

Planning Matters

Dandara Development

Upgrading Hazledene Road

Gavin Evans, Senior Planner at Aberdeen City Council was contacted regarding the Dandara planning application 130994, Zone A, with access onto Hazledene Road and whether details of the work needed to upgrade the access road to acceptable standard has been received at the Council.

The following reply was received:

Works for the upgrading of Hazledene Road form part of an application for Roads Construction Consent, which I understand was granted by the Council in its role as Roads Authority in July 2014.

These works do not require a separate grant of planning permission, however a condition attached to P130994 required the applicant to provide final details of those works (an indicative proposal was submitted at the time of application P130994) in order that the planning authority would have a further opportunity to consider any additional impact on trees arising from the finalised works. Submissions have been made, which indicate minor areas of change, however further information has been sought from Dandara to establish whether this will affect trees. As far as the timescale for those works is concerned, it is largely up to the developer however the upgrading works must be carried out before occupation of any unit within Zone A.

It has been confirmed that a Roads Construction Consent has been received by the Roads Department but they cannot email the plans as the Roads Department do not have copyright so the plans can only be viewed by making an appointment at Marischal College. The Roads Department have said they will inform Craigiebuckler & Seafield Community Council planning officer when Dandara notify the Roads Department with details of a start date for the road improvement work on Hazledene Road.

Hazledene Road Closed for 10 weeks starting 24th August, so the road will be closed until the beginning of November.



The road will be upgraded from the zebra crossing on Hazledene Road to the entrance for the Dandara Zone A development, shown in photo below:



New Temporary Traffic Order Imposed - Hazledene Road

A New Temporary Traffic Order has been imposed with the following details :

Category :Road Closure

Traffic Order Number : 5164

Emergency : No

Start Date and Time : 24 August 2015 07:30

End Date and Time : 30 October 2015 23:59

Location : Hazledene Road

Description : Aberdeen City Council has made the above-named order in terms of its powers under Section 14(1) of the Road Traffic Regulation Act 1984. The effect of the order, which will operate from 07:30 on 24 August, 2015, until 24:00 on 30 October, 2015, is to impose a temporary prohibition of driving on Hazledene Road, Aberdeen, between its junctions with Craigiebuckler Avenue and the access road to 'Somebody Cares'. The existing one-way restriction on the section of Hazledene Road, Aberdeen, between the 9 hole golf course and the Piper Alpha memorial, from the forked junction approximately 50 metres west of the 'Somebody Cares' exit road to the 'T' junction approximately 550 metres in a Northerly direction, will be suspended to maintain egress from properties. There will also be a prohibition of waiting at any time on the same stretch of road. The measures are necessary to protect public safety during carriageway reconstruction, and service installation works for a new housing development.

Alternate Route : An alternative route is available via via Queen's Road, Hazlehead Avenue and through Hazlehead Park.

Eastings : 390225

Northings : 805542

Ward Number(s) : 10

Tagged As : RoadWorks

For any further information please contact :

Name: Christopher

Contact Number: Barnard

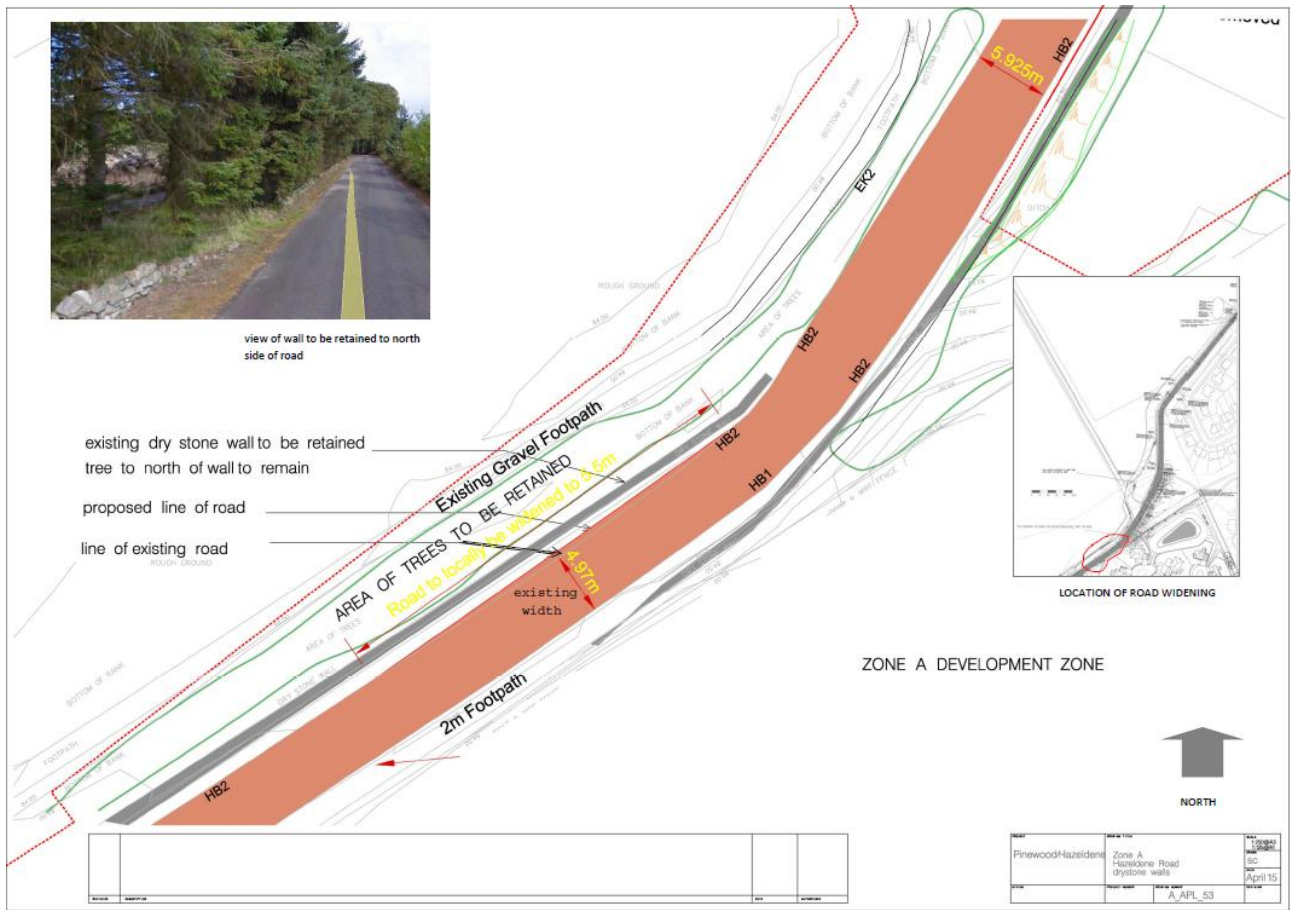
Email Address: CBarnard@aberdeencity.gov.uk

Somebody Cares is likely to be Adversely Affected by the Road Closure.

William Sell visited "Somebody Cares" and asked the Manager how he thought the charity would be affected by the 10 week road closure.

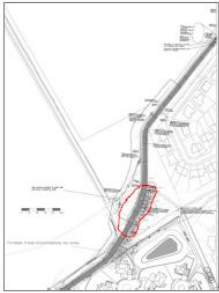
He replied, "It will be the finish of us." He said that he has lost sleep because of the worry that this road closure is causing him. Much of the stock consists of items of furniture. Their deliveries to customers requires large vehicles. At present half of the road, for a section between the Zebra Crossing and "Somebody Cares" is being upgraded by kerbing being installed. That section is only open for half of its width, with a narrow section remaining. The passage of vehicles is controlled by traffic lights. This has already caused a noticeable loss of business to the charity, William was told.

Application Reference:	130994
Local Authority Reference:	000066884-001
Proposal Description:	Zone A Hazledene Residential development of 50 dwellings with associated roads and landscaping addressing condition 23 PA reference A8/0530 access/siting/design and external appearance and landscaping
Application type:	Approval of Conditions for Planning Permission in Principle
Address:	Zone A (site between) Countesswells Road/Hazledene R Hazledene Aberdeen
Post code:	





view of wall to be retained to north west side of road

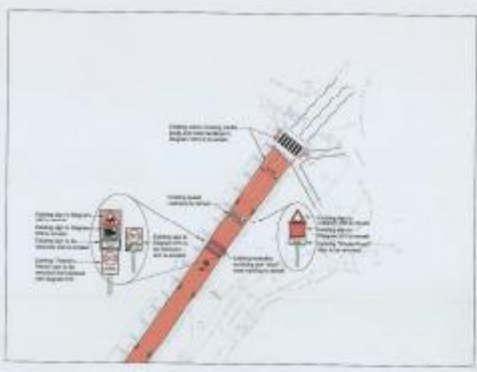


LOCATION OF ROAD WIDENING

existing dry stone wall to be retained
 tree to north of wall to remain
 proposed line of road
 line of existing road



PROJECT	Pinewood/Hazeldeane	DATE	15/04/15
TITLE	Zone A Hazeldeane Road drystone walls	SCALE	1:500
DRAWN BY	A. APL	DATE	15/04/15
CHECKED BY	S2		



- Red line: Roadworks in main carriageway
- Orange line: Roadworks in side carriageway
- Yellow line: Roadworks in footway
- Blue line: Roadworks in cycle lane
- Green line: Roadworks in verge
- Black line: Roadworks in drainage
- Red square: Roadworks in main carriageway
- Orange square: Roadworks in side carriageway
- Yellow square: Roadworks in footway
- Blue square: Roadworks in cycle lane
- Green square: Roadworks in verge
- Black square: Roadworks in drainage

Code	Description
001	Asphalt
002	Gravel
003	Concrete
004	Grass
005	Other



Code	Description	Area
1	Asphalt	1000
2	Gravel	2000
3	Concrete	3000
4	Grass	4000
5	Other	5000

CARRBORO

CONSTRUCTION

AGGRESSIVE 940 5



Zebra Crossing on Hazledene Road with junction of Craigiebuckler Avenue.

From the photographs you can see the zebra crossing is in need of repainting, Councillor Martin Greig helped to get information from the Roads Department regarding the zebra crossing.

It has been suggested by a local resident to build the zebra crossing up as per the crossing on Hazlehead Avenue and this should help to stop water pooling at the zebra crossing and hopefully help to reduce the amount of repainting required on the Zebra crossing.

The Council confirmed that the pedestrian crossing will be repainted. Also, the Council Grounds officials are investigating the drainage problem to find out how to prevent the discharge of surface water from the Hazlehead Nursery access road onto Hazledene Road.



Trees have been cut down along the road in the woodland beside the burn that runs into the Walker Dam. As part of the planning application a tree survey and arboricultural impact assessment was prepared by Struan Dagleish Arboriculture; dated September 2013. In the report eleven trees were identified to be removed, a mixture of Beech and Holly trees. This was necessary to accommodate the required in-fill adjacent to the road.

It was proposed that where ground levels are greater than 1m below the height of the existing road; in-filling is carried out to raise the level.



In-filling being carried out on the woodland side of the drystane dyke.

Trees have also been cut down along the tree line beside the footpath in Zone H:



The footpath was blocked by a fallen tree and left overnight on 19th August.

Councillor Martin Greig contacted the City Council and received a reply from Richard Nicholson, Arboricultural Officer. In his reply he stated that the path and the trees are publicly owned. In the past they did works in the area removing the crowns of over mature beech trees. The stems have been left in some cases for biodiversity habitat such as bat roosts etc.

These latest works were prompted by an approach from Dandara regarding trees overhanging the gardens of the newly developed houses. They asked Aberdeen City Council to prune the trees. This did not fit Council policy and was refused.

However, previous to this, as part of the Planning process for the development a Tree Survey was completed. In line with correct practice this tree survey included trees out with the development site within a certain radius. This included publicly owned trees and was copied to Mr Nicholson. The survey identified defects in several trees and gave them short life expectancies. These are the trees with the single green dot and are the ones being felled.

After further discussions with Dandara it was agreed that ACC would use its own tree surgeons to remove some overhang from the remaining trees. Again this is line with adopted policy as an 'exceptional' case which reads

“to agree that in exceptional circumstances it may be possible for work outside the scope of the procedure to be carried out to trees by the Council (as owner of the trees), at the expense of the individual making the request.”

This was felt to be the best option as it allows ACC to control the work on its own trees (ie they specify and do the works themselves) and we get reimbursed for it, which allows us to take down failing trees at the same time. It also helps pay for new planting which is very badly needed.

Mr Nicholson was not happy that timber was left in the manner described blocking the path and he has had spoken to the arborist responsible. He has also spoken to adjacent residents and explained the Council's position.

There are some works to complete and this should be resumed on 14th September.

Flooding Issues Tuesday 7th July 2015 – SUDS Pond





The planning officer met with concerned residents after the torrential rain on Tuesday 7th August 2015. Concerns were raised at the level of water in the SUDS pond, at the sales pod site there is no banking and is also at the lowest point so the pond is very likely to overflow at the lowest point and will enter properties on Burnieboozle Crescent.

It is our understanding that until the sales pod is removed from site the SUDS pond cannot be completed ie. the bottom end of the pond is the at the lowest and there is nothing to stop water overflowing into nearby gardens with a potential flooding risk.

The planning officer contacted Gavin Clark regarding our concerns about the temporary sales pod and flooding from SUDS pond, he wasn't aware about the location of SUDS pond but he was going to visit the site.

Dandara were contacted; Iain McDonald, surveyor and Kenneth McKenzie the contracts manager were made aware of the problem. They said they would look at the problem.

Councillor Ross Thomson emailed Gavin Wyley from Dandara about the SUDS pond.



Flooding in the rear garden at NO.21 Pinewood Road

Flooding from No.2 Pinewood Road flowing onto Countesswells Avenue.

There was a small river flowing up at the bottom of the residents garden and flowing in front of his garage then the water flowed over the pavement into a road gully, but this quickly became blocked and the flow of water then continued further down the road down another road gully.

It has been suggested that when Dandara built the entrance pillars to the housing development they covered over the drainage ditch/channel and had claimed to have fitted a pipe but clearly this isn't allowing water to drain away. Also a new resident moving into one of the Dandara houses backing onto the tree line at Pinewood was out looking at the water entering the rear gardens of the houses along that stretch.

Another neighbour who has lived in Pinewood since the houses were built stated that he thought Dandara had started to divert water to the burn that runs into Coupers pond at James Hutton Institute.

Councillor Ross Thomson after speaking to Dandara has managed to get agreement to holding a meeting with Craigiebuckler & Seafield Community Council to discuss the flooding/drainage issues.

Meeting to Discuss Drainage and Flooding Issues

Mr Will Burnish (ACC Team Leader Flooding and Coastal Structures, Flooding and Coastal Engineering) met with William Sell and Robert Frost from CSCC on 3rd September to discuss the drainage and flooding issues in the Craigiebuckler area. It was a very constructive and informative meeting and it was a chance to show Will Burnish the location of the drainage and flooding problems. Firstly the Dandara retention/SUDS pond was discussed and he was shown a video of the retention pond which was full to the point of nearly overflowing after the flooding on 7th July 2015. Mr Burnish stated that he has contacted Dandara regarding the planning application for the siting of a temporary sales pod, he has asked Dandara for further information regarding the final design of the retention pond and whether the sales pod needs to be removed before the pond can be fully completed. Once a response is received Mr Burnish will either recommend refusal/ approval of the planning application.

The French drain running along the boundary wall of the rear gardens on Burnieboozle Crescent was discussed and Mr Burnish agreed to carry out a camera survey to inspect the French drain to check for any signs of blockage by tree roots etc.

The issue of flooding at the No.2 Pinewood Road where water was flowing at the bottom of the residents garden and flowing in front of his garage then onto the pavement and into a road gully. Mr Burnish said a camera survey would be carried out by his team to check to see if a drain has blocked causing the problem.

The issue of the very wet and boggy green space known as the Coulter Bypass was discussed and Mr Burnish said he has looked at maps of watercourses and drains in the area and there is a culverted watercourse running down the green space. There are also a foul water sewer, large water main and a surface water drain running down the green space. Mr Burnish agreed to carry out camera surveys in the area checking the drains for any sign of leaks or other potential problems.

The issue of water running down past the Grove Nursery across Hazledene Road and down Craigiebuckler Avenue was highlighted to Mr Burnish. He said a lot of work is being carried out at this site, there is a known problem with drains at the nursery and water is flowing all over the place. This is an ongoing investigation and action will be taken to rectify the situation.

Water flowing from the events field at Hazlehead Park and running along Hazledene Road beside Somebody Cares was also mentioned and talks between the Hazlehead Ground maintenance team and Scottish Water are ongoing but the source of the water was not know.

The Dandara Planning Applications were considered at the Planning Development Management Committee meeting on Thursday 28 November 2013.

All the zones were approved with additional conditions imposed for Zone A, with access off Hazledene Road

Zone A planning application 130994

Conditions imposed:

No development shall be undertaken within Zone A until a finalised scheme of works necessary to bring Hazledene Road up to adoptable standard has been submitted to, and approved in writing by, the planning authority.

No building in zone A shall be occupied until works for the upgrading of Hazledene Road have been implemented in full.

Zone B & C planning application number 131044

Zone H, planning application number 130820

Zone D,E,F & G planning application 130155

Summary of Dandara Development Planning Applications

31055 Zones D,E, F & G registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131055>

Zone D 44 houses

Zone E 35 houses

Zone F 50 houses

Zone G 45 houses Total of 174 houses

131044 Zones B&C registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131044>

Zone B 39 houses

Zone C 39 houses Total of 78 houses

130994 Zone A with access to Hazledene Road registered 08/07/13 <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130994>

130820 Zone H with access to Countesswells Avenue registered 05/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130820>

Zone A 50 houses, Zone B 39 houses, Zone C 39 houses, Zone D 44 houses

Zone E 35 houses, Zone F 50 houses, Zone G 45 houses and Zone H 48 houses

Total number of houses = 350 houses

131027 Pinewood Residential Development Approval of Conditions 2, 3, 6, 7, 9 and 10 of Planning Application Ref A7/2178

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131027>

Landscape, Walling, Connectivity – Pinewood – Countesswells Road

131037 Traffic calming and speed limits etc. registered 22/07/2013 and representations to be in by 14/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131037>

Countesswells Development



UPDATE FOLLOWING FULL COUNCIL ON 8 OCTOBER 2014 The Countesswells site is in the control of 3 main developers: Stewart Milne Group; Heron Property Ltd; and, IDJ Properties and two other land interests – The Mann family, and the owners of Newton Park. Stewart Milne Group (SMG) has an 84% controlling interest in the overall site. **To date, the 3 parties have been unable to reach agreement on a consortium approach to delivery of development, including the timing of build and delivery of infrastructure works.** The inability to reach agreement is holding up the delivery of the development, which is central to the Council's Local Development Plan, and wider housing strategy. SMG has indicated its commitment to commence development on the land under its control, and to enter into a section 75 agreement to provide the necessary infrastructure required by the adopted Development Framework, but based on the current delegated approval, a site start cannot be made until the other landowners have also committed to the process as the s75 has to be signed by all parties in the consortium. SMG has therefore requested that the permission in principle be issued with suspensive conditions securing the delivery of the infrastructure. To discharge the conditions and allow development to commence, the Council will require each of the parties to demonstrate how they intend to provide the necessary infrastructure. This may be through entering into a Section 75 Agreement binding their respective ownerships. Whilst normally this would involve a single agreement which would be signed by all those with an interest in the overall site, it is recognised that in this case, in order to allow substantial progress in the short term once Planning Permission in Principle is granted, separate Section 75 Agreements may be necessary.

Councillors at the full Council meeting on Wednesday 19th August 2015 dismissed a developer's bid to have planning conditions relaxed on a huge 3,000 homes scheme in Aberdeen – warning it risked an “unmitigated disaster”.

A dispute between the three main firms behind the £700million plans for Countesswells, west of Hazlehead Park, was raised at a meeting of the full council.

Planning permission was granted for the work last October, subject to a series of conditions.

However, the Stewart Milne Group has since asked if it could negotiate a separate agreement with the council on the provision of schools and roads at the site, because it could not reach a deal on the work with its consortium partners, Heron Property and IDJ Properties.

Local authority planning chiefs told councillors that such a move would be unusual and would risk that crucial infrastructure was not built.

But they recommended that the proposal be approved in order to ensure the development remained on track, and to protect an £80million UK Treasury loan towards the work.

No councillors backed the proposal when it was discussed yesterday – with many expressing anger that it had even been considered.

Finance convener Willie Young said: “I find it incredible as to how we’ve got into this position because it would appear, if no-body moves these recommendations, then our officers have absolutely misjudged the mood of the collective.”

A majority of councillors backed an amendment tabled by Marie Boulton, the authority’s deputy leader, which said that the previously-agreed conditions – approved last October when planning permission was granted – should continue to stand.

Ms Boulton said: “I don’t believe we should be shifting the balance of risk from the developer to the council, and then in turn to services in this city and the taxpayer.”

Conservative group leader Ross Thomson said: “If the developers are squabbling, that is their problem. We shouldn’t be supporting something that could be an unmitigated disaster.”

Several Liberal Democrat councillors argued that the planning permission should be completely withdrawn because local roads and schools would not be able to cope, however an amendment from Ian Yuill was defeated.

The Stewart Milne Group said in a statement last night: “Countesswells is a strategically significant development for Aberdeen and the wider region and we are pleased the council has reconfirmed its commitment for the delivery of this exciting new community.

“We believe that our proposal tabled today would have facilitated an accelerated delivery of this much needed development.

“In conjunction with the development partners, we will continue towards reaching agreement with the council on all aspects required to deliver this new development.”

Kepplestone Mansion

Application details

Application Reference:	151057
Local Authority Reference:	000124721-002
Proposal Description:	Demolition of part of fire damaged building and alteration and extension to remaining structure to form 4 No. flats.
Application type:	Listed Building Consent

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Kepplestone Mansion Viewfield Road Aberdeen
Post code:	AB15 7AW

Application Status and Key Dates

Application Status:	Pending
Date application received:	30/06/2015
Date application Validated:	14/07/2015
Date of expiry of period allowed for representations:	25/08/2015

Applicant, Agent and Case Officer Details

Applicant:	David Murray Associates The Radar Station 38 Donmouth Road Bridge Of Don Aberdeen AB23 8DR
Agent:	
Officer:	Jennifer Chalmers
Officer Telephone Number:	01224 522175
Officer Email:	jechalmers@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Ms Jennifer Chalmers

Email: craigden10@live.com

Planning Officer

22nd August 2015

Development Management

Aberdeen City Council

Business Hub 4

Marishchal College

Broad Street

Aberdeen AB10 1AB

Dear Ms Chalmers

Planning Application Reference Number: P151057

Proposal Description: demolition of part of fire damaged building and alteration and extension of remaining structure to form 4 No. flats.

Address: Keppleston Mansion, Viewfield Road, Aberdeen.

Application Type: Listed building consent.

We believe that it is in the public interest that the sympathetic development of this brownfield site begins as soon as possible.

However, we object to the application proceeding without a detailed structural engineer's report being commissioned by Aberdeen City Council, as the adjudicating authority, on the structural integrity of the mansion and the eighteenth century farm house. We contend, without prejudice, that the Council should have its own report on the feasibility of consolidating the remaining historical structures in the planned development because, in our opinion, much ambiguity of intention is evident throughout the composition of this application. Given the historical significance of the mansion / farmhouse complex, with its uniquely combined, but yet contrasting forms of architecture, we believe that the Council should commission a structural survey of all its surviving structures as a first step to enforcing their preservation and the continuity of their listed status.

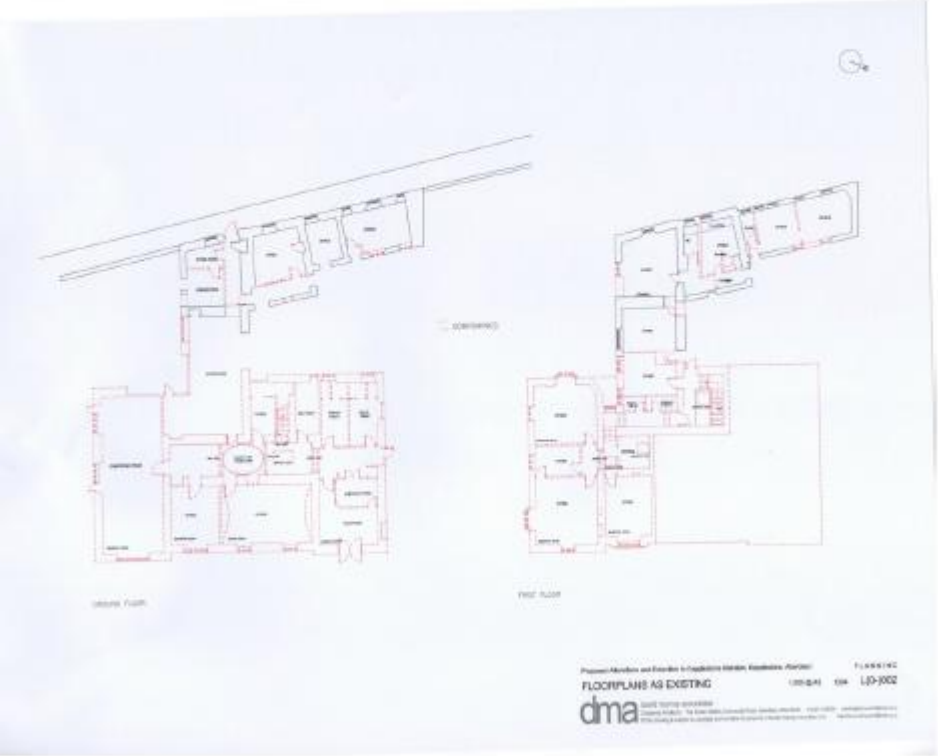
Although we have no access to the site, we are aware that much of the mansion house has survived the fire, as can be seen from the photograph on the next page. The retention of the load bearing structures by the applicant seems to depend on financial considerations rather than their inherent value as surviving components of Aberdeen's architectural heritage.



Plan L(0-)-001 (below) shows a red hatched area, annotated "Fire damaged section proposed to be demolished". Compare this drawing with the next illustration which shows the demolition proposal for both the ground and first floors.



Plan L(-0) 002 shows that the downtakings extend beyond this area. Furthermore the horizontal extent of downtakings proposed on the ground floor are shown to be more extensive than the downtakings proposed on the first floor immediately above. Presumably, the latter rely structurally upon the former.



The Applicant has stated that: "retaining and reinstating the existing building as much as possible would be the ideal scenario, however it is clear from a structural point of view, that from a structural point of view, this approach is not recommended for the mansion house at least". Here there is ambiguity of intention. Is the demolition of the mansion house *the least of* what is proposed? We interpret this as implying that the demolition may be more extensive.

In the application to develop the site, No. P151056, the Applicant provided the following evaluation:-

:- "The single storey wing to the north of the 2 storey part has also been very badly damaged. Fairhursts' view is that the bulk of this should be demolished, with a small element to the very end of the wing theoretically able to be salvaged. However retaining it would leave a small isolated section of the building of dubious structural integrity. Consequently the view is to demolish the mansion house in its entirety"

We object to this recommendation. It is evident from this statement and others in the previous application, referred to above, that load bearing walls exist. Are they structurally unsound because fire has caused the loadings to be removed from them? We are not convinced as to the accuracy of this statement and again recommend that Aberdeen City Council obtains a structural engineer's report before taking any decision concerning the future of the listed buildings which are the subject of this application.

The question should be asked, "Is the demolition of the mansion house proposed because it is financially advantageous to clear the site and 'start with a blank canvass?'"

The applicant has not stated what measures will be taken to protect the eighteenth century farmhouse from further damage during the demolition of the mansion house.

The 18th century farmhouse is shown in plans 001 and 002 to be retained and is considered to be 'technically salvageable'. The application of this phrase, in respect of the farmhouse, seems to imply that it too may have to be demolished. Although included in the redevelopment of the site, the future of the farmhouse does not seem to be secure.

The applicant has stated "there is an opportunity to retain the Viewfield Road farmhouse, further inspection would be required to establish its detailed structural condition and exactly where an appropriate and practical 'cut-off' point from the mansion house would be".

We think that this statement is ambiguous and is lacking in clarity. Considering that this is an application, the applicant describes the retention of the farmhouse as an 'opportunity' not a proposal. Therefore we submit that this statement only serves to reinforce the uncertainty of the future of the farmhouse.

Although the Applicant has acknowledged "that the farmhouse elevation forms an important part of the townscape of Viewfield Road and would endeavour to retain this element as much as possible, subject to a more detailed inspection".

We note that the applicant refers to the Viewfield Road 'element' of the farmhouse and therefore conclude that the intention may be to demolish the remainder. No part of the farmhouse should, in our opinion, be demolished. It is an eighteenth century building and should be retained and respected as such.

We conclude that this application should be refused on the grounds that it contains few clear proposals for the extent of the demolition which could involve the farmhouse.

There are no firm proposals for the future of the farmhouse as an integral part of the overall development, although it is shown as being retained in the plans.

The Council is in possession of the applicant's statements pertaining to the structural viability of the remaining structures of the mansion, but requires time to commission and study a structural engineer's report on this historical complex.

Yours sincerely,

William Sell

Planning Applications as per weekly planning list August 2015

Application details

Application Reference:	151200
Local Authority Reference:	000126505-001
Proposal Description:	Rear Extension and Internal Alterations
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	144 Seafield Road Aberdeen
Post code:	AB15 7YN

Application Status and Key Dates

Application Status:	Pending
Date application received:	21/07/2015
Date application Validated:	27/07/2015
Date of expiry of period allowed for representations:	19/08/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr Gary Bryant 144 Seafield Road Aberdeen AB15 7YN
Agent:	Grant McGillivray 23 Woodcot Park Stonehaven AB39 2HG
Officer:	Grace Harrison
Officer Telephone Number:	01224 523325
Officer Email:	grharrison@aberdeencity.gov.uk

1 Existing Front Elevation
Scale 1:100

2 Existing Side Elevation
Scale 1:100

3 Existing Site Elevation
Scale 1:100

4 Existing Ground Floor Plan
Scale 1:100

5 Existing Upper Floor Plan
Scale 1:100

6 Location Plan
Scale 1:1250

Scale 1: 1250 Meters

REVISIONS	

Project: Extension and Internal Alterations
144 Seafield Road, Aberdeen, AB15 7YN
For Mr Gary Bryant

Title: Existing Elevations, Floor plans & Location Plan

Scale: As noted Date: May 14 Drawn:GM

Project No: 14002
Drawing No: PL-01
Rev:

Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

Proposed Site Elevation
Scale 1:100

Proposed Ground Floor Plan
Scale 1:100

Proposed Upper Floor Plan
Scale 1:100

Proposed Roof Truss Section
Scale 1:100

Legend:

- 1. Dark grey smooth render (see scale)
- 2. Grey profile render (to external walls)
- 3. Grey flat tiles (to roof to match existing roofline)
- 4. White UPVC window frames to match existing
- 5. Concrete block (to match existing grey stone)
- 6. White UPVC window panes
- 7. White oak floor (to match existing)

NO.	DATE	DESCRIPTION

Project: Extension and Internal Alterations
144 Seafield Road, Aberdeen, AB15 7YN
For Mr Gary Bryant

Title: Proposed Elevations, Floor Plans & Structural Plans

Scale: As noted Date: Aug 14 Drawn: GM

Project No: 14002
Drawing No: PL-02
Rev:

Application details

Application Reference:	151321
Local Authority Reference:	
Proposal Description:	Erection of single storey extension to side and rear of existing dwelling.
Application type:	Detailed Planning Permission

Location

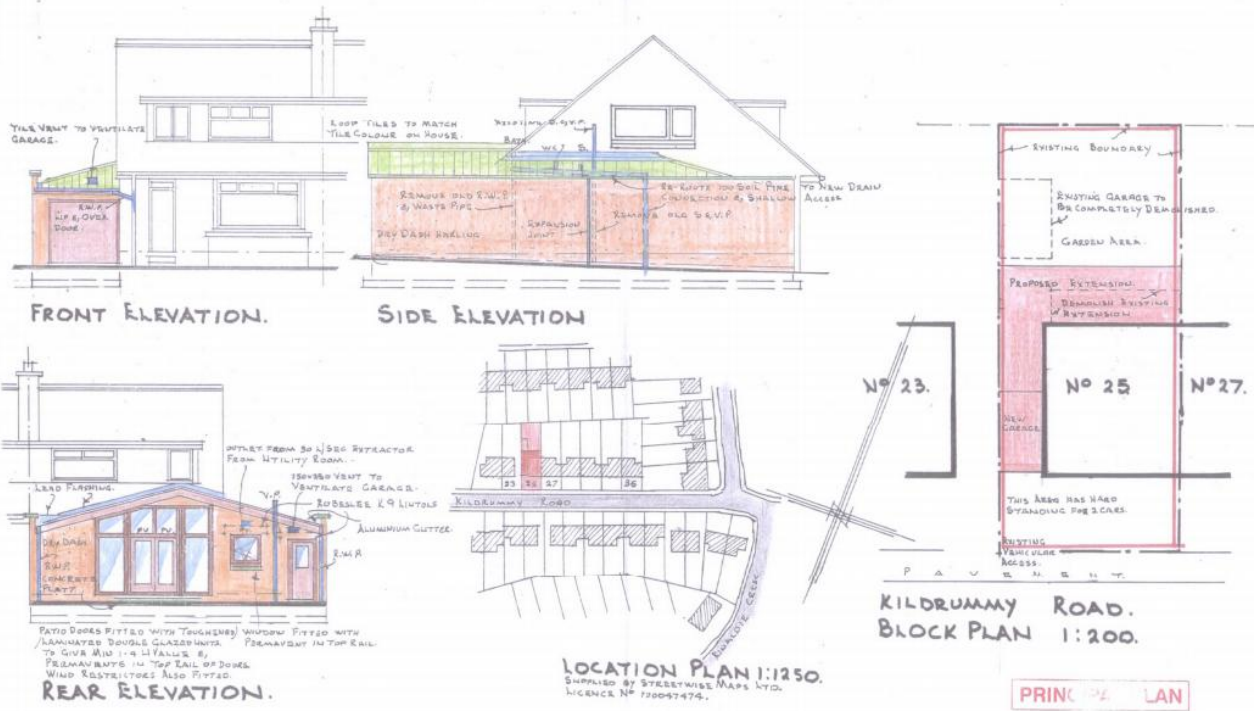
Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Address:	25 Kildrummy Road Craigiebuckler Aberdeen, Aberdeen City
Post code:	AB15 8HJ

Application Status and Key Dates

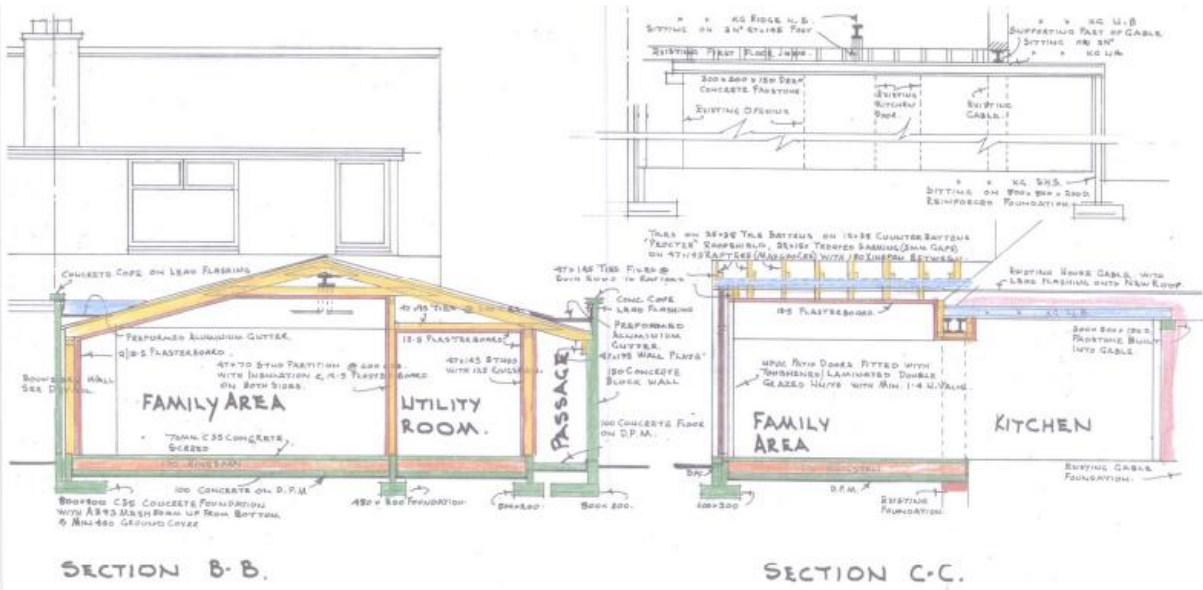
Application Status:	Pending
Date application received:	07/08/2015
Date application Validated:	07/08/2015
Date of expiry of period allowed for representations:	28/08/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr And Mrs Atkinson 25 Kildrummy Road Craigiebuckler Aberdeen, Aberdeen City AB15 8HJ
Agent:	James A Smith Tigh Na Bruaich Kingswells Aberdeen City AB15 8QQ
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



PROPOSED EXTENSION & GARAGE, 25 KILDRUMMY ROAD, ABERDEEN AB15 8HJ.
 MR. & MRS. ATKINSON. SCALE 1:100. AUG. 2015. James A Smith 01224 740430 SHEET N° 1.



PROPOSED EXTENSION & GARAGE, 25 KILDRUMMY ROAD, ABERDEEN AB15 8HJ.
 MR. & MRS. ATKINSON. SCALE 1:50. AUG. 2015. James A Smith 01224 740430 SHEET N° 3.

Application details

Application Reference:	151315
Local Authority Reference:	000128223-001
Proposal Description:	Formation of a new dormer extension.
Application type:	Detailed Planning Permission

Location

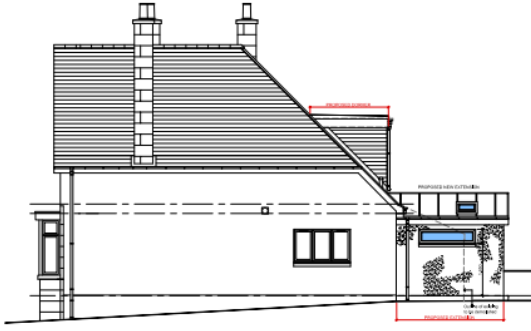
Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	34 Woodburn Gardens Aberdeen
Post code:	AB15 8JA

Application Status and Key Dates

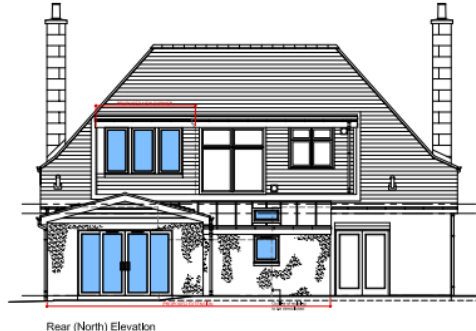
Application Status:	Pending
Date application received:	07/08/2015
Date application Validated:	12/08/2015
Date of expiry of period allowed for representations:	09/09/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr & Mrs Kevin Forbes 34 Woodburn Gardens Aberdeen AB15 8JA
Agent:	Hab Design 12 Deemount Road Ferryhill Aberdeen AB11 7TJ
Officer:	
Officer Telephone Number:	01224 523470
Officer Email:	pi@aberdeencity.gov.uk



Side (West) Elevation



Rear (North) Elevation



Side (West) Elevation
Proposed Elevations @ 1:50



Proposed Rear Extension & Dormer

24 Woodburn Gardens, Aberdeen, AB11 2LW

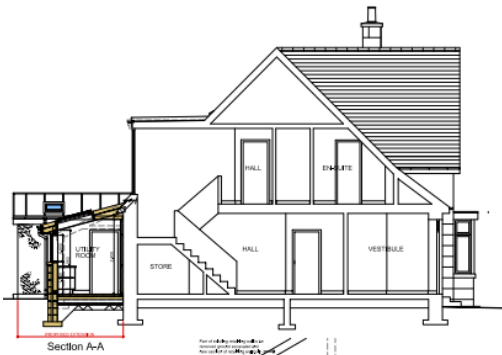
Mr & Mrs K. Forbes

Proposed Elevations

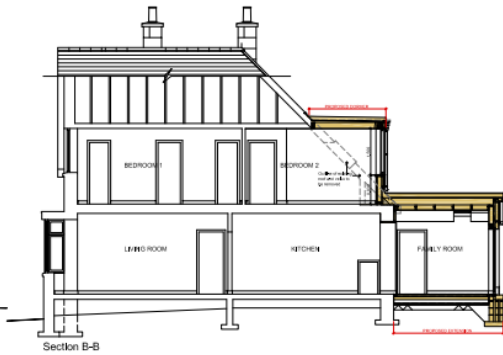
NO	DATE	BY	CHKD
M69 1203 C			

hdbdesign
Architectural & Interior Design

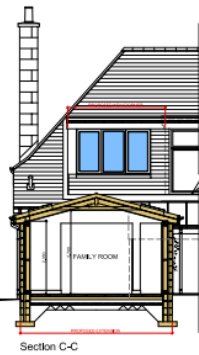
12 Dumbarton Road, Ferryhill, Glasgow, G81 1YU



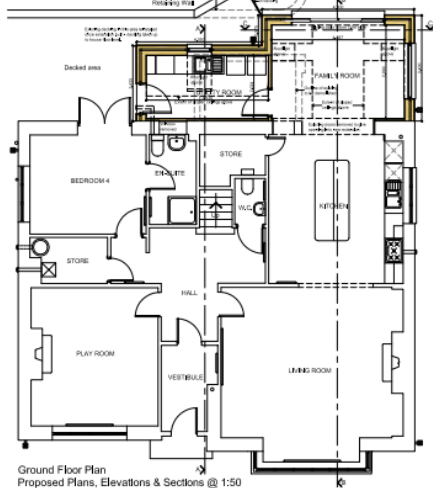
Section A-A



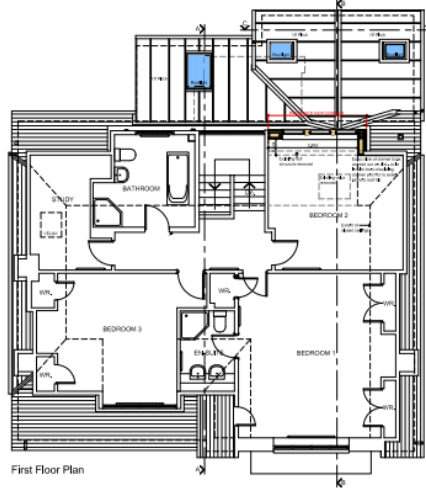
Section B-B



Section C-C



Ground Floor Plan
Proposed Plans, Elevations & Sections @ 1:50



First Floor Plan

Finishes:

- Walls: Plasterwork to be skimmed & finished to the standard specified
- Floors: As specified
- Windows: As specified
- Doors: As specified
- Roof: As specified
- External walls: As specified
- External floors: As specified
- External walls: As specified



Proposed Rear Extension & Dormer

24 Woodburn Gardens, Aberdeen, AB11 2LW

Mr & Mrs K. Forbes

Proposed Floor Plans

Proposed Sections

NO	DATE	BY	CHKD
M69 1202 C			

hdbdesign
Architectural & Interior Design

12 Dumbarton Road, Ferryhill, Glasgow, G81 1YU

Application details

Application Reference:	151328
Local Authority Reference:	
Proposal Description:	Rear extension to form garden room.
Application type:	Detailed Planning Permission

Location

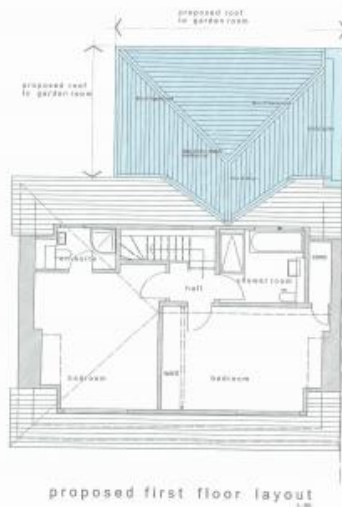
Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	20 Seafield Avenue Seafield Aberdeen, Aberdeen City
Post code:	AB15 7XB

Application Status and Key Dates

Application Status:	Pending
Date application received:	10/08/2015
Date application Validated:	10/08/2015
Date of expiry of period allowed for representations:	14/09/2015

Applicant, Agent and Case Officer Details

Applicant:	Ms Lindsay Farquharson 20 Seafield Avenue Seafield Aberdeen, Aberdeen City AB15 7XB
Agent:	
Officer:	Dineke Brasier
Officer Telephone Number:	01224 523514
Officer Email:	dbrasier@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

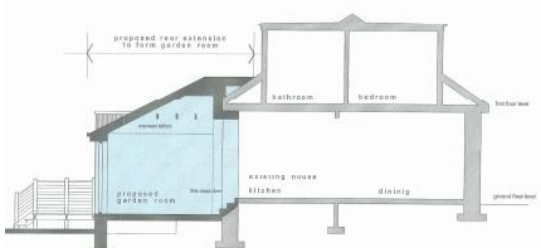


proposed rear extension to form garden room
20 seafield avenue
aberdeen
proposed plans and block plan

PRINCIPAL PLAN

scale 1:1250 1:50

dwg.no. 08 A



proposed rear extension to form garden room
20 seafield avenue
aberdeen

proposed plans and elevations

PRINCIPAL PLAN

scale 1:1250 1:50

dwg.no. 07 A