



ABERDEEN
CITY COUNCIL



Aberdeen City Conservation Area Character Appraisals and Management Plan
Appendices

July 2013

Planning and Sustainable Development
Enterprise, Planning and Infrastructure
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Appendices

Appendix 1, Planning Policy Context

- 1 Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997**
- 2 Scottish Government 2008 Scottish Planning Policy 23: Planning and the Historic Environment**
- 3 Historic Scotland 2011 Scottish Historic Environment Policy**
- 4 Historic Scotland Managing Change in the Historic Environment series**
- 5 Planning Advice Notes PAN 71 Conservation Area Management (2004)**
- 6 Aberdeen City Council 2012 Local Development Plan**

Of specific relevance to conservation areas are:

Policy D4 - Aberdeen's Granite Heritage

The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Conversion and adaptation of redundant granite buildings will be favoured. Within conservation areas, neither conservation area consent nor planning permission will be given for the demolition or part removal of granite buildings (excepting those buildings that make an insignificant contribution

to the character of the conservation area). Consent will not be given for the demolition of granite-built garden or other boundary walls in conservation areas. Where a large or locally significant granite building that is not

listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building.

The City Council will seek to retain original setted streets and granite pavements in conservation areas, and elsewhere if they contribute significantly to a sense of place. Where the opportunities occur, greater use will be made of granite in resurfacing historic streets in the City Centre.

The City Council will seek to retain coach houses and other large granite-built outbuildings adjoining rear lanes in conservation areas and conversion to appropriate new uses will be encouraged

Policy D5 - Built Heritage

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy. In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.

Planning permission for development that would have an adverse effect on the character or setting of a site listed in the inventory of gardens and design landscapes in Scotland or in any addition to the inventory will be refused unless:

- 1 : the objectives of designation and the overall integrity and character of the designated area will not be compromised; or
- 2: any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, economic and strategic benefit of national importance.

In both cases mitigation and appropriate measures shall be taken to conserve and enhance the essential characteristics, aesthetics, archaeological and historical value and setting of the site.

Appendix 2, Aberdeen City Council Supplementary Guidance and Technical Advice Notes

(only those of particular relevance to conservation areas)

- Aberdeen Harbour Development Framework
- Aberdeen Masterplanning Process
- Affordable Housing
- Air Quality
- Archaeology and Planning
- Bats and Development
- City Centre Development Framework
- Conversion of Steadings
- Denburn Valley Planning Brief
- Design Review Panel
- Dormer windows and roof extensions
- Harmony of Uses
- Hierarchy of Centres
- Householder Development Guide
- Infrastructure and Developer Contributions Manual
- Landscape Guidelines
- Low and Zero Carbon Buildings
- North Garthdee Farm
- Open Space

- RGU City Centre Campus Planning Brief
- Royal Cornhill Hospital Development Brief
- Shop Fronts and Advertisements Design Guide
- Shop Front Security
- Stone Cleaning
- Subdivision and Redevelopment of Residential Curtilages
- Temporary Buildings
- Transport and Accessibility
- Trees and Woodlands
- Union Street Frontages
- Waste Management Requirements in New Developments

Technical Advice Notes

- Specifications for and use of traditional wet dash lime harling
- Repair or reinstatement of cast iron railings
- The Repair and Replacement of Windows and Doors
- The repointing of granite masonry joints
- Retail Impact Assessments
- Natural Heritage Guidance

Masterplans taken forward in the Local Development Plan.

- Bon Accord Quarter Masterplan (2006)

Appendix 3, Householder Permitted Development Rights

The following permitted development rights do **NOT** apply to householder within conservation areas:

Enlargement of Dwellinghouse

Enlargement of a dwellinghouse by a single storey extension

Permitted development rights allow the enlargement of a dwellinghouse by a single storey ground floor extension. The permitted development rights allow any alteration to the roof required for the purpose of the enlargement. In summary, the effect of the limitations is that: extensions are generally located to the rear

- if the extension is on, or within 1 metre of the boundary, it cannot project, from the rear wall of the existing dwellinghouse, by more than 3 metres in the case of terraced house, or 4 metres in all other cases
- the height of the eaves is a maximum of 3 metres
- the height of the extension is not higher than 4 metres
- the footprint of the extension is no larger than the original dwellinghouse or covering more than half the curtilage.

Enlargement of a dwellinghouse by an extension of more than one storey

Permitted development rights allow the enlargement of a dwellinghouse by the way of a ground floor extension consisting of more than one storey. The permitted development rights also allow any alteration to the roof required for the purpose of the enlargement. In summary, the effect of the limitations is that:

- extensions are generally located to the rear
- the distance between the extension and any boundary is a minimum of 10 metres
- the height of the extension is not higher than the existing dwellinghouse
- the footprint of the extension is not larger than the original dwellinghouse or covering more than half the curtilage.

Porches

Permitted development rights allow the erection, construction or alteration of any porch outside any external door of a dwellinghouse. The limitations are:

- the porch cannot have a footprint of greater than 3 square metres
- the minimum distance between the porch and any boundary and a road is more than 2 metres
- the height of the porch cannot be higher than 3 metres.

Enlargement of the roof

Permitted development rights allow the enlargement of a dwellinghouse by way of an addition or alteration to its roof. This class typically relates to the addition of a dormer. A badly designed dormer can harm the appearance of a dwellinghouse. The larger the dormer, the more challenging it is to produce a good design. In summary, the effect of the limitations is that:

- dormers are generally located to the rear
- the distance between the dormer and boundary it fronts is a minimum of 10 metres
- the height of the dormer is not higher than the existing dwellinghouse
- the dormer, or dormers, covers less than half the roof
- the distance between the dormer and the edge of the roof is a minimum of 0.3 metres

Improvements, Additions or Alterations to a Dwellinghouse that are not Extensions

Access Ramps

Permitted development rights allow the erection, construction or alteration of any access ramp outside any external door of a dwellinghouse. The limitations are:

- the length of all flights cannot be more than 5 metres
- the length of all flights and landings cannot be more than 9 metres

- the height of the access ramp, including associated handrails, cannot be higher than 1.5 metres
- the height of the platform cannot be higher than 0.4 metres

Replacement Windows, Solar Panels, Flues and Satellite Dishes

Permitted development rights allow any improvement, addition or other alteration to the external appearance of a dwellinghouse that is not an enlargement. This is best visualised as a 1 metre bubble surrounding the dwellinghouse. A householder can therefore carry out a wide range of different types of development without having to apply for planning permission. This also covers the installation, alteration or replacement of solar PV or solar thermal equipment.

Ancillary buildings

Permitted development rights generally allow the provision of any building incidental to the enjoyment of the dwellinghouse if it is in the rear curtilage. In the main this covers sheds, garages, greenhouses etc.

Any building, engineering, installation or other operation

Permitted development rights generally allows for the carrying out of an operation within the rear curtilage of a dwellinghouse. Typical building, engineering, installation or other operation development permitted by this class include free-standing solar panels, flag poles, swimming pools, oil tanks etc.

Hard surfaces, decking and boundary enclosures

Permitted development rights generally allow the construction or replacement of a hard surface. Decking is also generally allowed so long as the floor level does not exceed 0.5 metres and the combined height of the decking and any attached balustrades or screening does not exceed 2.5metres. The overall height of the gate, fence, wall or other means of enclosure must not exceed 2 metres. However, if it fronts a road or comes forward of the principal elevation or side elevation nearest a road then it cannot exceed 1 metre. Where an existing gate, fence, wall or other means of enclosure is replaced or altered the height limit is either 1 metre or 2 metre or, if greater than these, the height of the original structure.

Flats

Permitted development rights allow any improvement or other alteration to the external appearance of a dwelling situated within a building containing one or more flats that is not an enlargement. This is best visualised as a 1 metre bubble surrounding a flat. A wide range of different types of developments are permitted without having to apply for planning permission, including the installation, alteration or replacement of solar PV or solar thermal equipment. In summary, the effect of the limitations is that:

- the development does not enlarge the flat
- the distance any development can project from the walls and roof of the flat is not more than 1 metre
- the development is not a balcony, roof terrace or raised platform, wind turbine, a flue forming part of biomass heating system, flue forming part of combined heat and power system, air source heat pump, CCTV or an enlargement

Appendix 4, Glossary of Terms

Aberdeen bond

usually refers to brickwork masonry, this local term has been adapted to refer to the arrangement of smaller blocks of granite in a wall. Normally 3 or 4 set vertically in a wall and interspersed at regular intervals with larger ashlar blocks. Commonly found on front or gable walls.

Aberdeen cottage

local term for a 1 1/2 storey house with roof dormers often found terraced or semi-detached. An interpretation of the Scottish vernacular cottage form in a classical style.

Accessibility

the ability of people to move round an area and to reach places and facilities.

Active frontage

provided by a building or other feature whose use is directly accessible from the street or space which it faces.

Architrave

the lowest of the three main divisions of the classical entablature, varying according to the order employed; moulded surround to an opening or recess

Arts and Crafts

late 19th and earlier 20th century movement in architecture and furnishing based on the revival of traditional crafts and the use of natural materials, usually English vernacular in character

Ashlar

masonry of large blocks in regular courses worked to even faces and carefully squared edges: the stones themselves are called ashlars.

Astragal

in windows, wooden glazing bar between panes; in masonry, half-round moulding, usually at the base of a capital. Also known as glazing bars.

Back land development

the development of sites at the back of existing development, such as back gardens

Balustrade

a parapet or stair rail composed of uprights supporting a coping or rail.

Bargeboards

boards placed at the inclines of a gable to hide the ends of the roof timbers, and usually projected from the wall-face; often pierced, traceried or otherwise decoratively treated

Batter

the inward incline of an external wall surface, usually at the base, the thickness of the wall being progressively diminished.

Block

area bounded by a set of streets and undivided by any other significant streets

Building line

the line formed by the frontages of buildings along a street.

Bulk

combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.

Capital

the crowning element of a column, colonette or pilaster, usually moulded or sculptured.

Casement

in windows, a side-hung hinged light.

Cassies

local term for setts which are square blocks, usually of granite forming a street surface

Catslide dormer

one formed by sweeping a section of roof up from the main plane at a slacker pitch.

Character Appraisal

assessment of an area's distinguishing physical features and its historical and cultural associations in order to establish the qualities that give its unique sense of place.

Chimneyhead

that part of a chimney which rises above the level of the roof: contains one flue.

Chimneystack

a number of chimneyheads grouped together in one structure: contains more than one flue.

Connectivity

property of linked streets and routes that enables passage through an area.

Context

the setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form

Cornice

the projecting uppermost member of the classical entablature; in isolation used as the crowning feature of external walls, or as the demarcation of an attic storey; or at window heads, over shops etc; and internally at the junction of wall and ceiling.

Coursing

of stone work, laying in courses, usually horizontal in consistent, regular arrangement

Crow-stepped gable

gable with stepped sides like a stair case

Crown glass

glass blown in large circular discs and then cut into panes

Cupola

small domically roofed structure crowning a roof or dome

Dado

the lower portion of an internal wall above the plinth or skirting board and beneath the dado or chair rail, sometimes of plaster but often panelled timber

Defensible space

public and semi-public space that is 'defensible' in the sense that it is surveyed, demarcated or maintained by somebody.

Design Statement

a document to support a planning application, covering context and how the design responds to policy and criteria

Design code

a document setting out with some precision the design and planning principles that will apply to development in a particular place.

Desire line

an imaginary line linking facilities or places which people would find it convenient to travel between easily.

Doocot

dovecot or pigeon house

Dripmould

horizontal moulding to throw off water

Dry dash

20th century method of harling in which the aggregate is dashed on dry, and not incorporated into the mix

Dummy window or door

blind opening, usually composed of simple recessed panels but sometimes glazed or painted, introduced for reasons of symmetry or architectural balance

Eaves

overhanging edge of a roof

Elevation

facade of a building, or the drawing of a facade

Enclosure

use of buildings to create a sense of defined space

Entablature

collective name for the three horizontal members (architrave, frieze and cornice) above a column, in classical architecture but frequently found as a wallhead treatment, as a division between storeys or as an impost band at an arcade

Facades

the exterior wall of a building exposed to public view

Factoring

management and maintenance of a building or land

Fanlight

glazed area above door; if rectangular rather than semi-circular, semi-elliptical or segmental, more correctly a transom-light

Fenestration

arrangement of windows on a facade.

Feu

traditional building plot (Scottish)

Focal Point

a prominent structure, feature or area of interest or activity

Footfall

the level of pedestrian use in a particular area.

Form

layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Galvanised

coating of zinc over iron to protect it from rusting

Grain

pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

Grouting

filling of interstices in masonry with mortar

Harls or harling

Scottish form of roughcast in which the mixture of the aggregate (small even-sized pebbles) and binding material (in traditional harl sand and lime) is dashed on to a masonry wall; in traditional harls the aggregate is in the mix (wet dash) in non-traditional 20th century harls the aggregate is dashed on separately (dry dash)

Hoodmould

projecting moulding over an arch or lintel designed to throw off water

Hopper

rainwater head receiving water from gutters

Horns

small upstands or downstands from the meeting rails at the vertical members of the sash frame

Human scale

the use within development of elements which relate well in size to an individual human and their assembly in a way which makes people feel comfortable rather than overwhelmed.

Infill

development of new buildings into established built-up urban areas.

Landmark

building, structure or feature that stands out from its background by virtue of height, size or some other aspect of design.

Landscape

character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans. In towns 'townscape' describes the same concept.

Layout

The way buildings, routes and open spaces are placed in relation to each other

Legibility

the degree to which a place can be easily understood and traversed

Local distinctiveness

positive features of a place and its communities which contribute to its special character and sense of place

Louvred

treatment of overlapping boards angled to allow ventilation but to keep the rain out; used at belfry stages, barns etc.

Lying panes

window panes which are horizontally rather than vertically proportioned, fashionable in the period 1815-50 however used widely used in Aberdeen until 1930's

Mansard roof

four-pitch roof with a steep lower pitch and a shallower upper pitch on each side

Margin pane glazing

glazing with narrow panes at the borders of the sash or light forming a margin to larger panes

Massing

the combined effect of the height, bulk and silhouette of a building or group of buildings.

Mews

stabling, in an urban context

Microclimate

outdoor conditions around buildings and the impact of buildings on site conditions, pedestrian spaces and adjacent buildings; conditions include amount of sunlight/shade, wind levels and snow loads are influenced by building placement, height, design, orientation and massing.

Mixed uses

A mix of uses within a building, on a site or within a particular area. 'Horizontal' mixed uses are side by side, usually in different buildings. 'Vertical' mixed uses are on different floors of the same building.

Movement

people and vehicles going to and passing through places, spaces and buildings

Mullion

upright member dividing the lights of a window

Node

place where activity and routes are concentrated

Parapet

a portion of a wall that projects above a roof

Pediment

classical form of corniced gable used at openings as well as a termination to roof structures

Pend

open-ended passageway through a building; usually vehicular as against close which is usually pedestrian. Locally pend is used to describe both.

Permeability

degree to which a place has a variety of pleasant, convenient and safe routes through it.

Pilaster

the flat version of a column, consisting of a slim rectangle projecting from a wall; used also of plain piers or pilasters without classical orders which are more correctly termed pilaster strips

Plate glass

large sheets of glass cast in plates and polished, introduced from 1838 onwards

Pointing

the treatment of exposed mortar joints in masonry or brickwork

Public art

permanent or temporary physical works of art visible to the general public, whether part of the building or free-standing: can include sculpture, lighting effects, street furniture, paving, railings and signs.

Public realm

the parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks. Also called public domain.

Quoins

stones larger than those of which a wall is composed, or better shaped, and forming the corners of walls or door and window openings: if they project they are described as raised, and if with chamfered angles, rusticated

Raked

angled

Rain water goods

collective name for gutters and downpipes

Render

smooth coating of cement or stucco over masonry

Renovation

modernisation of an old or historic structure which unlike restoration may not be consistent with the original design.

Restoration

accurately recovering the form and details of a building and site as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Rhythm and pattern

relating to materials, styles, shapes and spacing of building elements and the buildings themselves, the predominance of one material or shape, and its patterns of recurrence.

Rubble

masonry which is not fully dressed; can be of boulders; or of random rubble retaining in some degree the natural shape of the stone; or of squared rubble in which the stones are roughly squared and may be either coursed or snecked; i.e. with variations in the coursing brought about by the use of small filler stones or snecks

Sash and case

a form of window in which the glazing slides in two parallel frames within the case, the upper sliding outward of the lower

Scale

Apparent, and not actual, size of a building when seen in relation to its surroundings particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale: at other times it is the size of the elements and the way they are combined.

Sense of place

feeling associated with a location, based on its unique identity.

Settlement pattern

distinctive way that roads, paths and buildings are laid out in a particular place.

Setts

square blocks, usually of granite forming a street surface. Known locally as cassies

Skew

sloping tabling, sometimes coped, finishing a gable which is upstanding from the plane of the roof

Spine

street along which activity is concentrated

Stall riser

in a shop front, the panels below the cill

Streetscape

distinguishing elements and character of a particular street as created by its width, degree of curvature, paving materials, design of street furniture, pedestrian amenities, building line and form of surrounding buildings

Street furniture

structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting and signs.

Sustainable

Defined by the Brundtland Commission as 'Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations'

Tenement

a housing structure that is purpose built as a number of apartments for the use of multiple residents.

Topography

description or representation of artificial or natural features on or of the ground

Townscape

character and appearance of the built environment, including its underlying landform, natural features and ecology, colours and elements and the way these components combine.

Urban design

the art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes that facilitate successful development

Urban grain

the pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

Vernacular

the way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Vista

line of vision, contained by buildings or landscaping, to a building or other feature which terminates the view.

Visual clutter

uncoordinated arrangement of street furniture, signs and other features.

Wayfinding

information available to people that helps them find their way around. This can be verbal, graphic, architectural and spatial.

Wet dash

traditional type of harl in which the aggregate of small evenly sized pebbles is incorporated into the mix.

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