

## Planning Matters

### Tree Tops Housing Development

#### **Proposal of Application Notice : Proposed major residential development of approximately 95 units, including 25% affordable, and associated infrastructure at former Tree Tops Hotel for Malcolm Allan Housebuilders Ltd.**

Malcolm Allan Housebuilders have confirmed they will be consulting local residents on plans to build 95 residential units (with 25% affordable) on the site of the former Treetops Hotel.

Malcolm Allan housebuilders had an online meeting with Craigiebuckler & Seafield Community

Council on Monday 26<sup>th</sup> April with Colin Wood, Craig Scott and Julie Robertson (Senior planning consultant Halliday Fraser)

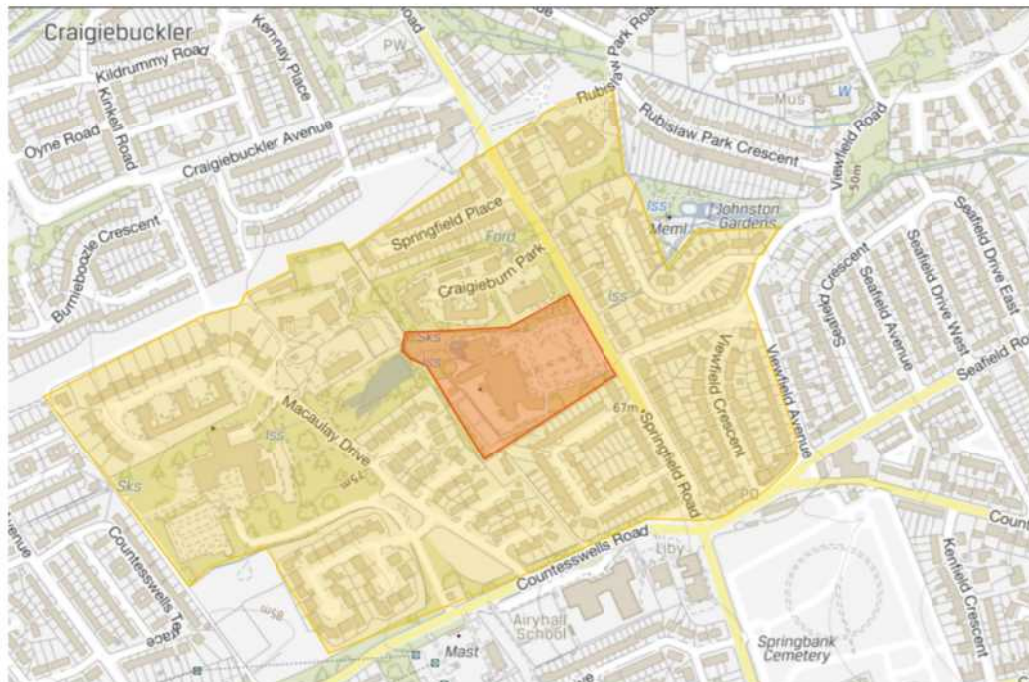
ONLINE EXHIBITION From Wednesday 28<sup>th</sup> April 2021 an online exhibition will be available to view at [www.mahousebuilders.com/news](http://www.mahousebuilders.com/news)

Comments and feedback can be submitted using the online feedback form, by email to [treetopsconsultation@hfm.co.uk](mailto:treetopsconsultation@hfm.co.uk) or in writing to Halliday Fraser Munro, 8 Victoria Street, Aberdeen, AB10 1XB Online Engagement Event: An online engagement event will be taking place through bookable sessions on Wednesday 5<sup>th</sup> May between 2pm and 8pm. Should you wish to participate please email [treetopsconsultation@hfm.co.uk](mailto:treetopsconsultation@hfm.co.uk) no later than 5pm on Tuesday 4<sup>th</sup> May to book a timeslot. **CONSULTATION DEADLINE** All comments and feedback on the consultation should be submitted by 5pm on Wednesday 19<sup>th</sup> May 2021

Reference	210338/PAN
Application Received	Mon 15 Mar 2021
Application Validated	Mon 15 Mar 2021
Address	Former Tree Tops Hotel 161 Springfield Road Aberdeen AB15 7SA
Proposal	Major residential development of approximately 95 units ( including 25% affordable) and associated infrastructure
Status	Determined
Decision	Further Consultation Required
Decision Issued Date	Wed 31 Mar 2021
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Proposal of Application Notice
Decision	Further Consultation Required
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Matthew Easton
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Malcolm Allan Housebuilders Ltd.
Agent Name	Halliday Fraser Munro
Agent Company Name	Julie Robertson
Agent Address	8 Victoria Street Aberdeen AB10 1XB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Mon 15 Mar 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Decision Issued Date	Wed 31 Mar 2021
Determination Deadline	Sun 04 Apr 2021



# Site Considerations



Figure 5: Site analysis

## Site Analysis

- Flat open clearing for development between existing mature tree lined edges.
- Two existing access points on Springfield Road (entrance and exit).
- Active frontage along Springfield Road.
- Existing culverted watercourse in north of the site.



Figure 6: Site opportunities and constraints

## Opportunities & Constraints

- Establish green pedestrian link from Springfield Road through site to adjacent green space.
- Existing access point opposite Viewfield Road—opportunity to create single access point.
- Consideration of sewer along western section and impact on existing trees and landscaping—opportunity to resolve any potential future issues.



## Greenspace Network & Access

- Greenspace prominent feature of the area with green network corridors providing linkages.
- Promotes active travel (walking, cycling, wheeling) in an established residential area.
- Opportunity to contribute to this network and provide connections through the site to the west e.g. landscaped ground of the James Hutton Institute.
- Figure 8 below shows the existing green network.

# The Proposal

The proposed development includes the development of approximately 95 residential units. The development will provide a mix of housetypes and sizes as well as provision for 25% affordable housing.



Figure 9: Development Zoning

## Development Zoning

- Seek to reflect surrounding residential massing and structure.
- Mainly low rise housing around a central space.
- Opportunity in North West , where the site deepens to explore opportunities for flatted accommodation set in parkland to provide housing choice within the site (Figure 13 provides a concept sketch showing this).

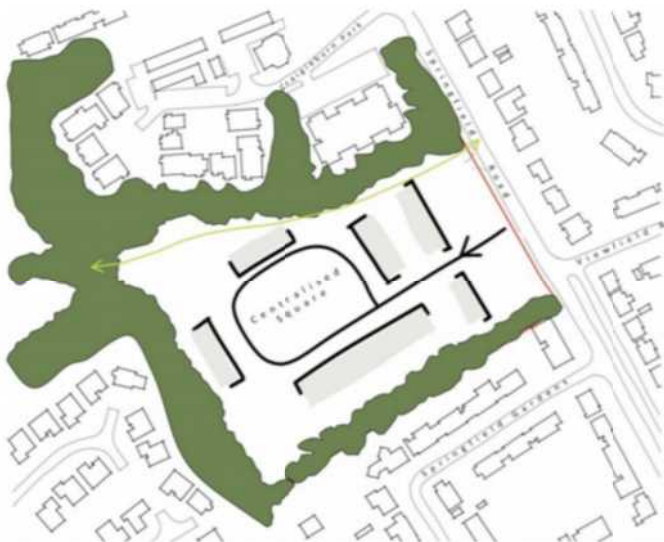


Figure 10: Initial concept plan

## Initial Concept

- Development set within a mature attractive landscaped setting.
- Incorporate the existing trees within the design and layout.
- Design the built environment around a centralised area of open space to provide a sense of welcome and identity.
- Streets and open space overlooked to create an active and safe environment.



Figure 11: Access and movement through the site

## Access and Movement

- Create a single access point off Springfield Road—will help address existing access point opposite Viewfield Road.
- Accessibility within the site for private car movement and opportunities to explore enhanced pedestrian links within and through the site.
- Site is well located to access public transport with bus stops along Springfield Road.



Figure 12: Greenspace and design concept plan

## Greenspace and Design Concept

- Retention and enhancement of landscape setting with existing trees and proposed landscaping throughout the site.
- Creation of a variety of formal and informal, private and public green spaces within the development.
- Creation and enhancement of links within and through the site connecting to the surrounding green network.

# The Proposal



## NEXT STEPS

Now you have seen the proposals, what are your thoughts? Please let us know by:

**Completing a feedback form;**  
This can be downloaded from the website

**Email:**  
[treetopsconsultation@hfm.co.uk](mailto:treetopsconsultation@hfm.co.uk)

**In writing to:**  
Halliday Fraser Munro,  
8 Victoria Street, Aberdeen, AB10 1XB

**Consultation Deadline:**  
All comments should be received by  
**5pm on Wednesday 19th May 2021**

### Online Engagement Event

An online engagement event will be taking place through bookable question and answer sessions on **Wednesday 5th May 2021** between 2pm and 8pm.

Should you wish to participate, please email [treetopsconsultation@hfm.co.uk](mailto:treetopsconsultation@hfm.co.uk) no later than **5pm on Tuesday 4th May 2021** to book a timeslot. We would also request, should you have any specific questions you wish to ask as part of this Q&A, please send these to us no later than **5pm on Tuesday 4th May 2021** to allow us time to consider your questions and help us to respond to your queries on the day.

Feedback received during this public consultation will be used to inform the development proposal and Planning Application that will be submitted Aberdeen City Council for consideration.

**Please note: Comments made at this stage are not representations to the Planning Authority in respect of a Planning Application. On submission of a Planning Application there will be an opportunity to make formal representations to the Planning Authority at that time.**

Your views are important.  
Please complete and return the online feedback questionnaire on this website  
by **5pm on Wednesday 19th May 2021**

## Planning Application Summary with Decisions

08/03/2021	210292	19 Kepplestone Avenue Aberdeen AB15 7XF	Erection of 1.5 storey side extension and formation of dormer extensions to front and rear	Detailed Planning Permission	Pending		
10/03/2021	210309	Rear Of 41 Countesswells Crescent Aberdeen AB15 8LN	Works to 6 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	25/03/2021	Approved Unconditionally
15/03/2021	210334	62 Springfield Avenue Aberdeen AB15 8JB	Formation of dormer to rear	Detailed Planning Permission	Approved	13/05/2021	Approved Unconditionally
15/03/2021	210338	Former Tree Tops Hotel 161 Springfield Road Aberdeen AB15 7SA	Major residential development of approximately 95 units ( including 25% affordable) and associated infrastructure	Proposal of Application Notice (PAN)	Pending		
29/03/2021	210399	58 Springfield Avenue Aberdeen AB15 8JB	Erection of log cabin to rear	Detailed Planning Permission	Approved	20/05/2021	Approved Unconditionally
08/04/2021	210477	9 Kildrummy Road Aberdeen AB15 8HJ	Erection of 2 storey side extension with integral garage and alterations to boundary wall and rear extension roof	Detailed Planning Permission	Pending		
08/04/2021	210499	24 Macaulay Drive Aberdeen AB15 8FL	Works to 3 Protected Trees; T1 - Beech - Fell for safety; T2 - Beech - Full crown reduction for garden maintenance; T3 - Beech - Remove deadwood over path and reduce weight from tips of lowest branch	Works to Tree Preservation Order	Approved		Approved Unconditionally
16/04/2021	210534	43 Kildrummy Road Aberdeen AB15 8HT	Erection of single storey extension to side and rear	Detailed Planning Permission	Pending		
19/04/2021	210541	97 Springfield Road Aberdeen AB15 7RT	Erection of 2 storey extension to rear and replacement garage to side	Detailed Planning Permission	Pending		
20/04/2021	210543	64 Kildrummy Road Aberdeen AB15 8HT	First floor extension comprising straightening of gables and formation of dormers to front and rear	Detailed Planning Permission	Pending		
21/04/2021	210554	24 Seafield Drive West Aberdeen AB15 7XA	Erection of single storey extension; formation of dormer; and formation of raised terrace to rear	Detailed Planning Permission	Pending		
23/04/2021	210575	13 Seafield Drive East Aberdeen AB15 7UX	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
30/04/2021	210600	75 Anderson Drive Aberdeen AB15 4UA	Erection of covered patio canopy to rear	Determined	Permitted Development	30/04/2021	Permitted Development
10/05/2021	210647	The Co-Operative Retail 76 - 78 Countesswells Road Aberdeen AB15 7YJ	Alterations to a shop front including replacement of entrance door; installation of replacement windows, fire exit door and 3no AC units with associated works	Detailed Planning Permission	Pending		
13/05/2021	210667	Play/Grass Area Adj. Craigiebuckler Avenue Aberdeen AB15 8SU	Work to 2 Protected Trees	Works to Tree Preservation Order	Pending		
14/05/2021	210675	215 Queen's Road Aberdeen AB15 8DL	Formation of driveway to front	Detailed Planning Permission	Pending		
18/05/2021	210688	Site At Hazlehead Avenue/ Hazledene Road To The West Of Queens Grove Aberdeen	Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works	Detailed Planning Permission	Pending		
28/05/2021	210760	112 Craigiebuckler Avenue Aberdeen AB15 8PA	Erection of single storey extension to side	Detailed Planning Permission	Pending		

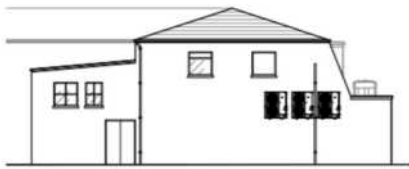


## **Planning Applications as per weekly planning list May 2021:**

Reference	210647/DPP
Application Received	Mon 10 May 2021
Application Validated	Mon 10 May 2021
Address	The Co-Operative Retail 76 - 78 Countesswells Road Aberdeen AB15 7YJ
Proposal	Alterations to a shop front including replacement of entrance door; installation of replacement windows, fire exit door and 3no AC units with associated works
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Not Available
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	The Co-operative Group
Agent Name	William Harley
Agent Company Name	WD Harley
Agent Address	Ancaster Business Centre Cross St Callander Scotland FK17 8EA
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Mon 10 May 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Fri 09 Jul 2021



EXISTING NORTH (REAR) ELEVATION  
Scale 1/100



EXISTING WEST (SIDE) ELEVATION  
Scale 1/100



EXISTING SOUTH (FRONT) ELEVATION  
Scale 1/100



PROPOSED NORTH (REAR) ELEVATION  
Scale 1/100



PROPOSED WEST (SIDE) ELEVATION  
Scale 1/100



PROPOSED SOUTH (FRONT) ELEVATION  
Scale 1/100



Reference	210667/TPO
Application Received	Thu 13 May 2021
Application Validated	Thu 13 May 2021
Address	Play/Grass Area Adj. Craigiebuckler Avenue Aberdeen AB15 8S
Proposal	Works to 12 Protected Trees as per schedule of works
Status	Pending
Appeal Status	Unknown

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Alasdair Wilson
Applicant Address	Duthie Park Depot Aberdeen AB11 7TH
Environmental Assessment Requested	No

Application Validated Date	Thu 13 May 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Wed 07 Jul 2021

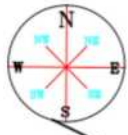
### Schedule of Proposed Works

Please list each individual tree and label them as T1, T2, T3 etc. and provide a detailed description of the works proposed and the reason for the works.

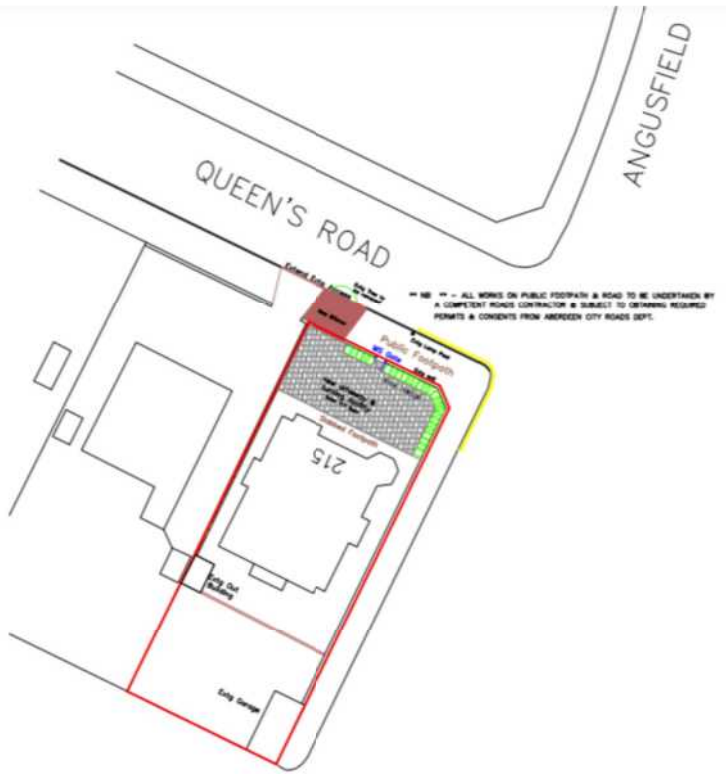
Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
T1	Sycamore	Fell to ground level	Kretschmaria deusta
T2/3	Cherry	Fell to ground	Small poorly formed part of a larger group thin
T4/5/6	Cherry	Slight crown reduce/thin 20%	larger group stopping light to neighbouring property
T7/8/9	Sycamore	Crown raise to 5m remove dead wood and broken branches	New play area installed below
T10	Oak	Reduce back lower branches from play area and crown clean	New play area installed below
T11	Elm	Raise Lowerbranch to 5m	New play area installed
T12	Poplar	Remove broken branches and deadwood from canopy reduce longer lateral branch back from over the carrigeway.	Hazard to road and pavement

Reference	210675/DPP
Application Received	Fri 14 May 2021
Application Validated	Fri 14 May 2021
Address	215 Queen's Road Aberdeen AB15 8DL
Proposal	Formation of driveway to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Fri 14 May 2021
Expiry Date	Mon 07 Jun 2021
Standard Consultation Expiry Date	Tue 08 Jun 2021
Determination Deadline	Tue 13 Jul 2021



EXISTING SITE LAYOUT PLAN 1:200



PROPOSED SITE LAYOUT PLAN 1:200



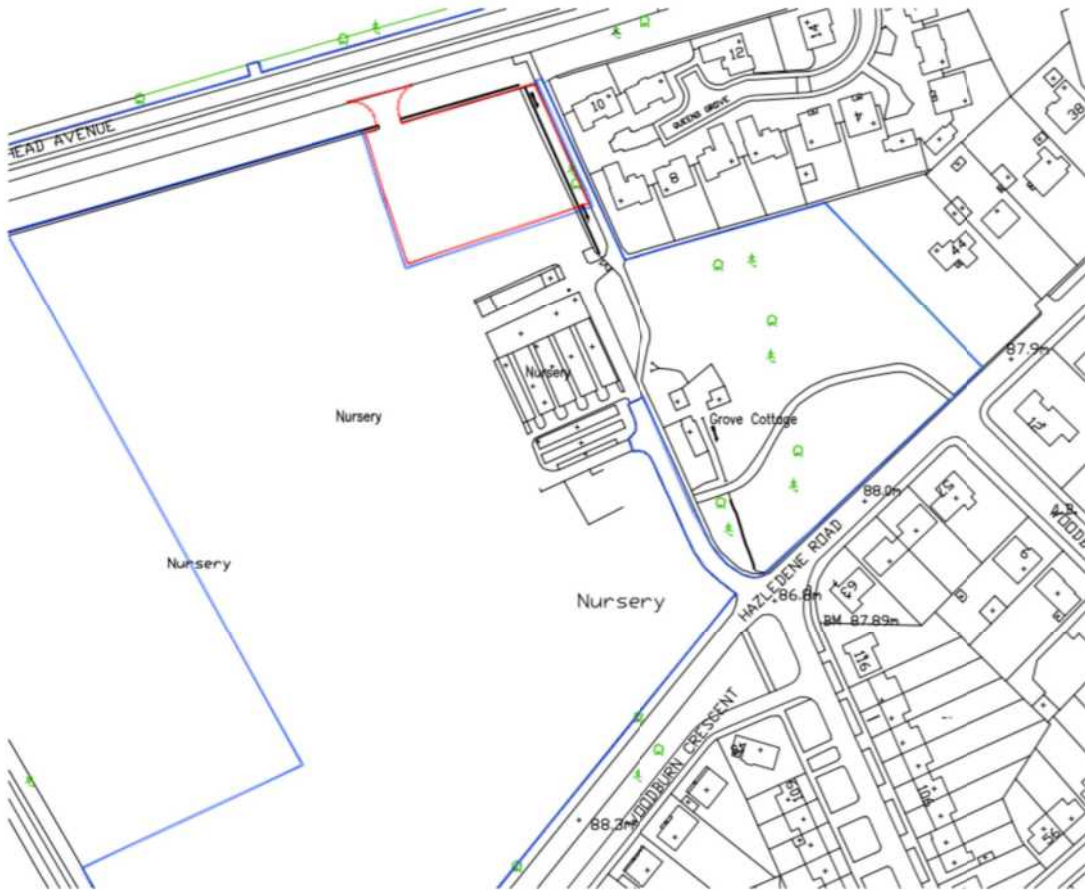
Reference	210688/DPP
Application Received	Mon 17 May 2021
Application Validated	Tue 18 May 2021
Address	Site At Hazlehead Avenue/ Hazledene Road To The West Of Queens Grove Aberdeen
Proposal	Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Aoife Murphy
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Aberdeen City Council
Agent Name	Aberdeen City Council
Agent Company Name	Ayoola Olorunda
Agent Address	Design Team (Public Buildings) Business Hub 10, Level 2 South Marischal College, Broad Street Aberdeen AB10 1AB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 18 May 2021
Expiry Date	Tue 08 Jun 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sat 17 Jul 2021

Installation of modular unit to provide nursery accommodation with associated parking and landscaping works. Proposals include forming new access road from Hazlehead Avenue to service the site.

The site is currently used by Aberdeen City Council as a plant growing nursery. The area where the modular unit will be located is an area of hardstanding used for storage of some items but mostly kept bare.



SITE AREA = 0.33 HECTARES



**HALLIDAY FRASER MUNRO**  
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project: OUTDOOR NURSERY AT THE GROVE  
 HAZLEHEAD PARK, ABERDEEN

Client: ABERDEEN CITY COUNCIL

Location: LOCATION PLAN

Drawn: 11458-HFM -XX-ZZ-GR-A-50-001

Checked: 11458-HFM -XX-ZZ-GR-A-50-001

Date: 11250@A3

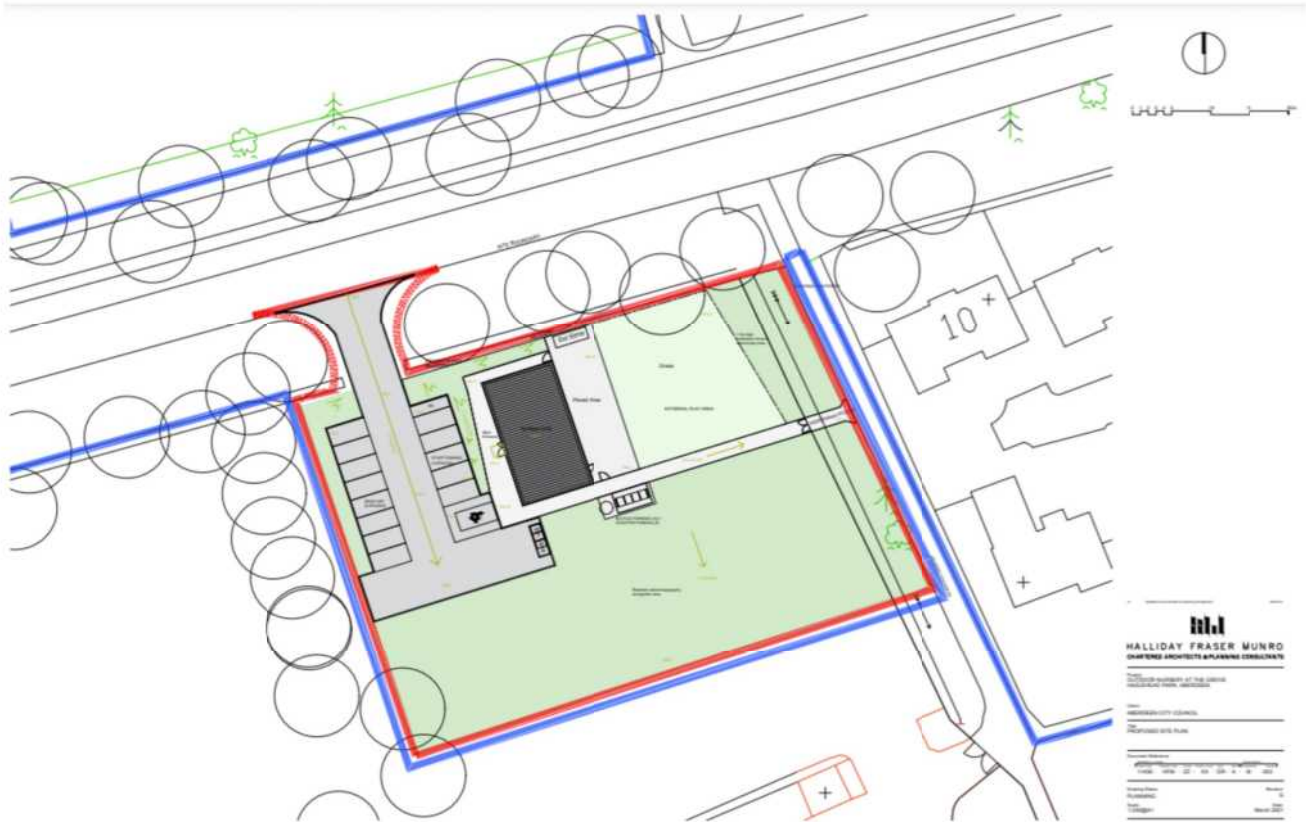
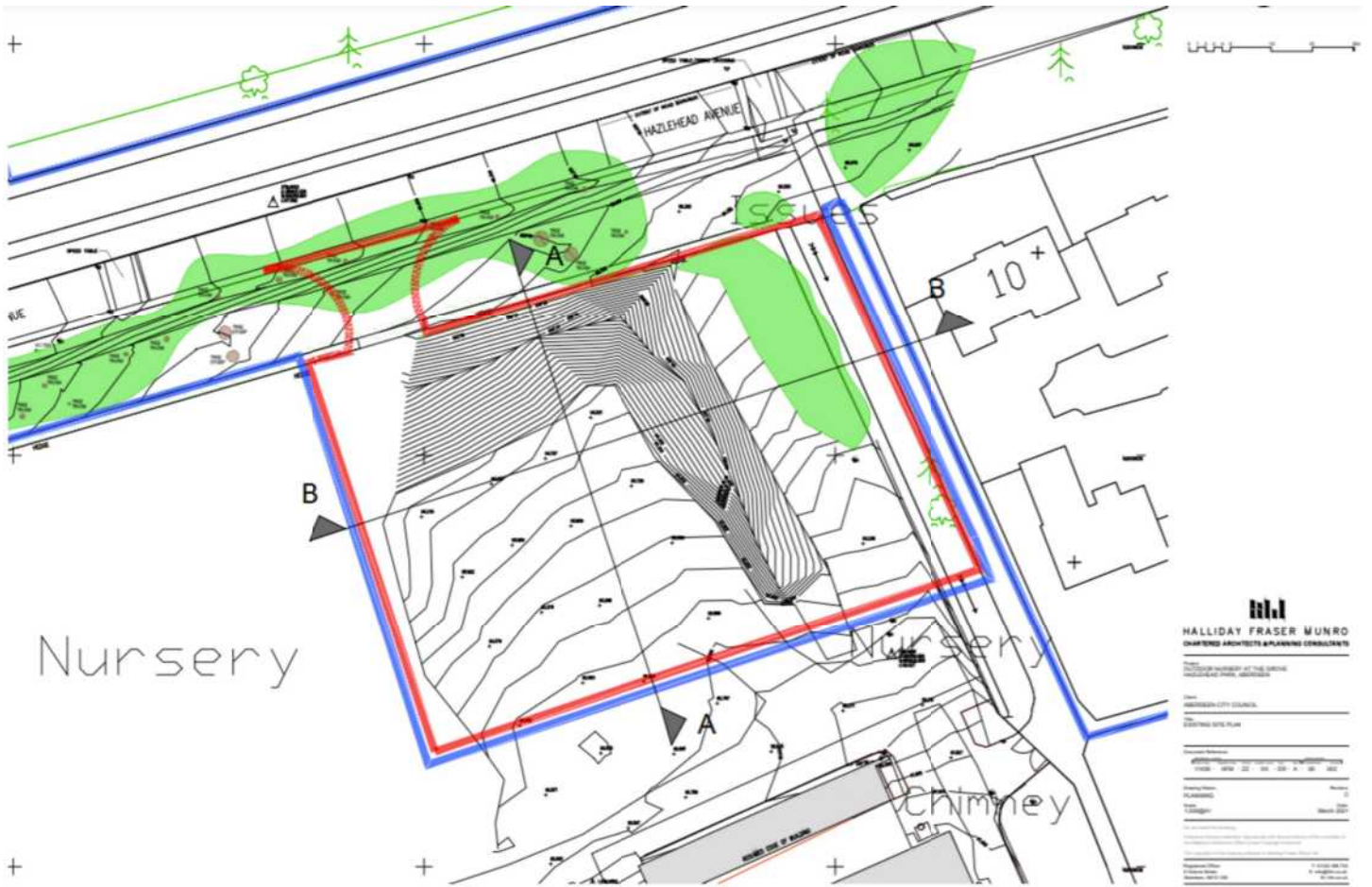
Date: MAY 2020

1.1.3 The site location is illustrated in Figure 1-1 below.

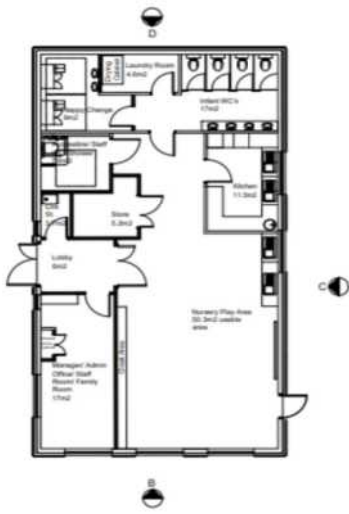


**Figure 1-1: Site Location**

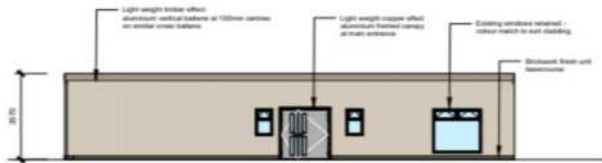
1.1.4 Details of the proposed development are outlined further in Section 3 of this report.



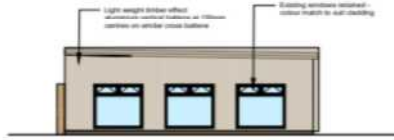




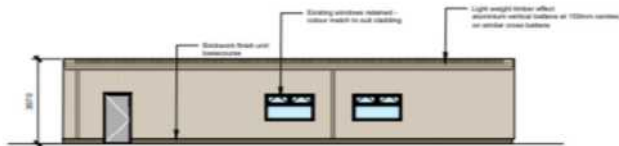
Proposed Ground Floor Plan  
Scale: 1:100



A West Elevation  
Scale: 1:100



B South Elevation  
Scale: 1:100



C East Elevation  
Scale: 1:100



D North Elevation  
Scale: 1:100



**HALLIDAY FRASER MUNRO**  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project:  
**ELC EXPANSION PROGRAMME  
NEW NURSERY AT HAZLEHEAD PARK**

Client:  
**ABERDEEN CITY COUNCIL**

Title:  
**MODULAR UNIT NURSERY  
PROPOSED PLANS AND ELEVATIONS**

Discipline Reference	Discipline	Issue	Date	Author	Checked
11438 - HFM - ZZ - 00 - DR - A - 00 - 002	Architecture	Issue	20/08/20	GM	GM

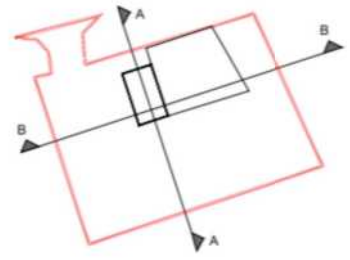
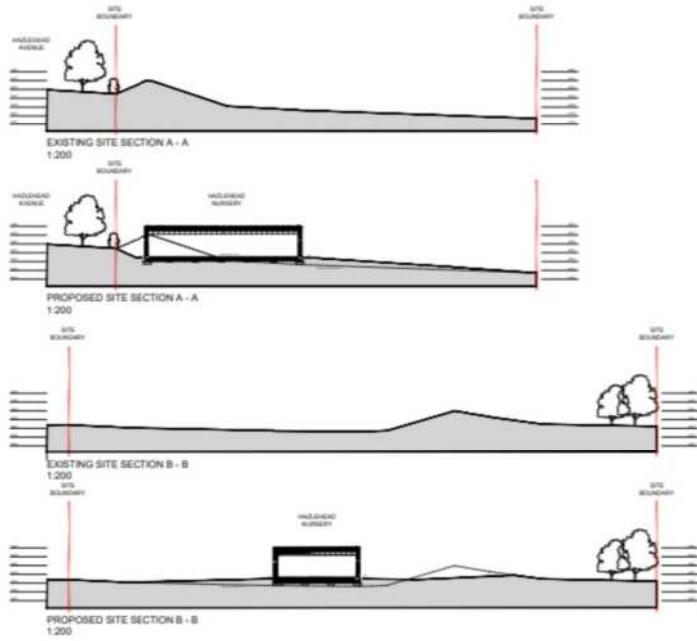
Drawing Date: Revision: G  
Scale: 1:100 Date: AUGUST 20

For more on this project, visit:  
[www.hfm.co.uk](http://www.hfm.co.uk)

Continued Working practice is acknowledged with the permission of the architect of the original building (Hillier Associates Ltd) (Copyright reserved).  
The copyright of this drawing remains in Halliday Fraser Munro Ltd.

Registered Office: 7, 21/22A, 88B, 72B  
8, Victoria Street, 15, 16/17/18, 19, 20  
Aberdeen, AB10 1UB





**HALLIDAY FRASER MUNRO**  
**CHARTERED ARCHITECTS & PLANNING CONSULTANTS**

Project: **ELC EXPANSION PROGRAMME**  
 NEW MUSEUM AT HALLIDAY PARK, ABERDEEN

Client: **ABERDEEN CITY COUNCIL**

Site: **EXISTING & PROPOSED SITE SECTIONS**

Scale: 1:200

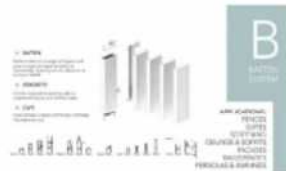
Date: **March 2017**



COPPER EFFECT FRAME TO ENTRANCE DOORS



TIMBER EFFECT ALUMINIUM BATONS TO CLADDING AND WINDOW SURROUNDS



**HALLIDAY FRASER MUNRO**  
**CHARTERED ARCHITECTS & PLANNING CONSULTANTS**

Project: **ELC EXPANSION PROGRAMME**  
 NEW MUSEUM AT HALLIDAY PARK

Client: **ABERDEEN CITY COUNCIL**

Site: **PROPOSED MATERIALS**

Scale: 1:100

Date: **AUGUST 16**

Reference	210760/DPP
Application Received	Fri 28 May 2021
Application Validated	Fri 28 May 2021
Address	112 Craigiebuckler Avenue Aberdeen AB15 8PA
Proposal	Erection of single storey extension to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Not Available
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Alf Leaper
Agent Name	Michael Stephen
Agent Company Name	Mike Stephen Architectural Design Ltd.
Agent Address	66 Woodend Crescent Aberdeen AB15 6YQ
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Fri 28 May 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Tue 27 Jul 2021

DO NOT SCALE - IF IN DOUBT ASK



DO NOT SCALE - IF IN DOUBT ASK



West Elevation

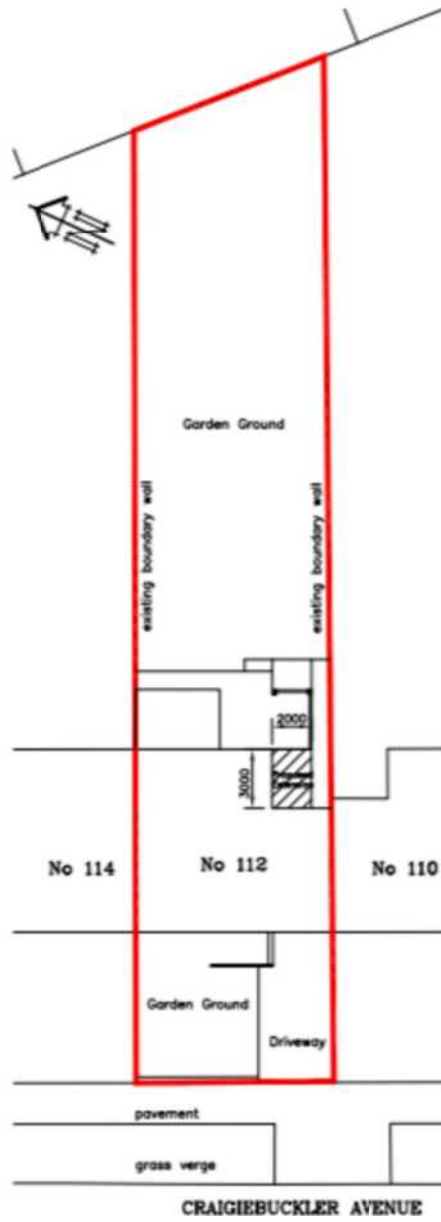


South Elevation



East Elevation

DO NOT SCALE - IF IN DOUBT ASK



### BLOCK PLAN

