



SUPPORTING STATEMENT

**PROPOSED ALTERATIONS & REFURBISHMENT WORKS,
TO DESSWOOD CORNER,
DESSWOOD PLACE / WHITEHALL ROAD, ABERDEEN
For Mrs. F. Stephens**

December 2021

DESSWOOD CORNER: Proposed Alterations and Refurbishment Works
SECTION A: Supporting Statement



A01 Purpose of Supporting Statement

As a Chartered Architect with Accreditation in Conservation Architecture at Advanced Level, David Chouman was commissioned by Mrs. Frederica Stephens to develop layouts for merging the vacated self-contained office on the ground floor of Desswood Corner, a detached building (comprising of 2-6 Desswood Place & 13 Whitehall Road), with the double-upper residential apartment to form a cohesive family home across all three levels.

This Supporting Statement has been prepared to summarise the proposed changes as part of the applications for Detailed Planning Permission (including Change of Use) and Conservation Area Consent.

This report is provided for guidance purposes, and its contents are subject to verification in full.

A02 Background to Properties

Constructed in 1907 Desswood Corner occupies a prominent triangular site at the junction between Desswood Place and Whitehall Road, Aberdeen.

The upper two floors have functioned since as a self-contained residential apartment, while the self-contained ground floor accommodation, originally constructed as three parts (one for residential use & two retail use), has over the past few decades served as retail and office accommodation, through several owners / operators and differing internal & external layouts.

On retiral from business after summer 2021, the most-recent owner of the ground floor office sold the entire holding to the owners of the residential double-upper above. The purpose of incorporating the ground floor accommodation into the upper residential unit is to create a unified three-storey home for the extended family.

The building is traditionally construction, using mass masonry walls, mortar pointing, and slate-covered roof slopes. The office features large, modern glazed panels.

For the purposes of this report, the subject building shall be referred to as “The Desswood Corner”, with orientation taken as: Principal Elevation to Desswood Place – South.

A03 Statutory Designations

Desswood Corner is not included on the list of architecturally- or culturally-significant buildings, as administered by Historic Environment Scotland (i.e. it is not “listed”).

The property does, however, lie within the boundaries of Aberdeen City Council’s *Albyn Place / Rubislaw Conservation Area*. Information relating to the foregoing and development of the area generally is incorporated for reference under Section C of this report.

DESSWOOD CORNER: Proposed Alterations and Refurbishment Works

SECTION B: Proposed Works



B01 Proposed Works

The proposed works relate to converting the office accommodation on the ground floor into residential use and creating internal connections with the double-upper residential apartment above to create one unified residential family home for three generations of the same family.

The modern interior of the office will be stripped-out in full and fitted-out for residential use, with bespoke, high-quality furniture and fittings manufactured by specialist contractors using sustainably-sourced solid timber in keeping with that of the historic apartment above.

An area of paving wrapping around the south and north elevations, which is included in the original title deeds, is to be defined by a new low stone wall and bespoke metal railings, all in line with the stipulations within the title deeds. The current constructive support from officers at the City Council has been invaluable. The bounded area will be landscaped to create an attractive garden to look onto from inside and out, while providing a degree of privacy screening for the occupants.

The opportunity to improve the thermal efficiency of the unified property is to be taken, with an external electric charging point for a private car, insulating the building envelope internally wherever possible, replacing the heating system with one which encompasses renewable energy (through installation of solar panels and an air-source heat pump).

The three large glazed screens to the office accommodation are to be replaced with high-quality, thermally-efficient timber widows with aluminium facings, with granite infill margin blocks and mullions to reference those elsewhere around the property.

The accompanying project drawings highlight the scope of works proposed. Further information can be provided as required.

B03 Statutory Consents

The proposed works have been developed so as to respect the integrity of the historic building and to generate a unified family home.

The proposed alteration works to the exterior, coupled with change of use from office to residential use, require statutory planning approval to be secured from Aberdeen City Council's Planning Department. Further, while the property is not "listed", it does lie within the boundaries of a Conservation Area; as such the proposed alteration works also require Conservation Area Consent to be secured from Aberdeen City Council's Planning Department, in their consultation with Historic Environment Scotland.

Further, separate technical consent for the works will be sought from Aberdeen City Council's Building Standards officials under separate application to ensure they comply with the requirements of the Scottish Building Regulations.

B04 Summary

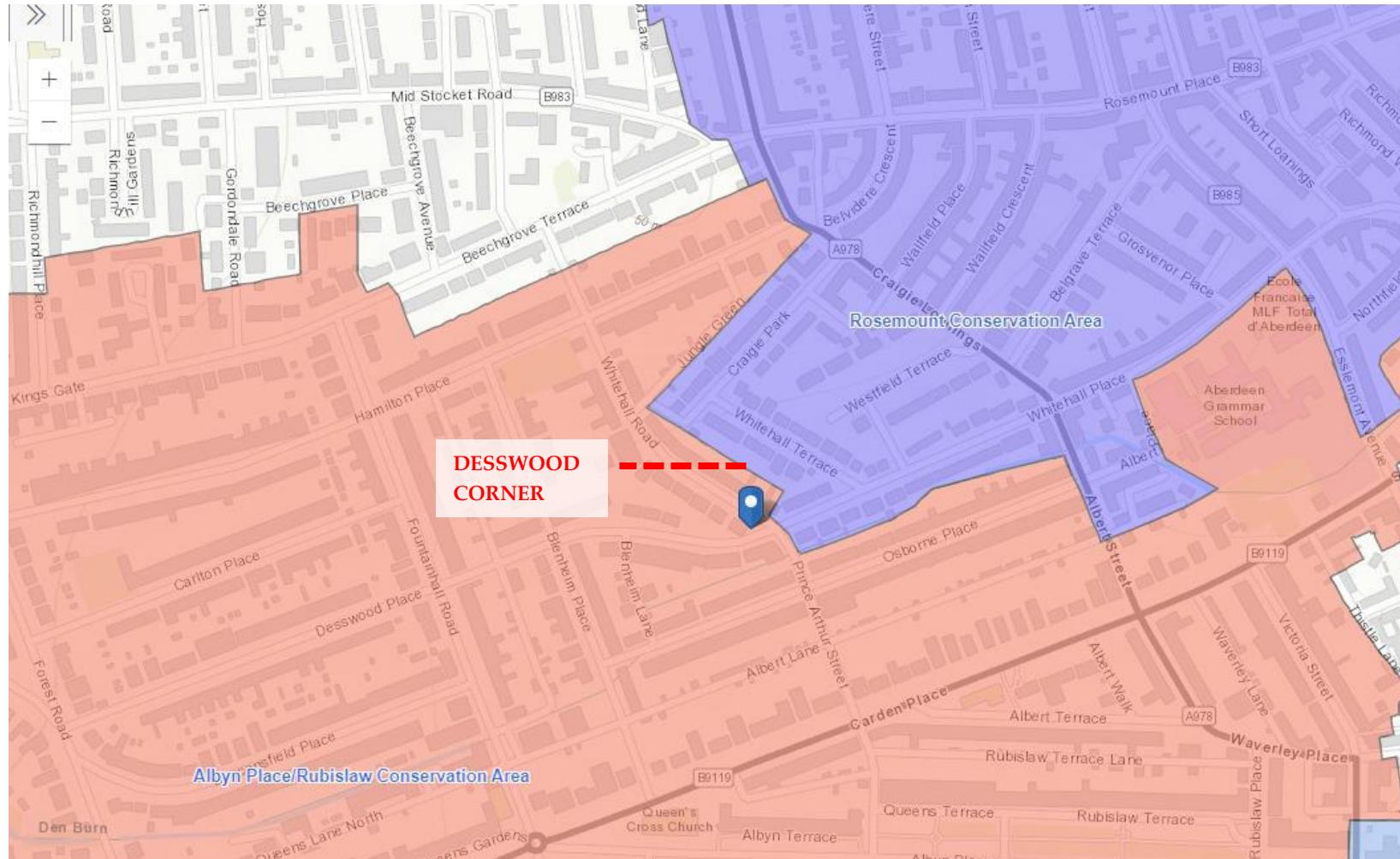
Having explored several options for merging the two units into one cohesive family home, it is submitted that the proposed works have been developed with a view to respecting and enhancing the historic building's integrity and its prominent setting within a Conservation Area, whilst providing an expanded home which will amiably serve the current and future generations.

DavidChoumanArchitect. December 2021

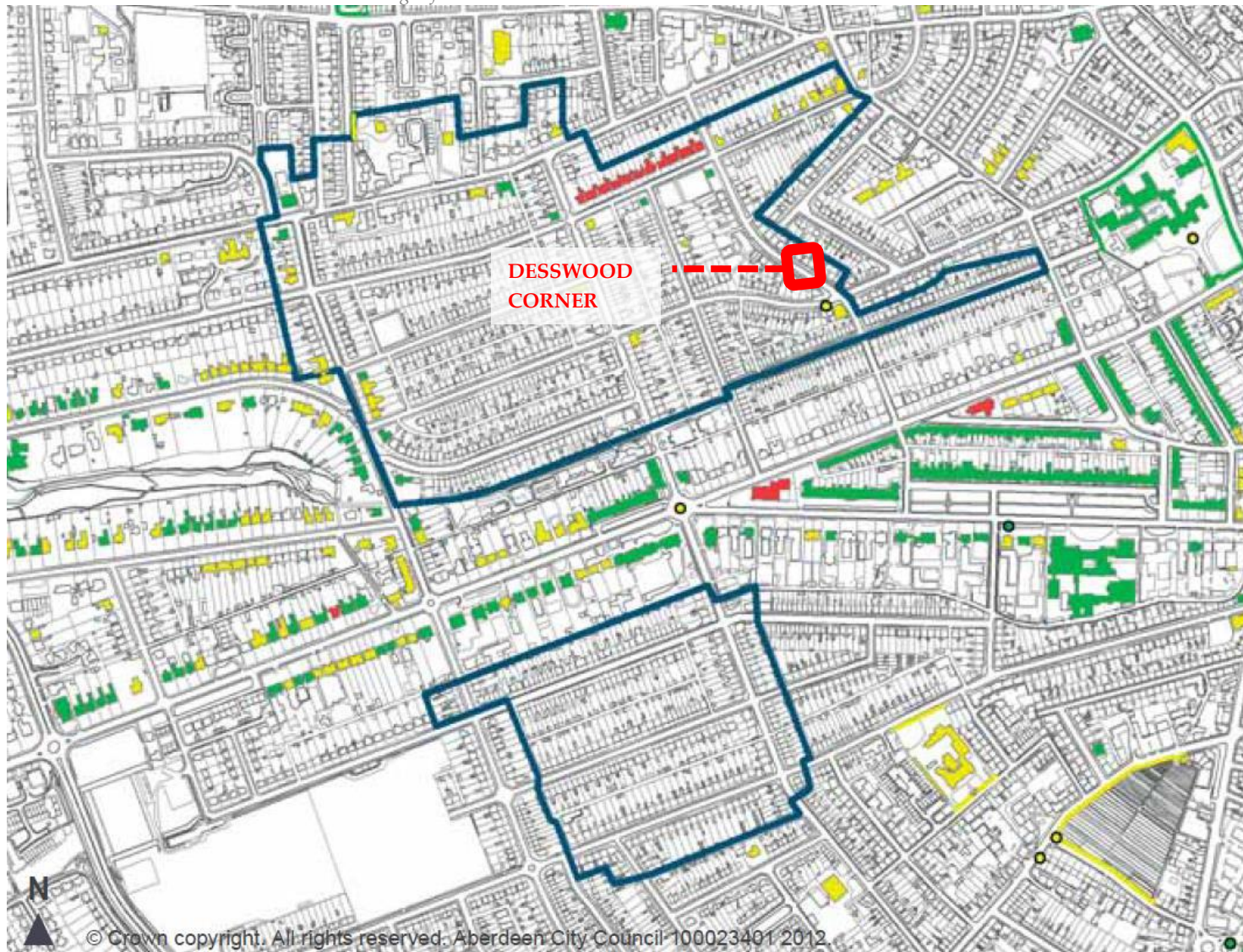
DESSWOOD CORNER: Proposed Alterations and Refurbishment Works
SECTION C: PROPERTY BACKGROUND INFORMATION

C1: ABERDEEN CITY COUNCIL CONSERVATION AREA – ALBYN PLACE / RUBISLAW

Source: <https://www.aberdeencity.gov.uk/services/planning-and-building/building-conservation-and-heritage/conservation-areas>



(Fig C1.01) This is a sizeable Conservation Area stretching from King's Gate in the north, Anderson Drive in the west, Victoria Street in the east and Union Grove in the south. The area was built to show the prosperity and wealth of the city and of those who had commissioned its buildings. It embraces the Victorian development of the city, providing good examples of planned streetscapes; formal gardens and residential developments.

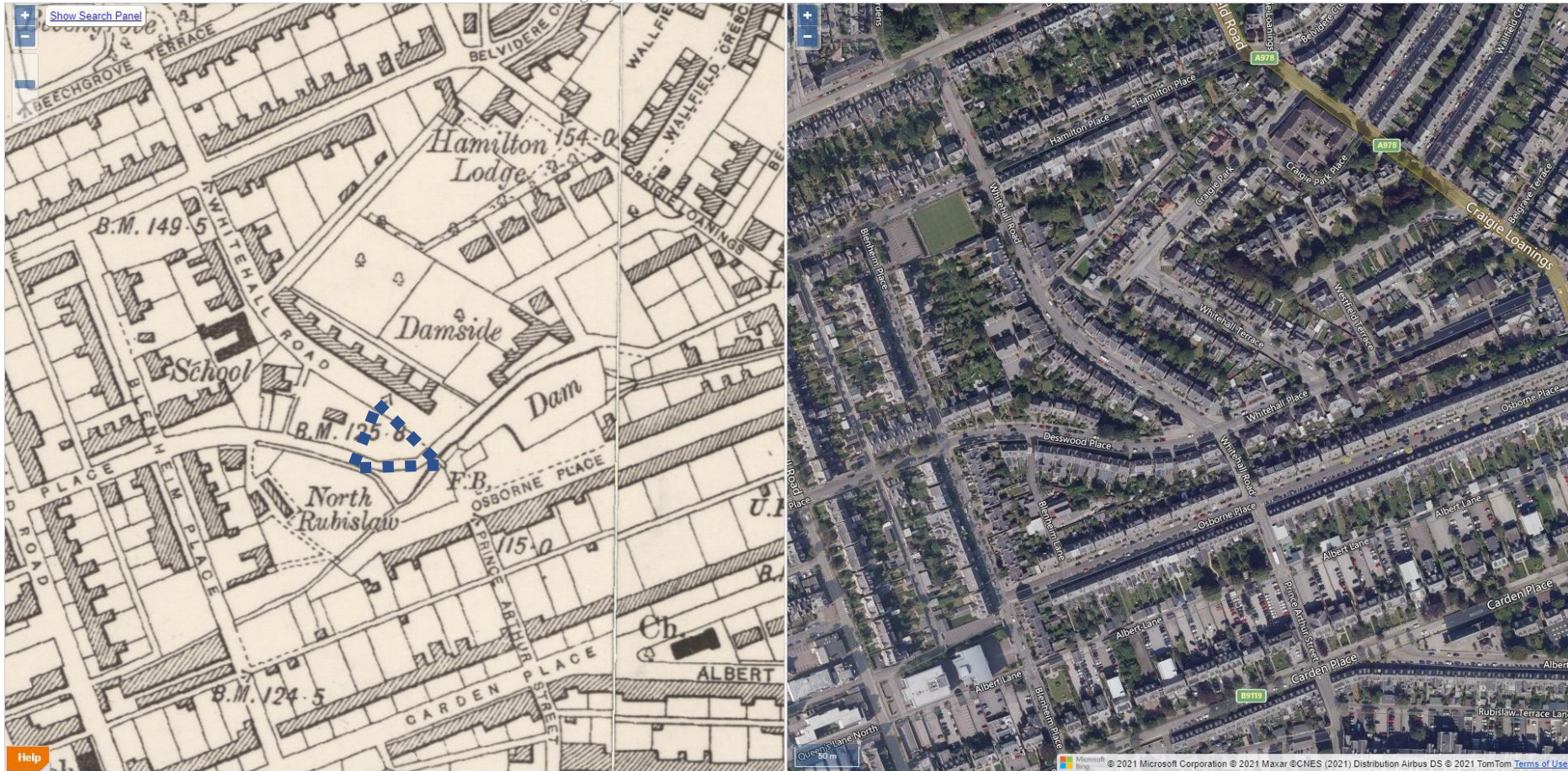


(Fig C1.02) The area is characterised by wide tree-lined streets, which follow a linear and grid pattern. The majority are accompanied by low granite front garden walls and back lanes that provide access to the rear of buildings. There is a mixture of public formal space and private informal space. Alongside the distinctive semi-detached and detached villas, there are rows of simpler yet substantial terraced developments. To the north, south and west sit terraces; semi-detached and detached residential dwellings of granite and slate and sit back off linear streets. To the east there is a concentration of business, commercial and educational facilities which occupy substantial granite buildings close to the city centre. The area highlights an outstanding array of buildings, encompassing many styles, materials and building practices that are locally distinctive.

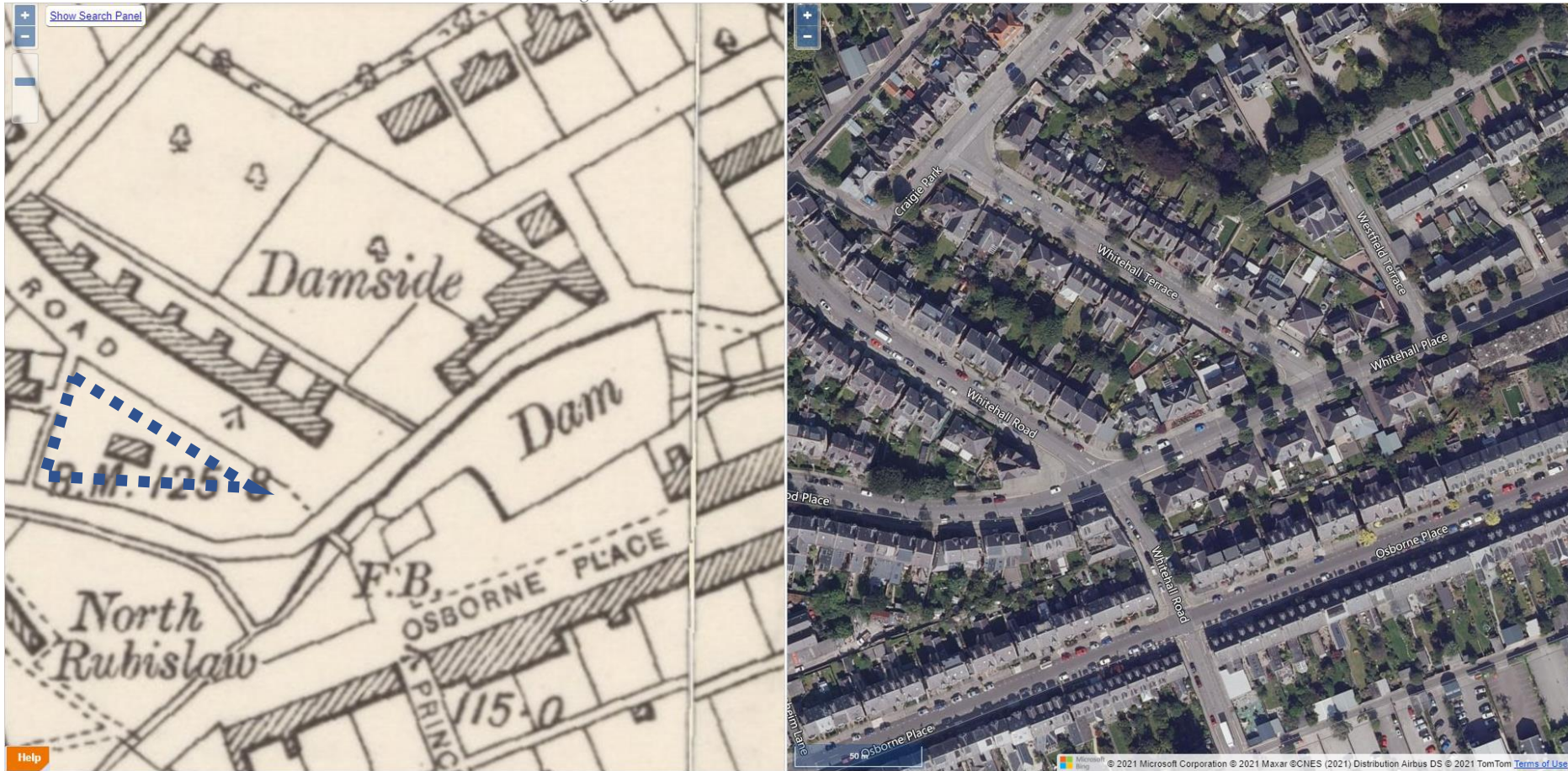
C2: ARCHIVAL MAP REGRESSION & BACKGROUND INFORMATION



(Fig C2.01) Desswood Place was laid out in 1888 by the City of Aberdeen Land Association (CALA) in what was then a relatively rural area in the west end of Aberdeen but it was rapidly filled with large granite houses for the more prosperous citizens. The street was named after Alexander Davidson of Desswood who was Chairman of the Land Association for many years. Desswood was his country property near Kincardine O'Neil on Deeside. (Source: ACC Silver Vault)



(Fig C2.02) Extract from 1888 Ordnance Survey Map, prior to construction of the property (site highlighted by dotted blue triangle) (Source; NLS online resource)



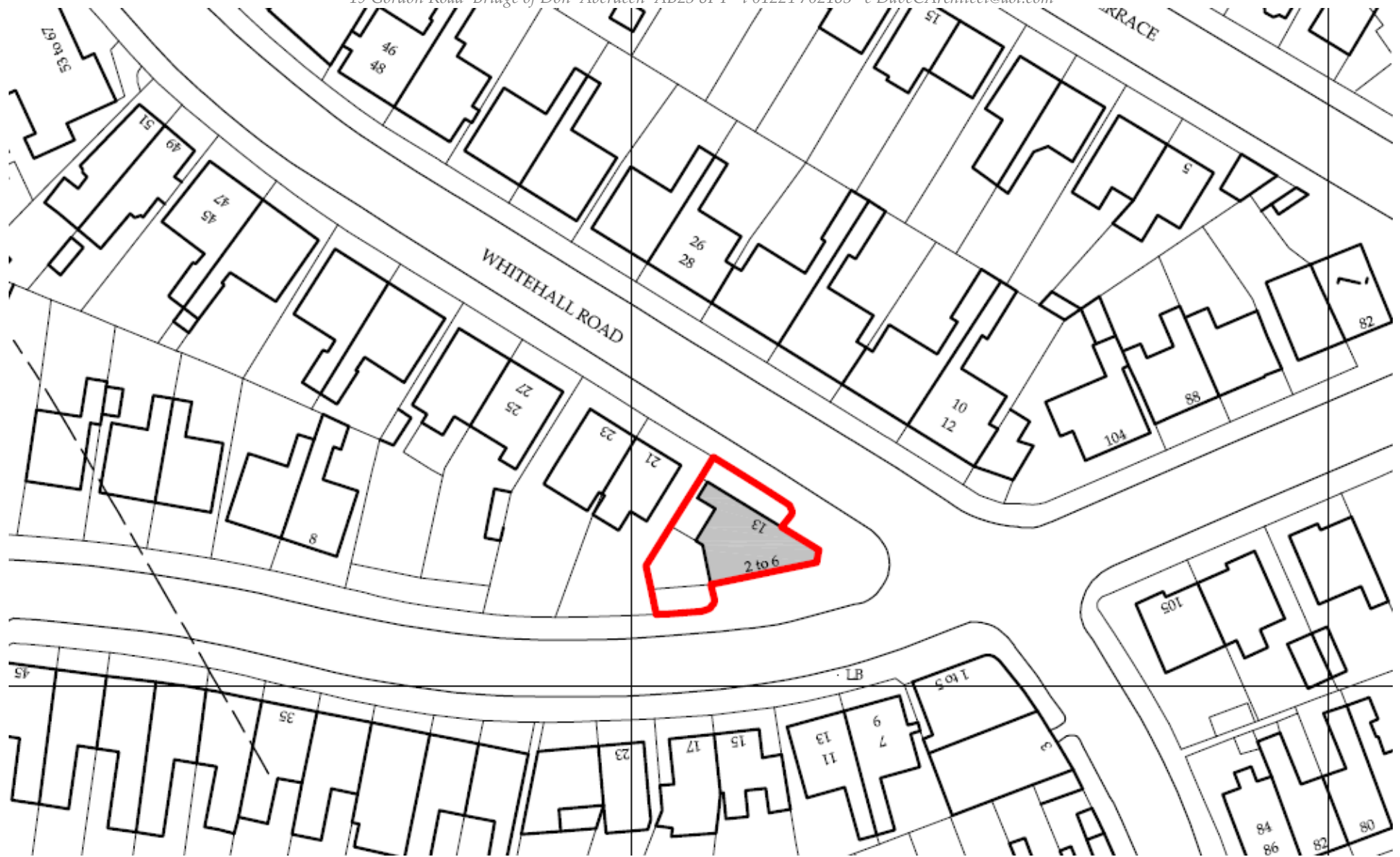
(Fig C2.03) Detail from 1888 Ordnance Survey Map, prior to construction of the property (site highlighted by dotted blue triangle) (Source; NLS online resource)



(Fig C2.04) Extract from 1892 Ordnance Survey Map, prior to construction of the property (site highlighted by dotted blue triangle) (Source; NLS online resource)



(Fig C2.05) Detail from 1892 Ordnance Survey Map, prior to construction of the property (site highlighted by dotted blue triangle) (Source; NLS online resource)



(Fig C2.06) Site Plan as Existing (c/o National Map Centre)

Aberdeen Arts Centre & Children's Theatre: Proposed External Ramp at 31 King Street, Aberdeen

SECTION CE: Property Reference Images











