

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

## Planning Officer's Report

06 June 2017

### Planning Matters

#### Dandara Development

Dandara have submitted a planning application for a 3-storey 81 bed care home in Zone A across from Hazledene Manor with a new access road onto Hazledene Road

A public meeting in Hazlehead Academy was held on Tuesday 23rd May. We are keen to hear your views, concerning this proposed development, and shall welcome your attendance.

The written representation concerning this planning application, which we will submit to Aberdeen City Council, will include the opinions expressed at the meeting. Please come along and have your say.

Reference	170525/DPP
Application Received	Tue 09 May 2017
Application Validated	Thu 11 May 2017
Address	Zone A (site Between) Countesswells Road/Hazledene Road Aberdeen
Proposal	Erection of care home and 4 dwellings
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dandara
Applicant Address	16 Beech Manor Stoneywood Aberdeen UK AB21 9AZ
Environmental Assessment Requested	No

Application Received Date	Tue 09 May 2017
Application Validated Date	Thu 11 May 2017
Expiry Date	Wed 07 Jun 2017
Determination Deadline	Mon 10 Jul 2017



North Elevation



South Elevation



West Elevation



East Elevation



NOTES

NO.	DATE	BY	REVISION

**dandara** limited  
16 Birch Manor  
Stonywood  
Boreham  
B311 5RZ

Project:  
 Proposed Location:  
 Zone A:  
 Planning Ref:  
 Proposed Situation:

13/06/17  
FEB 2017  
28

A\_API\_113



Note:  
 1. All buildings are shown as footprints only. The actual building design is subject to change.  
 2. All buildings are shown as footprints only. The actual building design is subject to change.  
 3. All buildings are shown as footprints only. The actual building design is subject to change.  
 4. All buildings are shown as footprints only. The actual building design is subject to change.

Yew (3ft)  
 Oak (11ft)  
 Spruce (10ft)  
 Cedar (10ft)  
 Sycamore (15ft)  
 Magnolia (15ft)

Also include:  
 Note: All numbers to show 1' depth (depth) (all numbers)

12000 AS 15000 AS  
 Jan 17  
 LAPS

Phewood-Hazeldene  
 Zone A  
 with nursing home

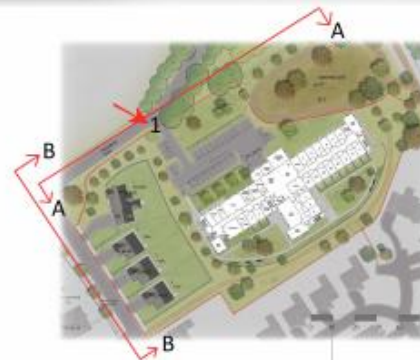
dandara  
 15 Beach Home  
 15000 AS  
 15000 AS



Section A-A



Section B-B



View 1



Material Key:

-  dark grey tile with slate appearance
-  dark grey proprietary cladding panel
-  timber coloured proprietary cladding panel
-  balcony with timber decking and structural glass balustrading
-  energy efficient windows
-  porches to houses formed in natural timber structure
-  white render
-  stone work to match within development zone

1	Layout from rev	10/17	28
2	Layout from Rev 01	10/17	28
3	Layout from Rev 02	10/17	28

**dandara**  
limited

16 Birch Mount  
Stoneyfield  
Standon  
BD21 9AZ

Project: Planning Application  
Zone A

Client: Standon

Date: 1/2019/17

Rev: APR 2017

Page: 28

**A\_APL\_117**





- 2.5 The proposal is for the development of a Care Home with 81 bed spaces including: a quiet room, day room, therapy room, nurse station, dining room, cinema, and hair bar. The Care Home would be approximately 5010sqm in size. In addition to this, 4 dwellings are also proposed (see Figure 4 below).



**Figure 4: Site Layout**

- 2.6 The Care Home element of the development has been designed to front Hazledene Road with the 4 dwellings fronting onto the main access road into Zone A itself. Access to the Care Home is taken directly from Hazledene Road.
- 2.7 The Care Home delivers 81 ensuite bedrooms. Other facilities to be delivered for its residents include: residents lounges, quiet lounges, a library, cinema and gym. A nurses station is also provided as well as areas for staff members. Residents will all have particular needs which is addressed by the design of the building; which aims to create a familiar environment to reduce the effects of these symptoms and provide a safe, domestic style place which residents can call "home".
- 2.8 The Care Home will be 3 stories in height. It has been positioned to sit away from the road with access via a drive taken from Hazledene Road. The site of the Care Home

is sits slightly lower than the surrounding houses, tucked behind mature trees that line Hazledene Road, it sits happily within the residential area. This change in level between the Care Home and the houses to the south also has the added advantage of providing residents with a secure and private garden area to the south.

- 2.9 Within the Care Home ground floor bedrooms will have direct access to semi private external seating areas with the upper floor bedrooms having large opening windows overlooking either the landscaped SUDS facility, mature trees and grounds to the north or the landscaped private gardens to the south. Secure gardens are also delivered for resident's enjoyment. These areas have been designed with the residents in mind and are sensory. A putting green is also available for resident's enjoyment.
- 2.10 Car parking for the Care Home is provided to the front of the building. In total 28 car parking spaces are provided including: 2 disabled spaces, one limousine space and one Doctor space. In addition to this, space is provided for an ambulance. A loading bay is also provided. 10 cycle spaces and 2 motorcycle spaces are provided.
- 2.11 The Care Home will be privately managed. It is anticipated that the Care Home would employ up to 100 people.
- 2.12 The layout of housing in the remainder of Zone A has been amended to enable the delivery of the Care Home. The total number of dwellings to be delivered by this zone will not alter. An Non Material Variation for the remainder of Zone A will be submitted in due course.
- 2.13 As discussed above, 4 dwellings are also proposed. 3 Yew (4 bedroom) and 1 Cedar (5 bedroom) house types are proposed (see Figures 5-7 below). This is in keeping with the new dwellings delivered elsewhere in the wider Hazledene site. Car parking for the dwellings is in curtilage.



**Figure 5 Yew House Type**



### **3.0 Planning History**

- 3.1 A Planning Brief was prepared and agreed by the Planning Committee in February 2004 regarding potential residential development of the combined Pinewood and Hazledene sites.
- 3.2 Residential development on this site was approved under outline application reference A8/0530 in August 2010. The site subject of this application formed part of an application for Matters Specified in Conditions for Zone A, Application Ref No P130994 which was approved in December 2013. Within Zone A 50 detached dwellings were approved.
- 3.3 The site was identified in the Aberdeen Local Development Plan 2012 as site reference OP52 for the development of 150 dwellings having been carried forward from the Aberdeen Local Plan 2008 where it was also identified for 150 homes.



## 7.0 JUSTIFICATION

- 7.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. The proposal, for the development of a Care Home and 4 dwellings, is considered to be compliant with both local and national planning policies and as such, should be approved.
- 7.2 The site is identified in the Aberdeen Local Development Plan as lying within residential area H1. In addition to this, the site currently benefits from both outline consent for residential development as well having a MSC application approved for development. It is therefore evident that the principle of residential development on the site has long been established.
- 7.3 As discussed above, proposals for development in areas identified on the proposals map as H1 will be supported where they:
- do not constitute over development;
  - does not have an unacceptable impact on the character and amenity of the surrounding area;
  - does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
  - complies with Supplementary Guidance.
- 7.4 Whilst the site benefits from a MSC consent for residential dwellings this current application is for the development of 4 dwellings and a Care Home. However, the addition of a Care Home is not considered to be of detriment to the sites development and is considered to be a complementary use. The dwellings proposed face onto the main access and are in keeping with the style of dwellings delivered elsewhere in Zone A. The site of the Care Home is in an area where dwellings were previously planned and as such no amenity space will be lost in its delivery. Due to the topography of this part of the site the Care Home will sit lower than the neighbouring residential dwellings. The Care Home will sit harmoniously with the neighbouring dwellings. It is clear that the proposal does not constitute over development nor would it detract from the amenity that the adjacent dwellings would enjoy. As such, it is considered that the proposal complies with LDP policy H1.
- 7.5 LDP policy D1 Architecture and Placemaking, proposed Plan Policy D1 Quality Placemaking by Design and SPP require proposals for new development to be designed with due consideration for its context and make a positive contribution to its setting. It is contended that the proposal is fully compliant with this policy. As discussed

## **Dandara Planning Application Public Meeting**

A public meeting was held on Tuesday 23<sup>rd</sup> May to discuss the planning application and get the views and concerns of local residents.

### **CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

**Web:** <http://e-voice.org.uk/craigseacc>

**Email:** [craigseacc@hotmail.co.uk](mailto:craigseacc@hotmail.co.uk)

You can follow us on Facebook



### **Public Meeting held at Hazlehead Academy Tuesday 23<sup>rd</sup> May 2017**

**12 local residents, 6 community councillors and Councillor Martin Greig**

**Dandara have submitted a planning application for a 3-storey 81 bed care home in ne A across from Hazledene Manor with a new access road onto Hazledene Road.**

#### **Notes from meeting:**

- **Additional access road onto Hazledene Road on corner – Trees – how many to be felled are they protected? Dandara state in design statement**  
“ The Home addresses Hazledene Road but sits discretely beyond existing mature trees that line Hazledene Road with the entrance at the end of this row of trees. The Care

**Home sits low within the site. Sufficiently high enough above the northern SUDS it is still**

**lower than the surrounding houses. The roof profile is internationally kept low. Resulting in a three storey building that is no higher than the surrounding two storey houses that have pitched roofs.”**

- **Drainage problems- right next to SUDS(Retention pond) increase in silt into burn which then flows in Walker Dam causing further silting problems previously seen.**
- **Whole water management system needs to be reviewed – SUDS ponds not completed are they fit for purpose? Have SEPA been properly consulted?**
- **Parking problems on Hazledene road- only 28 parking spaces with 100 staff – Problems with overspill parking on Hazledene Road – staff and visitors or staff could park on Craigiebuckler avenue? Hazledene Road is a narrow road causing access problems for emergency vehicles, ambulance and refuse vehicles with parked cars on the road. Example of inadequate parking provision at Rosewell care home on corner of Kingsgate and Summerhill Road.**

**Dandara state that “Car parking for the Care Home is provided to the front of the building. In total 28 carparking spaces are provided including: 2 disabled spaces, one limousine space and one Doctor space. In addition to this, space is provided for an ambulance. A loading**

**bay is also provided. 10 cycle spaces and 2 motorcycle spaces are provided.”**

- **Speeding on Hazledene Road and increased traffic volumes**

- No right turn onto Queens Road, traffic turn left and up to roundabout on Queens Road – need traffic survey at peak times and monitor traffic volumes & flow on Queens Road roundabout.
- Traffic will go down Woodburn Place and Woodburn Avenue to avoid speed bumps.
- Will Countesswells Road be opened up and connected to private road causing further increased traffic along Hazledene Road?
- Height – 3 storey building – Dandara state that “The roof profile is internationally kept low. Resulting in a three storey building that is no higher than the surrounding two storey houses that have pitched roofs.” But the height of a 3 storey rectangular block less visually appealing than pitched roof of a house.
- Sewage connection? Will the care home be connected onto Hazledene Road are the sewers able to cope with increased capacity of a 81 bed care home?
- Council owned verge – to create access will Dandara pay for breaking through verge?
- No public consultation unlike retirement village planning application – yet another change to original plans.
- Hazledene Road is owned by the City Council but is a private road – How will road be maintained?
- Visual Impact – 3 storey rectangular block – not visually appealing - visible from Hazlehead Park and will not blend in/ fit well into surrounding landscape and existing housing in the area.
- Could the access be using existing access road onto Hazledene Road? Or access road from care home onto Countesswells Road roundabout?
- If Dandara remove 1 of the houses on the planning application then the access road could be the existing access road on Hazledene Manor?
- Care home – ambulance access route should avoid speed bumps, currently on Hazledene Road.
- Bus service for staff not good in the evenings, which would encourage staff to use cars.
- Noise concern during construction, quote example of issues with Dandara working outside set times and large vehicles causing disturbance to local residents. Where would construction traffic come from – - Along Hazledene Road or via Countesswells Road access?
- Is the sufficient medical cover in the area – with a 81 bed care home would put pressure on the local GP surgery Great Western Road surgery

It would be very useful for local residents to make a representation to Aberdeen City Council concerning the planning application. Closing Date for representations is 10<sup>th</sup> June 2017.

Comments should relate only to 'planning matters' - these being the only matters that can be taken into account by the City Council when determining an application, examples of which are found below:

- ⤴ Views of statutory and other consultees;
- ⤴ Government Policy and Guidance;

#### Local Policy and Guidance;

- ⤴ Planning site history;
- ⤴ Impact on amenity;
- ⤴ Impact on access, parking or road safety;
- ⤴ Design;
- ⤴ Compatibility with other uses in the area;
- ⤴ Affect on a Listed Building or Conservation Area;
- ⤴ Affect on Tree Preservation Order;
- ⤴ Precedent.

The planning application and associated documents can be viewed by typing the following link into your browser:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OPP0HBBZKPJ00>

Representations may be made by emailing the following address:

[pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)

or by writing to:

**Development Management  
Planning and Sustainable Development  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB  
Phone: 01224 523470**



Community Council Representation

**CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

Mr Gavin Evans

craigseacc@hotmail.co.uk

Senior Planning Officer

Development Management

Planning and Sustainable Development

Aberdeen City Council

Business Hub 4

Marischal College

Aberdeen AB10 1AB

Dear Mr Evans

**Reference 170525- Planning Application by Dandara to erect a 3-storey, 81 bed care home in Zone A, Pinewood/Hazledene, across from Hazledene Manor; with a new access road on to Hazledene Road.**

We object to the above referenced planning application for the following reasons:-

Planning site history- The site of the residential development lies between Countesswells and Hazledene Roads. It has a number of natural springs, which have provided the groundwater of a number of tributary watercourses, which unite to form major streams, such as the burn that flows from Hazlehead, through to Walker Dam.

This extensive area of land has long been associate with flooding. The first flooding event involving properties was in the winter of 1960 when (the then new) houses bordering the East boundary of the site had their gardens flooded.

Donald C. Stewart, the developer who built the homes in Craigiebuckler and Burnieboozle did not extend building operations into the present day planning site because he considered that its high water table and constantly wet condition rendered it unsuitable to support housing development. We consider him to be correct in that assessment because the recent development of the Pinewood area of this site has shown that, the diversion of this large stream, has coincided with a dramatic reduction in its volume of flowing water. This has meant reductions in the water levels of certain ponds; which because of their locations along its once vigorous easterly flow; has now meant these ponds are silted up and are now redundant.

Therefore it is our contention that the excavations to create an extensive footprint of this proposed care home, will result in the silting of the Walker Dam, the inflow of which, at one point in its course, passes within less than 3 meters from the North boundary of Zone A.

The Walker Dam is listed by Aberdeen City Council, as a local nature conservation site (Aberdeen City "Local nature Conservation Sites", Page 44). "Walker Dam and Rubislaw Link"

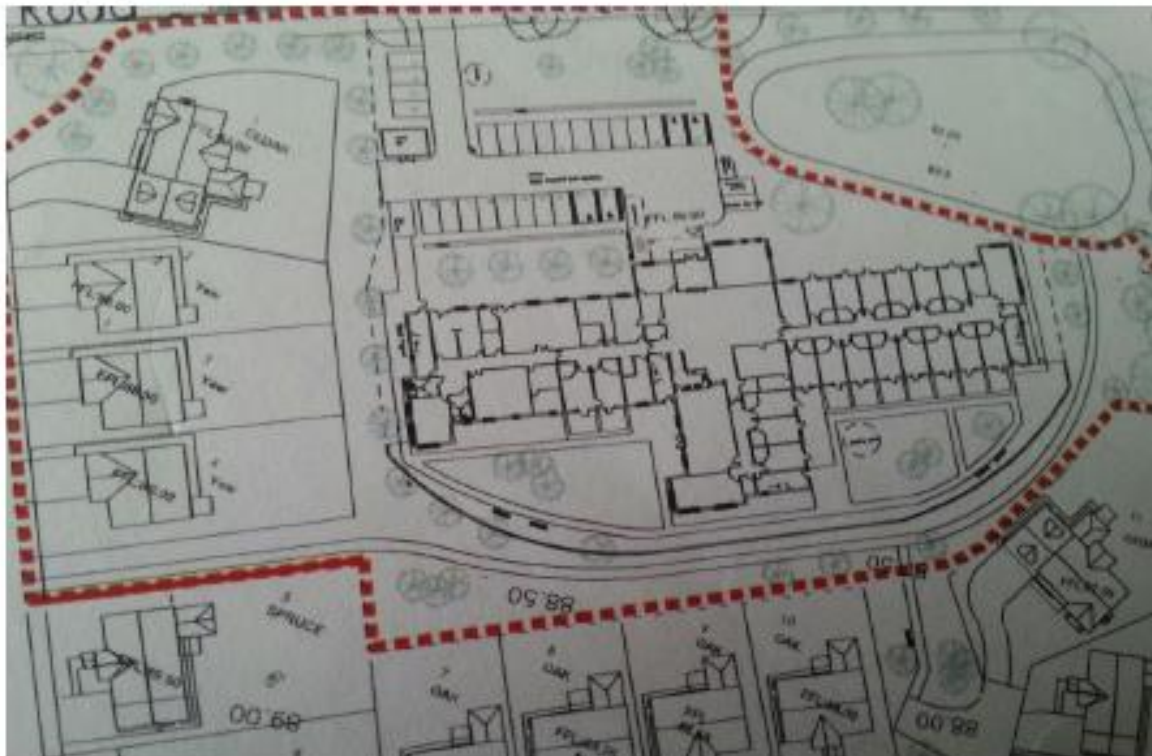
This is a charming mixture of landscaped areas and semi-natural habitats. The main feature is the large pond with a small burn and areas of wetland. The site shows a succession of habitat from open water to marsh and willow scrub and it contains a varied range of wetland plants for such a small urban site. There are areas of broadleaved woodland; neutral and improved areas of grass.

There is a footpath which runs through the site, making it one of Aberdeen's more accessible areas of open water. It lies within a residential area of the City and is an important recreational and educational resource.

It is very concerning, that the planning application documents do not seem to include the involvement of SEPA in the management of the ground water courses during the development of the site. We have been informed that the north retention pond (SUDS) is in poor condition and seems unfit for its intended purpose as a flood prevention measure.

We believe that granting planning consent would be instrumental in causing the destruction of this popular local nature conservation site.

Design- In the document, "Supporting Statement for the Development of a Care Home and 4 Dwellings at Zone A Hazledene", Page 11, the Applicant quotes, "The aim is to achieve the right development in the right place".



Clearly this proposed care home is disproportionately large, compared to the planned housing to the West and North. If it is allowed to be built, its height and extensive form will have an overbearing effect when viewed from numbers 1, 9, and 10 Hazledene Manor.

Similarly its height and close proximity will cause it to have an adverse visual impact on the residents of numbers 29, 30, 31 and 32 Monymusk Terrace. Therefore we do not believe that its construction will have the outcome of achieving 'the right development in the right place'.



Design continued - Hazlehead Park is situated in close proximity to the North of Zone A. The Park, which was opened in 1920, had been the former estate of Hazlehead House. It has two football pitches/playing fields.

The three storey rectangular block of the proposed care home will be visible from Hazlehead Park and will not blend in with the surrounding landscape.

Viewed from the playing fields, such a massive structure will be visually unappealing and will detract from the ambience of the rural setting of the Park.

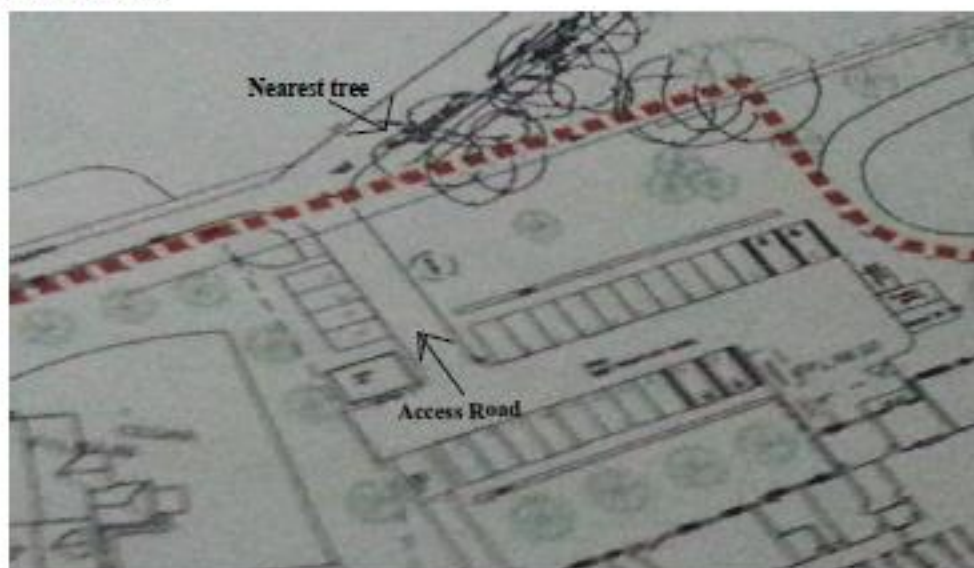
Proposed Access to Hazledene Road -

We begin this section of our representation by quoting Aberdeen Local Development Plan, NE 5, "Trees and Woodlands" ditto

"There is a presumption against all activities and development that would result in the loss or damage to trees and woodlands that contribute significantly to nature, conservation, landscape, character or local amenity".

In order to form the access road, from the proposed care home on to Hazledene Road, land will have to be excavated, including the publicly owned verge between Hazledene Road and Zone A.

There is a row of magnificent mature beech trees close to the intended access road. The canopy of the nearest tree almost overhangs the section of the verge, which would be excavated to facilitate access to Hazledene Road. The position of the trees in relation to the access road are shown on the extract from the site plan, below.



Although it may not be the Applicant's intention to fell or damage any of the trees, we contend that damage to the roots of the nearest tree, during the excavation and construction of the foundations of the access road, will be unavoidable.

See source: Hellis Tree Consultants (Living with Trees).

"Tree roots extend radially in every direction to a distance at least equal to the height of the tree and grow predominantly near the soil surface. However all trees can develop a deep root system if soil conditions allow".

Excavation and compression of the soil is likely to damage the root system of the tree nearest to the proposed access road.

Parking and Traffic- The Applicant informs us that 28 parking spaces will be provided for the proposed 81 bedroom care home, which will employ approximately 100 staff. Even if we assume that a number of employees and visitors will use green and sustainable means of travel to arrive at the care home, common sense tells us that the parking provision will be woefully inadequate for such a large establishment.

Most visitors and employees will have to park their vehicles in the nearby streets of Hazlewood, Burnieboozle, Craigiebuckler, Woodburn and Hazledene. That will prove to be unacceptable to the residents of those streets.

All care homes, without exception, have the potential to generate vehicular traffic, day and night throughout the entire year. Care homes have to be operational, day and night, to meet the (sometimes) complex needs of their residents. The hundred staff members of the proposed care home will work according to a shift rota which covers 24 hours. The 81 residents will have visitors every day of the week and sometimes, in the event of illness, during the night. The home may be visited by medical professionals, day and night. Vehicles associated with catering and laundry will also access the home.

The proposed access is from Hazledene Road, which is a residential street. We contend that the noise and disruption associated with construction traffic will cause disturbance and adversely affect the quality of life of its residents.

For the reasons stated in paragraph 3, above, there will be no improvement in the traffic situation after the proposed care home is built.

We see no indication in the planning application to inform us that the Developer is prepared to contribute to any alterations to the roads infrastructure, which may be required to increase its capacity to cope with the demands placed on it by the extra traffic.

The Queens Road/Springfield Road junction is already over its capacity during peak times, with long queues of traffic waiting to negotiate it from all directions:- South East from Queens Road (two lanes to enable traffic to turn right on to Springfield Road); North West on Queens Road to access Hazlehead Roundabout and from Springfield Road to access Queens Road.

At present, turning right is not permitted to traffic accessing Queens Road from Hazledene Road. Therefore this additional traffic will have to turn left at that junction, then turn right at Hazlehead Roundabout and take the 4th exit to access Queens Road. This will add to the traffic congestion at Hazlehead roundabout, which was designed to cope with the traffic volumes of the 1960s and 70s. Therefore it is unsuitable for the extra traffic movements generated by the proposed development.

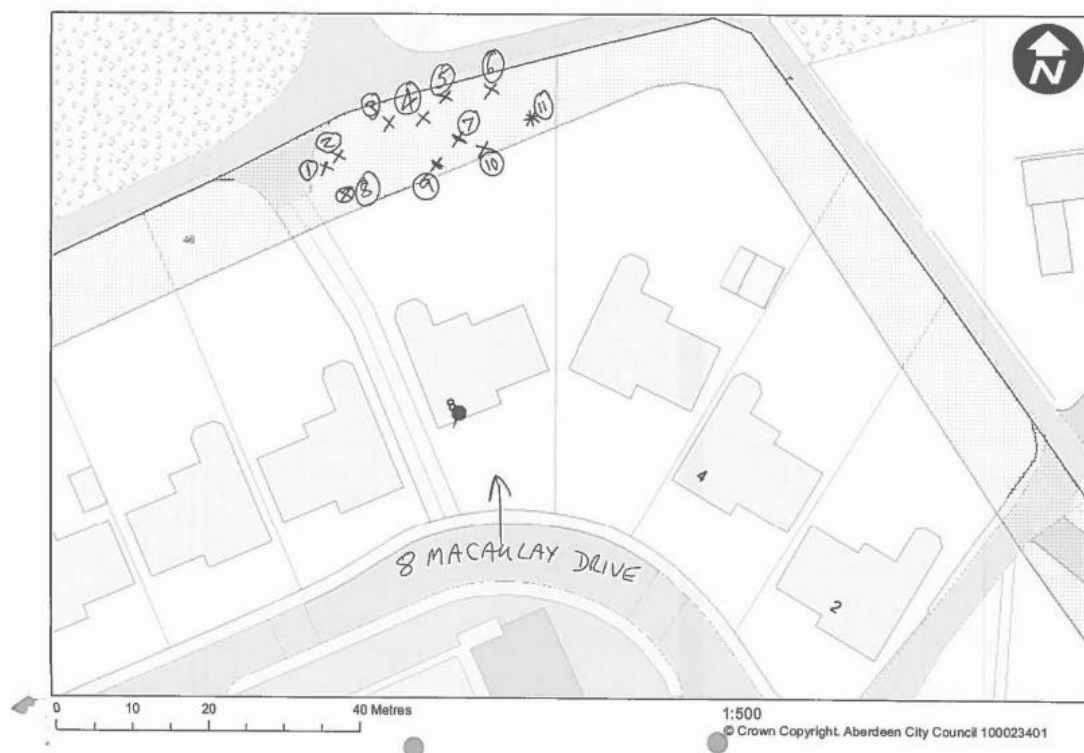
The local medical practice is at capacity. If the care home is permitted to be built, this situation will worsen. Allowing such a development would prove that a shared sense of purpose is lacking between the Councillors who are members of the Planning Committee and those who attend the meetings of the Health and Social Care Partnership.

Yours sincerely,  
William Sell,  
Secretary,  
Pp Aileen Brown,  
Chair



## Planning Applications as per weekly planning list May 2017:

Reference	170599/TCA
Application Received	Thu 25 May 2017
Application Validated	Wed 31 May 2017
Address	8 Macaulay Drive Aberdeen AB15 8FL
Proposal	Works to protected trees: T1 -T7 - Beech - trim extended branches, lower & upper limbs, extending to property boundry and towards house and over lawn - maintain trees within property and shape trees T8 - Scots Pine - trim large limbs extending toward public path to edge of property - keep balance of the large tree T9-T10- Small Beech - minor trim of limbs extending over lawns - maintain T11 - Lime - minor trim of limbs extending over the boundry of the property - maintain balance of tree
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



# APPLICATION for TREE WORK

RECEIVED

25 MAY 2017



**1 Name and Address of Applicant**

Name(s) MARTIN ROBERTS

Address 8 MACAULAY DRIVE  
CRAIGIEBUCKLER  
ABERDEEN

Postcode AB15 8FL Tel. No. [REDACTED]

Fax No. [REDACTED] Mobile [REDACTED]

E-mail [REDACTED]

**2 Location of Trees (if different to address above)**

as I request approval for work planned to be done during the Autumn of 2017 for the good of the trees.

**3 Owner (if different from applicant above)**

Name(s) n/a

Address [REDACTED]

Postcode [REDACTED] Tel. No. [REDACTED]

If you are not the owner, please state your interest:  
Authorised Contractor/Site Agent, Neighbour (\*Delete as appropriate)

[REDACTED]

Is the owner aware you are making this application: Yes  No

Please provide details of the work to be carried out.

Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
<u>1 &amp; 2</u>	<u>Beech</u>	<u>Trim extended branches extending to property boundary</u>	<u>Maintain trees within property &amp; shape trees</u>
<u>3 &amp; 4, 5, 6</u>	<u>Beech</u>	<u>Trim lower limbs on tree trunk, trim branches extending to property boundary</u>	<u>Routine maintenance of large beech trees.</u>
<u>7</u>	<u>Beech</u>	<u>Trim upper limbs now extending towards the house and over the lawn.</u>	<u>Keep balance of the large beech tree</u>
<u>8</u>	<u>Scots Pine</u>	<u>Trim large limb extending toward public path to 20m of avenue</u>	<u>Routine maintenance and balance of tree,</u>

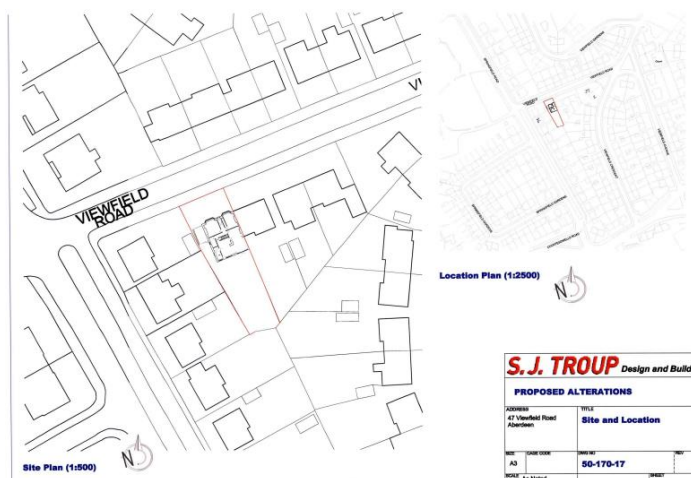
\*Note: Tree number 10 is shown on plan only.

Tree No	Tree Species	Description	Reason
<u>9 &amp; 10</u>	<u>Small beech</u>	<u>Minor trim of limbs extends over lawn.</u>	<u>Good maintenance.</u>
<u>11</u>	<u>Lime Tree</u>	<u>Minor trim of limbs extends over the boundary of the property.</u>	<u>Maintain balance of the tree through maintenance.</u>

Reference	170628/DPP
Application Received	Wed 31 May 2017
Application Validated	Wed 31 May 2017
Address	47 Viewfield Road Aberdeen AB15 7XP
Proposal	Erection of 1.5 storey extension to gable and extension to front and rear dormers
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Sheila Robertson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Trevor Dennis
Applicant Address	47 Viewfield Road Aberdeen AB15 7XP
Environmental Assessment Requested	No

Application Received Date	Wed 31 May 2017
Application Validated Date	Wed 31 May 2017
Expiry Date	Thu 22 Jun 2017
Determination Deadline	Sun 30 Jul 2017



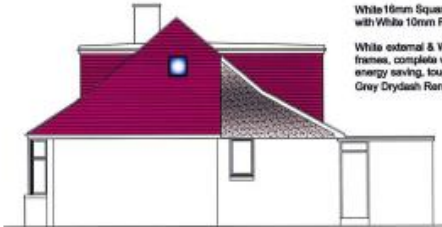


**Proposed North Elevation (1:100)**

**External Finishes**  
 Natural Slate Roof and Dormer Front and Haft  
 Grey PVC Rainwater goods

White 16mm Square PVCu Fascia Boards  
 with White 10mm PVCu Soffit Boards

White external & White internal PVCu window  
 frames, complete with 'Low E' argon gas filled  
 energy saving, toughened, laminate Double glazed units.  
 Grey Drydash Render to gable.



**Proposed West Elevation (1:100)**



**Proposed South Elevation (1:100)**

**S. J. TROUP** Design and Build

**PROPOSED ALTERATIONS**

ADDRESS  
 47 Vinefield Road  
 Aberdeen

TITLE  
**Proposed Elevations**

SIZE  
 A3

CAGE CODE

DWG NO

**40-170-17**

REV

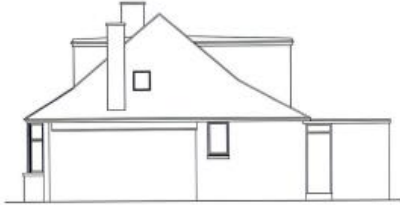
SCALE  
 As Noted

SHEET





**Existing North Elevation (1:100)**



**Existing West Elevation (1:100)**



**Existing South Elevation (1:100)**

**S. J. TROUP** *Design and Build*

**PROPOSED ALTERATIONS**

ADDRESS 47 Viewfield Road Aberdeen		TITLE <b>Existing Elevations</b>	
SIZE A3	DWG CODE	DWG NO <b>20-170-17</b>	REV
SCALE As Noted		SHEET	