



## Aberdeen City Conservation Area Character Appraisals and Management Plan

# Great Western Road

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

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**Planning and Sustainable Development**

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# Great Western Road

## 1 Introduction

### 1.1 Profile

Designation Date	1 March 1975
Extended	No
Previous character appraisals	n/a
Article 4 Direction	12 February 1982
Size (hectares)	66
Number of character areas	3
Number of listed buildings	Total – 16 Category A – 0 Category B – 2 Category C – 14
Buildings at Risk	0
Scheduled Ancient Monuments	0
Adjoining Conservation Areas	Albyn Place/Rubislaw; Ferryhill; Union Street
Sites and Monuments Record	22

### 1.2 Summary of significance

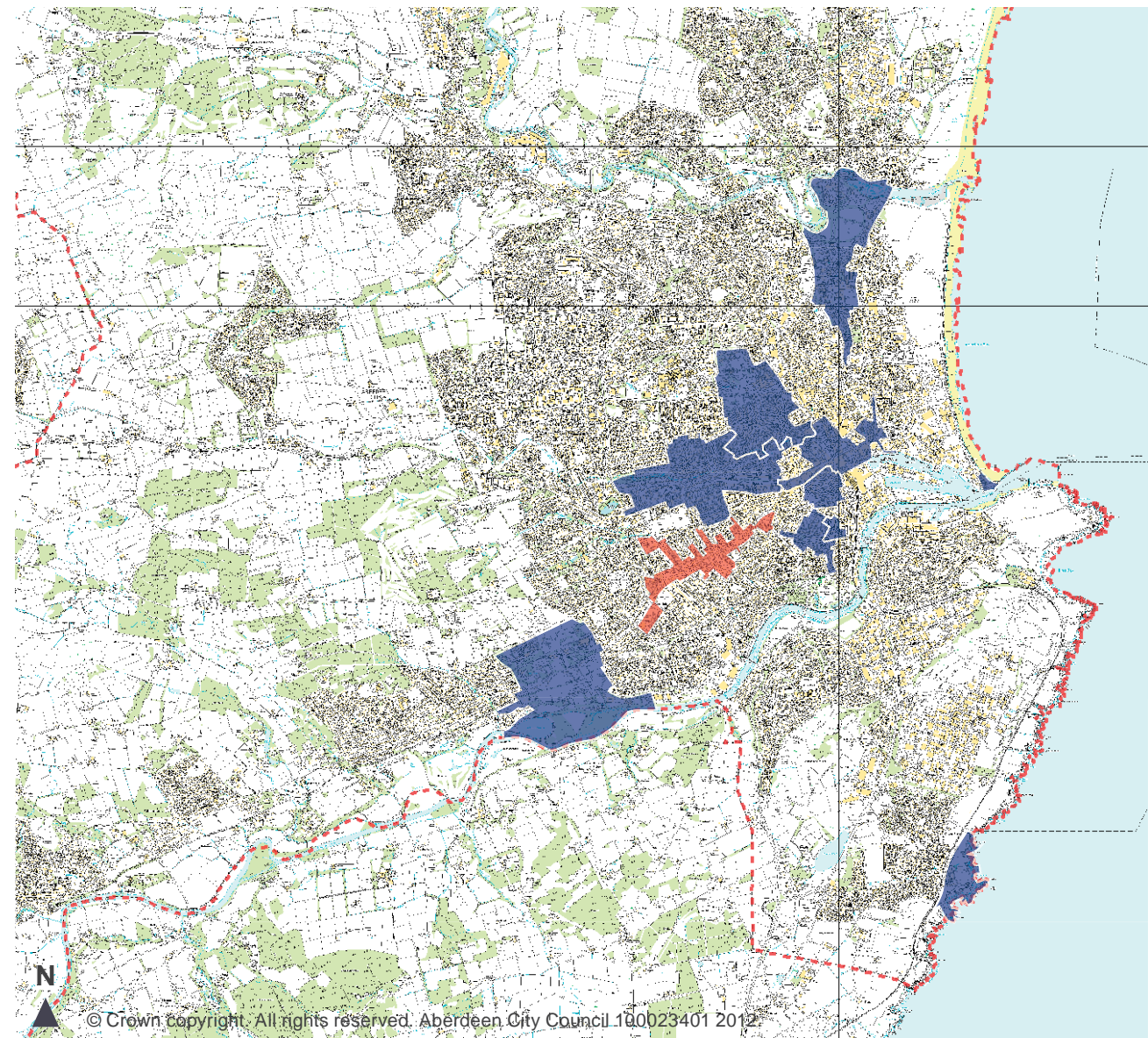
Great Western Road Conservation Area is a good example of a late 19th century residential Aberdeen suburb built up around the major route into the city from Deeside to the west. There are a number of important, substantial, good quality houses on Great Western Road itself and the designation concentrates on this primary road. Additional streets that run perpendicular to Great Western Road were also included as they contain a large area of residential development of a character and quality that is uniquely 'Aberdeen' with fine, well-proportioned, granite terraced houses.

Transport modes continued to have a strong influence on the Conservation Area's development into the early 20th century with the advent of the motor car. Although Anderson Drive possesses some houses dating from before 1925 most were built between the wars and are testament to the impact that vehicular traffic has had on urban development. The residential layout of Aberdeen's first ring road is apparent on the 1938 OS map and its regular plots included space for driveways and garages to take full advantage of the car



Traditional small shops, Great Western Road

Location of the conservation areas within the City of Aberdeen





## 2 Location, history & development

### 2.1 Location

Great Western Road Conservation Area is located to the south west of Aberdeen city centre on the route to Deeside

### 2.2 Development history

In 1722 Robert Balmanno purchased part of the “Freedom Lands”, formerly known as the Foul Moors, from the Rubislaw Estate and drained

the land to farm it. His strawberries were said to be the best of the Scottish crop, and sold in Covent Garden in London. He built a large home, “Friendville”, near the edge of his estate at Countesswells Road. A small community grew at the perimeter of Balmanno’s Field, or Enclosure, the name thereafter evolving to Mannofield.

Great Western Road and its surrounds developed as a result of the 19th century city expansion and the incorporation of Mannofield Village into the Aberdeen City Boundary. Mannofield was a separate village until the Aberdeen

Municipality Extension Act of 1871 when it was drawn into the city, initially with shared amenities. In 1882 residents of Mannofield applied to the council to have the city gas supply extended out to them. This extension of the city resulted in the development of Great Western Road during the period 1870-1900.

This development is apparent from the first edition OS map (1867) where there is very limited development in this area. The road itself is built with Nellfield Cemetery and a couple of the larger houses such as Louisville and Forbesfield (now



Nellfield Place



Seafield Medical Practice



Great Western Road



the location of Louisville Road and Forbesfield Road), but little else other than fields.

The second edition OS map of Aberdeen (1896) clearly shows the changes that have taken place over the intervening 30 year period. The extent of Great Western Road is built out with the Mannofield Church clearly shown at what is now the junction of Craigton Road and Counteswells Road. Roads such as Nellfield Place, Holburn Road and Irvine Place are also developed.

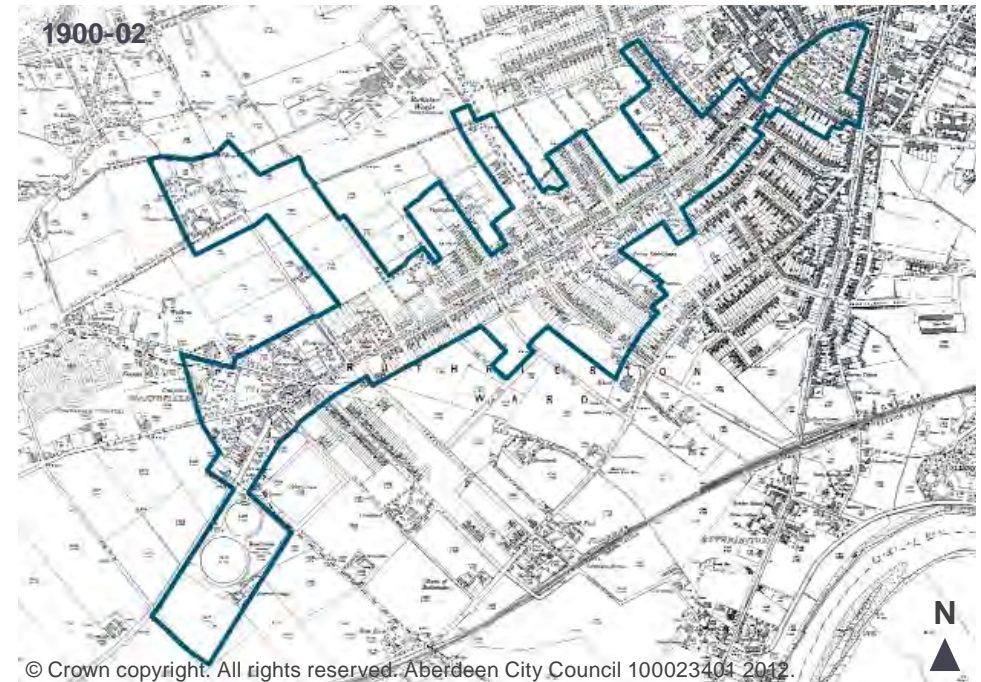
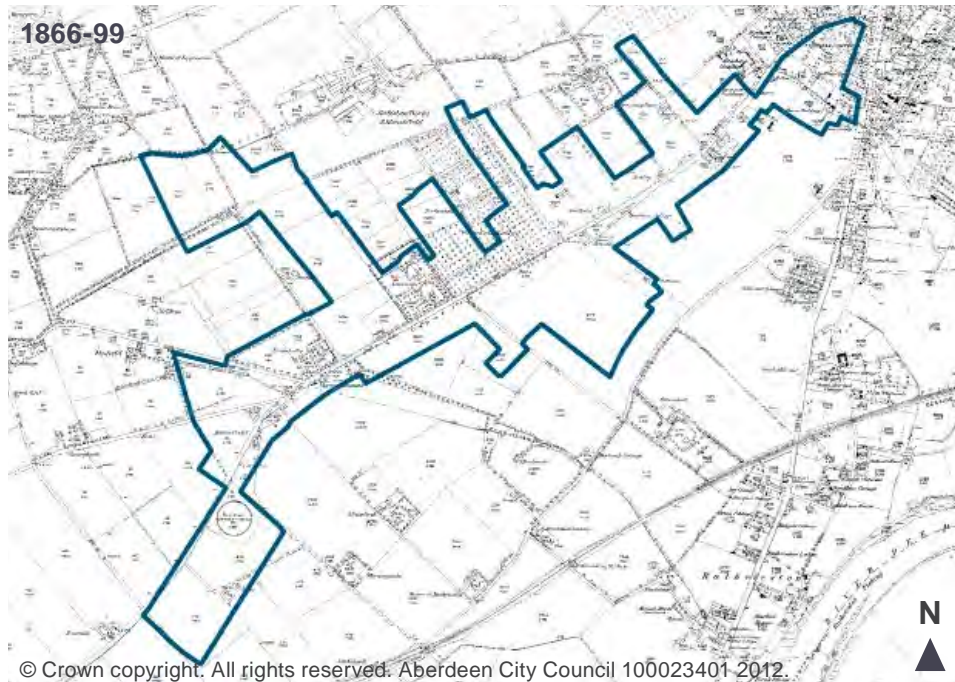


Friendville House from Thorngrove Road

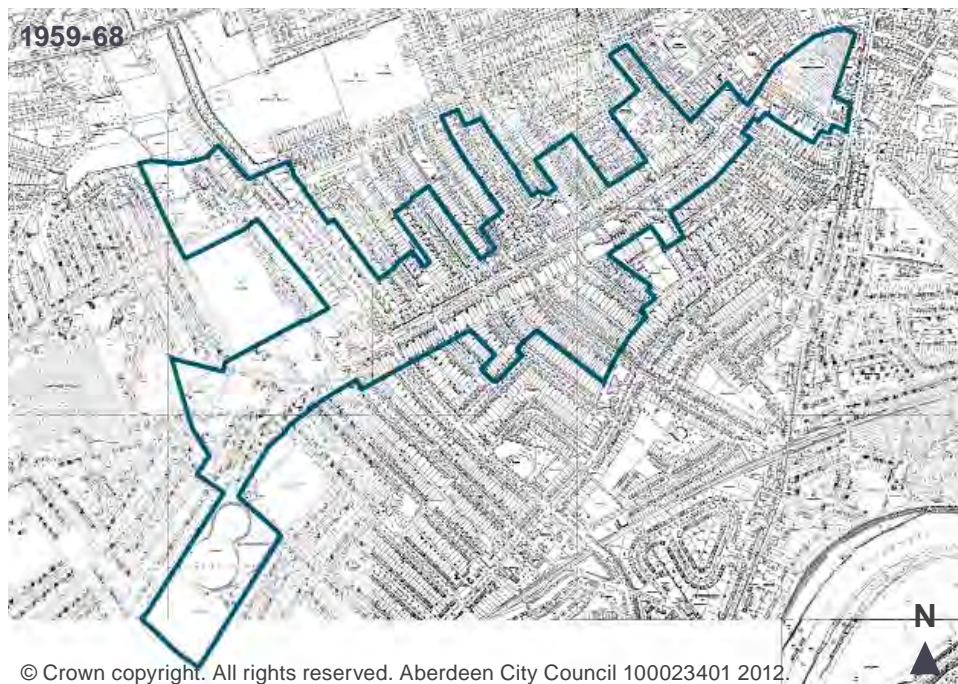


Nellfield Cemetery

#### Historical development maps for Great Western Road area







### 3 Character

#### 3.1 Setting

The Great Western Road Conservation Area can be split into 3 character areas and will be considered separately:

A | Holburn Street to Anderson Drive

B | Anderson Drive and the area to the North at Seafeld Gardens and Seafeld Road

C | Anderson Drive to Mannofield Water Treatment Works



Holburn West, Great Western Road

#### Character area A | Holburn Street to Anderson Drive

Incorporating E-W Great Western Road including N-S Nellfield Place, parts of Holburn Road, Chattan Place, Holburn Road, Ashley Park Drive, Pitstruan Place, Brighton Place, Salisbury Terrace, Forrest Avenue, Forbesfield Avenue and Lane, Gray Street, Hammersmith Road, Burns Road, Granville Place, Louisville Avenue and some unnamed lanes.

**Key Buildings:** Nellfield Cemetery Gate House, Ashley Road School, Holburn West Church (listed), Nellfield Cemetery Wall.

**Other notable buildings:** 8 Salisbury Terrace, 11 Ashley Road, Terrace at 211 to 229 Great Western Road (listed terrace)

##### A3.1 Setting

The eastern entrance to the Great Western Road Conservation area is strongly influenced by the high wall of Nellfield Cemetery. Once past Ashley Road the street offers long views to Anderson Drive and beyond. There are a number of trees and front garden that contribute positively to these views, with the houses being set back from the road.

Great Western Road itself is relatively flat with the roads to the north sloping uphill slightly and the roads to its south down to Holburn Street and eventually the River Dee. It is of standard road width with pavements on both sides. The side streets are also linear in form offering long distance views. Gray Street, due

to its elevated position, looks over towards Kincorth and is a very open aspect. Other streets offer attractive tree lined views along them to their termination, which is generally a building or further foliage. The openness of these streets depends on the height of the buildings and the size of any streets trees.

##### A3.2 Built environment

There are only a small number of listed buildings in this area. The most significant is West Holburn Church on the corner of Ashley Park Drive. Interesting listed structures in this character area include the wall of Nellfield cemetery and the 2-mile stones at the top of Nellfield Place. The stones are marked 2 and 3 miles but the distance is clearly not this. This is an interesting feature from which the adjacent Short Mile Public house gets its name.

Within this character area it is encouraging to note that there are no developments which have an extremely negative impact. There are a number of more modern flats and a couple houses that would have benefitted from better materials or improved design elements, but generally across this area the built environment is positive.

There are a number of Sites and Monuments Records identified in this character area, which are mostly related to the original large houses that give the streets their names. These include the original site of Nellfield House, the site of Louisville House and the original site of Annfield House.



### A3.2.1 Typical building forms and features

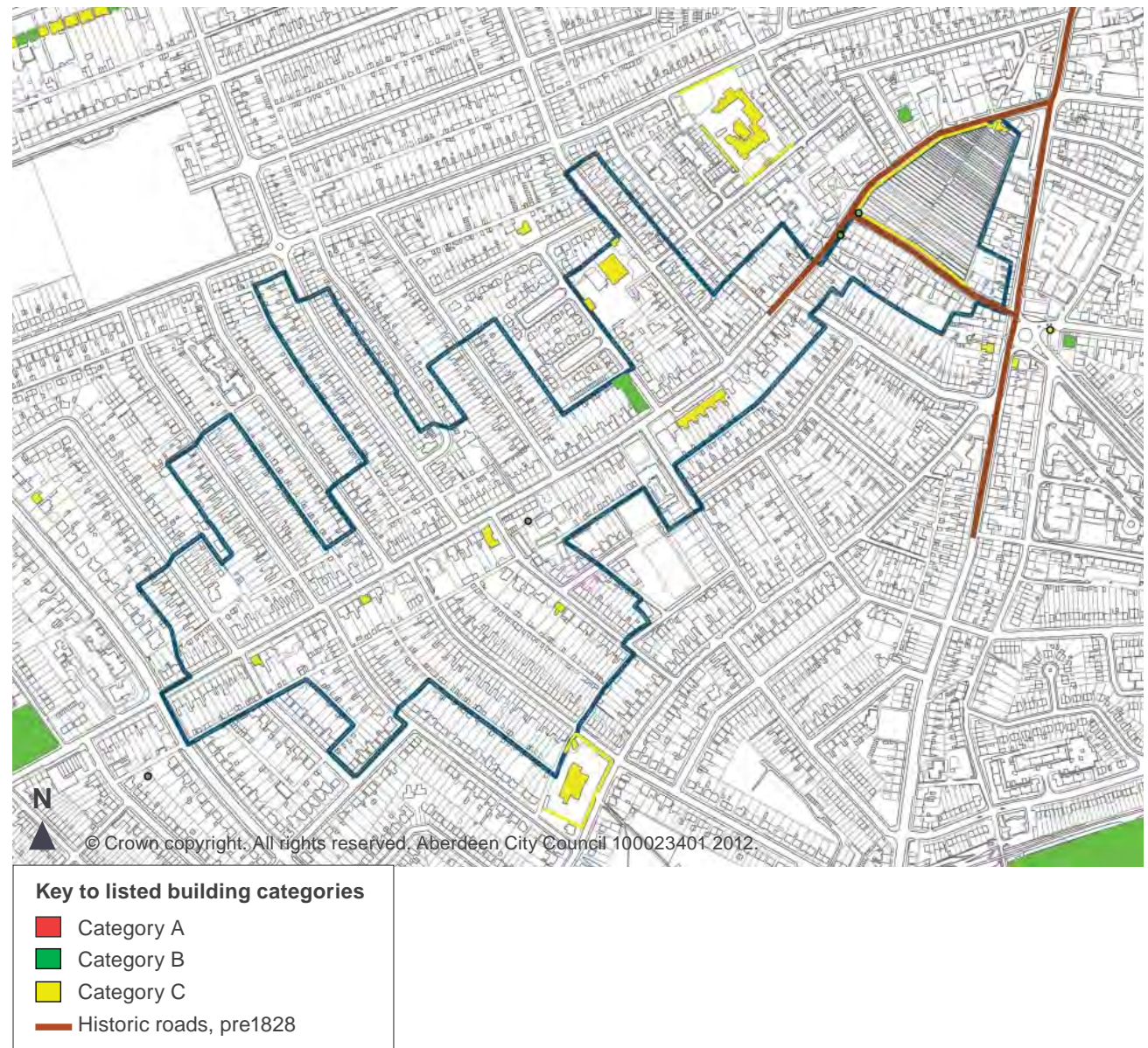
All house types are covered in this section of the Great Western Road Conservation Area. There are traditional flats; terraced houses; semi-detached houses and some detached houses. The largest houses on Great Western Road are to the west and are in terrace form. The properties between Nellfield Place and Pitstruan Place are generally small 1 ½ storey cottages. Once past Pitstruan Place the properties move into large 2 storey terraced houses. The side streets have developed over time with the changes apparent through the different styles of architecture, but unified as these streets all contain high quality traditional granite properties.

It is apparent from the historic maps that the streets running perpendicular to Great Western Road have been developed along old field tracks and boundaries; the result is the street pattern reflecting the landscapes previous pattern.

The houses on the streets perpendicular to Great Western Road within Character Area A vary significantly:

- Nellfield Place is largely made up of 3 storey flats with the top floor being in the roof.
- Ashley Road is largely semi detached cottages and houses of 1 ½ storeys in height. The properties change to terraced and 2 storeys opposite Ashley Road Primary School.
- Brighton Place is largely made up of 2 storey terraced and semi-detached properties. Some of these properties have had additional accommodation added within the roof space

Plan 1 : Listing Buildings Character Area A





in the form of dormers and velux windows. It is also likely that a few of the properties on this street have been converted to flats.

- Forest Avenue has largely developed over time with a huge mix of house types and designs. The properties nearest Great Western Road were built first with flats 3 storey flats (top floor windows in Mansard Roof) and the other properties being 2 storey houses with decorative bay windows. The rest of the street varies greatly from 1950s houses with pebble dash to further flats and houses with elaborate door details and bay windows.
- Burns Road is largely made up of 2 storey semi-detached and terraced properties. This is also of a similar style, scale and design to those on Gray Street.
- Salisbury Terrace again has large properties. A relatively modern, block of flats has been built at the north east side of the street its design appears to have given little consideration to its surrounding context. The rest of this street are large detached properties, two storey terraced houses (east side) and 1 ½ storey terraced houses on the west.
- Louisville Avenue is again the large 2 storey properties both semi detached and terraced with feature bays to the front over the two storeys.

them. These lanes are pleasant and bright due to the low level garages and large back gardens of the houses. This is very important feature for the character of the Conservation Area and should be retained. A limited number of original outbuildings remain on these lanes and these contribute very positively to their character.

A number of key corner buildings add interesting features at the junctions of the streets. The properties address the corner well and provide granites details that are an important feature within the Conservation Area. There are two good examples on the corners of Granville Place, with turreted detailing



Top : 8 Salisbury Terrace  
Bottom : 11 Ashley Road

There are also a number of lanes present within this character area. These lanes are largely used for rear access to houses with a number of modest single storey garages accessing off



### A3.2.2 Materials

The buildings are largely granite and slate though different finishes are apparent in this character area. At the east end of this area, the front elevations tend to be ashlar granite with coursed rubble on the side elevations. Brighton Place has particularly good examples of Aberdeen bonding. The larger terraced properties at the west end of Great Western Road have coursed square granite on their front elevations. A number of the buildings have particularly fine granite detail, around the door and corner of the building. Pitch fronted granite is also apparent within this character area – good examples can be found on Gray Street and Salisbury Terrace. These buildings have also benefitted from detailed bond courses and elaborate cornicing about the doors, turning a modest terraced house into something altogether more interesting.

A large number of houses in this character area were built for middle class residents in the late 19th century with the detailing reflecting their wealth and status. The side elevations of these buildings are also of higher quality cut granite rather than coursed rubble. Examples of these can be found on Salisbury Terrace, the shops on the corner of Forest Avenue and Great Western Road. A minority of the more recent developments, rear extensions and garages have used lesser quality materials such as dry dash or fyfestone, such as the new block of flats on Salisbury Terrace and in the rear lanes of Gray Street/Salisbury Terrace. Unfortunately the lesser quality developments have begun to erode the character of the area.

Throughout this character area a large amount of the properties have uPVC windows, in both

the flats and houses. Colours and quality also vary from street to street. Many of the properties have retained the original sash and case windows and there are some fine examples however no single street stands out as a good example. Some of the uPVC windows have attempted to replicate the form of traditional windows, but with limited success.

Small granite boundary walls are a very common feature within this character area. These originally would have had cast iron railings on top, though none remain today. A few walls are different in design and contain pebbles to match the houses they bound. Some properties have replaced the traditional railings, but not with a same standard, design or quality. Traditional gates are apparent attached to Nellfield Cemetery wall and these add to the character of the area.



Wooden doors, Gray Street



Replacement railings with traditional low granite walls

The majority of properties within this character area have cast iron guttering and downpipes. The conditions vary across the area, but largely they appear to be in good condition. Flatted properties tend to suffer from poorer maintenance than houses, often due to multiple ownership of the buildings. A street that merits particular mention is Brighton Place. Here the downpipe goes down the centre of the building rather than the side. Each property has individual gutters connected to the downpipes.

The rear of the properties is largely accessed off lanes. Here the boundary treatments are higher walls made of random rubble and often topped with detail of brick. These are very attractive features and afford privacy and security to the houses.

Doors within this Conservation Area have been retained or replaced with generally high quality timber. A number of large terraced houses at the western end of the character area still retain their stained glass fanlights and original door fenestrations. Good examples are apparent on a number of properties on Salisbury Terrace and Great Western Road. The individual character of this detailing adds to the area, particularly at night when lit internally. Though simpler in design, a number of properties on Brighton Place also have high quality doors and fanlights.

Traditional dormers in this character area (polygonal, rectangular and gabled) are attractive and in keeping with the scale and materials on the houses and add to the area. Some terraces or flats have added dormer windows at varying times resulting in a mix and match of differing

quality and design of dormers. The materials however are largely in keeping, in terms of slate but the design is not. This is particularly apparent on Nellfield Place where a number of large box dormers have replaced traditional dormers to allow more headroom within the top floor flats.

An important feature of the roofline is the chimney stacks, these provide variety and break up the horizontal emphasis of the roofs and provide a regular rhythm to the streets.

Burglar alarms are prevalent in this area. By their nature they must be visible, but they are of a poor design and seriously detract from the front elevations of the granite buildings.



Backland access lane



Cast iron guttering Brighton Place



Nellfield Place



### A3.2.3 Orientation/ building lines/heights

Great Western Road itself runs north east / south west with the perpendicular roads running largely from north west to south east. Most of these streets are relatively straight offering views to the areas beyond. The buildings are set back similar distances from the street varying from approximately 7 metres on Gray Street, 6.4 metres and 3.5 metres on Ashley Road and 6.1 on Great Western Road, each have a small garden area to the front. There are some exceptions to this garden length including the long gardens on Nellfield Place (13 metres) and the terrace of houses at 285 Great Western Road (26 metres). The rest of the properties with the smaller gardens to the front have larger rear gardens.

Rear lanes are prevalent across this character area. A lane runs parallel with Great Western Road from 261 along to the Anderson Drive junction. This lane is dissected on Salisbury Terrace by a 1980s development of large bulky flats. Lanes also run along the rear of most of the north/ south streets including Forest Avenue, Salisbury Terrace and Gray Street. These generally have garages or parking accessed off them. The garages are of varying quality and design with only a few original outbuildings remaining. The lanes feel open and welcoming due to the low scale development and boundary walls. They do not appear to attract anti-social behaviour.

Plan 2 : Urban Form Plan Character Area A



Due to its busy nature, Great Western Road has limited on-street parking, around 6-8 spaces are available in the vicinity of Ashley Park Drive. To the east the properties have a number of driveways to the front. Beyond Ashley Park Drive very few front gardens that have been taken over by parking. This is a very positive feature that adds to the feel of the character area and does not detract from the visual line of the buildings. The properties with no front garden parking generally have lanes to the rear providing off street parking. On street parking is available on the perpendicular streets off Great Western Road. There is a pressure on parking in parts of this character area, particularly where there are traditional flatted properties with higher densities of residents. There is less pressure on the streets with rear lane parking resulting in more availability on street. The alteration of further front gardens in this character area to parking should be avoided.

#### A3.2.4 Uses

This character area is largely residential with detached, semi-detached, terraced houses and flats all present. There are a couple of small shopping areas, offices and restaurants with the corner of Forest Avenue being a good example of successful shop units. All of the ground floor non-residential uses have flats above, which are well used and sited. There are also a few public houses and restaurants within this character area. All the uses are compatible with the largely residential area.

In this character area there are a number of small clusters of local shops serving the surrounding residents the shops and offices are generally open 9-5 but a small deli at the bottom of Forest Avenue is open until 7pm:

1. The first is located at the top of Nellfield Place. It includes the Short Mile public house and a couple units that are used for offices.

2. The second is located at the bottom of Chattan place which includes a couple offices and a small specialist shop.

3. The third is on Ashley Road opposite the school and includes a children's clothes shop, a hairdressers, a gallery and what appears to be an empty unit.

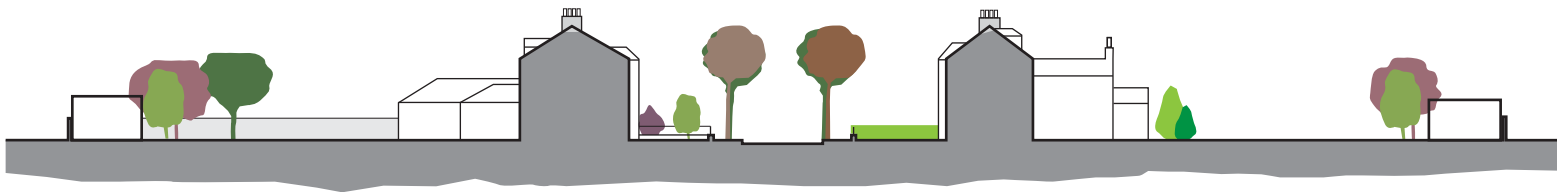
4. The fourth at the bottom of Forest Avenue where there is a deli, chemist and an antique shop. These units are very popular, well maintained and well utilised.

5. The fifth is on the corner of Forbesfield Road and includes an electrical shop and a small newsagent.

6. Two public house/restaurants are situated within this character area, the Mariner and the Great Western Hotel, both quite well used and include food and accommodation.

Being a largely residential area means that it does not have the activity throughout the whole day as would be prevalent in some areas.

Gray Street



Street section Gray Street looking north



### A3.2.5 Negative factors/issues

Unfortunately there are a number of negative factors within this character area mainly as a result of poor maintenance or use of inappropriate materials such as:

- A number of uPVC windows some of poor quality and design;
- Poor quality newer development, where consideration has not been given to high quality material;
- Replacement railings of a pastiche design and not in accordance what would have originally been there;
- Gutter and downpipes in a poor state of repair, particularly on flatted properties;
- Front garden parking detracting from the character of the area and
- Burglar alarms have a very negative impact on the front elevation of properties.



Ashley Road School



211 to 229 Great Western Road

### A3.3 Public realm

#### A3.3.1 Views/vistas/glances

Within this character area the most important views are along the length of Great Western Road. They are particularly significant from the top of Holburn Road looking west. This view provides an interesting termination with a small cluster of mature trees on the left of the road and the spire of Holburn West Church on the right. A view from Holburn West Church again looking west provides long distance views to Mannofield Church over a kilometre away. This view has a number of off street trees along it, providing a soft view rather than just solid granite.

There is also a view from Gray Street which offers long distant views over to the hill behind Kincorth.

There are a number of short glimpses down streets and along lanes that provide interest. There are also glimpses into Nellfield Cemetery which offer a break in the otherwise solid, high boundary.

Plan 3: Character Area A - Townscape analysis



#### Key

- ➡ Vistas and street views
- ➡ Glimpses
- ▲ Focal points
- ★ Long distance landmarks



### A3.3.2 Roads

Great Western Road is a main route into the City Centre particularly from Royal Deeside and the west. It is a busy vehicular road that has two regular city bus routes, the number 15 and 19, along with a number of country buses.

The street layout is linear and affords long views to the ends on streets and beyond. A number of spires from the churches are clearly apparent on the skyline and contribute to the character of this area.

The road is busy at all times of the day but particularly during morning and evening rush hour. Many of the perpendicular routes are used as a cut through; particularly Nellfield Place and Holburn Road to the south, neither of these streets have traffic calming measures and link Great Western Road to Holburn Street directly. To the north, Ashley Road is used by a larger number of vehicles again due to the lack of traffic calming measures and the direct link through to Union Grove and beyond. This road is particularly busy at school start and finish times because of Ashley Road Primary School.

The roads are all of a similar width (Nellfield 8.5 metres, Ashley Road 7.2 metres and Louisville Road 8.5 metres). Traffic calming measures are present on a number of streets. Gray Street and Salisbury Terrace both have large raised tables that cover the entire width of the road. These are relatively sensitively designed using granite setts to delineate the top and with minimal

Plan 4 : Activity and Movement Character Area A



paint. There are also 3 courses of setts on either side of some of the streets. This small detail provides variety and interest in the street design.

### A3.3.3 Pavements

Being a main route, Great Western Road pavements are the widest and are all paved in precast concrete slabs with granite kerbs. Recent work has been carried out to improve pavements on some of the streets, this is particularly apparent on Gray Street, which has also been linked to the planting of new street trees. Unfortunately some of the pavements have been lifted for utility works or damaged by street tree roots and repaired with tarmac. Pavement condition generally varies across this character area, with some having very

uneven granite sets. This is apparent on Forest Avenue and Gray Street while pavements on Ashley Road are much better maintained.

Nellfield Place is an exception to the pavements as along the high cemetery wall there is a rough gravel pavement which is edged in pink granite sets.

Pedestrian footfall in this area is generally to access properties rather than being a destination in itself. During the day the shops and offices attract people but in the late evening these streets are very quiet and not used. Back lanes do not have pavements and are generally tarred. There is normally room to wait for a car passing and the use of the lanes is a more pedestrian friendly experience.

### A3.3.4 Street trees

Most of the streets that come off Great Western Road have street trees though not Great Western Road itself. Some of the larger street trees have caused root damage to the pavements slabs and are now being replaced by smaller trees. Gray Street has extremely large, mature trees and the replacement scheme is underway at the north of this street. In the short term this changes the street character, but not in a negative manner. Streets including Salisbury Terrace and Brighton Place have much smaller tree specimens which add to the character of the street without over dominating or causing problems to the footways. This appears to have opened the feel of the street up more without removing the important street trees.



Rubislaw Den North



Replacement of street trees, Gray Street



Black and white tiled street name plates



### A3.3.5 Signage

There is limited signage within this character area. Great Western Road has the statutory signage for any major route into the city, but it has been kept to a minimum with the majority of it being at the east end where it joins Holburn Street. This also discourages these smaller, less appropriate routes to be used as rat runs. The side streets include good examples of minimising street clutter, with the 20 mph signs being located on lampposts and only mandatory signage being present.

The traditional Aberdeen finger black tile signs are used in the majority of this character area. These are clearly located and a very positive attribute to the area. Unfortunately some have been replaced with lesser quality ones as on the corner of Ashley Road and some

tiles also appear to have been removed, as demonstrated on the Nellfield cemetery wall.

The shop signage in this area varies in quality. Good examples can be found on the corner on Forest Avenue at Hammerton Store; this timber sign with sensitive detailing is very attractive and an excellent example of a high quality sign. Unfortunately they are not all high quality signs such as at the top of Nellfield Place where these are out of character and detract from the entrance to this character area. A number of the large properties at the western end of Great Western Road have been altered to Bed and Breakfasts. The signs for these establishments are generally sensitive and do not detract from the streetscape although some do appear to be in need of maintenance.

### A3.3.6 Street furniture

Most of the street furniture is located on Great Western Road; this is an obvious location as it is the main pedestrian route and where the bus stops are. Street furniture in this character area has been considered carefully. Rubbish bins are located beside bus stops to reduce clutter and combine uses. Some attractive planters have been added outside the Holburn Church, this adds to the character of this side of the street. The street furniture generally is minimal and fits in with the streetscape. It generally consists of bus stops (but only one simple shelter), 4 post boxes strategically placed along the streets, bins and utility boxes. The utility boxes tend to be located against boundary walls and are inconspicuous.



Bollards on Great Western Road

There are numerous bollards in various conditions within this character area, often on the corners of most streets to avoid cars cutting the corner by mounting the kerb. They are also located adjacent on some of the speed bumps on the side streets although cars still park on the traffic calming measures. They are present on Gray Street and Hammersmith Road, but not Burns Road which has the same traffic calming measures. There is inconsistent use of these bollards in this area.

At the top of Salisbury Terrace there is a small area with seats and a couple of bins. This is quite exposed to the Great Western Road and the surrounding properties and it is unlikely to be heavily used.

### A3.3.7 Negative factors / issues

There are several negative issues that detract from the character of this area:

- Great Western road is a very busy traffic route which, by its very nature, dominates any sense of place. Great Western Road is about movement over place, rather than place over movement;
- Apparent lack of consistency in the use, location and maintenance of bollards in the roads and pavements;
- Poor quality and design of some shop signage and
- Garages at the top of Salisbury Terrace, and on Annfield Terrace are in poor condition.

### A3.4 Natural environment

#### A3.4.1 Open spaces

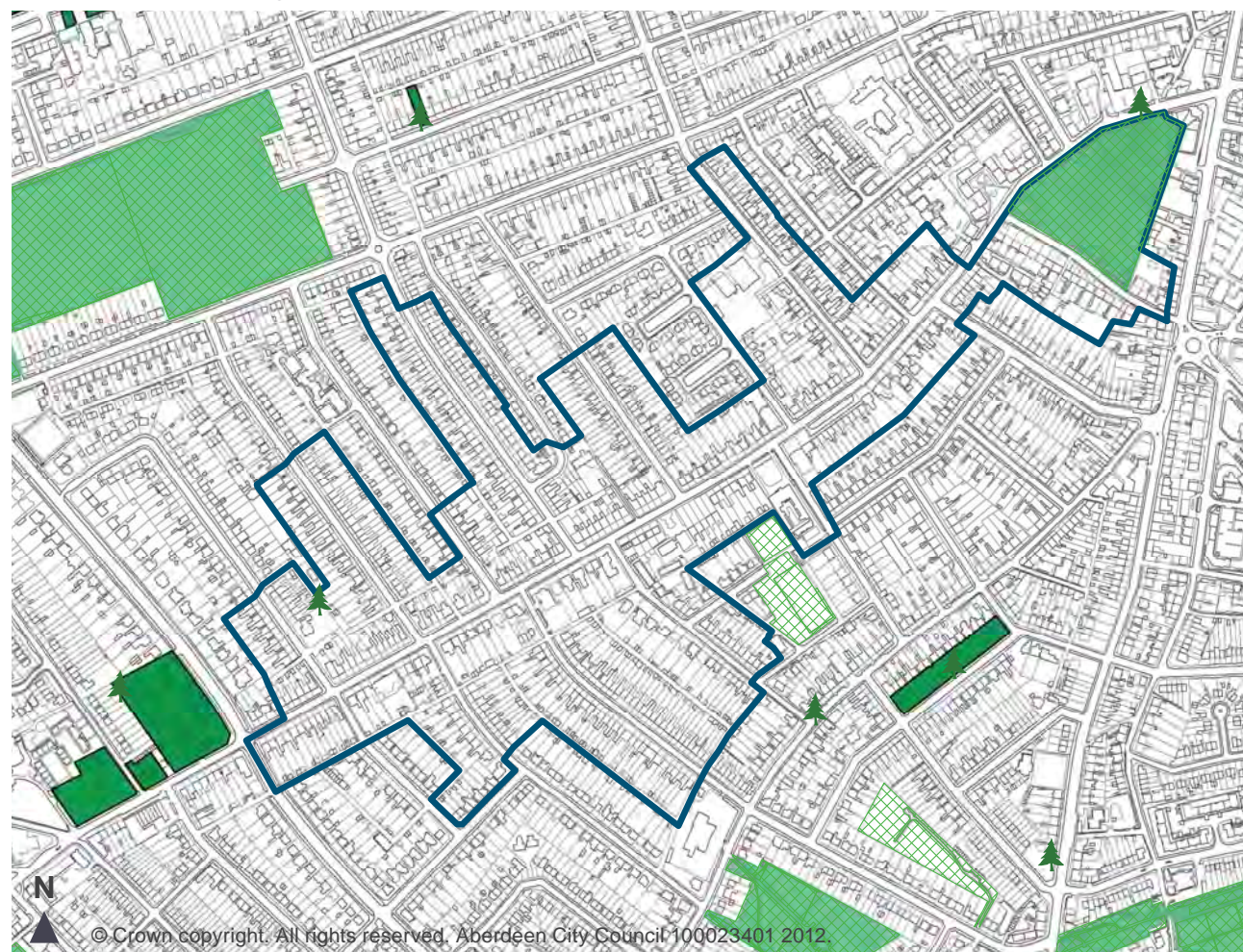
Within this character area that are no open space areas as designated within the Open Space Audit. This being the case, Nellfield Cemetery makes a very positive contribution to this character area. It is well maintained and used regularly though no longer used for burials. The playground associated with Ashley Road primary school is mainly tarmac but does have football pitches marked out on it.

#### A3.4.2 Trees

There are a large amount of trees within the Great Western Road Conservation Area, many within the front and back gardens of residential properties. A strong and important tree cluster is present to the front of the listed terrace at 211-229 Great Western Road. These trees add to the character of the Conservation Area by breaking up the granite along the long distance views. They are located on a slight curve in the road so they appear as a termination or start to the view. This coupled with the church spire opposite is a very strong feature. A number of the larger set back houses also have trees in the front gardens again softening the views of the street.

Ashley Road School and Nellfield Cemetery also have large mature trees within their grounds. Nellfield especially has very mature, well maintained trees that, coupled with the high granite wall, are a very strong, positive feature. They are an excellent

Plan 5 : Natural heritage, Character Area A



#### Key

- Urban green space
- TPO single trees
- TPO areas
- Greenspace network



entrance to this Conservation Area, but are not covered by any designation.

The trees are deciduous providing a variety of colours and altering the view and feel of the area depending on the time of year.

#### A3.4.3 Negative factors/issues

There are no negative issues in this character area.



Top : long front gardens, Great Western Road  
Bottom : street trees, Great Western Road



Top : Salisbury Terrace pocket park  
Bottom : Inappropriate shop signage, Great Western Road

## B | Anderson Drive and the area to the North at Seafield Gardens and Seafield Road

Anderson Drive and the area to the North at Seafield Gardens and Seafield Road

Incorporating Anderson Drive between Great Western Road and Cromwell Road, Seafield Road, Mayfield Gardens.

**Key Buildings:** Thornlea, Telephone Exchange, 32 Anderson Drive (listed building)

**Other notable buildings:** Seafield Club, Seafield Road Medical Centre.

### B3.1 Setting

Anderson Drive itself does not appear on OS maps until 1909 and it is not until the 1929 'popular edition' OS map that houses are built. The large houses at Seafield – Seafield House, Monaltrie Villa and Thornlea - were

all built in the late 19th early 20th century, and they first appear on the 1909 3rd edition Ordnance Survey map of Scotland.

This character area is largely focused around Anderson Drive (A90) the dual carriageway distributor route around the city. Anderson Drive is linear in form and offers views north to the Queens Road junction and South over the hills behind Kincorth. Anderson Drive slopes uphill from Great Western Road to Seafield Road levelling out on Seafield Road. The area to the north at Seafield is largely residential with the road width narrowing to 7 metres. The area to the south of Seafield Road, once past Thorngrove Road, opens up into what is now an open space with footpaths, public art and a play area. There are a number of large more recently developed houses on Seafield Road

This character area has a large amount of trees; particularly important are those on Anderson Drive which help to alleviate the impact that heavy car usage has on the character of the area. The small pocket park at Mayfield Gardens has a number of mature trees on it that make this a pleasant open area between the houses. Also the open space to the south of Seafield Road has a number of mature trees running along the footpath.

Anderson Drive is made up of detached bungalows of varying styles and sizes but clearly built during the same period. The majority have retained their individual character.



Telephone Exchange, Seafield



Seafield Club and Medical Centre



32 Anderson Drive



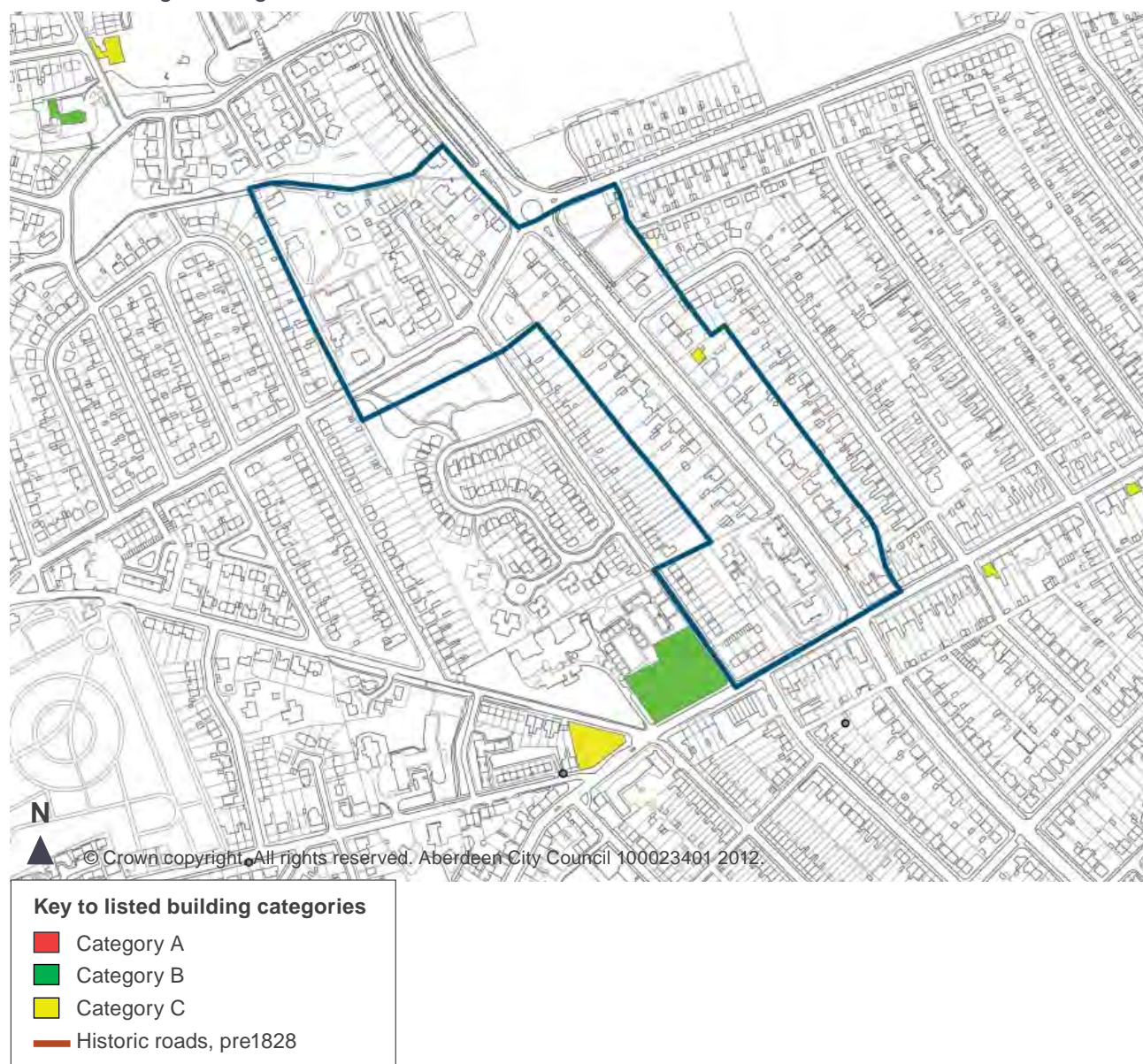
## B3.2 Built environment

### B3.2.1 Typical building forms and features

There is only one category C listed building within this character area, a bungalow at 32 Anderson Drive, which was built in the early 20th century. It is a 1 ½ storey property, with symmetrical front elevation and a deeply recessed arched doorway, to the centre. The door itself is also arched with glazing surrounding it. Two bay windows with traditional sash and case windows and a pair of attractive canted slate hung dormers in the attic level are also present. Few properties were present on Anderson Drive in 1925. 4 Anderson Drive was built in 1904 and early properties like this set the precedence for the later scale, siting and plot size within this stretch of road. The later interwar bungalows retain a character and spaciousness of the early detached villas. The properties on Anderson Drive are largely bungalow style set back from the road with driveways and in some instances garages reflecting the changing transport shift towards motor vehicles.

There are a variety of house styles within this character area. There are some relatively new flats at the corner of Anderson Drive and Great Western Road. These flats are 4 storeys in height and set back from the frontage so do not over dominate the streetscape. With the large houses on Great Western Road, the elevated position of the adjacent houses on Anderson Drive, the attractive boundary wall and high quality materials, these flats fit in well with the surrounding area.

Plan 6 : Listing Buildings Character Area B





The properties on Mayfield Gardens are a variety of semi detached and terraces of 1 ½ and 2 storeys in height. They appear to have all been built around the same time early 20th century. Seafield Road has a random mix of houses, varying from semi detached 1 ½ storey properties to a recent detached 2 storey villa. There is also a modern dental practice with associated parking and an older building in the form of the Seafield Club. The club and dental practice are screened by the new large houses on Seafield Road. To the rear of the Club is Thornlea House and gardens which has some relatively new dwelling built within its curtilage. There are a number of mature trees within the grounds of these houses which are a strong landscape feature. The trees along the access road are of particular importance.

### B3.2.2 Materials

The materials in this character area are largely slate roofs, granite and a variety of uPVC and timber windows. The windows vary in quality and character, within limited traditional windows remaining. Some of the houses have also been harled. This is largely on the newer properties, including the two large houses on Seafield Road and the new flats on the corner of Anderson Drive and Great Western Road.

The finishing on the granite is simpler than in character area A. This is largely due to the later, interwar development of the houses in this area and the scale, design and lack of detailing on the houses reflects this. The buildings on Anderson Drive are all very different in design and character, making this section of the



Top : Anderson Drive  
Bottom : Anderson Drive



Top: Seafield Road  
Bottom: Anderson Drive



character area interesting and diverse. Though different in design the materials are still of a high quality. On the east of the road the houses are generally of a similar design – 1 ½ storey with symmetrical canted bay windows on the front elevation. Centrally to this on the roof are dormer window of varying designs, some more appropriate and in scale than others.

Though there is limited detailing on the granite, the buildings do have attractive finials topping the bay windows and some have terracotta ridge detailing. Many of the roofs have interesting detailing where the slope of the roof shallows as it overhangs the wallhead. This provides shelter over the door without having an increased roof height.

The boundary treatments on Anderson Drive are small walls, generally one course with capping. On the east side of the Drive the houses tend to have hedging and trees in their front gardens closing this view off. The opposite side of the road has a more open aspect with limited planting. All of the houses have parking to the front of their properties with no boundary gates. To the north of this character area the boundary treatments become less regular, including higher walls, two course small walls and a few walls of dry dash render. Though limited in number, there are a few properties with railings that are not of traditional design or character.

Plan 7 : Urban form, Character area B,



### B3.2.3 Orientation/ building lines/heights

Anderson Drive runs perpendicular to Great Western Road largely north – south on the same alignment as those in character area A. Seafield Road runs relatively parallel with Great Western Road on its north/east – south/west orientation. The properties on Anderson Drive are set back from the main road with parking spaces or gardens to the front. The properties set back from the road open up the aspect.

Though a very busy route, the pedestrian environment has been carefully considered with trees separating the road and the pavement. This treatment removes the pedestrians from close proximity to the busy road and provides a more pleasant experience. These mature trees are very important within the streetscape of this character area. In the Seafield Road area

development is again set back slightly from the road with a number of off road parking areas. At Mayfield Gardens the small park in the centre of the road and the set back buildings again provide a relatively open aspect to this street.

### B3.2.4 Uses

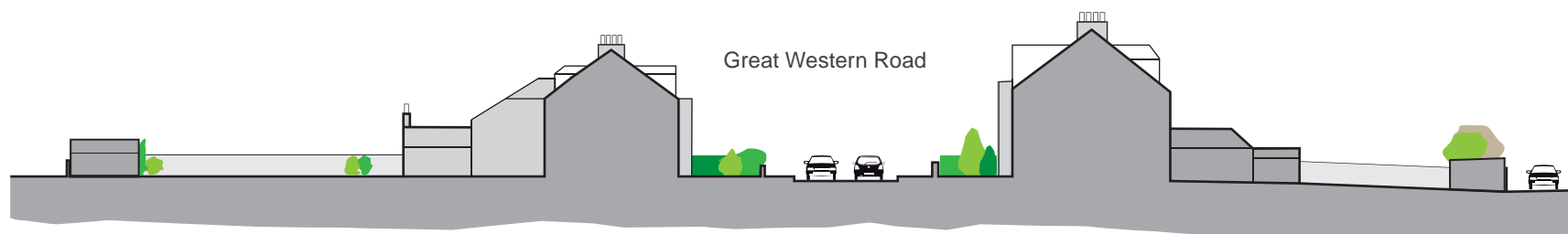
The character area generally contains housing with the exception of the dental surgery, the Seafield Club and the telephone exchange. These buildings all fit in with the surrounding uses without detrimental impact.

### B3.2.5 Negative factors/Issues

The A90 Trunk road is very busy and dissects this section of the character area in half.



Great Western Road looking west



Great Western Road looking west

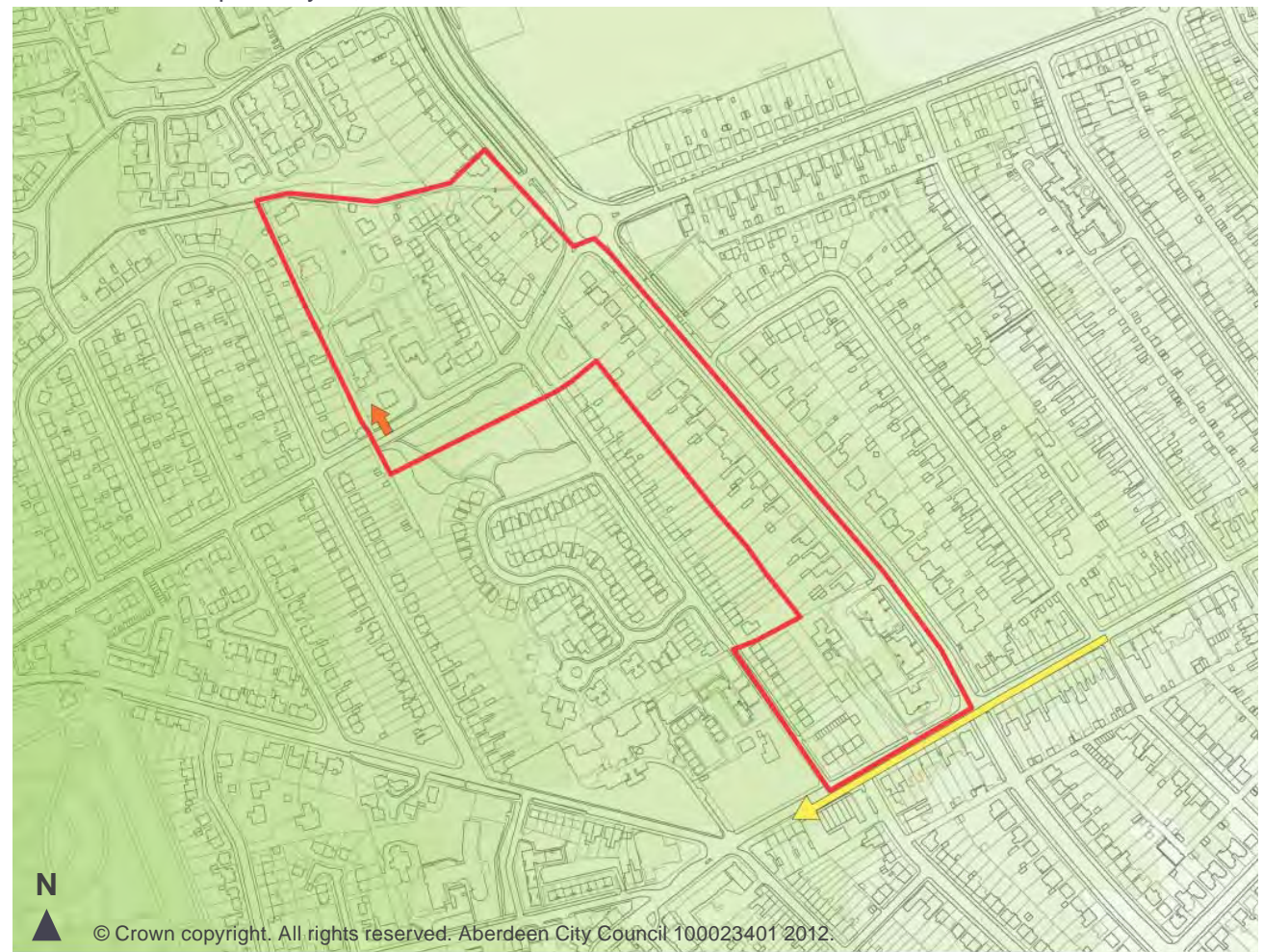


### B3.3 Public realm

#### B3.3.1 Views/vistas/glimpses

Though Anderson Drive appears long and straight its undulating topography restricts any long distance views. There are a number of small glimpses in the north of the character area and particularly along the tree lined driveway alongside 22 Seafield Road. These trees also make a very important contribution to this character area.

Plan 8 : Townscape analysis, Character area B



#### Key

- Vistas and street views
- Glimpses
- ▲ Focal points
- ★ Long distance landmarks

### B3.3.2 Roads

The A90 is a busy distributor trunk road which bypasses the city centre. This road is exceptionally busy at all times of day but particularly during peak times. There are no bus stops or buses that serve Anderson Drive itself. The number 5 bus dissects it which travels along Seafield Road.

There are no traffic calming measures in this character area but the streets on the north of Seafield Road are short dead ends resulting in their use as a destination, limiting the potential to speed.

There is no parking on Anderson Drive (A90) but parking provision is provided within the buildings cartilage. Off street parking is also provided in the northern part of this character area. A large car park is available for the Seafield Club and the dental practice, but these are at the end of the road and are not visible from a main route. There is also parking to the rear of the flats at the bottom of Anderson Drive but this is screened effectively by the building.

Plan 9 : Activity and movement, Character area B





### B3.3.3 Pavements

The pavements in this character area are generally wide and well maintained. The pavement on Anderson Drive, as previously mentioned, is set back from the road making it a more pleasant walking experience. The green space on the south of Seafield Road has a path through it which runs beside the road; this has been well designed as it is direct and well used.

### B3.3.4 Street trees

Street trees are prevalent and very effective on the A90 Anderson Drive. The double row provides extra protection for pedestrians and houses. This extra width also provides safer visibility for the houses that have direct access onto this road. The start of Seafield Road has street trees on both sides leading to the open space and existing trees beyond.

### B3.3.5 Signage

The traditional Aberdeen black tile signs are present in the north part of this character area. The signs on Anderson Drive are understandably more modern and detailed due to its distributor road status. The large navigational signs show a variety of features including historic routes. There are a few good examples of pole sharing of speed limit signs and navigation signs which help remove street clutter.

### B3.3.6 Street furniture

Within this character area there is a variety of street furniture including bus stops, a bus shelter, bins, street signs, traffic lights, a phone box and 2 sets of guard rails. For convenience the bins are located beside the bus stop, this also cuts down on clutter. The phone box is set within the boundary wall of the telephone exchange, resulting in no restriction on the pavement. The guard rail is located at both sets of pedestrian crossings and detracts from the character of the area. Within the park area on the south of Seafield Road there is also a dog litter bin which has been well maintained.

Along the footpath within the park are some badly damaged street lights. These are small in scale and simple, fitting in with the area however they have been poorly maintained.

The lights on Mayfield Garden are also relatively simple and upright rather than overhanging. On the main streets the lighting varies in scale based on the flow of traffic. Other lighting in the area appears better maintained.

### B3.3.7 Negative factors/issues

Many of the street barriers are visually intrusive and detract from this character area. There are a few broken street lights and the maintenance of lights is not as high a standard as it could be.



Telephone Exchange, Seafield Road

### B3.4 Natural environment

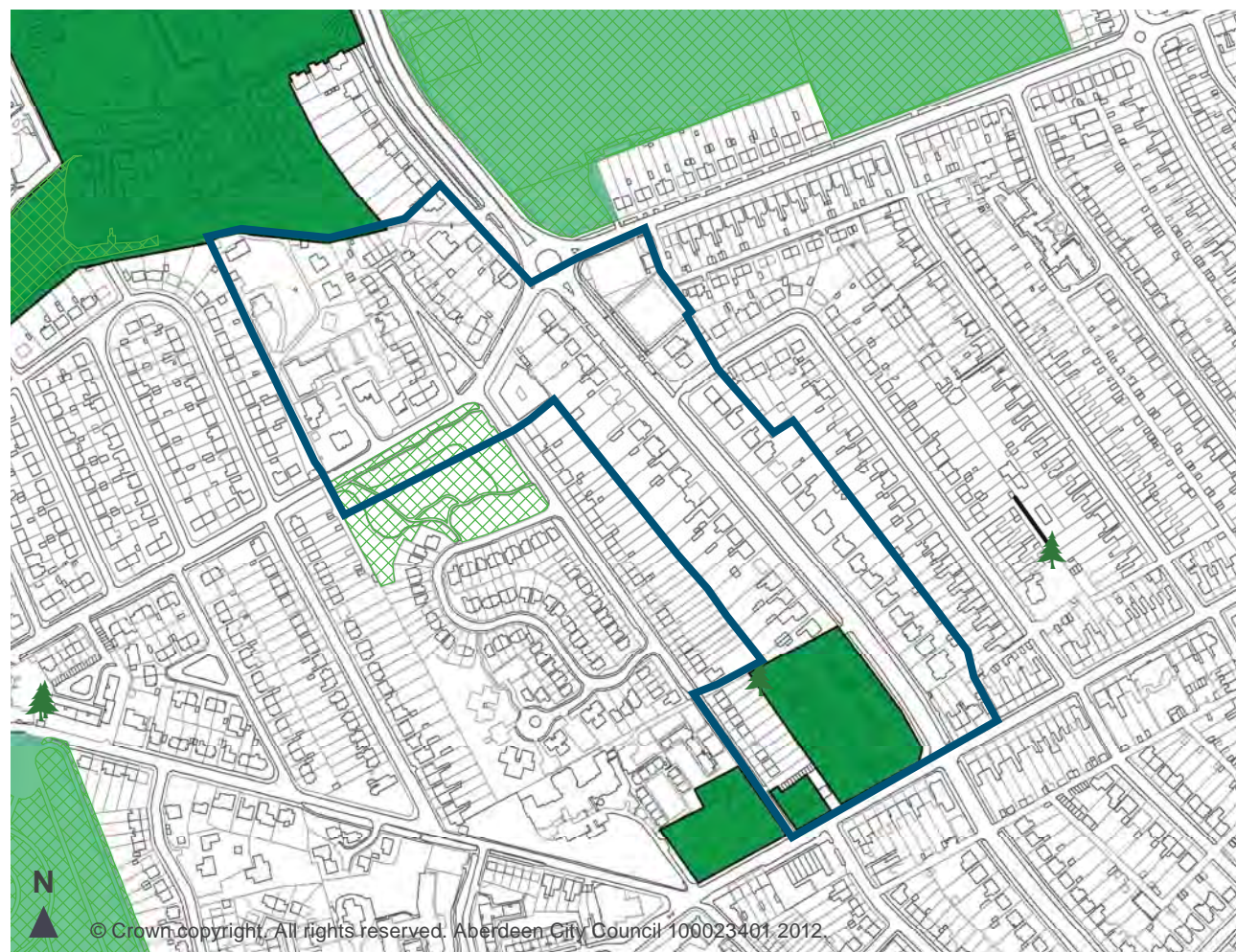
#### Plan 5: Character Area B - Natural heritage

##### B3.4.1 Open spaces

Within this character area is Seafield Road Play Area, which is an attractive open area with artists' pieces to the north of the area. It appears well used for walking dogs and as a path. The path is set back from the road behind trees and runs on a direct route parallel with the road, avoiding desire lines being formed by people going off path. The open space is well maintained and tidy with only the northern part lying within the Conservation Area, giving protection of the trees.

At the junction of Anderson Drive and Cromwell Road there are a number of recreational facilities both within the Conservation Area and adjoining it. The Rubislaw Tennis Courts are located at the junction along with a bowling green both of these are private members clubs. On the opposite side of the road, outwith the Conservation Area is a small well used play park and sports pitches.

Plan 10 : Natural heritage, Character area B



#### Key

- Urban green space
- TPO single trees
- TPO areas
- Greenspace network



#### B3.4.2 Trees

At Mayfield Gardens a small triangular green space with mature trees adds to the character and links it into the park area across the street. Though the trees are large this area still has an open welcoming feel to it. There are a number of mature trees within this character area particularly along the southern side of Seafield Road, along the edge of the park. Tree and shrub management is evident here with an obvious tree having been removed and the bushes well cut back to allow pedestrians to use the paths.



#### B3.4.3 Negative factors/issues

There are no negative issues in this character area.



Top : Pocket park Mayfield Gardens  
Bottom : Seafield Road



Top : Lane to 18-24 Seafield Road  
Bottom : Seafield Road

### Character area C | Anderson Drive to Mannofield Water Treatment Works

Anderson Drive to Mannofield Water Treatment Works.

Incorporating Great Western Road from Anderson Drive to the Mannofield Water Treatment Works,

**Key Buildings:** Friendville and walled garden (listed building B), Mannofield Church,

**Other notable buildings:** 447 Great Western Road -Corner house.

#### C3.1 Setting

The entrance to this end of the Conservation Area is different from the east end. Though the street character and feel of this end of the Great

Western Road Conservation Area is different, a common feature with character area A is the high wall approach to the Conservation Area. In this instance the boundary wall is for the Mannofield Water Treatment Works. Great Western Road itself is relatively level with Counteswells Road, Craigton Road and Thorngrove Road to the north being much steeper, on a similar gradient to Anderson Drive. This clearly demonstrates the change in elevation as you move north. Counteswells Road and Craigton Road are both shown in the same location with the same name on the 1886 1st edition OS map.

The setting of this character area is different again from character area A and B. The view from Anderson Drive along Great Western Road

is heavily treed on the northern side providing a very green edge to one side of the street and diversity in views at different times of the year.

The southern part of this character area includes a small section of the streets to the south however the character area does extend along Craigton Road and Counteswells Road some distance, including further trees within the area.



Friendville House from Thornegrove Road



Mannofield Church



447 Great Western Road



## C3.2 Built environment

### C3.2.1 Typical building forms and features

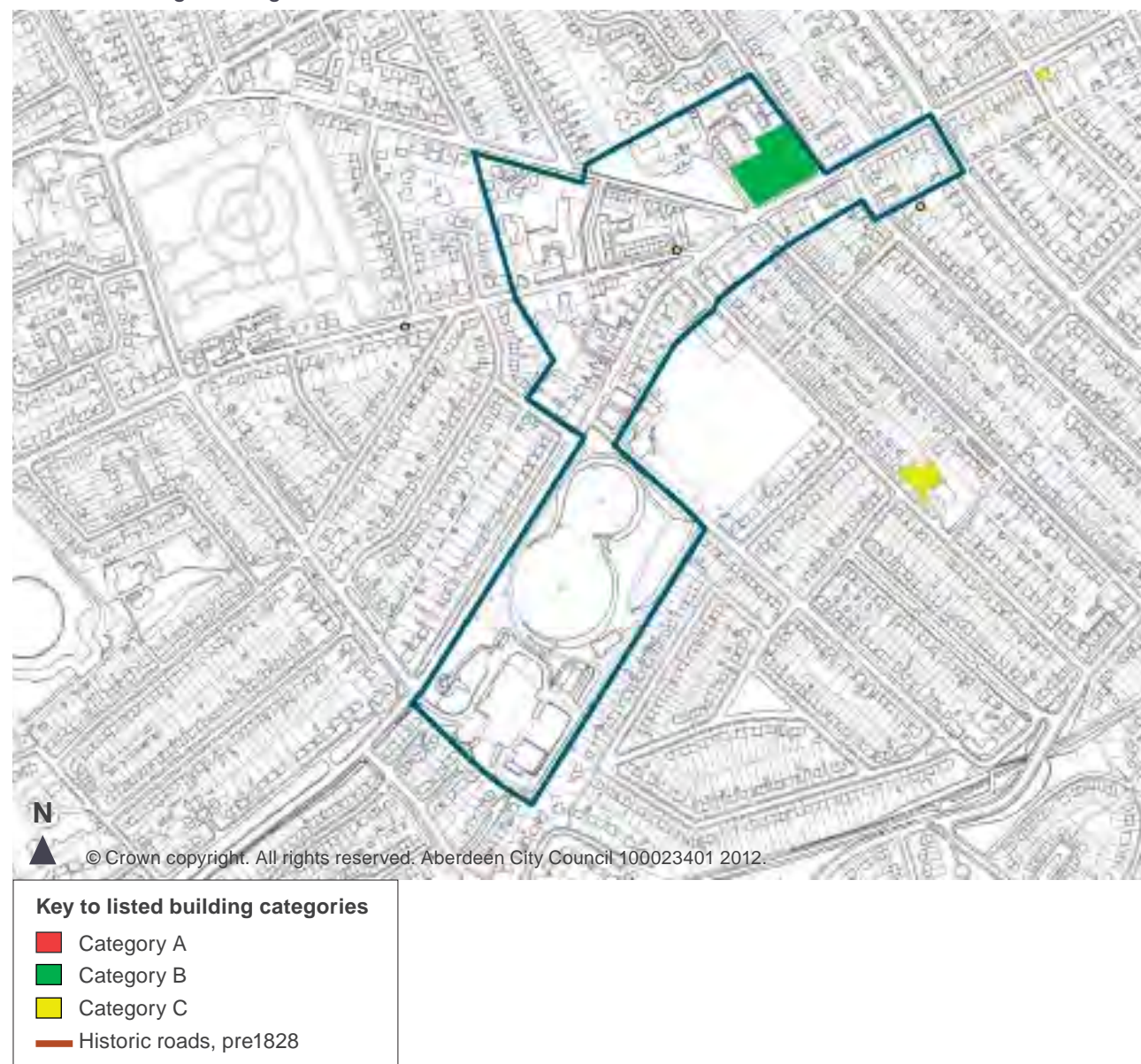
Within this character area there is a category B listed building known as Friendville. Friendville Walled Garden is also covered under a separate B listing. Friendville was built in 1773 and is a small manor house. It has two storeys, five bays with a central gable. The materials are coursed rubble, traditional sash and case timber windows and pantiled roof. The roof was restored in the 1940s by Fenton Wyness for William Bell and the pantiles are not original.

March stone 7 is located in this character area and again like the others in the city is a B listed structure. Its setting is adjacent to a house boundary wall making it quite visible.

Mannofield Church is also of significant merit due to its location and was listed in 2012. The slender spire is clearly visible from a distance along Great Western Road. Its location is also very dramatic, at the junction of Great Western Road, Counteswells Road and Craigton Road.

Within this character area there are a few areas of questionable design merit. Particularly the shopping arcade at Mannofield, though busy and well used is housed in a 1970s flat roof, two storey (though only active frontages on the lower floor) building. The co-operative shop has made an attempt to improve the frontage of the upper level but the other units are becoming run down. There is a level of vandalism which adds further negative aspects to the structure. There are also

Plan 11 : Listing Buildings Character Area C



a number of flats and a residential home which have not been designed to the highest standards however they are integrated relatively well with the conservation area. The integration is largely due to the trees within their grounds which make a very positive contribution to the character area.

This section of Great Western Road has terraced, semi detached and detached houses between Anderson Drive and Hammerfield Avenue. The houses on the south of the street are the same scale as those at the west end of character area 1. 447 on the corner of Great Western Road and Anderson Drive is an excellent example of how the houses on this street address the corners and are attractive from all sides.

This character area is different as it has a number of flatted properties along Great Western Road. This is not the case in any other character areas. In some instances the flats are above shops, but freestanding flats are also present within this area. The traditional flats tend to be 2 storeys with attic accommodation and the more recent 1980s developments 3 storeys with attic accommodation, though they are of a similar height. The spires serviced apartments are a similar scale to the flats in the area though different in design. Another feature that is present in this character area is the flats access being directly off the pavement. The pavements are however wider in this area than some making this easier.

At the west end of the character area there are a number of semi-detached properties which are very attractive features. These appear to have a different name than Great Western Road. The first 6 cottages are all semi-detached of traditional Aberdeen Cottage design, known as Oakdale Terrace. Further along the road are 2 further semi-detached properties grander in scale and height. Set further back from the road and 2 ½ storeys in height, these have attractive architectural detailing and are set within a garden. This is known as St Johns Terrace. These small terraces are present on the 1896 1st edition OS map.

This character area has five sites listed on the Sites and Monuments Record, including two sites where a tram depot and tramway were located. This is of importance because of the significant role that transport and movement has on the development and character of the entire Conservation Area.



Top : Great Western Road, west end  
Bottom : Oakdale Terrace



### C3.2.2 Materials

Again the materials are largely granite, cast iron and slate. The traditional 2 ½ storey flats at the west end of Great Western Road have original mansard style roofs with the gabled dormer windows starting at the wall head. These buildings also have high quality granite finished laid in Aberdeen Bond. These flats also have a central gable with chimney stacks and eave detailing. The cast iron downpipes on these flats are in a poor condition, causing staining to the walls in some parts.

There is a significant variety of different finishes for granite within this character area, but the buildings are not the same level of status as those in character area A. More prefabricated stone, tiles, dry dash and uPVC are present within this area, with some parts poorly maintained. A number of insensitively sited and designed dormer windows are apparent. Though some of the worst are to the rear of the properties, they are still visible from other streets.

There are a variety of boundary walls within this character area. Of particular interest are the high walls bounding Friendville and Thorngrove Houses. Some of the walls have also got interesting detailing in the capping stones, particularly on the corner. This detail adds further small areas of interest to the character area.



Top: 'Aberdeen Bond' granite gable  
Bottom : uPVC replacement windows



Top: 'Aberdeen Bond', 563 Great Western Road  
end Rd Bottom : Countesswells Road

### C3.2.3 Orientation/building lines/heights

This area of Great Western Road has a very open aspect and is relatively wide with improved junction arrangements and slip lanes available in parts. At the far end there are 2 ½ storey flats with a wide pavement running on an orientation of south / west. Craigton Road, Counteswells Road and Thorngrove Road are all much narrower with trees along one side of each road. This makes these streets seem much narrower, but very pleasant in appearance. A number of large properties are set back within mature grounds making them almost invisible from Great Western Road. The rest of the properties, like in character area A, are set back slightly from the road with small gardens to the front.

The retail units are all accessed off the pavement but the 1970s terrace of shops are set back from the existing building line, allowing for a canopy over the entrances.

Plan 12 : Urban form, Character area B,





#### C3.2.4 Uses

There is an increase in the number of retail, business and community uses within this character area compared with the rest of the Great Western Road Conservation Area. This area is more thriving with a large number of retail units including a small supermarket: fast food takeaways; solicitors; chemist; bank; laundrette and a hair and beauty parlour. This variety of uses encourages activity at all times of day and evening, making for a more diverse community.

The other uses within this character area are flats, religious establishments and serviced accommodation.

#### C3.2.5 Negative factors/issues

The maintenance of some buildings is poor, particularly the flatted properties, which detracts from the character area.



Top: Traditional corner retail unit  
Bottom: Traditional retail units with flats above



Top: 1970's shopping development  
Bottom: Recent shopping development

### C3.3 Public realm

#### C3.3.1 Views/vistas/glimpses





In this character area the views are different from the other two. The mature tree lined north side of the road screen all of the development providing a contrast to the granite on the opposite side. Glimpses along the side streets are also relatively short but again tree lined and attractive.

The importance of the spire within this character area is again apparent with Mannofield Church being viewed from some distance.

Plan 13 : Townscape analysis, Character area C



#### Key

-  Vistas and street views
-  Glimpses
-  Focal points
-  Long distance landmarks



### C3.3.2 Roads

This is the main route into the city centre from Deeside. It is a busy route throughout the day, particularly at peak times. There are allocated Local Development Plan sites beyond this part of the Conservation Area that will add further traffic flow to the road. Great Western Road is relatively wide here at 10m but Countesswells Road (7m), Craigton Road (6m) and Thorngrove Avenue (5m) are all relatively narrow. They are located on original routes and are likely not much wider than they would have been then. This width is especially apparent on Thorngrove and Countesswells Roads because they have parking on one side of the street.

There is limited on street parking on Great Western Road. The shop terrace has a large bay in front which cuts into the pavement and there is also a small car park for around 11 cars on Hammerfield Avenue. The large properties, the sheltered housing, the Spires self catering accommodation and the new shop units at the west end of the street all have off street parking.

Plan 14 : Activity and movement, Character area C



### C3.3.3 Pavements

The pavements are generally in good condition, some are very narrow e.g. Countesswells Road at 1.3m. There is also a narrow pavement on Craigton Road however on the opposite side of the road is a set back pavement behind trees making it a much more pleasant route to walk. The pavements from approximately 546 Great Western Road going out of the city are very wide and well maintained (3m). This allows for the flats that open straight onto the pavement to be further back from the road. Again in this character area the pavements are prefabricated concrete with granite kerbs.

### C3.3.4 Street trees

There are fewer street trees in this character area however this is offset by the amount of trees present off street in front gardens.

### C3.3.5 Signage

This character area again has a number of directional signs which are relatively well placed and unobtrusive. There is however also a number of other signs in this area that begin to make the street scene cluttered. It is acknowledged that the no right turn and the no entry signs are necessary however there are also signs showing that there are traffic calming measures on side streets. There are traffic calming measures elsewhere in this Conservation Area that do not have these signs.

There are a number of the shop units in this character area, with signage of varying quality and design. In the shop arcade a number of the units are empty and in slight disrepair. The Co-operative has made an effort to improve their frontage and cleaning up the upper floor, unfortunately this has not been carried out by any of the other units such as Class-act home improvements, on the corner of Craigton Road, which has been poorly well maintained. A number of other signs in this character area have also been poorly maintained and detract from the character of the Conservation Area. Tesco on the corner of Morningside Road has sensitive signage that contributes positively to the character area.

The street signs tend to be the Aberdeen black tiles which make a very positive contribution to the character area.

### C3.3.6 Street furniture

There is a large amount of street furniture within this character area, much more than either of the other two areas including a phone box, planters and cycle racks. The street furniture has not been as carefully sited as within the other character areas. There are a number of bins that are not associated with any other furniture and three bus shelters, two of which are poorly sited taking up large areas of the pavement. In one instance this is accompanied by a bus stop sign quite separate from the shelter adding an additional obstacle and another separate piece of street furniture.

### C3.3.7 Negative

There are a number of public realm issues that detract from the quality of the character area including:

- Extremely busy with a high demand for car parking
- Street signage clutter;
- Poorly maintained shop signage;
- Street furniture;
- Bus shelter siting and
- Condition of car park associated with the shopping strip



## C3.4 Natural environment

### C3.4.1 Open spaces

Within this character area there is one small park covered by the Open Space Audit. This area also has a very open aspect to it due to the tree cover, the varying height of the buildings and the set back of some of the buildings. Mannofield Cricket Club is also adjacent to this character area providing additional open space provision, though specialist.

Plan 15 : Natural heritage, Character area C



#### Key

- Urban green space
- TPO single trees
- TPO areas
- Greenspace network

### C3.4.2 Trees

There are a number of trees within this character area, giving it a very different feel than other parts of this Conservation Area. The most important trees are located on the northern side of Great Western Road where they soften the formal, granite building facades that can otherwise appear quite austere. The significance and importance of these trees is demonstrated by their TPO status. Again these trees offer different views of Great Western Road at various times of the year. The trees along the north side of Craigton Road make a very positive contribution to this character area. There are also a number of trees running along the south side of Countesswells Road which again add to the streetscape. In this instance this is added to further by the trees on the opposite side of the road. Trees make a very important contribution to the Conservation Area.

### C3.4.3 Negative factors/issues

There are no negative issues in this character area.

## 3.5 Key characteristics

The following key features characterise the Conservation Area and need to be retained/protected /conserved:

<b>Character area A Holburn Street to Anderson Drive</b>
<ul style="list-style-type: none"> <li>• Original boundary treatments.</li> <li>• Slate roofs, cast iron gutters and downpipes.</li> <li>• Original Doors and their detailing.</li> <li>• Curtilage marking both to front and rear lanes.</li> <li>• Granite finishing variety</li> <li>• Trees – street and off street (Nellfield Cemetery and front gardens)</li> <li>• High quality materials</li> <li>• Street name signs</li> <li>• Rear lanes and garages</li> <li>• Front Gardens as gardens</li> </ul>
<b>Character area B Anderson Drive and the area to the North at Seafeld Gardens and Seafeld Road</b>
<ul style="list-style-type: none"> <li>• Trees lining Anderson Drive</li> <li>• Low boundary treatments.</li> <li>• Anderson Drive Building line</li> </ul>
<b>Character area C Anderson Drive to Mannofield Water Treatment Works</b>
<ul style="list-style-type: none"> <li>• Trees particularly in front gardens</li> <li>• Variety and mix of uses</li> <li>• Boundary treatments</li> <li>• Wider pavements</li> </ul>



## 4 Management

Please see Section 2 Conservation Areas Management Plan for all guidance relating to the management of Great Western Road Conservation Area.

Boundary alterations are not proposed at this time nor is any guidance proposed that relates solely to this Conservation Area.

### 4.1 SWOT analysis

The following SWOT analysis draws together the various characteristics of the Conservation Area. It provides a basis from which to develop strategies to conserve all that is positive, identify opportunities to enhance it, and address the negative issues.

Strengths	Weaknesses
<p>General</p> <ul style="list-style-type: none"> <li>• Curtilage marking particularly on rear lanes</li> <li>• Original Doors and their detailing</li> <li>• Granite variety and high quality materials</li> <li>• Trees – street and off street</li> <li>• Black tile street name signs</li> <li>• Large amount of trees in gardens</li> <li>• Curtilage marking both to front and rear lanes</li> </ul> <p>Holburn Street to Anderson Drive</p> <ul style="list-style-type: none"> <li>• Front gardens retained as gardens</li> </ul> <p>Anderson Drive and the area to the North at Seafield Gardens and Seafield Road</p> <ul style="list-style-type: none"> <li>• Street Trees along Anderson Drive</li> <li>• Open space provision</li> </ul> <p>Anderson Drive to Mannofield Water Treatment Works</p> <ul style="list-style-type: none"> <li>• Variety of uses and houses</li> <li>• Wider pavements in part</li> </ul>	<p>General</p> <ul style="list-style-type: none"> <li>• Highly visible burglar alarms</li> <li>• Pavement conditions in parts</li> <li>• uPVC windows.</li> <li>• Some poorer quality shop signs.</li> <li>• Very busy street.</li> <li>• Decorative pastiche railings</li> <li>• Loss of front gardens to parking</li> <li>• Some poorer condition to pavements</li> </ul> <p>Anderson Drive and the area to the North at Seafield Gardens and Seafield Road</p> <ul style="list-style-type: none"> <li>• A90 distributor road</li> </ul> <p>Anderson Drive to Mannofield Water Treatment Works</p> <ul style="list-style-type: none"> <li>• Excessive street signage, causes clutter</li> <li>• Lesser quality street signage</li> <li>• Large amount of cars</li> </ul>

Opportunities	Threats
<p>General</p> <ul style="list-style-type: none"> <li>• Improved shop and street signage</li> <li>• Small area at the Junction of Salisbury Place</li> <li>• Repair or replacement of street furniture</li> </ul> <p>Anderson Drive to Mannofield Water Treatment Works</p> <ul style="list-style-type: none"> <li>• Improvements to the facade of the row of shops</li> <li>• Rationalisation of street furniture, signage and railings</li> </ul>	<p>General</p> <ul style="list-style-type: none"> <li>• Parking provision</li> <li>• Extensions</li> <li>• Back land development</li> <li>• Trees not covered by TPOs and in relative close proximity to houses</li> <li>• Trees along Craigton Road on south of houses</li> </ul> <p>Holburn Street to Anderson Drive</p> <ul style="list-style-type: none"> <li>• Demand for parking</li> </ul>



Great Western Road



Characteristic stained glass transom light



Poor pavement condition



## List of Streets in the Great Western Road conservation area

- Annfield Terrace, 1, 4-8 even nos
- Ashley Grove, (off Great Western Road)
- Ashley Park Drive, 8-22 even nos
- Ashley Road, 9-45, 16-82, Ashley Road Primary School
- Brighton Place, 2-48 inclusive
- Burns Road, 5-63, 4-74
- Chattan Place 1-19, 2-16
- Claremont Street, 60-68 even nos
- Cottage Brae, all nos, (off Nellfield Place)
- Countesswells Road, 5-23 odd nos
- Craigielea Avenue, all nos, Craigielea, Craigielea Gardens
- Craigielea Mews, all nos
- Craigton Court, (off Craigton Road)
- Craigton Road, 1-3, 19-21, 25, 4-18 even nos, 36, Arrdier House, Craigielea, Craigielea Gardens,
- Cranford Road, 1, 2-8 even nos
- Duthie Terrace, 1, 3
- Forbesfield Road, 1-13, 4-26
- Forest Avenue, 1-117, 2-82
- Friendship Terrace, all nos, (off Ashley Road)
- Gray Street Mews (off Gray Street)
- Gray Street, 11-69, 10-86
- Great Western Road, 7, 27, 109-571, 140-560, Arrdier House, Elmwood, Friendville, Holburn West Church, Mannofield Church, Nellfield Cemetery, Mannofield Reservoir, The Spires, Thorngrove House
- Hammerfield Avenue, 1-9 odd nos
- Hammersmith Road, 2-36 inclusive
- Holburn Road, 59-63 odd nos
- Louisville Avenue, 1-22 inclusive
- Mayfield Gardens, all nos, Seafield House
- Morningside Lane, 2 and north side
- Morningside Road, Mannofield Reservoir
- Nellfield Place, 7-41, 2-24
- Norfolk Road, 2-20 even nos
- Oakdale Terrace, all nos, (off Great Western Road)
- St John's Terrace, 1-4 inclusive
- Salisbury Court, all nos
- Salisbury Place, 79, 81, 80-88 even nos
- Salisbury Terrace, 11-47, 2-52
- Seafield Road, 2-24 even nos (exc.22), Telephone Exchange
- Thorngrove Avenue, 1-41, 2-18c, Balmano House, Friendville
- Thorngrove Court, all nos, (off Thorngrove Avenue)
- Anderson Drive, 1-61 and 4-42
- Cromwell Road, Rubislaw Tennis Club, Seafield Bowling Club