



PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



Description: Demolition of vacant care facility and erection of 35 flats with associated works, including alterations to access and ancillary buildings

Address: Former Forest Grove care home, 22 Kings Gate

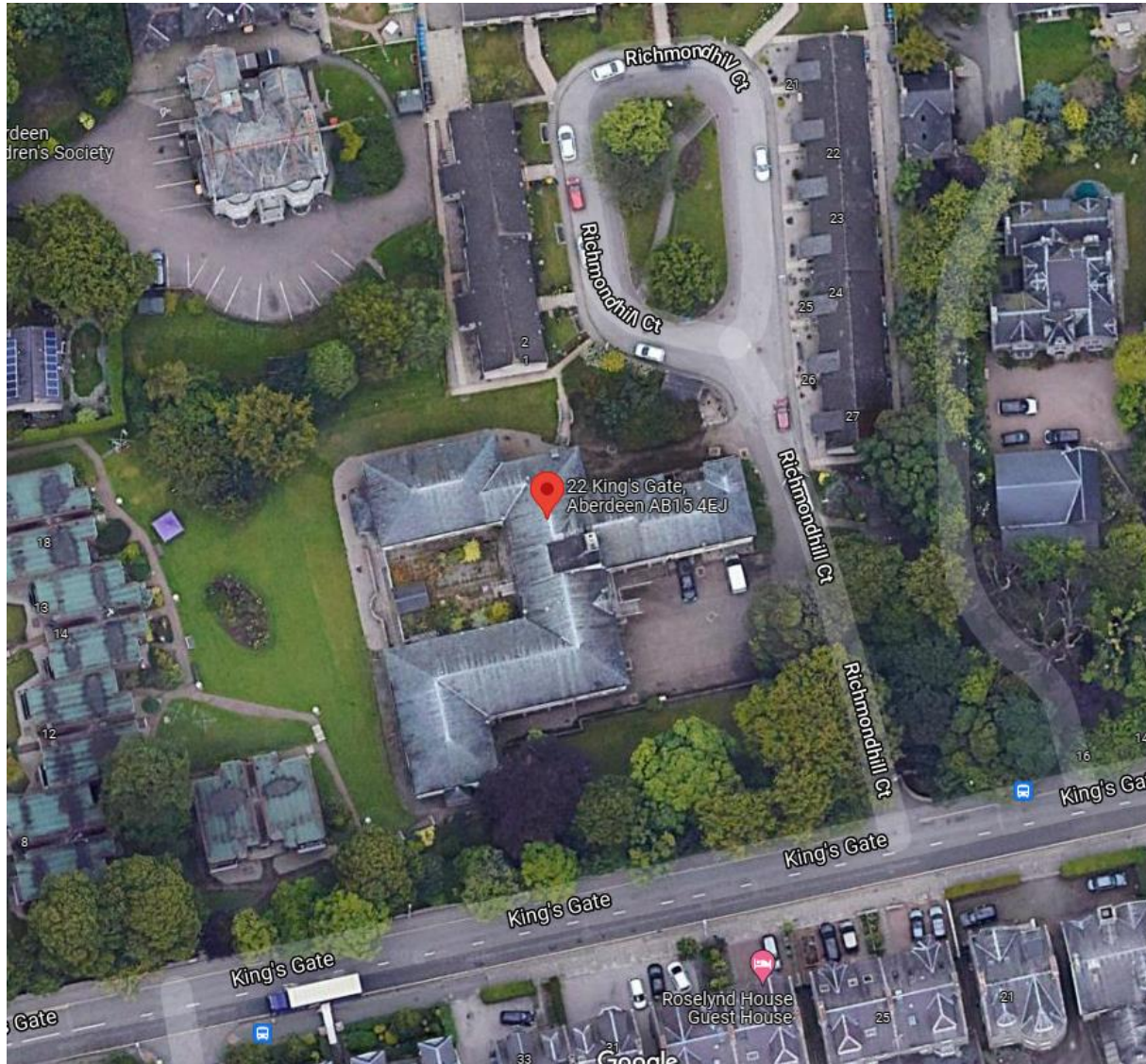
Type of application: Detailed Planning Permission

Application number: 210592/DPP

Existing site arrangement (1)



Existing Site Arrangement (2)



Source:
Google Maps



Site entrance/Listed Wall (1)



Source: Google Maps (October 2020)

Richmondhill Court



Existing building (1)



Existing building (2)



Existing Trees



Proposed Site Layout





Trees to be removed/lost



Proposed front and rear elevations



Proposed Elevations (2)



4 | Proposed Side Elevation 2
1 : 100



3 | Proposed Side Elevation 1
1 : 100



Proposed Floor Plans (1)



Proposed Floor Plan (2)



Proposed First - Second Floor Plan



Proposed Third Floor Plan

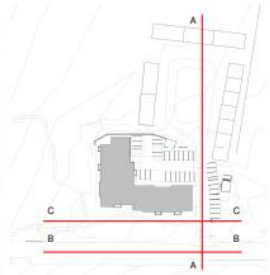
Indicative Site Sections (excluding some trees)



Site Section A-A
1:200



2 Site Section B-B - View from King's Gate
1:200



Site Section C-C
1:200



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project:
22 King's Gate, Aberdeen

Client:
CALA Homes

Site:
Proposed Site Sections

Project Reference:
11780 - HF-M - ZZ - ZZ - DR - A - P300005

Drawing Title:
PLANNING

Scale:
As indicated

Date:
April 2021

Check over this drawing.
Contractor's liability is approved with the permission of the Controller of the Building Standards (BMS) (Scottish Government).
The copyright of this drawing belongs to Halliday Fraser Munro Ltd.

Registered Office:
1 Victoria Street,
Aberdeen, AB11 7JH

01224 386 700
01224 386 701
01224 386 702

Indicative western boundary – Privacy and daylighting issues



Indicative site entrance – Impact on Conservation Area





Conclusion

- Mainstream residential use acceptable in principle

But.....

- Overdevelopment of site
- Adverse impact on Albyn Place/Rubislaw Conservation Area
- Adverse impact on 'setting' of Richmondhill House
- Inadequate level of amenity for all prospective occupants

Recommend **Refusal**



QUESTIONS?