

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

## Planning Officer's Report

04 July 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



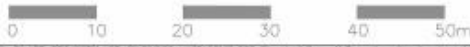
South Elevation



West Elevation



East Elevation



NOTES

REV	DATE	DESCRIPTION

**dandara limited**

14 Beech Manor  
Stonywood  
Sandwich  
ME11 5PZ

PROJECT: Proposed Facilities  
Zone A  
Planning Phase

REVISION: Proposed elevation

PROJECT NO: 1300841	DATE: FEB 2017
SCALE: 1/20	DR: JH

**A\_API\_113**



Notes:

- 1. All buildings are to be constructed in accordance with the City of Chicago Building Code.
- 2. All buildings are to be constructed in accordance with the City of Chicago Zoning Ordinance.
- 3. All buildings are to be constructed in accordance with the City of Chicago Landmarks Ordinance.
- 4. All buildings are to be constructed in accordance with the City of Chicago Fire Code.
- 5. All buildings are to be constructed in accordance with the City of Chicago Electrical Code.
- 6. All buildings are to be constructed in accordance with the City of Chicago Mechanical Code.
- 7. All buildings are to be constructed in accordance with the City of Chicago Plumbing Code.
- 8. All buildings are to be constructed in accordance with the City of Chicago Gas Code.
- 9. All buildings are to be constructed in accordance with the City of Chicago Energy Code.
- 10. All buildings are to be constructed in accordance with the City of Chicago Accessibility Code.

Also include:

- 11. All buildings are to be constructed in accordance with the City of Chicago Fire Department 2.
- 12. All buildings are to be constructed in accordance with the City of Chicago Fire Department 3.

PHWOODHAZELDENE

Zone A with nursing home

dandara

15 South Home

15000 AS 15000 AS

15000 AS 15000 AS

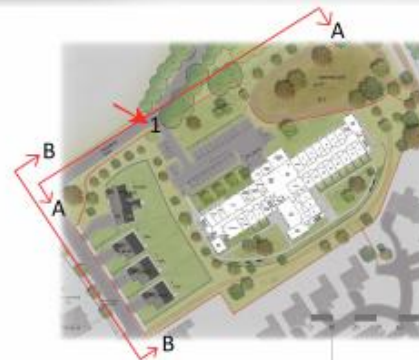
15000 AS 15000 AS



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	10/11/17	28
2	Layout from Rev 01	10/11/17	28
3	Layout from Rev 02	10/11/17	28

**dandara limited**  
16 Birch Mount  
Stoneyfield  
Sturminster  
NE31 5AZ

Project: Proposed Hapstone  
Zone A

Sheet: Situation

Date: 1/2018/17      Date: APR 2017  
Scale: 1:1000      Scale: 1:1000

**A\_APL\_117**      **b**

- 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

## **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.

A total of 14 letters of representation from local residents were submitted to the planning department at Aberdeen City Council.

### **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 burns, 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 burn, 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"

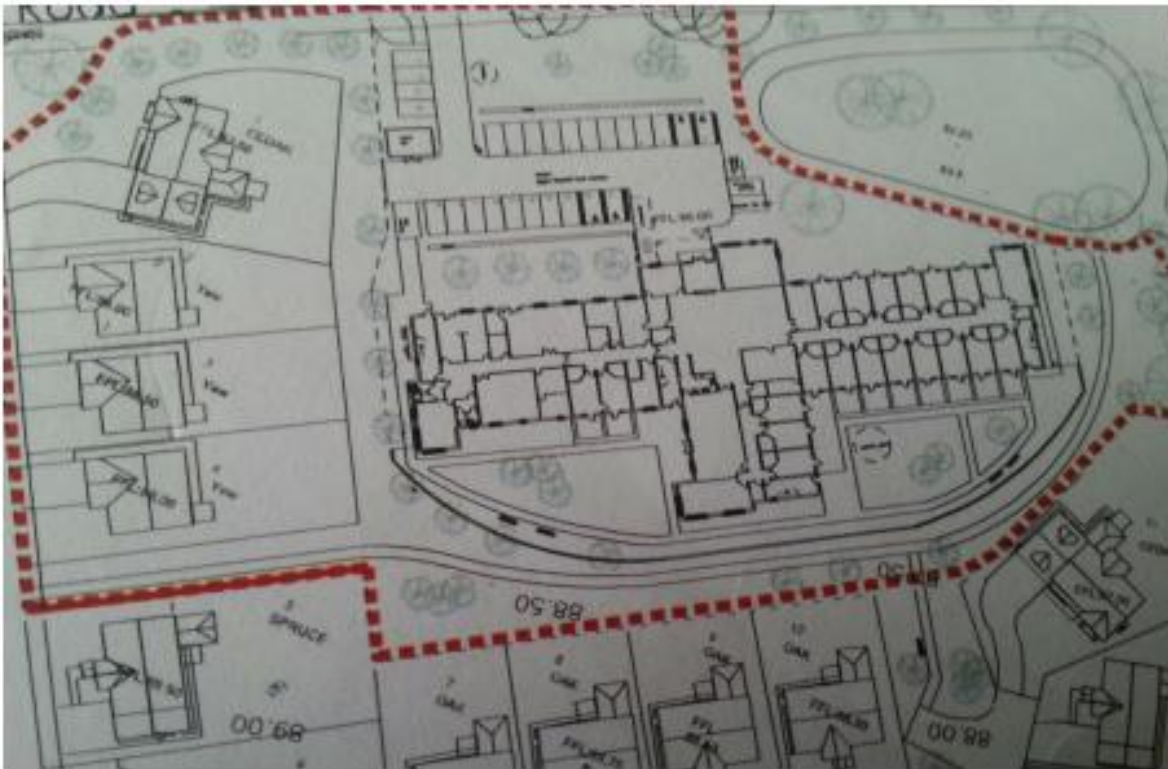
This is a charming mixture of landscaped areas and semi-natural habitats. The main feature is the large pond with a small burn and areas of wetland. The site shows a succession of habitat from open water to marsh and willow scrub and it contains a varied range of wetland plants for such a small urban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

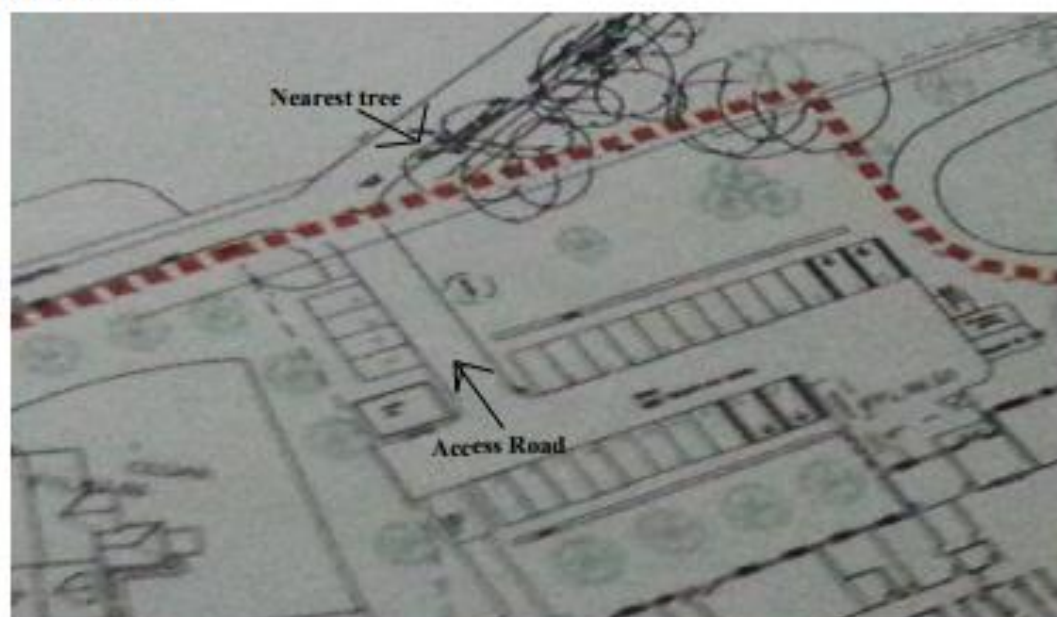
Proposed Access to Hazledene Road -

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.

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 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 on a 24 hour basis and vehicles associated with catering and laundry, will also require access to 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.

The Community Council met and discussed this planning application with residents at a public meeting on the evening of Tuesday 23rd May. Their observations against the construction of this proposed care home are expressed in this representation.

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

## **Damage to the publicly owned green space known as the “Coulter By Pass”**

Dandara are connecting their drainage/sewage system to the city drains at Springfield Place. The photos below shows the considerable damage that their heavy excavating vehicles (a tracked excavator and a dumper) have caused to the public green space behind the scout hut.

Two high mounds of soil are shown. Restoration of the affected areas will be costly.

This is a popular amenity with dog walkers and joggers. The Council should repair the damage and recover costs from Dandara for the considerable costs, to make sure the area is restored to a standard for recreational use.





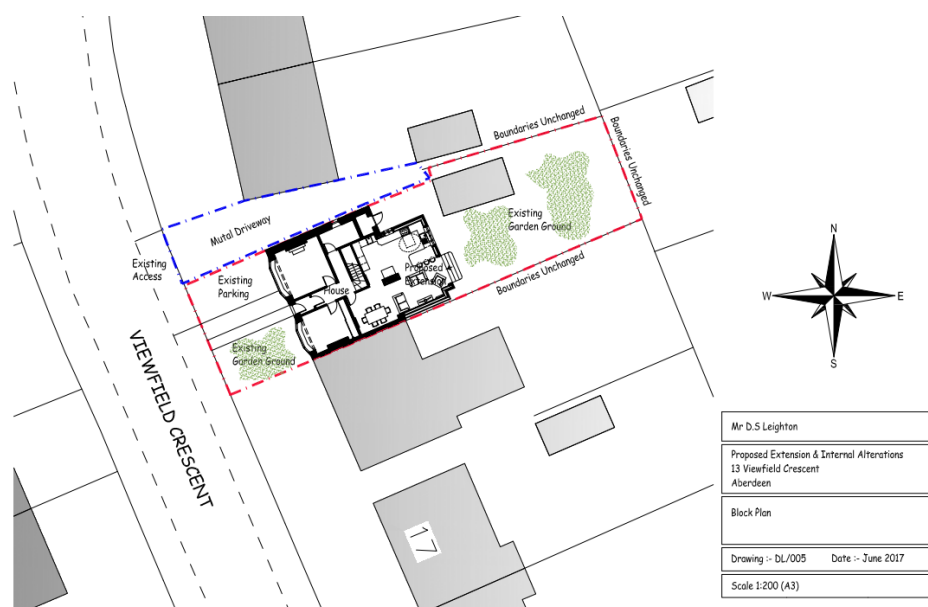
Damage to grass

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

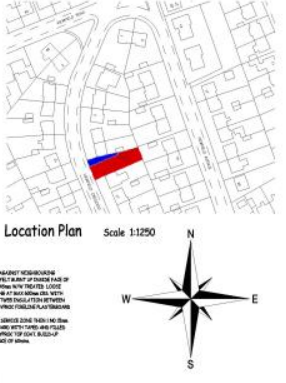
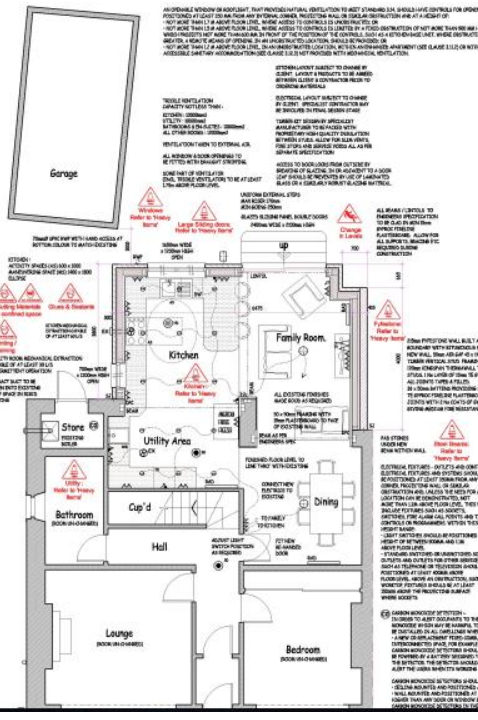
Reference	170718/DPP
Application Received	Fri 16 Jun 2017
Application Validated	Wed 21 Jun 2017
Address	13 Viewfield Crescent Aberdeen AB15 7XQ
Proposal	Erection of single storey extension to rear
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jacqui Thain
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Davie Leighton
Applicant Address	13 Viewfield Crescent Aberdeen Scotland AB15 7XQ
Environmental Assessment Requested	No

Application Received Date	Fri 16 Jun 2017
Application Validated Date	Wed 21 Jun 2017
Expiry Date	Thu 13 Jul 2017
Determination Deadline	Sun 20 Aug 2017



- Electrical Legend**
- 1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 2. ALL ELECTRICAL WORK TO BE COMPLETED BY A REGISTERED ELECTRICIAN.
  - 3. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 4. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 5. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 6. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 7. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 8. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 9. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 10. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 11. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 12. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 13. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 14. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 15. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 16. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 17. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 18. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 19. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 20. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 21. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 22. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 23. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 24. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 25. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 26. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 27. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 28. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 29. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 30. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 31. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 32. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 33. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 34. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 35. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 36. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 37. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 38. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 39. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 40. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 41. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 42. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 43. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 44. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 45. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 46. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 47. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 48. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 49. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.
  - 50. ALL ELECTRICAL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST REGULATIONS.

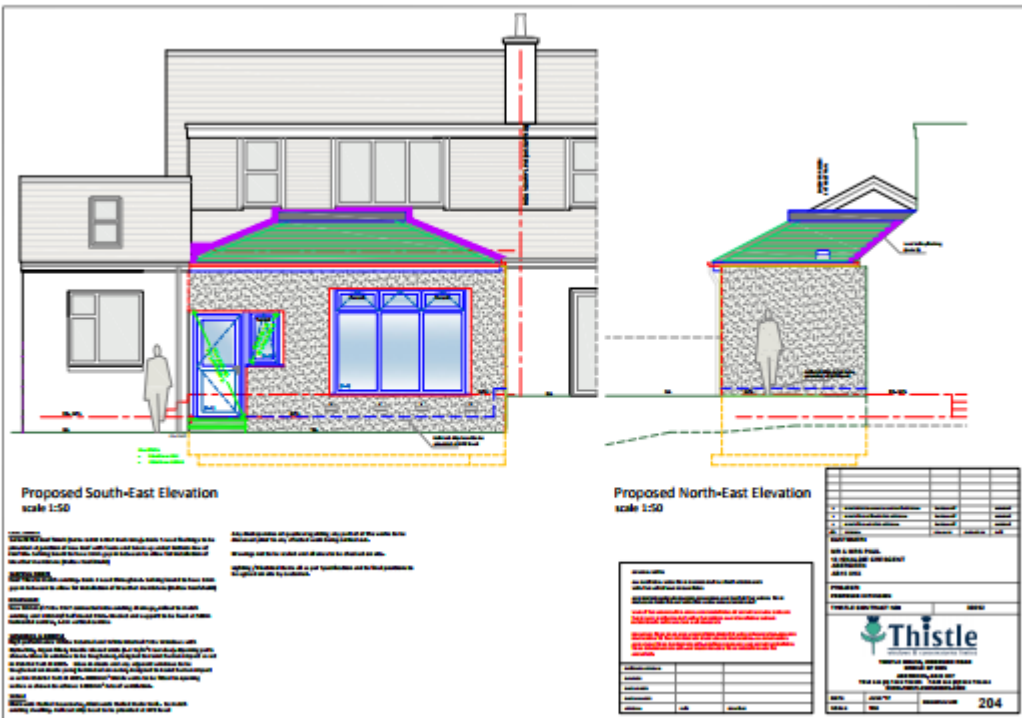
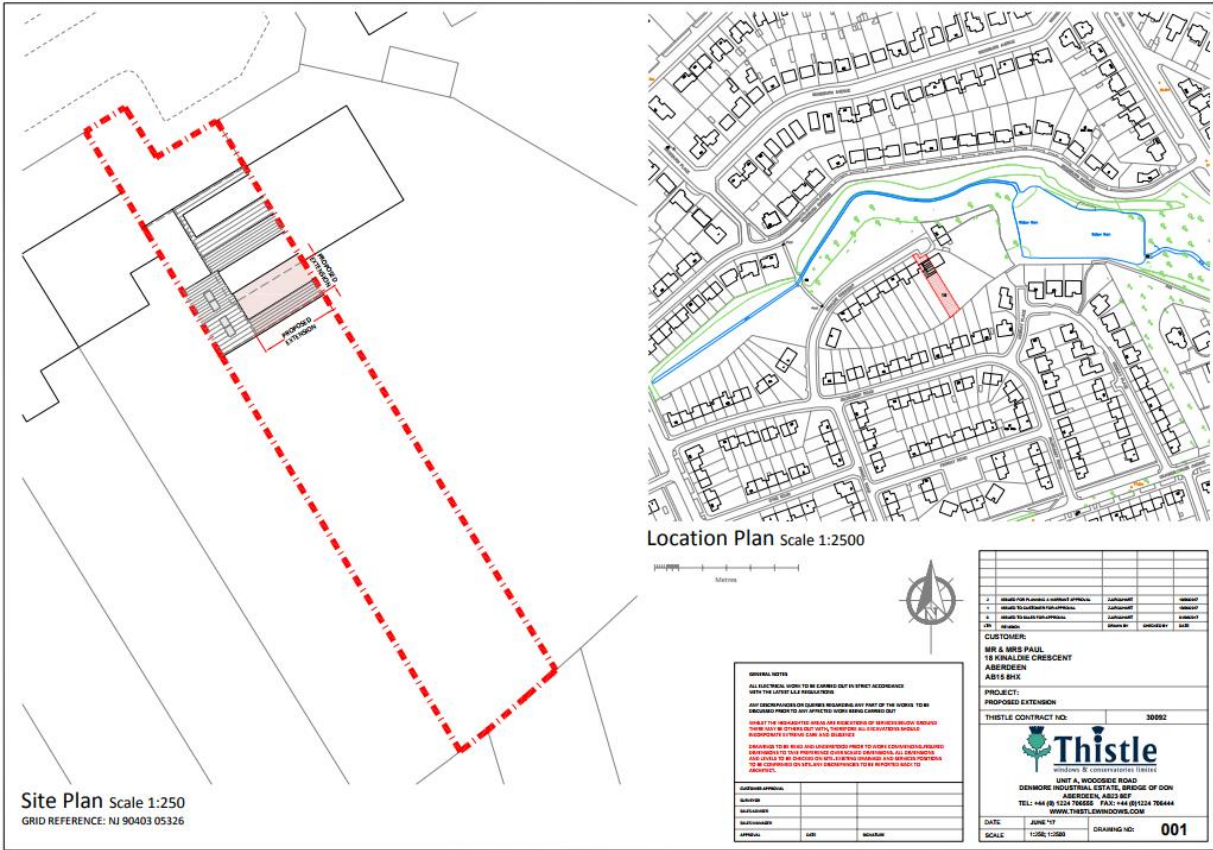


Mr D.S. Lightfoot  
Proposed Extension & Internal Alterations  
13 Kinfield Crescent  
Aberdeen

Reference	170721/DPP
Application Received	Mon 19 Jun 2017
Application Validated	Tue 20 Jun 2017
Address	18 Kinaldie Crescent Aberdeen AB15 8HX
Proposal	Erection of single storey extension to rear
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Siobhan Wolverson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr & Mrs M Paul
Agent Name	Zoe Urquhart
Agent Company Name	Thistle Windows & Conservatories Ltd
Agent Address	Thistle House Woodside Road Bridge of Don Aberdeen United Kingdom AB23 8EF
Agent Phone Number	Not Available
Environmental Assessment Requested	No

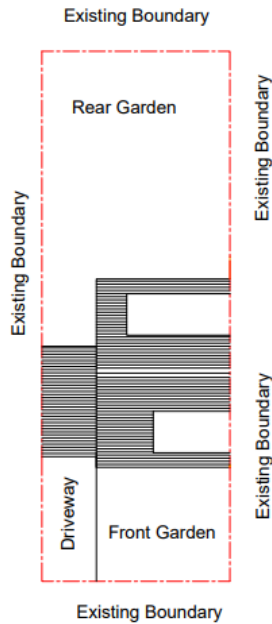
Application Received Date	Mon 19 Jun 2017
Application Validated Date	Tue 20 Jun 2017
Expiry Date	Wed 12 Jul 2017
Determination Deadline	Sat 19 Aug 2017



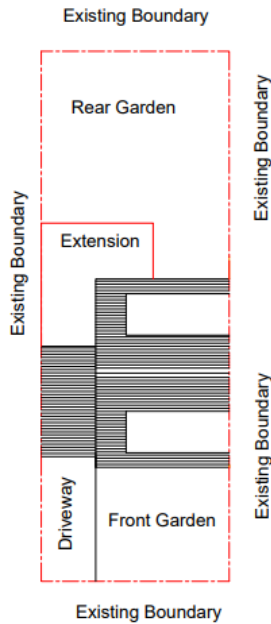
Reference	170723/DPP
Application Received	Tue 20 Jun 2017
Application Validated	Wed 21 Jun 2017
Address	131 Burnieboozle Crescent Aberdeen AB15 8NS
Proposal	Erection of single storey extension to rear and dormer to front
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Siobhan Wolverson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dr. Emad Jodeh
Applicant Address	131 Burnieboozle Crecsent Aberdeen Scotland AB15 8NS
Environmental Assessment Requested	No

Application Received Date	Tue 20 Jun 2017
Application Validated Date	Wed 21 Jun 2017
Expiry Date	Thu 13 Jul 2017
Determination Deadline	Sun 20 Aug 2017



Existing Site Layout Plan  
Scale 1:200



Proposed Site Layout Plan  
Scale 1:200

Address: 131 Burnieboozle Crescent  
Aberdeen

Name: Dr. Emad Jodeh

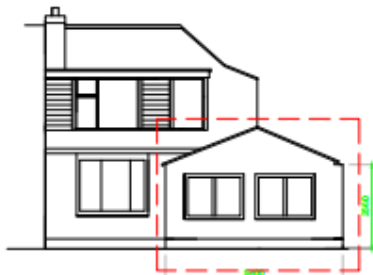
Title: Side Plan

Scale: As Shown

Date: June 2017



PROPOSED SOUTH (FRONT) ELEVATION 1:100



PROPOSED NORTH (REAR) ELEVATION 1:100

**Notes**

All windows and doors to be double glazed unless otherwise specified  
Full height glazed wall panels and doors to be double glazed with safety glass (BS 6262)

All glazing within 800mm of floor level to be safety glass  
All work to be carried out in accordance with the Building Standards (Scotland Regulations latest edition.

Insulation to be fitted at all inpgoes of windows Jambes, Heads and Cills reduce thermal bridging.

All external doors and windows are to be draught stripped to reduce the amount of air infiltration to the building

Connecting door to the garage is to be fire resistant 30min with overhead door closer

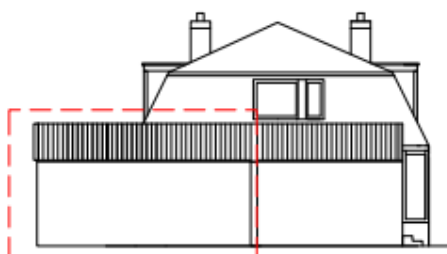
**U- Values**

- Concrete Floor 0.13 (W/m2K)
- Cavity Walls 0.13 (W/m2K)
- Pitched ceiling atrafret line 0.11 (W/m2K)
- Double glazing Windows 1.4 (W/m2K)

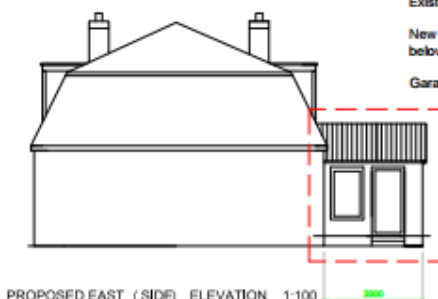
Existing roof to be top up of 75 mm insulation laid above the joist

New heating system to be installed ( A rated) & ground floor to be insulated below suspended timbers

Garage roof to be replaced



PROPOSED WEST (SIDE) ELEVATION 1:100



PROPOSED EAST (SIDE) ELEVATION 1:100

**DEMOLITIONS**

All demolition works to be carried out in accordance with Building Standards (Scot) Act 1975 & to BS 6187 (1982) & the Health & Safety at Work Act 1974.  
Scaffolding to be in accordance with BS 5973  
Any disconnected services to be capped for re-use.  
Contractor to contact all relevant service providers for locating and disconnecting any site services prior to work starting on site.

**RISKS/SAFETY**

All construction work and operations to comply with the statutory requirements or by virtue of the provisions of any enactment or regulation which minimise Health & Safety hazards. Notice is given by reference to this clause of the requirement that the contractor must satisfy himself as to the extent of the work, and to the relationship and implications to adjoining property and buildings.

Address: 131 Burnieboozle Crescent  
Aberdeen

Name: Dr. Emad Jodeh

Title: Proposed Elevations

Scale: As Shown

Date: June 2017



Reference	170753/DPP
Application Received	Tue 27 Jun 2017
Application Validated	Tue 27 Jun 2017
Address	9 Kemnay Place Aberdeen AB15 8SG
Proposal	Extension to dormer and replacement of dormer roof
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Siobhan Wolverson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Alan Stewart
Agent Name	Ian Rodger
Agent Company Name	Ian Rodger Architects
Agent Address	1b Ruthrie Terrace Aberdeen Scotland AB10 7JY
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Received Date	Tue 27 Jun 2017
Application Validated Date	Tue 27 Jun 2017
Expiry Date	Thu 20 Jul 2017
Determination Deadline	Sat 26 Aug 2017

DORMER ALTERATIONS  
 9 KEMNAY PLACE  
 MR & MRS STEWART  
 JOB NO. S284

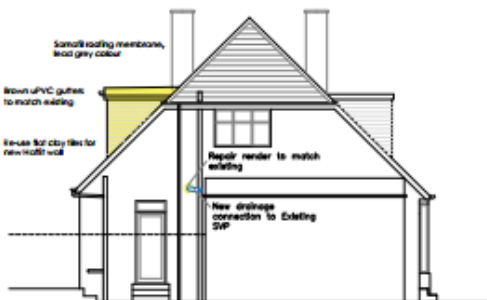


LOCATION PLAN 1:1250

Ordnance Survey © Crown copyright 2017. All rights reserved.  
 Licence number 100022432



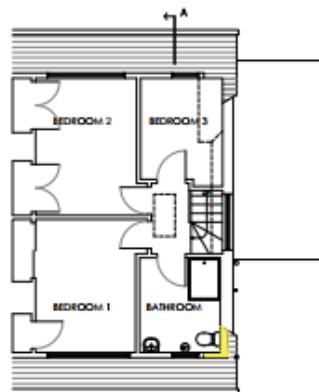
SECTION A-A



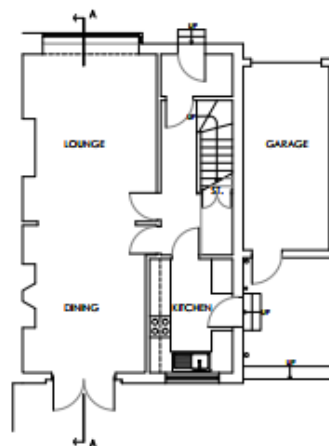
SOUTH ELEVATION



WEST ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

The information on this drawing is the property and copyright of IAN RODGER ARCHITECTS. No responsibility is accepted for any loss or damage to any person or property arising from the use of this drawing. It is not to be used for any other purpose without the written permission of IAN RODGER ARCHITECTS.

**NEW AND EXISTING ROOF:**

Existing flat roof finish to be stripped off the dormer.

New Smallf roofing membrane, lead grey colour.

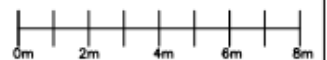
New Dormer Halfit wall to be built off the existing wallhead. Existing flat clay tiles to be re-used for Halfit wall.

**SOFFITS & FASCIAS:**

All new soffits and fascias to be brown uPVC to match existing.

**WINDOWS:**

Window W1 maintained as existing.



<b>DORMER &amp; ALTERATIONS</b> 9 KEMNAY PLACE MR & MRS STEWART DRAWING OF PROPOSED		
Job No: S284	Drawing No: 002	
Scale: 1:100		Tel: 01224 313880 www.ianrodgerarchitects.com