

Proposed Refurbishment & Conversion at 60/62 Marischal Street Aberdeen



Supporting Statement



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The application is for the refurbishment and conversion of a redundant building at 60-62 Marischal Street, Aberdeen. The Category 'B' listed buildings most recent use was commercial offices, some 12-13 years ago. Initially, prior to the applicant's ownership, Conditional Planning Permission (P101194) was granted on 18th January 2011 for a change of use to 2 No. self-contained apartments with alterations to windows and dormers.

The building had been un-occupied for some 3-4 years when our client acquired the premises back in 2011/2012. Our client then obtained Planning Permission & Listed Building Consent for the conversion of the building to four separate flatted properties (P121021). This was followed by building warrant approval and works commenced soon thereafter. However due to economic reasons, works were delayed and the project put on hold. Our client now wishes to complete the project but as consents have since expired, then they wish to renew the Planning Permission with some changes to window designs as well as removing the conversion of the lower ground floor flat from the proposal as this is no longer economically viable. The proposal before you is for the converting the building in to 3 No. two bedroom flats.

The property, which is located at the bottom of Marischal Street on the corner with Regent Quay is surrounded by existing residential properties on Marischal Street itself and Regent Quay, as well as being in close proximity to Union Street. According to sources the buildings original use was mixed between commercial and residential.

As well as the proposed formation of these residential units our client wishes to outlay a substantial funds on the refurbishment of the exterior fabric of the building. These works will include re-pointing of granite walls using traditional lime pointing (NHL5) methods, a strip & re-slate of the main roof, renewal of gutters/flashings/ridges/sideslips etc in lead, renewal of flat roofs and renewal/refurbishment of rainwater goods plus various other aesthetic improvements. These works include the replacement of the existing rotten sash & case windows with new traditional timber sash & case windows which will be designed for single glazing, however be fitted with new tri-slim double glazed units, retained externally with traditional putty. Therefore retaining the existing appearance of a single glazed sash and obtaining the improved sound insulation, thermal u-value and security for this development. This window type has been used by this office on various Heritage contracts throughout the City and obtained the approval of Aberdeen City Heritage Trust and The Green Townscape Heritage Initiative where we have produced a window to the satisfaction of all concerned.

For further information or details please refer to the details on the cover page and contact accordingly.