



PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



Planning Development Management Committee

Residential development (79 units) comprising conversion of existing office building and erection of new build and associated infrastructure

Site at Quattro House, Wellington Circle

Planning Permission in Principle
210973/PPP

Location – Wider Context



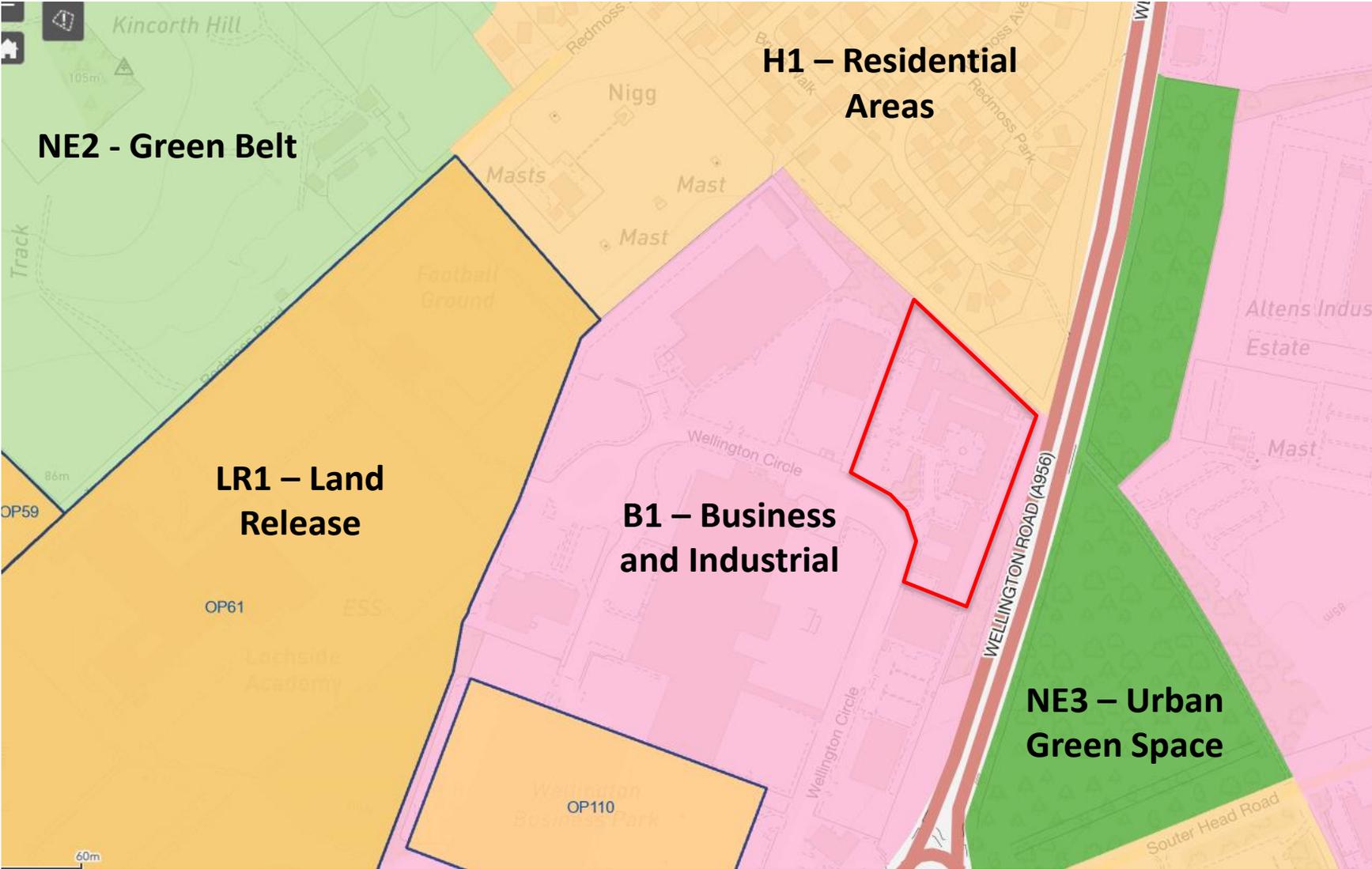
Aerial Photo



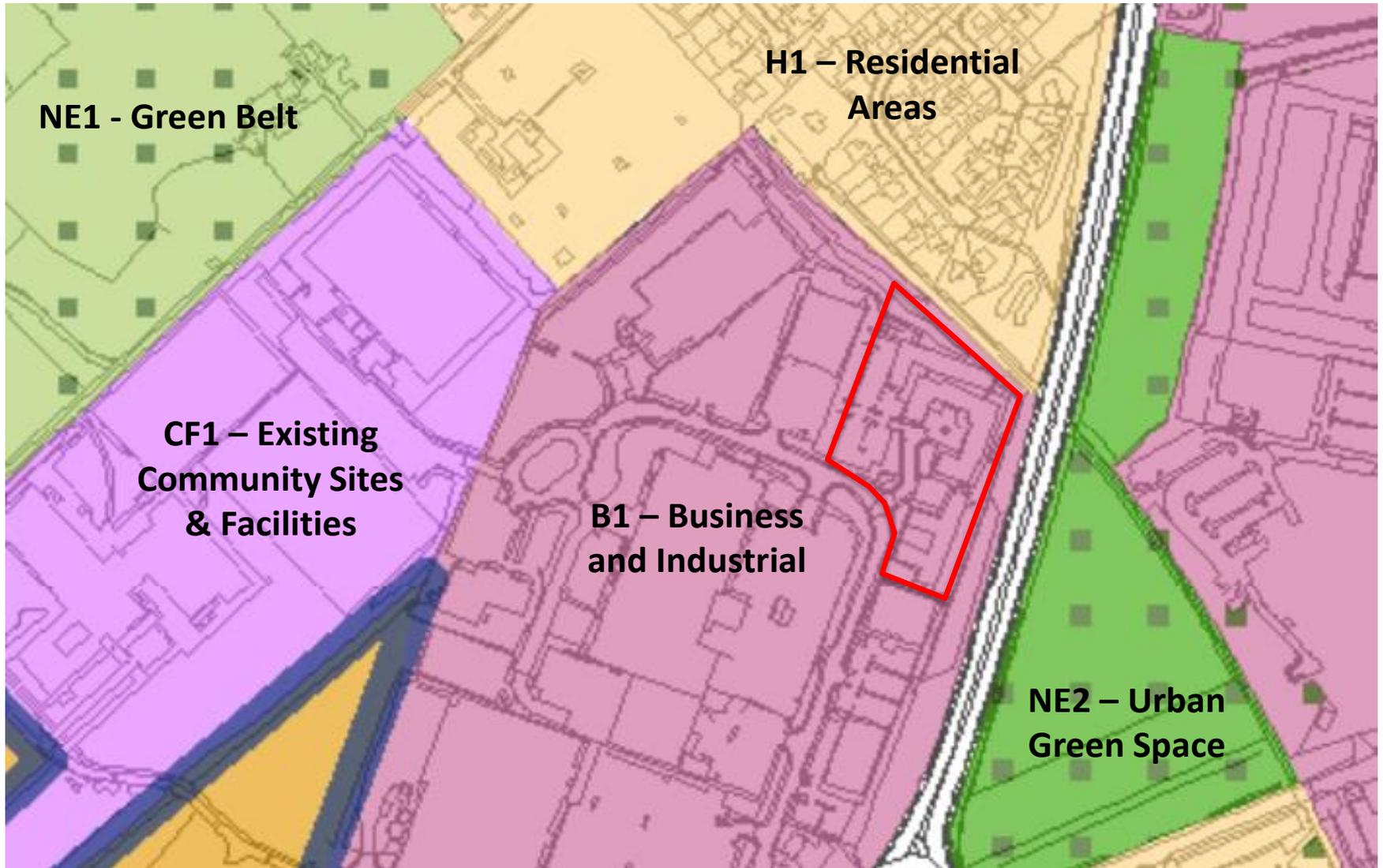
Aerial Image



ALDP Zoning (Adopted Plan)



ALDP Zoning (Proposed Plan)



Site Photos



Looking south-west from Wellington Road

Site Photos



Looking north from Wellington Road

Site Photos



Views from Wellington Circle

Proposals – Block A Indicative Massing



ELEVATION 01
Scale: 1:200

ELEVATION 02
Scale: 1:200



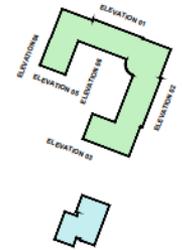
ELEVATION 03
Scale: 1:200

ELEVATION 04
Scale: 1:200



ELEVATION 05
Scale: 1:200

ELEVATION 06
Scale: 1:200



PA Block A Proposed Massing 02/12/21



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project: QUATRO HOUSE RESIDENTIAL DEVELOPMENT
WELLINGTON CIRCLE, ABERDEEN

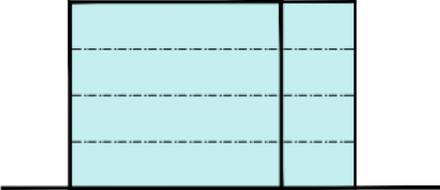
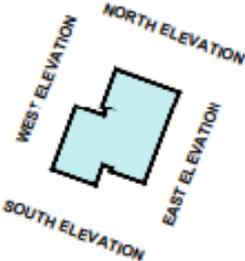
Client: FARO PROPERTIES IV LTD.

Title: BUILDING A - PROPOSED ELEVATIONS

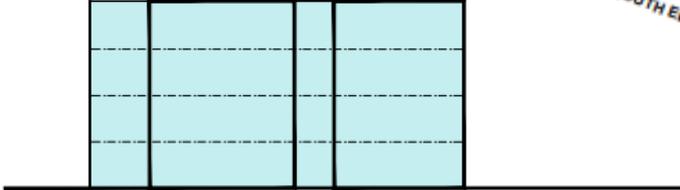
Document Reference:
11833 - HFM - BA - ZZ - DR - A - 00 102

Prepared by: [Name] Date: [Date]

Proposals – Block A Indicative Massing



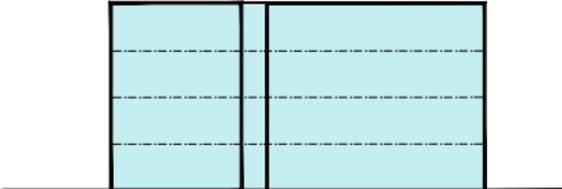
NORTH ELEVATION
Scale: 1:200



EAST ELEVATION
Scale: 1:200



SOUTH ELEVATION
Scale: 1:200



WEST ELEVATION
Scale: 1:200

Proposals – Indicative Visuals



Proposals – Block A Ground Floor Layout

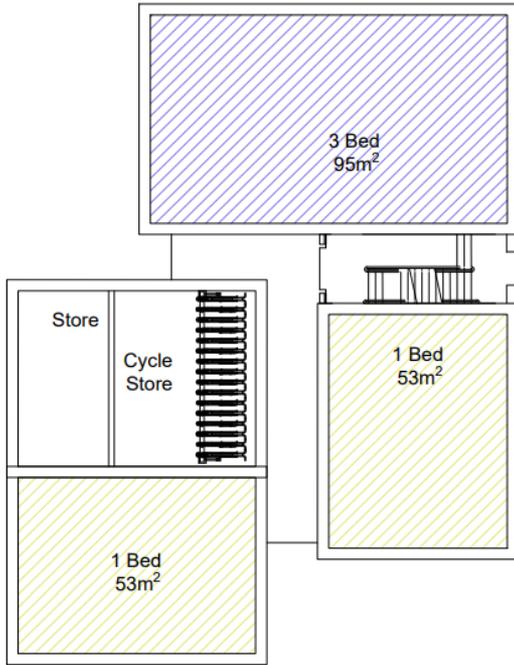


Proposals – Block A Upper Floor Layouts

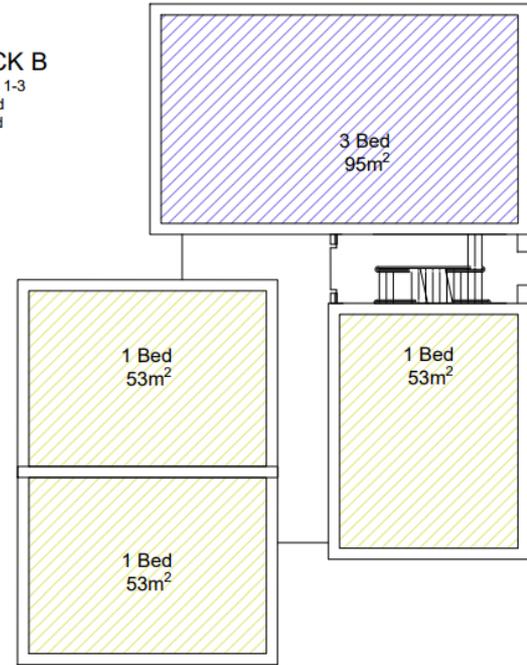


Proposals – Block B Floor Layouts

BLOCK B
LEVEL 00
2 x 1 bed
1 x 3 bed
= 3



BLOCK B
LEVELS 1-3
3 x 1 bed
1 x 3 bed
= 4





Summary

- Departure from the 2017 ALDP (Contrary to Policy B1 – Business and Industrial);
- However – lack of demand for continued business or industrial use & demonstrable surplus in business & industrial land in the city;
- Proposal would re-use part of the existing building on a brownfield site, thus constituting sustainable development in accordance with SDP and SPP
- Subject to further detail at MSC stage, a satisfactory residential amenity could be created for occupants, without any significant conflict with the neighbouring commercial uses.
- There would be sufficient on-site open space
- The occupants would not be adversely affected by noise emissions
- The site is sustainably located within walking distance of bus stops, schools, shops and other facilities and amenities
- Subject to further details to be assessed at MSC stage, the development could be appropriate in terms of its design & scale