

Ashley Broomhill Community Council



Planning Officer

Ken Eddie



Logo by Primary 4 Ashley Road School 09.

Community Council Tool Kit.

June 2013.

Transport and Accessibility - Page Two.

Housing, Business and Local Facilities.

Architecture, Urban Design and Historic Environment.

Union Terrace
Solution.



The Natural Environment.

The transport situation in this ward.

Boundary with Anderson Drive naturally has problems to volume of traffic.

Rat Runs-

Broomhill Road as a 30 mph. road speed cases a number of sat navigation redirections by way of Broomhill Rd onward the Great Southern Road avoiding the Bridge of Dee. Unfortunately arctic lorries become a serious hazard to the road width plus a primary school immediately after turning off South Anderson Drive.

The bus service is the bend type busses thus a bus and five or so arctic size lorries present a problem as the bus stops to collect or deliver passengers the tail back also increases.

Naturally this also makes the use of Gray Street a prime choice to short cut the Broomhill Road on ward to Holburn Street which has serious parking for its length again hazardous for inhabitants wanting to cross the street for say bus stop.

Children from the catchment area plus parents walking them to school are at risk in the opening and closing times.

All feeder street are used for all day parking due to free parking, the bus service takes people to Union Street and beyond.

Also occurs around Ashly Road School were yellow lines are treated as park and drop children, so even park on the corners of the entry roads Ashley Gardens is a 30 mph road the parents and others to avoid the lights at Ashley Road - Union Grove Traffic lights. This also is a problem in Ashley Lane as cars rat run.

All the feeder road are so badly rutted due to over use by non residents to avoid traffic lights.

Furthermore red light jumping blatantly at each light change.

Allenvale area is another park and ride type situation thus free flow is non existent in the 7AM till 7PM, This also causes problems when the grave yards are in use for a funeral.

Riverside Drive is a major artery, why cant to Old Bridge of Dee be widen by removal of pavements. As the shopping development at the Bridge of Dee provide a walk way in a tube form that walking public get a dry crossing the lorries wing mirror situation is solved partly.

Necessary is the dulling of Anderson Drive our fore father left this legacy form the thirties. The land is there why are you waiting.

Dee to Don as the Parkway is also ready for the same treatment.

Bus service is a joke on Aberdeen City First and Stage Coach one has to get the fare structure sorted out if the elderly bus pass can be used on any company in Scotland surly the two Unit are part of the link produce a travel card inter changeable to the cost base computer.

The sport village is suffering due to cost of children fare structure especially when A - B bus pass is not interchangeable.

City Of Culture what hope when on cant even in change buses to get to the sites.

Union Grove part time service all City evening entertainment's cinema theater club pubs sport centre are not on in a colder evening ten month per year.

Elderly most health centers are superb but it a two bus situation into town to go back out to the say outer hub situation of practices. Garthdee Seafield in this area.

Children Playing field being locked after your term last let, this causes street corner situation, miss use of primary school play grounds out with opening times.

We have a warden service surely they could turn the key at 9.00 PM.

A neighbor could also help in the area if required

Street observation lack of leaf clean up in the fall cases drain problems flooding in areas Will the city pick up the tab.

Speeding in school areas Morning Noon and closing should be heavily fined for stupidity, safety to all, and child safety thirty minutes each side of drop off time. Patrol person safety also in question.

Tree removals for the area has upset the elderly, hopefully the pavement situation will now stay safer longer the other side of the coin.



Street waste.



DEE DON up and over.

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The Natural Environment.

Housing, Business and Local Facilities.

Most of the area has owner occupiers housing older stock with a few new developments This has mostly problems caused with the wealth of the owner occupiers multi car ownership street friction. Large amount of tenement type property - due to the garden size typical example is eight lock ups and still a garden. Since the tenant rule have bur disappeared the gardens are jungles surly the law can be changed to enforce the gardens are mad as free standing parking this were existing give twelve places.

Miss use of crossing pavement and boundary wall on Union Grove is being allowed this must stop after all children walk to school safely without supervision, now a danger cased by inconsiderate people to lazy to walk from the lanes to their house flats.

Business we have a few in former banks and doctor practices orphanage shop type ares without parking.

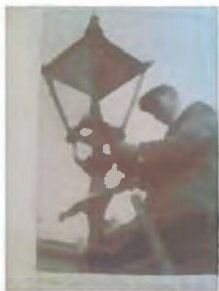
Where buildings are converted the staff use the free street areas thus friction as tenements at night replaced by the offices in the day time. Furthermore is the local shops gain customers for food. Keeping the local small shop viable along with the schools around the area. One could say thriving.

New developments are being built with under ground parking, eg Union Grove at the Holburn Junction End.

The redevelopment of the Duthie Park is an added attraction to the areas open spaces.

Cycle path ways we have a number of lanes that are parallel with Queens Road Union Grove that could be made into cycle tracks this takes in schools like Albyn St peters Ashley Road Harlaw Academy eight percent of Grammar School St Margaret's Hamilton school. This would be highly safe flagged are the crossing St Swithin Street Albyn Grove Forrest Avenue. May be an American train crossing with flashing lights and bells.

Rubislaw Terrace Gardens create a large under ground car park relay gardens in a make over like the Duthie park. Catering facilities under ground sit in gardens level to enjoy.



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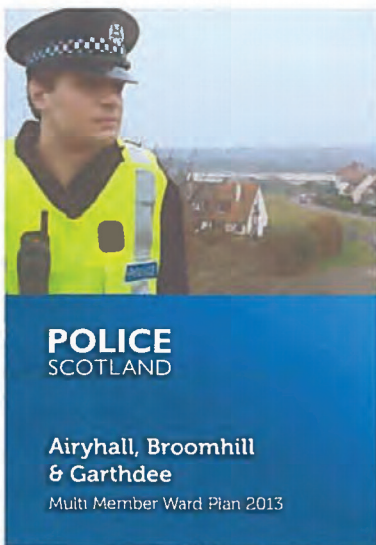
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Housing, Business and Local Facilities.

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The Natural Environment.



Architecture, Urban Design and Historic Environment.

Our area is well developed with an excellent example of all types of housing styles from the earliest pre tenement tenements in granite with striking features Private homes all in Granite Private property in large terraced and paired properties. A few modern buildings like the student property in Crathie Terrace Holburn Street. Council estate from the thirties.

Cemeteries parks and tennis courts school playing fields all add a feeling of community Woodies on Broomhill Road open space like plots give an aerie feeling to our community.

Holburn street community centre this need support like all city facilities for the less fortunate.

Church involvement is strong they tend to over lap areas but share social;service type of care. Elderly homes Private.

The River Dee as an areas that is cross usage with a boundary line on a map used by all in the area.

Again shopping supermarkets again across street boundaries.

Bowling greens tennis courts school playing fields are all linked and shares by all in the areas.

Early example of pre Thirties of poured concert housing in the Crathie Terrace Gairn Terrace. Large residential house styles going back to eighteen century.

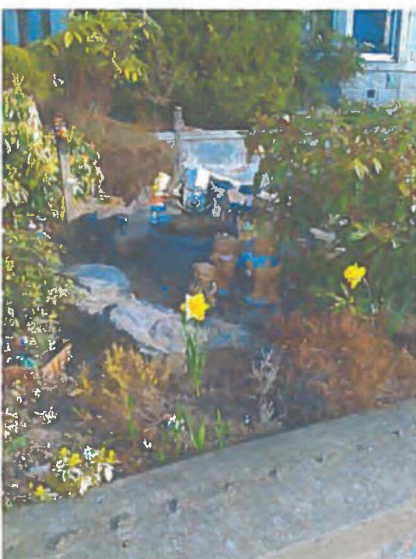
School refurbishment like Ashley Public School, Broomhill Primary School or Neighbors in Ferryhill Primary school.

Latest flats on Holburn Street fitted with sprinkler the new safety feature.

Two wooded areas hopefully not on the development map.

The Railway line now a walking cycling track with new bridges elevated view of the CC Area.

Possible slip road for trucks could be to re open Ruthrieston Road to Riverside Drive Ps Remember a Pedestrian Bridge.



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This area has flexible line to natural environment -
River Dee.

Two Wooded areas.

Duthie Park over the ? red line.

Railway walk.

Multi areas for tennis sports two playing fields for various schools

Captive audience in cemeteries where families can remember.

Street's tree lined.

Walking when weather is all right.

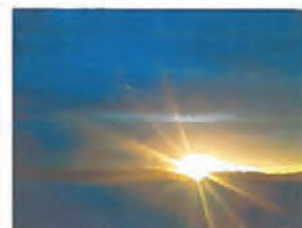
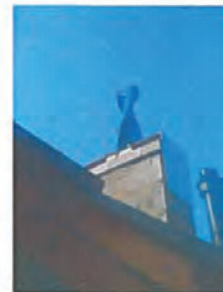
Safe environment for children to play. Especially school play grounds in the early evening.

Training on school grounds for all forms of sport.

Minor vandalism more stupidity at teenage level.

Bird life with the River Park and wooded areas.

Squirrels both gray and red. Fox.



Nat Environment

<u>Strengths/Problems</u>	<u>Problems/Threats</u>	<u>Improvements</u>
Woodies (Large unbuilt open area)	Only grass & large trees Little biodiversity	Areas for wildlife to take hold
Street trees	Old trees Council not removing leaves in Autumn	Council to take action
	Drainage Flooding at Rendezvous roundabout + Craithie Garden	Council to regularly clear street gullies
	Some houses have flooded cellars e.g. North Side of Cornwell Road Also Bighla Place	Drainage problems to be addressed
<u>Recreation</u> Ruthrieston Sports Centre	Not open except by booking	

Cemeteries

Streight - granite buildings

Granite buildings of architectural interest
eg Fernhill Library should be conserved

Weakness -

Conservative area or key ended

eg buildings being permitted in gardens at the
back of Cit Weston Rd.

Driveways

Old houses should not be demolished or
replaced by a different style (usually flats).

Preserve the large granite school buildings

- Broomhill School
- Ashley Road School.

Miscellaneous

Find open recreational
~~square~~ square at Mansfield College, making use
of architecture of Mansfield College, Provost's Steads etc.

Preserve Ruthinist Sports area & promote its use.

Strengths

- Very little degraded or derelict land

Weaknesses

- lack of community facilities :- Pitstruan - but facilities ropewing times are limited
- lack of indoor community facilities

NEED A -

Park and Ride from North of City
to Garthner University Campus

Imitate other cities of Vienna where wide pavements
are divided into cycle path & pedestrian path |30|7|

Secure area for storage bikes.

MISC

- KEEP & MAKE MORE USE OF WITHRESTON CENTRE (PISTRIAN)
AND ADVERTISE TO LOCAL COMMUNITY.

PROBLEM - LACK OF CYCLE ROUTES/INFRASTRUCTURE TO/FROM
CENTRES OF WORK TO ENCOURAGE PEOPLE TO CYCLE FROM
WITHIN A+B TO WORK RATHER THAN DRIVE.

PROBLEM - VOLUMES OF COMMUTER & COMMERCIAL TRAFFIC
USING RESIDENTIAL STREETS AS A SHORTCUT TO AVOID
MAIN ROADS SUCH AS ANDERSON DRIVE.

PROBLEM - ~~THE~~ BUS SERVICES FROM EDGES/CENTRE OF A+B LEADS TO
UNION ST/SHOPS/AROUND IS VERY EXPENSIVE.

PROBLEM - BUS SERVICES FROM DIFFERENT OPERATORS NOT
INTERCHANGABLE ON BUS BASSES.

The Natural Environment

Nellfield and Alenvale Cemeteries – Large areas where birds etc left largely undisturbed.

The Woodies – Strengths: a large unbuilt open area
Problems/Threats: only grass and large trees. Little biodiversity. Old garages.
Possible Improvements: Places for wildlife to take hold, bird boxes, flowering flowers and bushes.

Street trees - Strengths: Variety of species both mature and newly planted.
Problems/Threats: Old trees, Council not removing leaves in Autumn.

Drainage - Problems/Threats: Drainage flooding at Rendezvous roundabout and Crathie Gardens.
Possible Improvements: Council to regularly clear street gulleys which appear to be filling up with debris.

Underground Streams - Cellars flooding on North side of Cromwell Road, also at Brighton Place.

Housing, Business and Local Facilities

Residential areas are mainly residential

Strengths – Very little degraded or derelict land

Weaknesses – Lack of Indoor Community facilities.

Lack of Outdoor community facilities – Ruthrieston Sports Centre- facilities are limited and it is no longer open except from booking. Entrance gates and fence in poor state of repair, adding to the impression that the facility is closed. No information at gate to give info on who to contact if you want to use the facilities.

Transport and Accessibility

Need a park and ride for the north of the City to Garthdee University Campus.

Imitate other cities such as Vienna where wide pavements are divided into cycle path and pedestrian path.

Ruthrieston Centre (Pitsruan) – Keep and make more use of the facilities plus advertise to local community.

Cycle routes – lack of cycle routes/infrastructure to/from centres of work. Improvements to this Infrastructure could encourage people to cycle from within Aberdeen to work rather than drive.

Congestion - Volumes of Commuter and Commercial traffic using residential streets as a shortcut to avoid main roads such as Anderson Drive.

Bus services – buses from the centre and edges of Ashley and Broomhill wards to Union Street/shops etc is very expensive. If prices were more reasonable less people would drive into centre.

Bus services. First Bus and Stagecoach services are not interchangeable. All day ticket from one company cannot be used on other operator.

Architecture, Urban Design and the Historic Environment

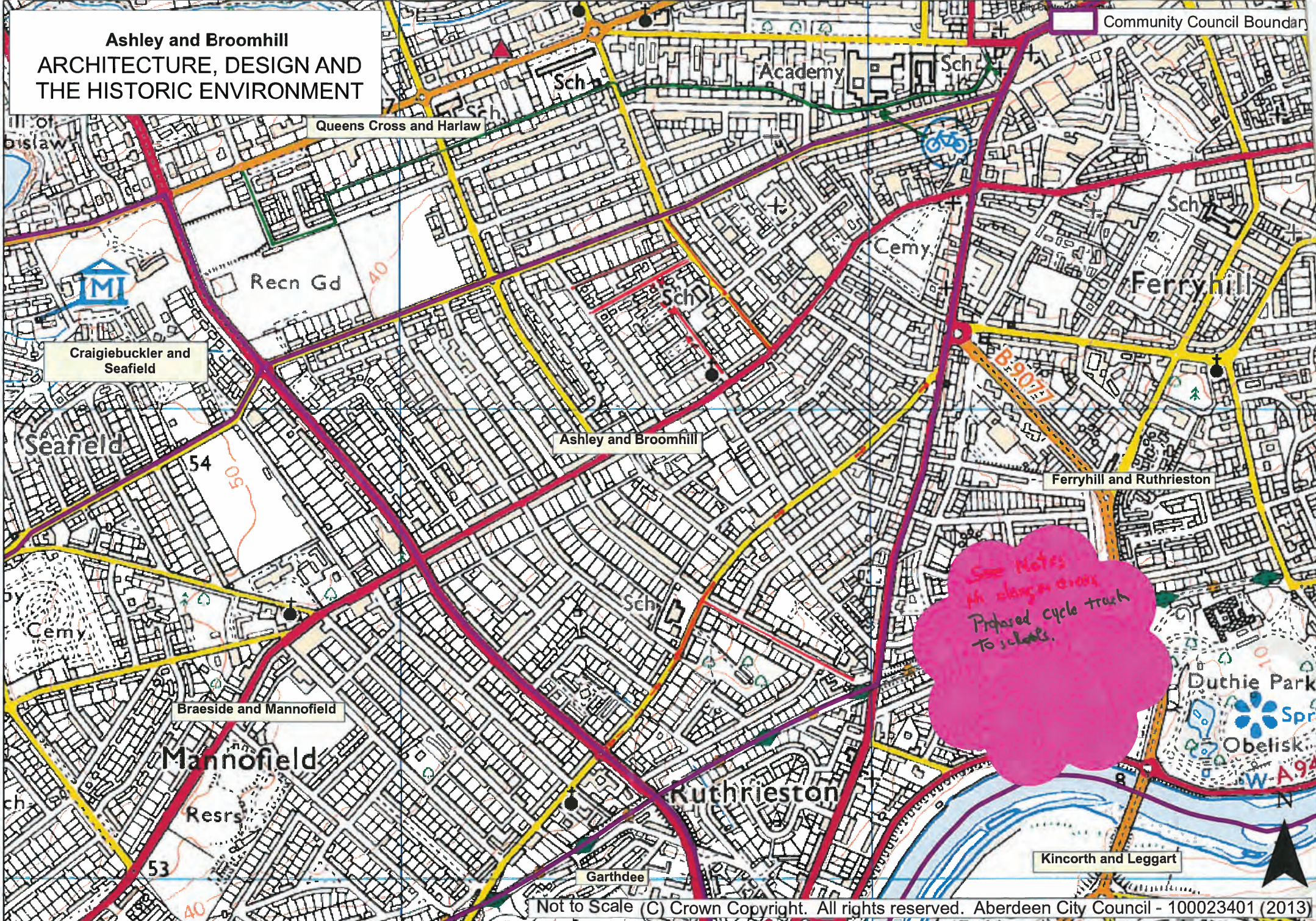
Strengths : Granite Buildings – Granite buildings of architectural interest throughout the area. Places such as Ferryhill Library should be conserved.

Weaknesses: Conservation area is being eroded. eg buildings being permitted in gardens at the back of Great Western Road.
Old houses being demolished and replaced by a different style (usually flats)

Preserve the large granite school buildings Broomhill School and Ashley Road School.

Miscellaneous – Make an open recreational square at Marshal College, making use of Architecture of Marishal College, Provost Skene's House etc
Preserve Ruthrieston Sports Centre and promote its use.
Lack of Public Facilities in Ashley and Broomhill area.

Ashley and Broomhill ARCHITECTURE, DESIGN AND THE HISTORIC ENVIRONMENT



Community Council Boundary

Queens Cross and Harlaw

Craigebuckler and Seafield

Ashley and Broomhill

Ferryhill and Ruthrieston

Braeside and Mannofield

Mannofield

Ruthrieston

Garthdee

Kincorth and Leggart

Photographs

