RU9-AYPH-3)</p>		

<p>The respondent believes the City Centre Conservation Area Character Appraisal is a waste of time and money.</p>	<p>The intention of the City Centre Conservation Area Character Appraisal is to preserve and enhance the historic built environment of the city centre. The planning service believes this is a worthwhile use of resources and is also a statutory requirement under section 61 of the <a href="#">Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997</a>.</p>	<p>No action required.</p>
<p>7.20 (ANON-1RU9-AY37-N)</p> <p>The respondent believes the proposed boundary change to include Chapel Street and Gallowgate should be included.</p> <p>The respondent believes Marischal Square should not be included, due to being an eyesore which should be removed and having no historical significance or purpose</p>	<p>Comments noted.</p> <p>The respondents comments are appreciated. Careful consideration was given regarding the inclusion of Marischal Square. Although Marischal Square is a sizable , clearly modern, building, its Broad Street and Upperkirkgate facing elevations are not overbearing to the surrounding historic buildings. The use of granite cladding and glass ties the new structure in with the surrounding historic buildings whilst reading clearly as a modern building. Officers consider it would make a neutral addition to the Conservation Area. Including this area (including Marischal Square) within the boundary of the Conservation Area would improve the continuity of the Conservation Area, and allow for clearer more consistent decision making for future development.</p>	<p>No action required.</p> <p>No action required.</p>

<p>The respondent is 'on the fence' regarding the other proposed boundary changes.</p>	<p>Comments noted.</p>	<p>No action required</p>
<p>7.21 (ANON-1RU9-AY38-P)</p> <p>The respondent is concerned that if the conservation area gets too big the core aspects of Union Street and the immediate area will not be concentrated on.</p>	<p>The proposed boundary changes are relatively minor to the existing size of the Conservation Area and would not undermine the focus of the Conservation Area.</p>	<p>No action required.</p>
<p>7.22 (ANON-1RU9-AYQ7-K)</p> <p>The respondent considers the appraisal document to be well set out with excellent information on the buildings in Aberdeen. They agree the conservation area would benefit from improvements in shopfronts, building maintenance and pavements mentioned in the guidance.</p> <p>The respondent has concerns regarding potential pedestrianisation. They believe the restriction of bus travel would hinder the use of the city by the elderly.</p> <p>The respondent believes:</p> <ul style="list-style-type: none"> <li>belly bins are more environmentally friendly than standard bins.</li> </ul>	<p>Comments noted.</p> <p>The City Centre Conservation Area Appraisal document is not suggesting pedestrianisation but if a scheme was to go ahead the document states that care would need to be taken with any scheme brought forward to ensure the character of Union Street was maintained. Any scheme for pedestrianisation would also take into consideration a number of other requirements as well as the historic built environment including disabled access.</p> <p>Belly bins may be more environmentally friendly but they are considered by many to be somewhat unsightly. Replacement of the belly bins with bins that are more complementary to and in keeping with</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>

<ul style="list-style-type: none"> <li>roller shutters are sometimes needed for insurance purposes.</li> <li>Street bins are required by businesses and if the town centre is to be more residential then more communal bins will be required.</li> </ul> <p>The respondent considers Union Street to be run down and mainly populated by vape shops, charity shops and phone shops. The respondent believes this is due to high business rates, pedestrianisation of Castlegate and shopping centre developments in the city centre. They feel incentives are required to attract local businesses into the city centre.</p>	<p>the character of the Conservation Area would improve the quality of the public realm.</p> <p>There are alternatives to roller shutters that still meet the security requirements for insurance providers. Internal grill systems, for example, do not cause dead frontages and make the city centre a more inviting place to be, especially in the evening.</p> <p>It is appreciated that businesses and domestic properties require bins however a balance needs to be struck between the need for refuse collection and ensuring the character of the Conservation Area is not undermined with the proliferation of bins and other street clutter.</p> <p>Preserving and enhancing the historic environment in the city centre will make it a more desirable place for people to live and work. The City Centre Masterplan is the Council's strategy for regenerating the city centre. This document is currently being revised in light of the impact of the COVID-19 pandemic. This document will outline key project to revitalise the city centre. The Council do not set business rates, this is managed centrally by Scottish Government.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
<p>7.23 (ANON-1RU9-AYQR-E)</p> <p>The respondent believes the City Centre Conservation Area Appraisal is a sticking plaster. They wish to see the Council creating small business jobs, affordable rents and rates. The</p>	<p>The intention of the City Centre Conservation Area Character Appraisal is to preserve and enhance the historic built environment of the city centre. The planning service believes this is a worthwhile use of</p>	<p>No action required.</p>

<p>respondent would also like to see affordable housing and real sustainable economic development.</p>	<p>resources and is also a statutory requirement under section 61 of the <a href="#">Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997</a>. The City Centre Masterplan (CCMP) is the Council's strategy for developing and regenerating the city centre. This document is currently being revised in light of the impact of the COVID-19 pandemic. This document will outline key project to revitalise the city centre. The revised CCMP in conjunction with the Local Outcome Improvement Plan (LOIP), the Strategic Development Plan (SDP) the Aberdeen Local Development Plan (ALDP), the Strategic Housing Investment Plan (SHIP) set out the strategic and policy context for regenerating and developing the city centre and meeting housing requirements.</p>	
<p>7.24 (ANON-1RU9-AYQP-C)</p> <p>The respondent largely agrees with the points raised for all areas. They consider that every street needs to be carefully considered remove unsightly aspects. They note that architecture is an underappreciated aspect of potential tourism to the city.</p> <p>Respondent disappointed to see only 1 mention of Broadford Works in the document, and no plans to include it</p>	<p>Comments noted. Although the City Centre Conservation Area Appraisal does not go into the level of detail of analysing every street individually, it does identify key, buildings, streets, areas and views. The Conservation Areas Management Plan once reviewed will give general guidance as well as more specific recommendations for key areas on how they can be preserved and enhanced.</p> <p>Broadford Works is a very important site in the city and a new use for these buildings does need to be</p>	<p>No action required.</p> <p>No action required.</p>



<p>in the conservation areas. A long term solution must be found for this building as it will detract from any work done to improve areas surrounding it.</p>	<p>found. It is too far outside the boundary of the City Centre Conservation Area for it to be included. Broadford Works is also A listed so inclusion in the conservation area would not afford it anymore protection than it already has. There is a listed building consent in place for a site wide scheme to bring the buildings back into use but these works have not commenced.</p>	
<p>7.25 (ANON-1RU9-AYQ2-E)</p> <p>The respondent is happy with the document and feels it is thorough and well thought out.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.26 (ANON-1RU9-AYEZ-A)</p> <p>The respondent is supportive of the document as drafted, which identifies and recognises some of the city's theatres such as His Majesty's and Tivoli as key buildings and generally notes the main challenges and opportunities with regard to conserving and promoting the historic environment.</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>7.27 (ANON-1RU9-AYEM-W)</p> <p>The respondent considers the City Centre Conservation Area Character Appraisal to be a thorough and well considered document that will be a useful tool in the management of the conservation area.</p> <p>The respondent generally agrees with the description of the green and blue infrastructure outlined in the appraisal for each of the three character areas.</p>	<p>Comments noted.</p> <p>Comments noted</p>	<p>No Action Required</p> <p>No action required.</p>

<p>The respondent encourages the Council to build on the context provided in the draft Character Area Appraisal through specific measures.</p>	<p>The planning service will be reviewing and updating the Conservation Areas Management Plan Document which will outline more specific guidance. The management plan will identify opportunities that are compatible with the sensitivities of the historic environment. The management plan identifies opportunities for preservation and enhancement not only by the local planning authority, but also by other interested parties and community groups.</p>	<p>No action required.</p>
<p><u>Character Area 1 (Central)</u></p> <p>The respondent notes the conservation area appraisal comments on the lack of trees and other vegetation. They state the Council could further develop specific actions to improve green/blue infrastructure.</p>	<p>The revised conservation areas management plan will offer more detailed guidance in this regard.</p>	<p>No action required.</p>
<p><u>Character Area 2 (Golden Square)</u></p> <p>The respondent observes that hanging baskets are noted as a key negative factor and question this.</p> <p>The appraisal document notes the masterplan proposal to make Golden Square more of a public square and events space associated with the Music Hall. The respondent</p>	<p>The hanging baskets in Golden Square are predominantly attached to the lamp posts as opposed to the buildings so this point is accepted.</p> <p>Comment noted.</p>	<p>Remove hanging baskets from negative factors in Golden Square Key Characteristics 6.4 pg.53.</p> <p>No action required.</p>

<p>welcomes this and encourages the incorporation of green infrastructure.</p> <p><u>Character Area 3 (Marischal Street, the Green etc.)</u></p> <p>The respondent welcomes the potential goal of having greater physical interaction between the harbour and the surrounding area.</p> <p>The respondent welcomes the pedestrianisation of a section of Union Street, the restoration of Golden Square and enhancement of the Castlegate and the Green.</p>	<p>Comment noted.</p> <p>Comment noted.</p>	<p>No action required.</p> <p>No action required.</p>
<p>7.28 (ANON-1RU9-AYE1-1)</p> <p>The respondent notes the appraisal document takes stock of a variety of structures and spaces of historical and contemporary significance. They believe this will serve to preserve the special character of the conservation area and provide a focal point for investment in the city centre.</p> <p>The respondent feels given the current economic challenges facing the city it is important to safeguard these buildings and places to be used and enjoyed by all. Especially the loose paving on the Castlegate.</p> <p>The respondent suggests that original roads surfaces should be retained or replicated to emulate the original road surface as closely as possible.</p>	<p>Comments noted.</p> <p>Comments noted. Castlegate and Marischal Street will be considered in the Conservation Areas Management Plan.</p> <p>The Roads Service currently seek to maintain historic road surfaces within conservation areas in the city. Repair and maintenance of historic road surfaces will also be addressed in the conservation areas management plan.</p>	<p>No action required.</p> <p>This point is to be considered as part of the Conservation Areas Management Plan review.</p> <p>This point is to be considered as part of the Conservation Areas Management Plan review.</p>

<p>The respondent also suggests that lighting key areas to promote and improve safety could also be installed while minimising impact on the structure or character of the buildings and the area.</p>	<p>There have been improvements to the lighting of some areas in the city e.g. Schoolhill and the Art Gallery. Lighting for key areas of the city will also be considered as part of the City Centre Masterplan review. . lighting will also be considered for inclusion in the Conservation Areas Management Plan.</p>	<p>This point is to be considered as part of the Conservation Areas Management Plan review.</p>
<p>The respondent states the upkeep and maintenance of historic buildings in the city centre would improve the visual aesthetic of the city centre and any new development needs to consider the historic context.</p>	<p>This point is in line with the local and national policy context and all applications determined by the planning service try to meet these goals as closely as possible.</p>	<p>No action required.</p>
<p>The respondent believes there should also be the ability for short-term / impermanent / semi-permanent displays and installations in and around these spaces.</p>	<p>The planning service has encouraged and supported a number of city centre initiatives that have involved short term works/installations in the city centre and as keen to assist with any future projects being brought forward.</p>	<p>No action required.</p>
<p>The respondent believes that, given the cost of works to historic buildings, grants and support should be made available to property owners where possible.</p>	<p>The Union Street Conservation Area Regeneration Scheme and the Aberdeen City Heritage Trust both make funding available for grant eligible works to historic buildings in the city. This is explained in section 10 of the appraisal.</p>	<p>No action required.</p>
<p>The respondent states there must also be consideration given to how this Conservation Area connects with current and future infrastructure works to ensure that while the areas itself is conserved and preserved, it also does not become isolated</p>	<p>The planning service is consulted on all infrastructure works in the city. The City Centre Conservation Area Character Appraisal will assist with informing any future infrastructure works in this area.</p>	<p>No action required.</p>

<p>7.29 Mr and Mrs Leith (ANON-1RU9-AYEB-J)</p> <p>1) The respondents would like to see St Margaret's Episcopal Church, the Church Hall and the Rectory, as well as the building to the west of the church which most recently served as premises for Voluntary Services Aberdeen included in the CA boundary.</p> <p>2) The respondents suggest the following views be included as key views.</p> <p>A) View along King Street, from its junction with Castlegate.</p> <p>B) Views from various points on the west side of Albyn Place, encompassing the handsome buildings in Alford Place and the top of Union Street are very important. The respondent believes the views of these buildings are somewhat undermined by the Capitol and Silver Finn developments. They believe that no more</p>	<p>In order to include the C listed former voluntary services building, the B listed St Margaret Episcopal Church and Hall a number of modern buildings (2-32 Gallowgate and 1-115 Little John Street and the former Greyfriars House site) that would not be appropriate to include in the Conservation Area would need to be included. Given the buildings proposed for inclusion are listed and protected by this status it is felt the inclusion of these buildings would not be appropriate.</p> <p>Agree that this view should be included.</p> <p>Agree that this view should be included.</p>	<p>No action required.</p> <p>Add View along King Street, from its junction with Castlegate to section 5.5.10</p> <p>Add Views from the west side of Albyn Place looking towards Alford Place and Union Street to section 5.5.10</p>
--	---	--

<p>large building like these should be constructed as they have an enormously negative impact on the setting of the architecture of Union Street.</p> <p>3) The respondents welcome the city wide streetscape manual referred to in section 4.12 and look forward to the public consultation.</p> <p>4) They would welcome a commitment to retaining all street surfaces in historic areas in granite setts, laid in traditional pattern, and to restoring these whenever possible. They would also like to see a commitment to retaining and adding to the Council's current holdings of these.</p> <p>5) The Respondents suggest that there is more explanation on the origins of Aberdeen bond and why it was used.</p>	<p>Comments noted. A streetscape manual will be prepared as Aberdeen Planning Guidance to support the emerging 2022 Local Development Plan.</p> <p>The Council Roads Service currently seek to retain all existing historic road, pavement surfaces and traditional street signage with in conversation areas in the city. The Council Roads Service have a stock of the traditional street sign letters. Historic road and pavement surfaces will be considered as part of the Conservation Areas Management Plan review</p> <p>Comment accepted.</p>	<p>No action required.</p> <p>Historic road and pavement surfaces will be considered as part of the Conservation Areas Management Plan review.</p> <p>Include the following in section 5.6.25 (pg.39). Aberdeen bond is a masonry pattern common in the north east of Scotland. The form consists of a large block followed by 3 smaller blocks laid vertically to the same height as the large block. These three vertical blocks represent pinning stones traditionally used in in the construction of rougher random rubble walls but in Aberdeen bond are a uniform size and more refined</p>
--	--	---

		which shows the improvement in stone cutting techniques and technology in the 19th century.
--	--	---