

Archibald B (Brian)

From: Archibald B (Brian)
Sent: 11 May 2016 16:07
To: 'Andrew Brownrigg'
Cc: Donna Laing
Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 12 - ISSUE 17 - ALLOCATED SITES: CITY CENTRE AND URBAN - SITE OP12 GEORGE STREET/CROOKED LANE

Tracking:	Recipient	Delivery
	'Andrew Brownrigg'	
	Donna Laing	
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	[REDACTED]	[REDACTED]

Hello Andrew

I acknowledge receipt of your response for FIR 12, this will be passed to the reporter

Thanks
Brian

From: Andrew Brownrigg [mailto:ABROWNRI GG@aberdeencity.gov.uk]
Sent: 11 May 2016 13:46
To: Archibald B (Brian)
Cc: Donna Laing
Subject: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 12 - ISSUE 17 - ALLOCATED SITES: CITY CENTRE AND URBAN - SITE OP12 GEORGE STREET/CROOKED LANE

Hello Brian

Please find our response to Further Information Request 12 (highlighted in bold) on OP12 George Street/Crooked Lane .

Background

Opportunity site 102 appears to include some fine traditional granite buildings on the St Andrew Street and George Street frontages

Information requested

The council is requested to explain the rationale behind including the traditional granite buildings on the St Andrew Street and George Street frontages within this opportunity site. If the intention is to retain these buildings, but allow for the potential to integrate existing ground floor shop premises with any redevelopment to the rear, the council is invited to suggest a form of words to explain this for potential inclusion in appendix 2.

Response

As noted in the Schedule 4, the Aberdeen City and Aberdeenshire Retail Study 2013 (CD16) identifies a requirement to accommodate a further 30,000 - 35,000 square meters of retail space

within the city centre by 2022. This approach supports the key issues of addressing retail deficiencies, facilitating and supporting growth and protecting and enhancing the role of Aberdeen City Centre as the regional centre (see key issues on page 16 of the Retail Study Executive Summary). It is also consistent with the town centres first policy approach.

Space to accommodate this level of retail space within the city centre is limited. Nevertheless, the Retail Study identifies a number of potential locations to fill this requirement, one of which is the 0.96 hectare site at Crooked Lane. The Study notes, the Crooked Lane site (OP 102) has ‘the potential to significantly increase the quality of retail floorspace in the City Centre’ (p28 of Volume 2) and ‘provide the opportunity to link in directly with the existing retail malls (Bon Accord and St Nicholas respectively)’ (Ibid). The retail study notes the site can provide 7,000 square meter net additional space (6,000 square meters gross floor area) (p 31).

The site forms the northern edge of the city centre retail core, with Union Square forming the southern boundary, which has a planning permission in principle application pending to expand. The development and expansion of Union Square has focussed most retail growth over the last decade in the south of Aberdeen’s retail core. The allocation of site OP102, along with the existing John Lewis, ensures there is a strong retail anchor in the north of the city centre retail area. Site OP102 thereby aims to balance the retail needs across the north – south axis of the retail core area.

The site boundary within the Proposed Plan reflects that of the Retail Study, which includes the traditional granite buildings which front George Street and St Andrews Street. These buildings add interest and detail to this area, and its streetscene. 119 -125 George Street is a Category C listed building. The retention of granite buildings is sought through Policy D5: Our Granite Heritage which states, ‘Throughout Aberdeen the Council seeks the retention and appropriate reuse, conversion and adaption of all granite buildings’. The retention of existing buildings within new retail developments is not unusual to Aberdeen, as is shown by the retention of the Railway Ticket Office within the Union Square retail development.

There have been no proposals submitted for the redevelopment of this area, and any discussions forthcoming would require to pay due consideration to the policies outlined within the local development plan. Any proposals submitted would be assessed on their own merit.

With regard to the exact design and make-up of the retail units on OP102, we are open-minded and happy for different options to be explored. As the site is expected to produce 6,000 square metres of gross floor areas and is 9,600 square metres in size there are number of different options, storey heights and layouts which could be explored. Options could include retaining residential usage on the upper floors of the existing traditional granite buildings, with retail uses on the ground which are extended to the rear and, stepped backed to ensure residential amenity is retained.

Other options could include linking the southern section of OP102 with the existing Bon Accord Centre; potentially using Loch Street as developable land. In this instance, access and servicing issues would require to be addressed. The pedestrian area of Loch Street and the southern section of George Street could be covered and incorporated within a retail area again with rear extensions to George Street. Further options may be façade retention of the traditional granite buildings with retail use behind. It is already noted in Appendix 2 that redevelopment within this area could be used to enhance the existing area, including accessibility and public realm improvements.

With regard to the text of Appendix 2, this could be modified to read:

‘Opportunity for retail development, enhance George Street, link to John Lewis / extend Bon Accord Centre, address accessibility issues through the centre and address public realm issues.

Listed Buildings and traditional granite buildings on site may be suitable for sensitive development. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.'

If there is any further clarification needed then please get in touch.

Regards, Andy

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