

Planning Matters

Rubislaw Quarry Hill of Rubislaw Development for 299 Rented Flats

A planning appeal to the Scottish Government was submitted on Thursday 26th July, The Planning and Environmental Appeals Division (DPEA) have a website with documents relating to the case. <http://dpea.scotland.gov.uk/>

Grounds for appeal.

Reasons for refusal

3.1 Although the Decision Notice only gives one reason for refusal, it contains five different elements as follows:

- **the adverse visual impact the proposal would have based on its scale and massing which is contrary to Policy D3 - Big Buildings of Aberdeen Local Development Plan;**
- **there is insufficient onsite parking provided which would lead to overspill parking on residential streets;**
- **there is a lack of suitable capacity to accommodate the educational needs of the development;**
- **there would be an adverse impact on the wildlife on the site; and**
- **the quality of the design does not meet the requirements of Policy D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan.**

The case officer is Smerah Akbar

Smerah Akbar

Scottish Government | Planning and Environmental Appeals Division

4 The Courtyard | Callendar Business Park

Callendar Road

FALKIRK, FK1 1XR

Direct Number: 0131 244 8182

Main Number: 0300 244 6668

Main office email: DPEA@gov.scot

DPEA Case Reference	PPA-100-2092 
Case Status *	Not yet ready for allocation to reporter ▼
Target Date	22 Oct 2018 
Case Type *	Planning Permission Appeal ▼
Application Type	Planning permission
Case Owner	Akbar, Smerah - Email: smerah.akbar@gov.scot - Tel: 0131 244 8182
Main Contact	Carttera Private Equities
Agent	Margaret Bochel
Applicant	Carttera Private Equities
Authority	Aberdeen City Council
Authority Reference	180368/DPP
Next Oral Process Details	

From: Smerah.Akbar@gov.scot <Smerah.Akbar@gov.scot>

Sent: 02 August 2018 11:25

To: craigden10@live.com

Subject: RE: Residential Development (across 10 storeys and 3 basement levels) consisting of 299 private flats, gym, function room, public heritage bistro at Hill of Rubislaw, Aberdeen. Local Authority Reference 180368/DPP

Dear Mr Sell,

Thank you for your email of 1 August 2018.

Please note any interested parties (includes consultees) who made comments which were accepted whilst the planning application was being considered by the planning authority, should receive notification of the appeal from the planning authority. Within this notification, parties will be advised that they have 14 days to provide any further comments and will be provided with contact details for our office where any comments should be sent.

We will also accept timely comments from third parties who were not involved in the planning application process.

If you want to send your further comments before you receive notification from the planning authority, then you can do this by sending your comments to me by email or by post.

Once we receive any comments these will be passed the appellant and planning authority who will have an opportunity to respond to comments made.

I trust this clarifies the situation.

Regards,

Smerah Akbar

Scottish Government | Planning and Environmental Appeals Division | 4 The Courtyard | Callendar Business Park | Callendar Road | FALKIRK | FK1 1XR

Direct Number: 0131 244 8182

Main Number: 0300 244 6668

Main office email: DPEA@gov.scot



Telephone: 0131 244 8182 Fax: 0131 244 8990
E-mail: smerah.akbar@gov.scot

Aberdeen City Council
Sent By E-mail

Our ref: PPA-100-2092
Your ref: 180368/DPP

31 July 2018

Dear Sir/Madam

**PLANNING PERMISSION APPEAL: LAND ADJACENT TO RUBISLAW QUARRY
HILL OF RUBISLAW ABERDEEN AB15 6XL**

The above appeal was received in this office on 26 July 2018
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=119819>.

You should have received notification of the appeal from the appellant/agent along with a list of all documents, materials and evidence accompanying the appeal. Where applicable they should have also sent you copies of documents and materials which were not provided with their original application.

Please let us know immediately if you have not received notification of this appeal from the appellant/agent.

The initial appeal did not include all the relevant information. The missing information has now been received and checked and the appeal is ready to proceed to the next stage of the appeal process.

The planning authority's complete response is due by 21 August 2018.

Notification requirements of Planning Authority

S18 & S47 Consent Appeals

Please arrange for appropriate notice of this appeal to be given to each interested party in respect of the application. The details of the notification procedures are explained in sections 5(3) of The Town and Country Planning (Appeals) (Scotland) Regulations 2013. You must also advise the parties that any representations they previously made to you will now be made available to Scottish Ministers and the appellant.

Next stage

The reporter now seeks the planning authority's response to the appeal. This response should be submitted in full as there will be no further opportunity to comment unless asked by the reporter. Your response should include the following:

- A note of the matters the planning authority considers should be taken into account in determining the appeal and by what procedure (or combination of procedures) the authority thinks these should be examined;
- A copy of the documents (other than those specified by the appellant in their list of documents, materials and evidence) which were taken into consideration by the planning authority in making its decision;
- A copy of any report on the authority's handling of the application (*not required for Planning Obligation or Good Neighbour Agreement Appeals*);
- The conditions which the planning authority considers should be imposed in the event that planning permission is granted (*not required for Planning Obligation or Good Neighbour Agreement Appeals*). It would be very useful for the reporter if this document could be provided in a Microsoft Word document, rather than pdf.

Within your response, please confirm and provide details of the date when interested parties were notified plus the details of all interested parties and any consultee responses received. If there are more than 50 interested parties, please complete the 'interested party authority list' spreadsheet obtainable from <https://beta.gov.scot/publications/authority-response/>. This is an excel spreadsheet.

Alternatively you can submit the information in RTF format, in which each entry is separated by commas and the format must be submitted in a Word document, not PDF, for example:

Mr,Joe,Bloggs,34 High Street,Town,Postcode,,,test@googlemail.com,0134696400

We would find it very helpful if you could supply this information ahead of your full response. Timescales for doing so are detailed below.

The [document exchange system](https://beta.gov.scot/publications/authority-response/) now provides access to submit the planning authority response form (PARF) and documentation as one package. You can complete a separate Word or Adobe PARF, which should be downloaded from <https://beta.gov.scot/publications/authority-response/>, and attach the completed form along with any other documentation by selecting the Standard option within the system.

If you experience any difficulties accessing or submitting this information, please contact me immediately.

the forms via the link provided to obtain the most up to date version of the forms.

Timescales

Can I kindly request that you provide the following information **within 14 days**. This will enable us to start making any necessary site inspection arrangements, where relevant, which will help with the efficient processing of the appeal.

- details of the date when interested parties were notified;
- all letters of representations from third parties;
- any consultee responses received in respect of the planning application, where applicable.

The response is due **21 August 2018**, which is **21 days** from the date of receiving notification of this appeal. When submitting this, please ensure you also send a copy to the appellant/agent including any information that you have already forwarded to us as above. When forwarding them the information, please note the chosen method of communication by the appellant/agent e.g. by e-mail or by post. This information can be found on the appeal form.

If your response is not received within the deadline the reporter can move to reach a decision without it.

Draft Response to Appeal:

Smerah Akbar
Case officer
Scottish Government
Planning and Environmental Appeals Division
4 The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

10 Craigiebuckler Drive
Aberdeen
AB15 8ND

3rd August 2018

Dear Smerah

Local Authority Reference Number:- 180368/DPP

Residential development (across 10 storeys and 3 basement levels) consisting of 299 private flats, gym, function room, and amenity space at Hill of Rubislaw, Aberdeen.

Appellant: Mr Jim Tadeson, Carttera Private Equities, Toronto, Canada.

Agent: Dr Margaret Bochel, Aurora Planning Limited, Aberdeen.

Date of Application:- 14/3/18. Date of Authority's Decision:- 25/6/18

In reaching a decision concerning the above referenced appeal, we respectfully request you to take into consideration the following information which we have provided as consultees in the planning application process. We oppose this proposed major development.

On page 5, 3.3 of the appeal document, Dr Bochel refers to Policy D3 – 'Big Buildings' – of Aberdeen Local Development Plan in order to address the first of the five elements which she has identified in the Decision Notice as being contained in the Local Authority's reason for refusal, i.e., 'the adverse visual impact the proposal would have based on its scale and massing which is contrary to Policy D3 – Big buildings of Aberdeen Local Development Plan.'

We agree with Dr Bochel's reference in paragraph 3.3, where she states that 'Policy D3 of the Aberdeen Local Development Plan makes it clear that the most appropriate location is within the city centre and its immediate periphery.'

However, Page 31, Paragraph 2 reads as follows, ' Big buildings must be of a high quality design which complements or improves the existing site context. A proposal's relationship with its context must be demonstrated by using a design statement that includes: an analysis of the context; an illustration of its visual impacts through a series of sequential views'

The streets in the vicinity of the Hill of Rubislaw, particularly to the West and South of the site consist of low-level, traditionally built houses which were constructed in the interwar period.

At 10 storeys high and built on an elevated site, the proposed development will, in our opinion, dwarf these pre-war housing estates and be visually dominant in the area. Therefore we submit that the proposed massive edifice will 'detract from its context' and (because of its visual impact) will 'interfere with' the established vista which features low level houses constructed by using granite from Rubislaw Quarry.

After visiting the Hill of Rubislaw Business Park, it was apparent that the proposed building would also be taller than any of the neighbouring office buildings. Furthermore, its architectural style will, in our opinion, radically contrast with the exterior designs of the buildings in the business park.

Consequently we do not agree with the statement on page 1, paragraph 1.2, subparagraph 7 of the Applicant's appeal which reads, 'The building would not constitute overdevelopment, but would sit comfortably in the site due to the surrounding topography and landscape and through the careful design of its scale, massing and modelling form, in accordance with the provisions of Policy D1 (Quality Placemaking by Design), D2 (Landscape) and D3 (Big Buildings) of the Aberdeen Local Development Plan.' We also contend that the Council's Planning Development Management Committee acted in accordance with the aforementioned policies when they refused this planning application.

We refer to page 17 (headed 'Material Considerations') of the appeal document. Paragraph 4.3 refers to an acknowledgement in the Council's Planning Officer's Report of Handling that 'there are a number of benefits from build to rent schemes, which are also promoted by the Scottish Government, as proposed by this application in terms of: complementing existing housing models, helping to increase the overall rate of delivery of housing, enhancing the attractiveness of the city, and contributing to the range of options available in the city, which is important.'

At present we do not have details of the notional variety of rental costs which may be applied to the proposed 299 flats. However, at the time of writing, one letting agent lists over 1,100 flats available for rent in Aberdeen, many of which are in central locations, with rents as low as £350 per calendar month. This is likely to fall well short of the total number of flats for rent in Aberdeen. So, even with the partial recovery of the oil industry, does the city really need an additional 299 flats on the private rental market - or will there be a future requirement for an office block on the site of the proposed domestic development on the Hill of Rubislaw?

The Applicant has already stated that there is currently consent for an office block on the site of the proposed domestic development. This may well be to the advantage of Aberdeen because the price of oil has risen considerably, since July 2017, whilst the renewable energy aspirations of the city are already progressing in the form of wind turbines which have been built off the Aberdeenshire coast.

Aberdeen has long been the energy hub of Europe because of its human resource of expertise in the oil industry, which is also now an asset for the completion of the Energetia corridor, stretching 30 miles from Peterhead, south to Bridge of Don and west to Aberdeen Airport.

The corridor is becoming a leading destination for companies, organisations and research institutions that will collaborate to meet the world's energy challenges.

If Aberdeen and the region are to continue to compete on a world stage, it must increase its available office space to provide enough administrative support in a central location for the companies who are responding to future increases in the world demand for oil along with the

continuing growth of the renewable energy sector.

Aberdeen is in the midst of a transformation which has been described as an 'economic renaissance' - a new growth after the fall in the price of oil, which is being generated by a recovery in that long-standing industry, combined with a versatile approach to a mix of business opportunities across various sectors including renewable energy.

The site of the proposed 10 storey domestic development is a prime location for an office block in the west of the city, which will increase the capacity of the Hill of Rubislaw Business Park to provide commercial and administrative support for the companies who will drive the economic success of the Energetica corridor and encourage investment in the city and region.

If the proposed domestic development on the Hill of Rubislaw is permitted, the opportunity for the city to benefit from the expansion of this strategically located Business Park will be lost.

Yours sincerely

William Sell

Secretary

pp Aileen Brown

Chair

Craigiebuckler and Seafield Community Council.

180368/DPP Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space

Reference	180368/DPP
Application Received	Mon 12 Mar 2018
Application Validated	Wed 14 Mar 2018
Address	Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL
Proposal	Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available



Council planners recommended that the controversial planning application be approved pointing to economic benefits and that the unusual design would add “something different” to the skyline.

Public Protest against Rubislaw Quarry Development

Ahead of the planning committee meeting a protest was organised by Craigiebukler & Seafield Community Council on the evening of 19th June and a large turnout of protesters received a lot of coverage by the press and television news.



William Sell, secretary of Craigiebukler and Seafield Community Council, with protesters at Rubislaw Quarry. Photograph by Kenny Elrick

PLANNING PERMISSION REFUSED

The Planning Committee met on 21 June 2018 to make its decision on the proposal to build 299 flats at Rubislaw Quarry. Councillor Martin Greig, asked the committee to refuse permission and his motion was successful.

Planning permission was refused. The vote went 7 votes to 2.

The reasons on which the Council has based this decision are as follows:- Application refused due to the visual impact the application would have based on the scale and massing which was contrary to Policy D3. There is also insufficient onsite parking which would lead to overspill parking on residential streets. There is also a lack of suitable capacity for educational needs and purposes, the impact on the wildlife and the design is contrary to Policy D1 - Quality Placemaking by Design.

The developer now has the option of appealing to the Scottish Government to overturn our local decision and the Canadian developer Cartera has confirmed its intention to appeal to the Scottish Government.

Dandara Zone F

Planning application: 170243, Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure.

There has been some uncertainty regarding the status of this planning application and whether the houses that are being built next to the site of the planned retirement flats are per the original planning permission or as per the revised plans.

Councillor Martin Greig contacted the planners at the City Council and a site visit by the planning inspector was organised. Still waiting on feedback from the planning inspectors visit.

Planning application 170243/DPP remains "undetermined". In September 2017, the Planning Committee gave approval subject to a legal agreement which has not been finalised.

The conditions are:

Requirement to complete a Section 75 legal agreement. The S75 legal agreement to secure the following:

- Payment of 10% Affordable Housing commuted sum against Over 55 accommodation units
- Securing affordable housing against the mainstream housing units in accordance with the terms of the S75 attached to the overarching PPIP
- Controlling occupancy of Over 55 units to people 55 years old or older into perpetuity;
- Payment of Core Path contributions (£16,963);
- Payment of Healthcare contributions (£46,675).

There are earlier planning permissions on the land at Pinewood and Hazledene - including the area referred to as Zone F - which remain live. It is not clear yet if any work ongoing is specific to the undetermined application 170243/DPP. It is possible that work is being legitimately undertaken in relation to an earlier consent.



Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	Status	ACC Status	Decision Date	Decision
09/03/2017	170243	Pinewood Dandara Zone F Countesswells Road AB15 8AT	Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure	Detailed Planning Permission		Pending		
04/10/2017	171196	22 Kinaldie Crescent	Subdivision of residential curtilage and erection of single house	Detailed Planning Permission		Pending		
15/12/2017	171493		Installation of telecommunication cabinet	Telecommunication		Permitted	27/12/2017	Permitted Development
25/01/2018	180092	62 Springfield Road, AB15 7RS	single storey extension	Detailed Planning Permission		Approved	27/02/2018	APPROVE Unconditionally
23/01/2018	180080	51 Anderson Drive, AB15 4UA	replacement of existing conservatory and single storey extension to rear	Detailed Planning Permission		Approved	06/03/2018	APPROVE Unconditionally
12/01/2018	180039	47 Woodburn Gardens , AB15 8JT	replacement garage to side	Detailed Planning Permission		Approved	07/02/2018	APPROVE Unconditionally

08/01/2018	180013	Zone A Dandara Pinewood/Hazleden e Development	Discharge of planning obligations relating to section 75 agreement	Modification /Discharge of Planning Oblig		Approved	26/04/2018	Approve Modification/Discharge
19/02/2018	180224	Zone A-E Dandara Pinewood/Hazleden e Development	- Major development of approximately 250 residential units including amenity space and associated infrastructure	Proposal of Application Notice			02/03/2018	Further Consultation Required
09/02/2018	180163	21 Kepplestone Gardens Aberdeen AB15 4DH	Proposed alteration works to form enclosed front entrance area	Cert. of Lawfulness (Proposed)		Certificate issued	15/02/2018	Issue Cert. of Lawfulness
12/03/2018	180368	Rubislaw Quarry Hill of Rubislaw Development for 300 Rented Flats	Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space	Detailed Planning Permission		Refused	21/06/2018	REFUSED [7 votes to 2]
27/03/2018	180458	Hazlehead Academy	Proposed installation of replacement windows and replacement of roof lights	Cert. of Lawfulness (Proposed)		Certificate issued	14/05/2018	Issue Cert. of Lawfulness

16/03/2018	180396	7 Craigiebuckler Terrace	Erection of 1.5 storey extension to gable end	Detailed Planning Permission		Approved	11/06/2018	APPROVE Unconditionally
15/03/2018	180382	James Hutton Institute	Work to Protected Trees	Works to Tree Preservation Order		Approved	15/03/2018	APPROVED Unconditionally
09/03/2018	180345	41 Springfield Avenue	Erection of single storey extension with decking to rear	Detailed Planning Permission		Approved	01/05/2018	APPROVED Conditionally
19/04/2018	180622	James Hutton Institute	Work to Protected Trees	Works to Tree Preservation Order		Approved	09/05/2018	APPROVED Unconditionally
30/04/2018	180667	Nevada Bob's Springfield Road	Gym and changing rooms	Detailed Planning Permission		Approved	29/06/2018	APPROVED Conditionally
01/05/2018	180688	25 Viewfield Road		Detailed Planning Permission		Approved	13/06/2018	APPROVED Unconditionally
02/05/2018	180701	Dandara Zone F	Work to Protected Trees	Works to Tree Preservation Order		Approved	30/05/2018	APPROVED Unconditionally
14/05/2018	180761	107 Springfield Road	Single Storey Extension	Cert. of Lawfulness (Proposed)		Certificate issued	15/05/2018	Issue Cert. of Lawfulness
18/05/2018	180790	12 Beckram Terrace	single storey extension	Detailed Planning Permission		Approved	10/07/2018	APPROVED Unconditionally
01/06/2018	180879	29 Woodburn Crescent Aberdeen AB15 8JX	1.5 storey gable end extension incorporating garage	Detailed Planning Permission		Pending		
05/06/2018	180895	41 Springfield Avenue Aberdeen AB15 8JJ	Erection of dormer to front and extension to garage at rear	Detailed Planning Permission		Approved	03/08/2018	APPROVED Unconditionally
15/06/2018	180979	30 Macaulay Drive Aberdeen AB15 8FL	Work to 2 Protected Trees	Works to Tree Preservation Order		Pending		

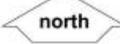
20/06/2018	181009	15 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to side	Detailed Planning Permission		Pending		
29/06/2018	181111	9 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear including alterations to the external steps and installation of railings	Detailed Planning Permission		Pending		
02/07/2018	181129	62 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of single storey extension to rear	Detailed Planning Permission		Pending		

Planning Applications as per weekly planning list July 2018:

Reference	181111/DPP
Application Received	Fri 29 Jun 2018
Application Validated	Mon 02 Jul 2018
Address	9 Woodburn Avenue Aberdeen AB15 8JQ
Proposal	Erection of single storey extension to rear including alterations to the external steps and installation of railings
Status	Pending
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	Mrs S Humphrys
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

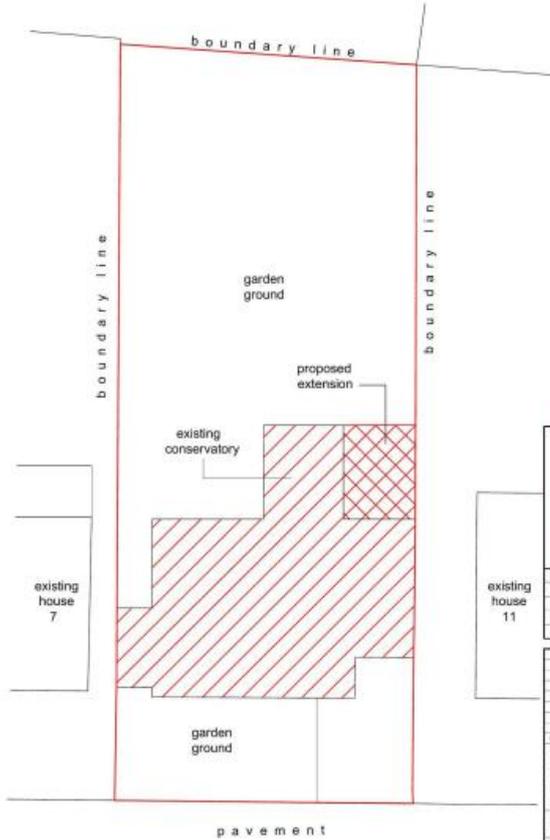
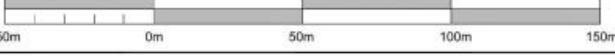
Application Validated Date	Mon 02 Jul 2018
Expiry Date	Tue 24 Jul 2018
Determination Deadline	Sat 01 Sep 2018



LOCATION PLAN 1 / 1250.

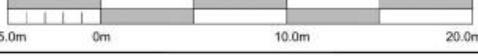
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Scale: 1/1250.



WOODBURNAVENUE SITE PLAN 1 / 200.

Scale: 1/200. 5.0m 10.0m 15.0m 20.0m



DRAWING PLOTTED ON A3 SHEET

GENERAL NOTES
ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST I.E.E. REGULATIONS.
ANY CONDUITS OR CABLES RESPONSIBLE FOR ANY PART OF THE WORKS TO BE DISCONNECTED FROM ANY APPLIED WORK BEING CARRIED OUT.
SELECT THE APPROPRIATE WALL AND WINDOW FINISHES TO BE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS.
DRAWINGS TO BE READ AND UNDERSTOOD PRIOR TO WORK COMMENCING. UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO BE CHECKED ON SITE AND DIMENSIONS TO BE NOTED AS TO BE RECORDED.

DESIGNER	DATE	REVISION

CUSTOMER
MRS. SYLVIA HUMPHREYS
3 WOODBURN AVENUE
ABERDEEN
AB15 5JG

PROJECT
PROPOSED REAR FAMILY ROOM EXTENSION

THISTLE CONTRACT NO: 31971

THISTLE HOUSE, WOODBURN ROAD
BRIDGE OF DON
ABERDEEN, AB15 5JG
TEL: +44 (0) 1224 780255 FAX: +44 (0) 1224 706444
WWW.THISTLEWOODS.CO.UK

DATE: JUNE '18
SCALE: 1:250 1:50
DRAWING NO: 001

1080 x 760mm Velux roof windows - electrically operated with remote controller - installed in accordance with manufacturers instructions and details.
References to be doubled up at each side of new roof windows with double timbers top and bottom of opening in roof. All timber / timber connectors to be made with heavy duty fasteners.
Code 4 lead flashing to form seal against existing fascia board and dressed over top of GFR roofing material on sloped roof, all in accordance with manufacturers instructions and details.
Existing rainwater pipe on rear wall of dwelling house, adjacent to bay window, to be retained. Existing rainwater pipe in existing house and connected into gully trap at front of house. New rainwater pipe to be suspended below floor joists in new extension and to connect into existing rainwater pipe below existing floor joists.

215mm concrete block outer leaf built up to levels to match same on existing house and as shown on section.
615 mm x 200mm deep reinforced concrete foundations below outer walls built off good bearing ground.
Foundations to be taken down below level of existing and extended drains - if applicable. New walls to be finished over top of drains.
New foundations to be taken down to level of existing house.
New strip foundations to be tied into existing same by drilling and grouting 3 x 400mm long 712 bars at 250mm centres (100mm from each end) - 200mm into face of existing concrete foundations at mid depth.
Floor constructed with 220mm rigidboard flooring on 170 x 45mm (C16) floor joists at 600mm centres with 200mm mineral quilt insulation between joists supported on 90mm or similar supporting members. Solum to be formed with 50mm concrete screed to follow external ground level on 1000 gauge polythene sheet vapour barrier on 50mm sand bed on 150mm bladed hardcore up to. Damp proof membrane from solum to overlap with d.p.c. in wall construction.
215mm concrete block external wall with 20mm render and 100mm EPS insulation next to 140 x 50mm treated framing at 600mm centres. 120mm Kingspan TYSO polyurethane insulation leaving 20mm gap to 12.5mm Duplex plasterboard.

Code 4 roofing resin on 18mm OSB3 boards. 160mm Kingspan Celotex F15000 (or equal approved) insulation on 1000 gauge vapour barrier. 12mm OSB on lining pieces on 170 x 60mm roof joists at 600mm centres. Ceiling finished on underside with 12.5mm Duplex plasterboard with taped and filled joints. 150mm glasswool to be packed into spaces between wallstud and facade to provide thermal continuity.
225 x 150mm ventilators to be fixed in external wall to ventilate sub-floor areas as shown on elevations. Floor joists to be positioned to allow free flow of air.
Floor level in new extension to be same as floor level in existing extension. Floor level in new extension to be 770mm above external ground level.
D.p.c. in wall to be not less than 150mm above external ground level at any point. Floor-damp proof membrane to be taken up wall to overlap with d.p.c. in wall to form continuous barrier.
Steps from floor level to ground level to have 150mm rise with minimum 250mm going width of steps to match width of patio doors. Steps to be formed with timber decking material and to be left open at sides to allow air movement for sub-floor vents. Steps to be fixed back to new wall and supported on concrete paving slabs of bottom edge.

External Finishes:

- Gray G.R.P. Single Membrane Roof Covering.
- Cream Cement Rendered Base.
- Cream Smooth Cement Rendered Upper Walls.
- Gray Flystone External Wall on Boundary Side.
- Gray external/Gray internal uPVC Sliding Patio Doors.
- Gray external/Gray internal uPVC Fixed Glazed Units.
- Gray uPVC Fascia & Soffit.
- Gray uPVC Rainwater Gutter.

Any discrepancies or queries regarding any part of the works to be discussed prior to any affected work being carried out.
Drawings not to be scaled and all sizes to be checked on site.
Gray/Gray uPVC sliding patio doors and glazed units with clear, Optwhite, argon filled, low 'E' double glazed glass. Trickle vents to be fitted to frames as shown to achieve 12,000mm² ventilation to rooms.
Glass in doors to be toughened, designed to resist human impact as set in BS6262 Part 4: 2005.
Lighting/electrical items all as per specification and final positions to be agreed on site by customer.



Proposed south elevation. 1:50.

Scale: 1/50. 0m 1.0m 3.0m 2.0m 1.0m 0m 2.0m 4.0m



denotes glazing unit to have laminated outer pane/toughened inner pane
denotes where 1st timber post to be fixed back into wall with M10mm DIA. Rein anchors at 300mm MAX vertical CRS. Anchors to have a min. of 50mm embedment into masonry.

DRAWING PLOTTED ON A3 SHEET

GENERAL NOTES
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ANY CONDUITS OR CABLES RESPONSIBLE FOR ANY PART OF THE WORKS TO BE DISCONNECTED FROM ANY APPLIED WORK BEING CARRIED OUT.
SELECT THE APPROPRIATE WALL AND WINDOW FINISHES TO BE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS.
DRAWINGS TO BE READ AND UNDERSTOOD PRIOR TO WORK COMMENCING. UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO BE CHECKED ON SITE AND DIMENSIONS TO BE NOTED AS TO BE RECORDED.

DESIGNER	DATE	REVISION

CUSTOMER
MRS. SYLVIA HUMPHREYS
3 WOODBURN AVENUE
ABERDEEN
AB15 5JG

PROJECT
PROPOSED REAR FAMILY ROOM EXTENSION

THISTLE CONTRACT NO: 31971

THISTLE HOUSE, WOODBURN ROAD
BRIDGE OF DON
ABERDEEN, AB15 5JG
TEL: +44 (0) 1224 780255 FAX: +44 (0) 1224 706444
WWW.THISTLEWOODS.CO.UK

DATE: JUNE '18
SCALE: 1:50
DRAWING NO: 202

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebukler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mrs Heather Ruth
Agent Name	Ross Clarihew
Agent Company Name	J.V. Carroll, Chartered Architectural Technologists
Agent Address	Inverden House Queens Lane North Aberdeen Scotland AB15 4DF
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 03 Jul 2018
Expiry Date	Wed 25 Jul 2018
Determination Deadline	Sun 02 Sep 2018



LOCATION PLAN - SCALE 1:2500 

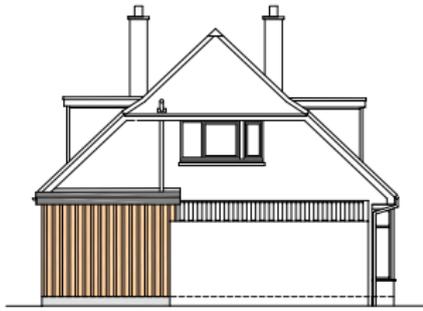
62 CRAIGIEBUCKLER AVENUE, ABERDEEN

EXTERNAL FINISHES

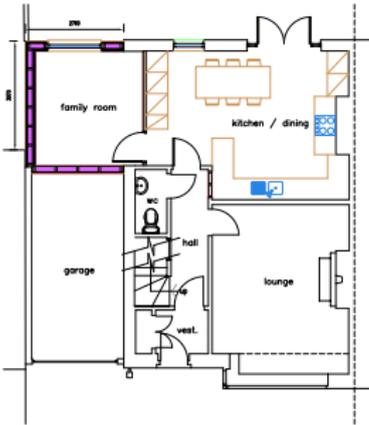
- Roof:** - sarnafil single ply membrane to new flat roof
code 5 lead abutment flashing at junctions with masonry gable wall
- Walls:** - smooth cement render (grey) basecourse around extension
upper walls to be finished with Russwood Siberian Larch cladding (board on board)
- Fascia:** - grey UPVC fascias to new extension
- Doors:** - grey UPVC double doorset with sidescreens & fanlight above
- Windows:** - grey UPVC double glazed top hung window to extension
- Rainwater Goods:** - Marley UPVC 100mm h.r. gutter & 75mm dia. circular rainwater downpipe



PROPOSED REAR NORTH ELEVATION - 1:50



PROPOSED SIDE WEST GABLE ELEVATION - 1:50



PROPOSED GROUND FLOOR LAYOUT PLAN - 1:50



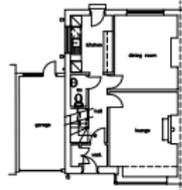
EX. REAR NORTH ELEVATION - 1:100



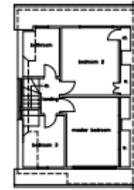
EX. SIDE WEST GABLE ELEVATION - 1:100



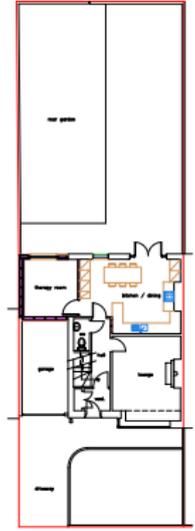
EX. CROSS SECTION - 1:100



EX. GROUND FLOOR PLAN - 1:100



EX. FIRST FLOOR PLAN - 1:100



SITE LAYOUT PLAN - 1:100

Revision 01 - North point added to site plan 03/07/18

J.V. CARROLL
Chartered Architectural Technologist
Building Design Consultants

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ESTABLISHED 1983

Mrs Heather Ruth			
10000 House, Queens Lake North, Aberdeen, Scotland			
Surrey / Sketch Proposed Drawing - PLANNING			
1	2018/08/01	1	JDC
2	2018/08/01	2	JDC