

SUPPORTING PLANNING STATEMENT
REDEVELOPMENT OF No.s 8 & 9 THE SQUARE, ABERCHIRDER, ABERDEENSHIRE AB54 7ST



Above image: contemporary external view of the property

as at June 2023:

Proposed Redevelopment to property at NO.s 8&9 The Square, Aberchirder, AB54 7ST
Justification Statement in support of planning application for proposals for change of use and alterations to former shop and dwellinghouse to redevelop existing properties to form as 2no. dwellinghouses

Summary of Proposed works:

The intention by the Property Owner, is to implement an upgrade and renovation of the properties listed above, from its current derelict and uninhabited state to provide for 2no. new dwellinghouses, utilising and safeguarding the existing built form.

Proposals shall largely be to build out and reflect that of the application previously approved for planning permission Ref: APP/2011/2944.

In summary works proposed works relate to alterations and upgrade of the existing built fabric as required to form new habitable accommodation suitable for formation of two new residential dwellinghouses.

Confirmation hereby there are no proposals to alter the external appearance, form, or fabric of the property beyond that of repair and replacement as necessary. Localised removal of the existing shop frontage, in poor condition, to no.9 is required and this to be replaced with new domestic door and window openings and elevational treatment to match that of the configuration, layout and materials as those of no.8 shall be required.

Confirmation hereby there are no major proposals to alter, remodel or redesign the internal layout or fabric beyond that of the existing built footprint. Proposals will require formation of some new internal partitions within no.9 at ground floor level to enable formation as a new residential dwellinghouse from that of the former open plan shop layout.

Confirmation all internal decorative or noteworthy architectural features are to be retained as part of the proposed works. Confirmation hereby all internal, ceiling, floor, and wall finishes, including decoration, shall be made good upon completion of the works.

This brief document is for purposes of supporting the planning application regarding the proposed upgrading, redevelopment works.

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Introduction

Background/ Description of the Site

The properties in question, NO.s 8 and 9 The Square form a 2 storey traditional semi -detached arrangement on a short urban terrace, fronting onto the southern edge of Aberchirder's main village square.

Currently both properties are unused, and in a semi-derelict condition and state of disrepair. All windows have been boarded up, fundamental rainwater goods are missing or in poor state and there is evidence on the main street elevation of water staining as a result. Historically, no.8 was a 4-bed dwelling, utilising the 2 front rooms of no.9 at first floor as bedrooms above the ground floor shop unit of no.9. The rear first floor area to no.9 provided for a storage area and ancillary support facility to the shop unit. The proposal shall include for the internal replanning of the shop floor of no.9 to form a new lounge, kitchen, utility and shower room at ground floor and to return the upper floor bedrooms of no.9 to this address. Layout of no.8 shall remain largely the same as it was.

The existing properties are not listed but lie within and front onto the central village square area of Aberchirder. This central location and address forms part of the historic Aberchirder Conservation Area (Ref: CA415).



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Brief

- To safeguard and utilise the existing built form, mass, appearance, and character of the existing buildings and provide these with a new residential usage to secure a long-term future for the currently unused and uninhabited properties.
- To implement sensitive redevelopment works to include for the complete fabric repair, maintenance, and renewal of the buildings.
- To use simple proprietary materials appropriate to the local vernacular within the dwellings, utilising products that are robust and that will require minimal ongoing maintenance input.
- Where new intervention is necessary, careful consideration has been given to localise external works to that of a small-scale intervention – to form appropriate new domestic scale door and window openings suitable for residential use - to ensure their installation and visual impact are as unobtrusive as possible. This will ensure that when reinstated, the new interventions will maintain the character and form of the property as it is without adversely impacting either the function or architectural quality of the existing property.
- Installation of new internal insulated wall and roof linings will address the need to provide for much improved energy efficient dwellings, improving the quality of and greater use and flexibility of the building for the future.
- The proposed works shall contribute towards providing for renovated properties which will have minimal impact on the character and appearance of the existing buildings within this urban grouping. This will ensure there is no adverse impact on the amenity of neighbouring properties to the site. The central aim and intention of the owners is that the proposed new redevelopment of No's 8. & 9 will ensure that the new development preserves and enhances the built environment of this central Conservation Area.

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Proposed redevelopment of NO.s 8 & 9 The Square, Aberchirder:

Context Photographs:



Above: Google Streetview image c.2009 showing historic windows & shopfront configuration.



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Above: Google Streetview image c.2011 showing historic windows & shopfront configuration.



Above: Google Streetview image c.2011 showing historic windows & shopfront configuration.
Intention shall be to replace the windows to match the sash & case configuration and format shown

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Above: Google Streetview image c.2021 showing window openings boarded up & missing chimney cans.



Above: Google Streetview image c.2023 showing window openings boarded up & missing chimney cans.

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Above: Google Streetview images c.2023 showing window openings boarded up & missing chimney cans.

Siting + Landscape

The siting and landscape setting of the properties shall be and remain unaffected by the proposed works.

Except for the localised elevational changes proposed to no.9 – to remove the existing shopfront and install new domestic door and window openings and rebuild the external wall locally most proposed works relate to localised repair/upgrading works to the interior internal. Consequently, the works shall have no negative impact upon the landscape characteristics of the site or access to it.

Form + Proportion

The form and proportions of the property shall be and remain unaffected by the proposed works.

There are no intentions to alter the roof pitch or ridge or eaves heights from those existing. All repair/upgrading works are localised and relate to replacement of external windows or chimney pots. Confirmation hereby that replacement windows shall be of timber sash & case type on a 50-50 visual configuration to match that of the previous windows, now since removed. Since most of the works are internal, and the external works are primarily on a repairs and replacement basis to match the existing, the proposed works shall have no negative impact upon the form and proportions of the existing property.

Materials + Details

The proposed materials shall be proprietary and suitable for use within the context of the sensitive redevelopment of both properties.

All internal floor, ceiling, and wall finishes, including decoration, shall be made good upon completion of the insulated wallboard installation.

The scope of works shall utilise robust quality materials, and simply reflect the intended use and function of the dwellings once the external fabric and internal fit out is complete.

Accordingly, we would contend that in scope the proposed works are entirely contextually appropriate and are in keeping with the architectural character of the building and the larger context of Aberchirder itself. The proposed work will help safeguard both the long-term viability and future usage of these properties as residential dwellings.

Design Synopsis

The proposals shall:

- Respect the existing built form and minimise the degree of architectural intervention required.
- Utilise established materials and methods for the required building typology and install proprietary products e.g. new replacement timber sash & case windows to ensure an appropriate and harmonious fit.
- Respect the existing proposed development of both the site and the immediate surrounding area; As all works are primarily internal and those externally restricted to localised areas, the proposed works shall have no negative effect on neighbouring properties.
- Proposed works are sympathetic to the form and use of the existing buildings as residential dwellings. They shall be satisfactorily serviced, designed and sited.
- In part the proposed works shall meet the brief and Client aspirations, to improve the energy efficiency of the existing properties and to enhance their long-term viability, flexibility and use.
- Proposals shall largely mirror the scheme as previously approved for Planning Permission (APP/2011/2944).

Conclusion

The proposals respond to a clearly defined brief and will meet an identified and economic need for available housing within Aberchirder.

The proposed works are of a sensitive and appropriate nature which suit the character and scale of the existing buildings and the surrounding area. They do not affect the amenity of neighbouring properties and as such the proposals will assimilate well into the existing context of the properties and the central village setting.

The works are to be constructed of suitable materials and shall be carried out via a sensitive and respectful installation.

It is our contention that the properties once works are completed, shall have lost none of their architectural character and that the important long term energy use and viability of the dwellings shall be enhanced from that of their present condition. The change proposed are appropriate to the character of both the properties, to their context and the setting within Aberchirder.

Be assured the building fabric shall be presented in its best material condition, that the owner's intentions are entirely honourable and that their wish is that the historic character of both properties be maintained in such a manner so that the venerable architectural features are retained unaltered, and where required, repairs or replacement made so when these refurbishment redevelopment project works are completed, the fabric of this property shall be in the best material condition, befitting of the property's prominence within the Aberchirder Conservation Area.