

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

**Planning Officer's Report**

06 February 2024

**Planning Matters**

Reference	231370/DPP	
Application Validated	Thu 02 Nov 2023	
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	
Proposal	Erection of extension to existing building to form a conferencing area, erection of infill extension to form entrance vestibule with associated terrace and landscaping works	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Detailed Planning Permission	
Expected Decision Level	Not Available	
Case Officer	Roy Brown	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	The James Hutton Institute	
Agent Name	Abigail VanderLek	
Agent Company Name	JMArchitects	
Agent Address	64 Queen Street Edinburgh EH2 4NA	
Environmental Assessment Requested	No	
Application Validated Date	Thu 02 Nov 2023	
Expiry Date	Fri 01 Dec 2023	
Permission Expiry Date	Not Available	
Determination Deadline	Mon 01 Jan 2024	

Figure 1 below shows the application site and the immediate surrounding area of Craigiebuckler Campus. Figure 2 shows the zoning of the site and surrounding area.



*Figure 1 – Aerial map (Source – Google Earth)*

This application relates to the eastern wing of the main institute building, including the single storey extension which projects from the eastern wing. This part of the building currently contains a series of enclosed offices and meeting rooms together with the reception, staff canteen and Institute library.

### New Access Road (221419/DPP):

On the 31<sup>st</sup> of August 2023, planning permission was granted for a new access road to the Craigebuckler Campus from Countesswells Road, with associated car parking and drainage improvements. In deciding to approve the application, members of the Planning and Development Management Committee recognised the JHI to be a very well respected and world class research institute in Aberdeen and supported their aspirations for progressing towards net-zero emissions.

The new access road is the first enabler phase of the wider Craigebuckler Campus expansion plans set out under the draft masterplan and would also support the Hub building the subject of



this application. Specifically, the new access would remove all employee and visitor traffic from the residential street of Macaulay Drive and create a more prominent, identifiable, and fit-for-purpose entrance to the campus (as the existing access is too narrow for two-way traffic and problematic for larger coach traffic). The importance of having a more visible and effective entrance to the campus was acknowledged by the members of the ACC Planning and Development Management Committee, who agreed that the access would be an important step toward future proofing the Craigebuckler Campus and delivering the Institute's plans for creating an Open Science Campus.

The detailed design of the new access road is now being finalised, with the Building Warrant application submitted and validated on the 14<sup>th</sup> of August 2023 (reference: 230605) and the supporting information to discharge the conditions of the planning consent was approved by Council on the 20<sup>th</sup> of October 2023.

## **Proposed Development**

This proposal seeks detailed planning permission for alterations and extension to an existing building. A detailed description of the proposed development scheme is set out below.

### Overview of Proposal Scheme:

The proposal, including both the building extension and the associated internal works (not assessable development), seek to rearrange the existing internal layout of the existing building to improve the functionality and welcomeness of the existing facilities for staff, faculty, and visitors alike. As the business and conferencing uses, including the ancillary canteen/café, already exist within the building (as discussed in section 3.0) and are effectively only being relocated or rearranged at a similar scale and capacity to what is already there, there is no change of use proposed. This has been confirmed by the feedback received from Council within the formal pre-application response discussed in section 5.0 above.

### Proposed building extension and alterations:

The accompanying Design Statement sets out the design rationale behind the proposed Hub extension and internal remodelling. Briefly, the vision for the proposed design centres on creating a high quality building that integrates with and responds to the surrounding natural environment of Craigiebuckler Campus through the inclusion of biophilic design elements and natural materials where possible. The design-led approach adopted is considered to uplift the overall urban quality of the campus and enhance the accessibility and welcoming nature of the building to the surrounding community in accordance with the six qualities of successful places as set out in NPF4 and the Local Development Plan.

The proposed small-scale extension will be single storey / 5.2m in height and will project circa 16m from eastern flank wall of the main JHI research building at its furthest point. The extension would house a new 187m<sup>2</sup> conferencing suite with an associated breakout room (72m<sup>2</sup>) and storage rooms (15m<sup>2</sup>). This new conferencing suite would essentially replace the existing Macaulay Suite conference space, which is of similar scale and capacity to the proposed new suite, albeit outdated and no longer fit for purpose. An additional 50m<sup>2</sup> infill extension is proposed between the eastern wing of the main institute building and the existing extension. This area will form part of the flexible lounge area and podcasting suite. The proposed small-scale extension will be subordinate in scale and form to the existing five storey research building.

The proposed extension can be seen in the Site Plan of Figure 4 below. Further visual representations of the proposal are included in the Design Statement and Architectural Drawings enclosed with this submission.



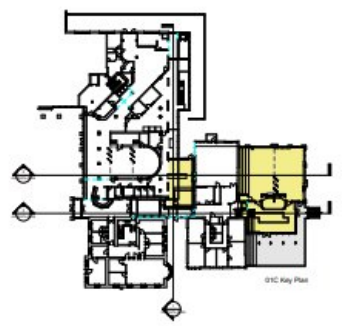
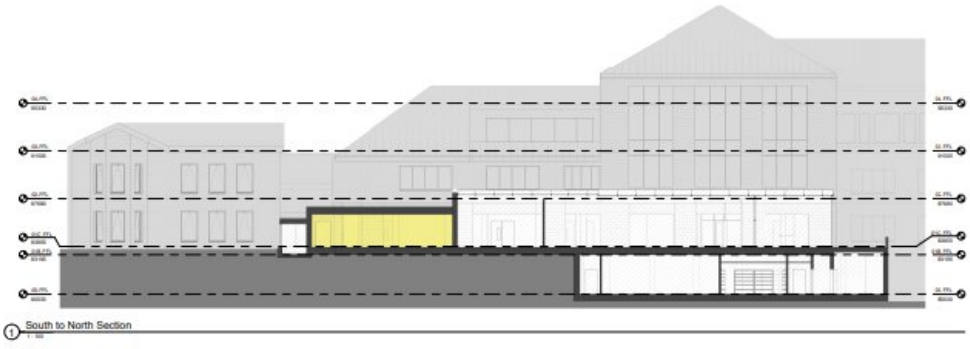
Figure 4 – Extract of Proposed Site Plan showing the proposed building extensions

Proposed Site Plan:



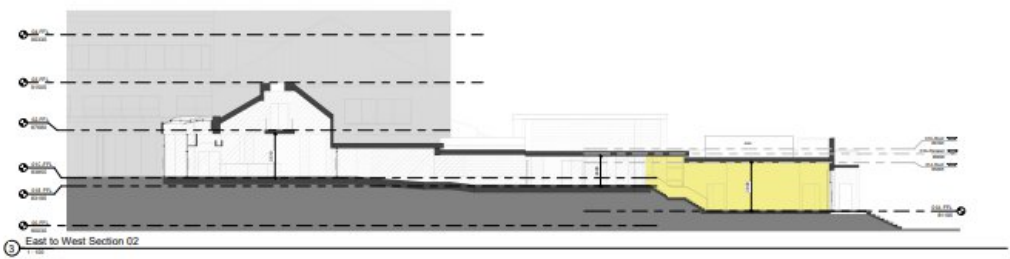
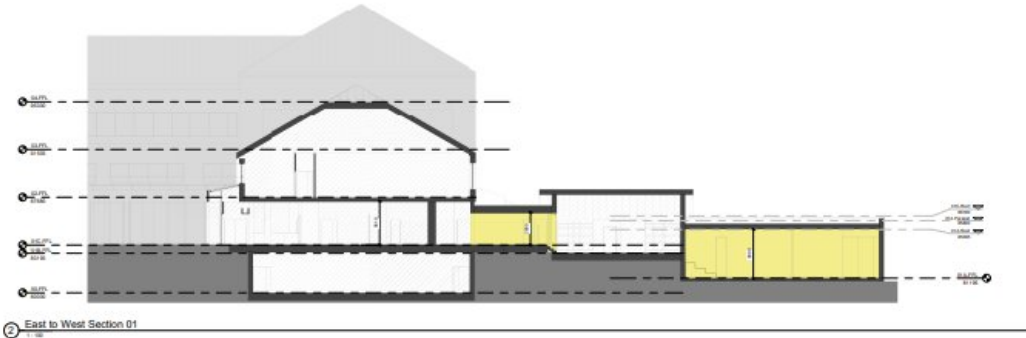
# Existing Site Plan:





PROPOSED PLAN KEY

- AREA OF NEW BUILDING
- AREA OF EXISTING ALTERNATIVES (NOT FORMER PART OF APPLICATION)



Project: **And Thomson Hall**
  
 Building: **Building 010000**
  
 Address: **10000 17th Ave**
  
 City: **Edmonton, AB**
  
 Date: **22.22.22 - PL 0003**
  
 Scale: **53/PSV | 7053**



Letter of representation sent 11/12/23 but due to a misunderstanding has now been withdrawn:

## **Craigiebuckler and Seafield Community Council**

Mr Roy Brown, Case Officer, 10 Craigiebuckler Drive,  
Planning and Sustainable Development, Aberdeen, AB15 8ND.  
Aberdeen City Council,

Business Hub 4, 15<sup>th</sup> July 2020

Marischal College,  
Broad Street,  
Aberdeen, AB10 1AB.

Dear Mr Brown,

Application Number: 231370/DPP. Proposal: Erection of extension to existing building to form a conferencing area, erection of infill extension to form entrance vestibule with associated terrace and landscaping works.

Applicant: The James Hutton Institute Countesswells Road Aberdeen AB15 8QH

Thank you for extending the time limit for the submission of our written representation concerning the above referenced planning application.

We consider that it is relevant to briefly summarise the history of the site before stating our objections to the proposed development.

In our opinion, the 'jewel in the crown' of the built environment is the Mansion House, which was built in 1826 by the estate proprietor and prosperous entrepreneur, James Blaikie, who was the city's first 'Lord Provost'.

This is a stately granite edifice of quality which is architecturally impressive and honourable to the skills of its 19th century builders.

When, in 1930, 50 acres of the estate was acquired by virtue of a benefaction by Thomas Bassett Macaulay on behalf of the newly formed Institute for Soil Research, the Mansion House was incorporated in its campus.

In 1987 the Macaulay Institute for Soil Research was merged with the Hill Farming Research Organisation (HRFO) in Edinburgh to create the Macaulay Land Use Research Institute. During 1992/3, there was a major development of the site of the Research Institute which featured the architectural styles and materials of that decade.

Most of this development is to the North and West of the Mansion House and continues to incorporate it.

It appears that, to mitigate its contrast with the traditional granite build of the Mansion House, the development at ground level used grey ashlar blocks to form the structural pillars which support the upper stories.

The continued use of ashlar blocks to build the walls of the upper stories is noted. Furthermore,



we observe that most of the roofs of the 1990s development are sloped.

The existing building to the East of the development, which will incorporate the proposed extension, has a curved roofline.

In contrast the proposed extension is a flat-roofed structure, which will make it a nesting site for seagulls. What plans are there in place to prevent that?

Whilst we appreciate that natural materials will be used to form the proposed building, e.g., wooden cladding, its plain square profile and uninspiring appearance seem, in our opinion, to render it too inappropriate for any connection or association with the architectural splendour and historical significance of the Mansion House and the eminent people who occupied it.

We contend that the planned extension is not in keeping, materially or in appearance, with the present style of buildings on the site. Although they consist of a combination of different types of surfaces, they fit well together and form a united whole.

This proposed development seems to lack their cohesiveness.

The James Hutton Institute occupied the site in April 2011. In recent years, it has encouraged the community to access its campus and attend the events that it hosts. This proposed extension, in our opinion, lacks the positive visual impact to convey the ethos of those objectives.

We consider the proposed extension to be visually bland and, as such, should not be built on this site of both historical and modern significance.

Yours sincerely,

William Sell, Chair.

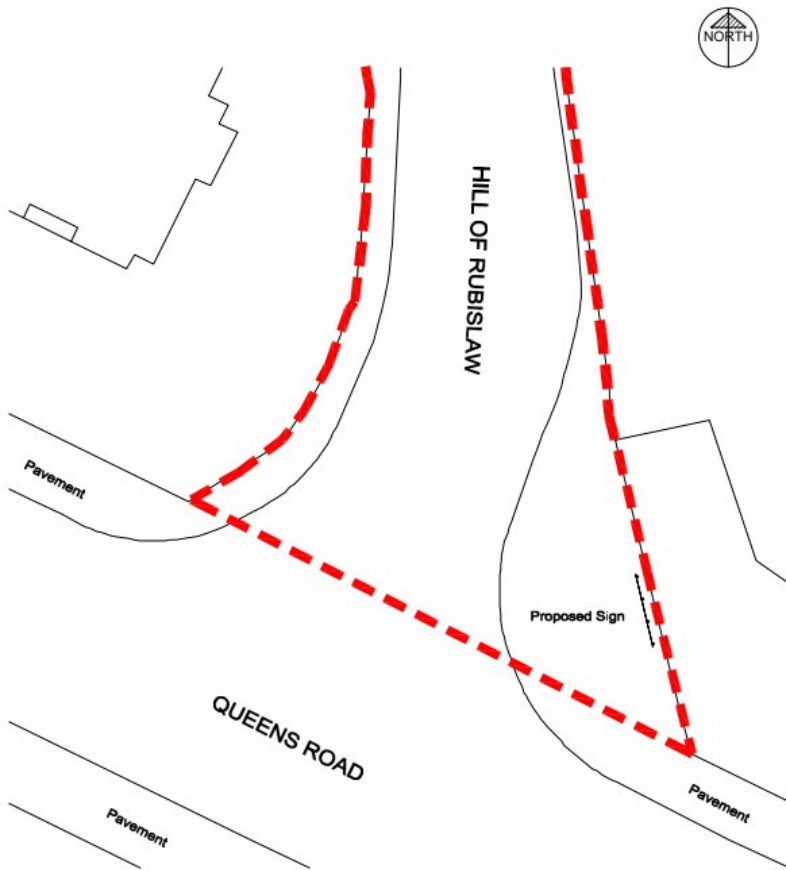
## Planning Application Summary with Decisions Dec 2023 – Jan 2024

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
04/08/2023	230938	10 - 16 Rubislaw Park Road Aberdeen AB15 8DE	Installation of decking and balustrade to rear of flats	Detailed Planning Permission	Approved	18/10/2023	Approved Conditionally
08/08/2023	230977	267 Queen's Road Aberdeen AB15 8DQ	Works to 1 Protected Tree; T1 - Beech - Prune as overhanging driveway	Works to Tree Preservation Order	Approved	23/08/2023	Approved Unconditionally
17/08/2023	231012	13 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of single storey extensions to side and rear	Detailed Planning Permission	Approved	01/11/2023	Approved Conditionally
25/08/2023	231043	8 Woodburn Gardens Aberdeen AB15 8JA	Erection of replacement dwelling house with integrated garage, formation of external stairs with handrail, alterations to boundary wall, erection of boundary fence, formation of hard surfacing/parking and associated works	Detailed Planning Permission	Pending		
26/09/2023	231187	204 Springfield Road Aberdeen AB15 8JL	Erection of single storey side extension and garden room/store to rear	Detailed Planning Permission	Approved	09/11/2023	Approved Conditionally
20/10/2023	231307	Woodbank 14 Springfield Avenue Aberdeen AB15 8JD	Erection of fence to front/side (retrospective)	Detailed Planning Permission	Approved	11/12/2023	Approved Conditionally
02/11/2023	231370	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Erection of extension to existing building to form a conferencing area, erection of infill extension to form entrance vestibule with associated terrace and landscaping works	Detailed Planning Permission	Pending		
16/11/2023	231460	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to 26 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	04/12/2023	Approved Conditionally
06/12/2023	231524	Corner Of Hill Of Rubislaw And Queens Road Aberdeen	Installation of non-illuminated free standing sign	Advertisement Consent	Approved	13/12/2023	Approved Conditionally
11/12/2023	231566	10 Pinewood Road Aberdeen AB15 8NA	Installation of access ramp with balustrade to front	Detailed Planning Permission	Pending		
08/01/2024	240011	54 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of 1.5 storey extension to side and formation of dormer to front, and single storey rear extension	Detailed Planning Permission	Pending		

**Planning Applications as per weekly planning list December 2023-January 2024:**

Reference	231524/ADV
Application Validated	Wed 06 Dec 2023
Address	Corner Of Hill Of Rubislaw And Queens Road Aberdeen
Proposal	Installation of non-illuminated free standing sign
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Wed 13 Dec 2023

Application Type	Advertisement Consent
Decision	Approve Conditionally
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Dineke Brasier
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Kennedy Wilson
Agent Name	Claire Coutts
Agent Company Name	Ryden LLP
Agent Address	The Capitol 431 Union Street Aberdeen AB11 6DA
Environmental Assessment Requested	No



**LOCATION PLAN**

Existing 2mm thick aluminum panel overlaid with New digitally printed laminated vinyl.  
 Existing 4no. 114mm diameter steel hollow section posts set into concrete pad foundations.



**ELEVATION**

**SECTION**

Existing 2mm thick aluminum panel overlaid with New digitally printed laminated vinyl.  
 Existing 4no. 114mm diameter steel hollow section posts set into concrete pad foundations.

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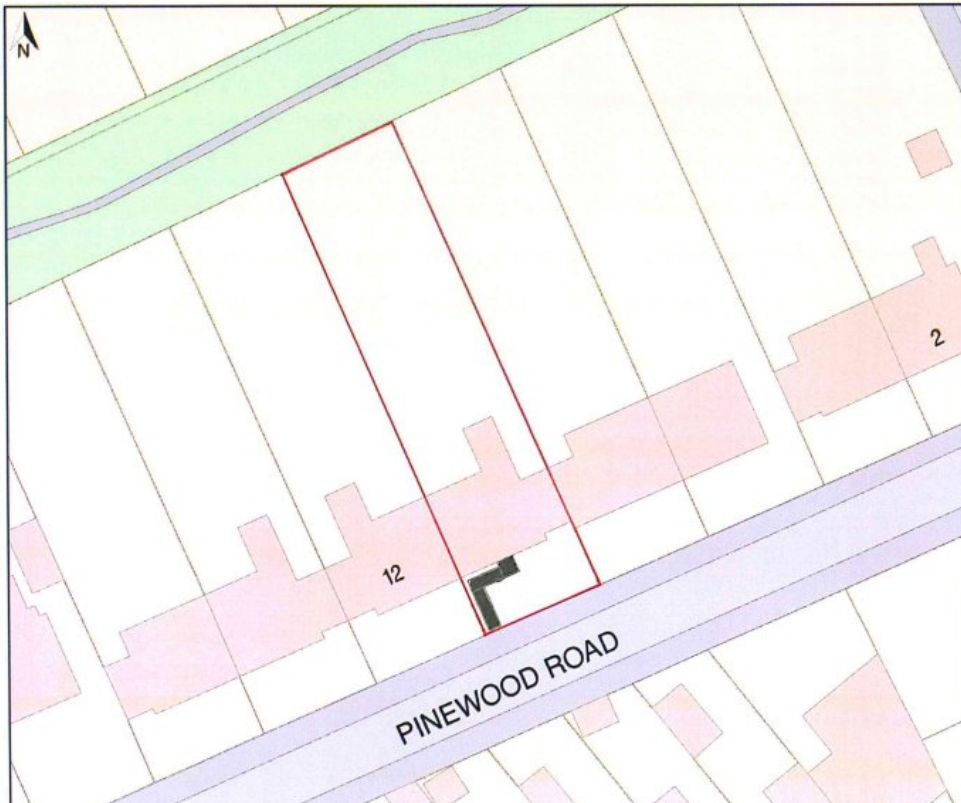
	The Centre 431 LINCOLN CT ABERDEEN AB11 1GA TEL: 01224 288866 www.ryden.co.uk	PROJECT PROPOSED SIGNS HILL OF RUBISLAW, ABERDEEN
	CLIENT KENNEDY WILSON	

Reference	231566/DPP	
Application Validated	Mon 11 Dec 2023	
Address	10 Pinewood Road Aberdeen AB15 8NA	
Proposal	Installation of access ramp with balustrade to front	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Detailed Planning Permission	
Expected Decision Level	Not Available	
Case Officer	Jennifer Keohane	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr David Wood	
Agent Name	Ben Mazzucco	
Agent Company Name	William P Whiland & Son Limited	
Agent Address	8 Alder Road Broadmeadow Estate Dumbarton West Dunbartonshire G82 2EL	
Environmental Assessment Requested	No	
Application Validated Date	Mon 11 Dec 2023	
Expiry Date	Thu 04 Jan 2024	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Sat 10 Feb 2024	
Local Review Body Decision Date	Not Available	

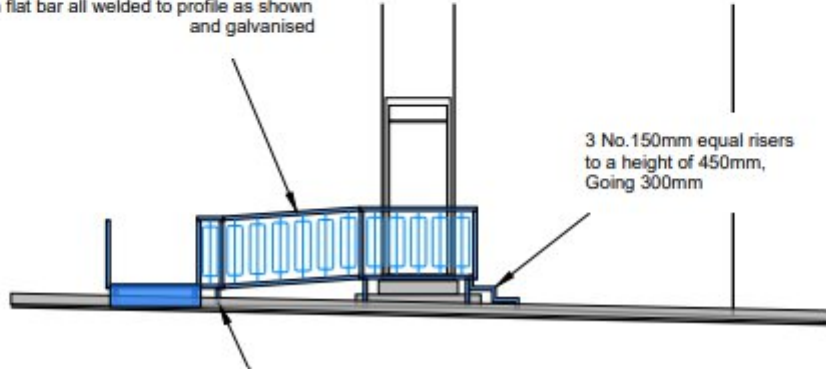
10. Pinewood Road, Aberdeen, Aberdeen City, AB15 8NA



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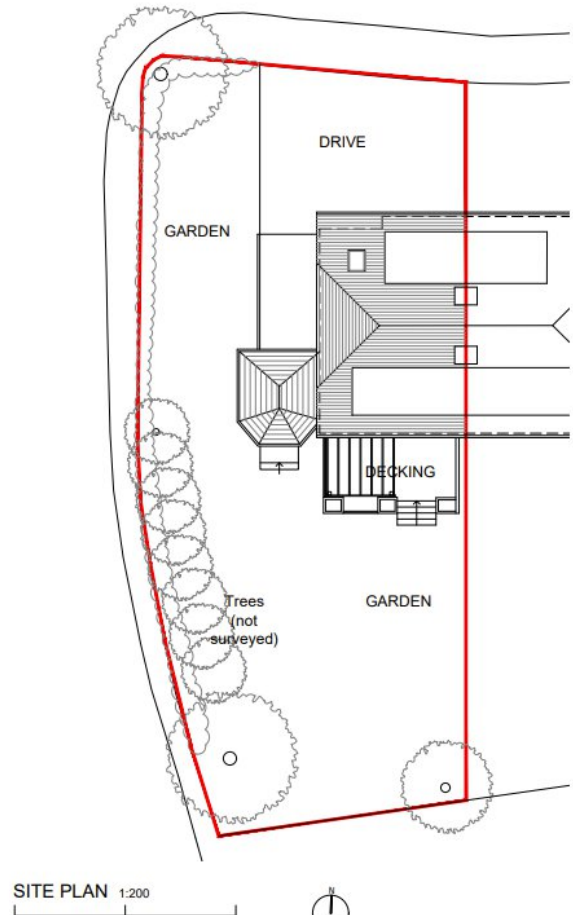


900mm high balustrades to all ramps  
 Handrails comprise vinyl covered 40 x 5mm flat steel bar at a height of 900mm above stair pitch line. No opening in balustrade permits the passage of a sphere of diameter 100mm.  
 balustrade comprises 20 x 20mm steel box section and 20 x 5mm flat bar all welded to profile as shown and galvanised



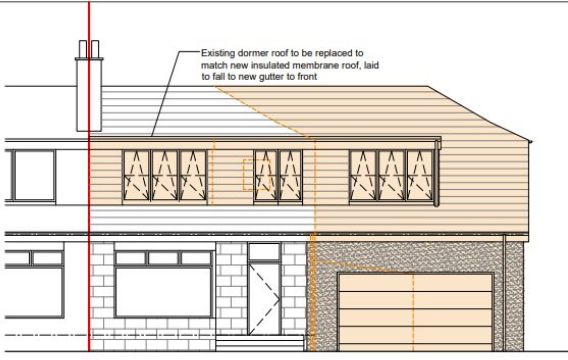
Reference	240011/DPP
Application Validated	Mon 08 Jan 2024
Address	54 Craigiebuckler Terrace Aberdeen AB15 8SX
Proposal	Erection of 1.5 storey extension to side and formation of dormer to front, and single storey rear extension
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Esmond Sage
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Paul Murray
Agent Name	Albyn Architects Ltd.
Agent Company Name	Albyn Architects
Agent Address	Suite 1 Chattan Mews 18 Chattan Place Aberdeen

	AB10 6RD
Environmental Assessment Requested	No
Application Validated Date	Mon 08 Jan 2024
Expiry Date	Wed 31 Jan 2024
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Thu 07 Mar 2024

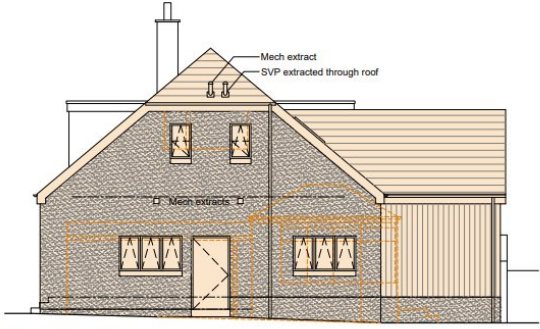




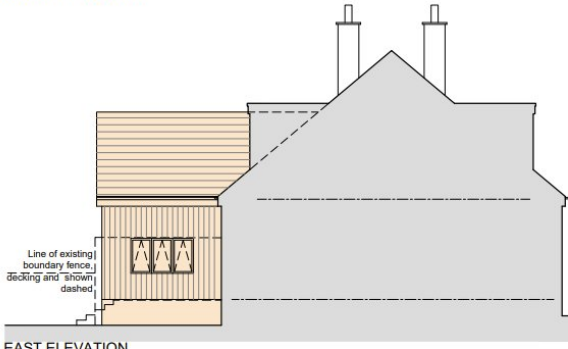
© COPYRIGHT ALVIN ARCHITECTS LTD  
 DO NOT SCALE OFF THIS DRAWING  
 All dimensions, spot levels and existing positions to be checked on site by Contractor prior to construction. Any discrepancies to be reported. Drawings to be read & fully understood before work commences. IF IN DOUBT, ASK.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

- PROPOSED FINISHES**
- WALLS**
    - Render, colour tbc.
    - Timber or timber effect cladding, colour tbc.
  - BASE COURSE**
    - Smooth cement render, colour tbc.
  - FRONT DORMER**
    - Timber or timber effect cladding, colour tbc.
    - Single ply membrane roof, dark grey
    - UPVC, white (front dormers)
  - PITCHED ROOFS**
    - Tiles, red/brown to match existing
  - WINDOWS/DOORS (side/rear)**
    - UPVC, dark grey
  - GARAGE DOOR**
    - UPVC, dark grey
  - RAINWATER GOODS**
    - PVCu, black
  - SOFFITS/FASCIAS**
    - UPVC, white

