

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Land at Granitehill Road
5.2	Site Address	Granitehill Road Aberdeen
5.3	Postcode	AB16 7AW
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: Not to date, but site may be marketed if LDP allocation is forthcoming.
5.5	Is the site currently being marketed?	No Details: Not to date, but site may be marketed if LDP allocation is forthcoming.
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Location Plan attached.
5.7	Please provide the National Grid reference of the site.	NJ906085
5.8	What is the current use of the site?	Joinery workshop, yard and offices.
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: The site is brownfield and has been in commercial use since the 1950s.

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	√
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: The site is zoned as B1 – Business and Industrial Land	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	√
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details: No specific occupier has been identified, however the site is considered suitable for residential, possibly affordable housing use.	
7.3	Site Area (hectares)	2.3 ha	
	Housing		
7.4	Approx. no of units.	200	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Mix of circa 35 2/3 bed semi-detached/terraced houses and circa 165 2 bed flats.	
7.6	Affordable Housing Percentage	% In line with relevant LDP policy, or possibly 100% affordable.	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: No specific agreement in place, however we understand there is RSL interest in the site.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	TBC, scope for private housing with affordable portion, or 100% affordable housing.	
	Employment		
7.9	Business and Office	m ² N/A	
7.10	General Industrial	m ² N/A	
7.11	Storage and distribution	m ² N/A	
7.12	Other Please specify	m ² N/A	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:- circa 200 units	
7.14	Employment	m ² N/A	
7.15	Retail	m ² N/A	
	Retail		
7.16	Approx. floor area	m ² N/A	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	N/A
7.18	Approx. floor area	m ² N/A

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No to date, however willing to undertake community consultation as LDP process progresses.</p>
8.2	Will the proposed development be phased?	Likely to be delivered in single phase.
8.3	Expected development start post adoption of the plan in 2022	0-5
8.4	Expected development completion	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Finance will be provided by the developer. The site is considered to be extremely attractive to a range of developers.
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	√
9.3	Aspect:- (is the site mainly)	North facing	√
		East or west facing	
		South, south west or south east facing	
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	√
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	√
9.6	Has a flooding strategy been developed for the site?	Yes / No Details: N/A	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: N/A	
9.8	Have discussion been had with Scottish Water?	No Details: None to date	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes Details:	
9.10	Is there water capacity for the proposed development?	Yes Details:	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	√
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	√
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	√
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	√
		No contamination or tipping present	

9.18	Will the site impact on any water courses?	No Details:			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict	√ Significant Benefit		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: N/A			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		√	
		Between 400-800m			
		Within 400m	√		√
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	√		
		Local shops	√		
		Sports facilities	√		
		Public transport networks	√		
		Primary schools	√		
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	√
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	
		Significant	√
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	√
		Gas	√
9.31	Does the development have access to high speed broadband?	Yes Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details: TBC at more detailed stage	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Through building fabric	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: Indicative layout attached	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	√
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: No GSN within the site, but links to GSN north and south of the site will be improved.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details: Not to date
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Educational capacity is available – in 2023, Northfield Academy is forecast to be operating at 81% capacity. There are three primary schools close to the site with capacity available, Westpark (62%), Manor Park (97%) and Bramble Brae (99%).

11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes Details: Amenity of surrounding residential property will be dramatically improved through the removal of commercial uses from the site.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes / No Details: Indicative layout attached.

13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		
13.2	Flood Risk Assessment		√
13.3	Drainage Impact Assessment		

13.4	Habitat/Biodiversity Assessment		√
13.5	Landscape Assessment		
13.6	Transport Assessment		
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		To follow at detailed stage.

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	√
		Please provide details of viability: Finance will be provided by the developer. The site is considered to be extremely attractive to a range of developers. There are no technical or environmental constraints to the redevelopment of the Granitehill Road site.	

About Us

Hall and Tawse Joinery Limited was set up in July 2012 and retained a workforce of around 45 employees from a company that was previously trading under the wing of Balfour Beatty at Granitehill Road in Northfield.

The setting up of Hall and Tawse Joinery Ltd allowed the existing workforce and operations to remain at Granitehill Road, where they had been since 1950.

In 2013 the sale of the Granitehill Road site was being seriously considered due to difficult trading conditions. Hall and Tawse Joinery Ltd started to look at the costs of moving elsewhere within close proximity to its current site. This option was unfeasible due to the costs of moving, the potential loss of staff and the company not being profitable enough to sustain it so at that time the only option available was to formally purchase the site and remain at Granitehill.

The site extends to around 5.5 acres with around 21,000 sqft of office space and 100,000 sqft of workshop and warehouse space spread out in various buildings throughout. This is in excess to what is required by us, we currently use around 1000 sqft of office space and the main 56,000 sqft workshop.

Our Current Position

As set out above, the site was purchased back in 2013 as the only option at that stage with the position we were put in. It is far in excess of what we require with many buildings sat empty including most of the front office block. Once Balfour Beatty moved out we have engaged with several property agents over the last few years to try and get a tenant in to rent out some of the offices. So far this has been unsuccessful mainly due to the downturn in the Oil Industry and the dated décor of the building. Agents have said we would need to spend several hundred thousand to get it up to a standard that might attract someone but even then, with the flood of office space to rent on the market and the area we are in, there would still be far more attractive properties around. The rest of the buildings that are on site and are not being used are having little or no maintenance expenditure on them as it is not seen viable with the current age and state of them. Some of them are getting beyond economical repair and would need rebuilding if required.

Along with the growth we have had and there has been the need to expand our hours of operation in certain areas and we have now been running 24 hours for several years. This has brought fresh challenges with noise as we require our Local Exhaust Ventilation system to be on whilst running our machinery. This has caused complaints from the surrounding neighbours going back to 2015 with many visits from the Environmental Health service and enquiries from local councillors throughout the last 3 years. In 2016 we spent around [REDACTED] on equipment to try and reduce the noise emission to an acceptable level to run at night, but was still not adequate. We could spend several more hundred thousand pounds on the LEV system to try and improve the noise emission but after further consultation we have established that there is an issue with the fabric of the building not being adequate to retain the noise of the machines inside to a low enough level. The fabric of the buildings is gradually degrading and having been built in the 1950's they are no longer suited to modern working practices and conversion is not economically viable. We have had registered complaints right up to the beginning of 2018 and with us wanting to continue to grow, we will be having to use more and more machines at night, thus creating more noise.

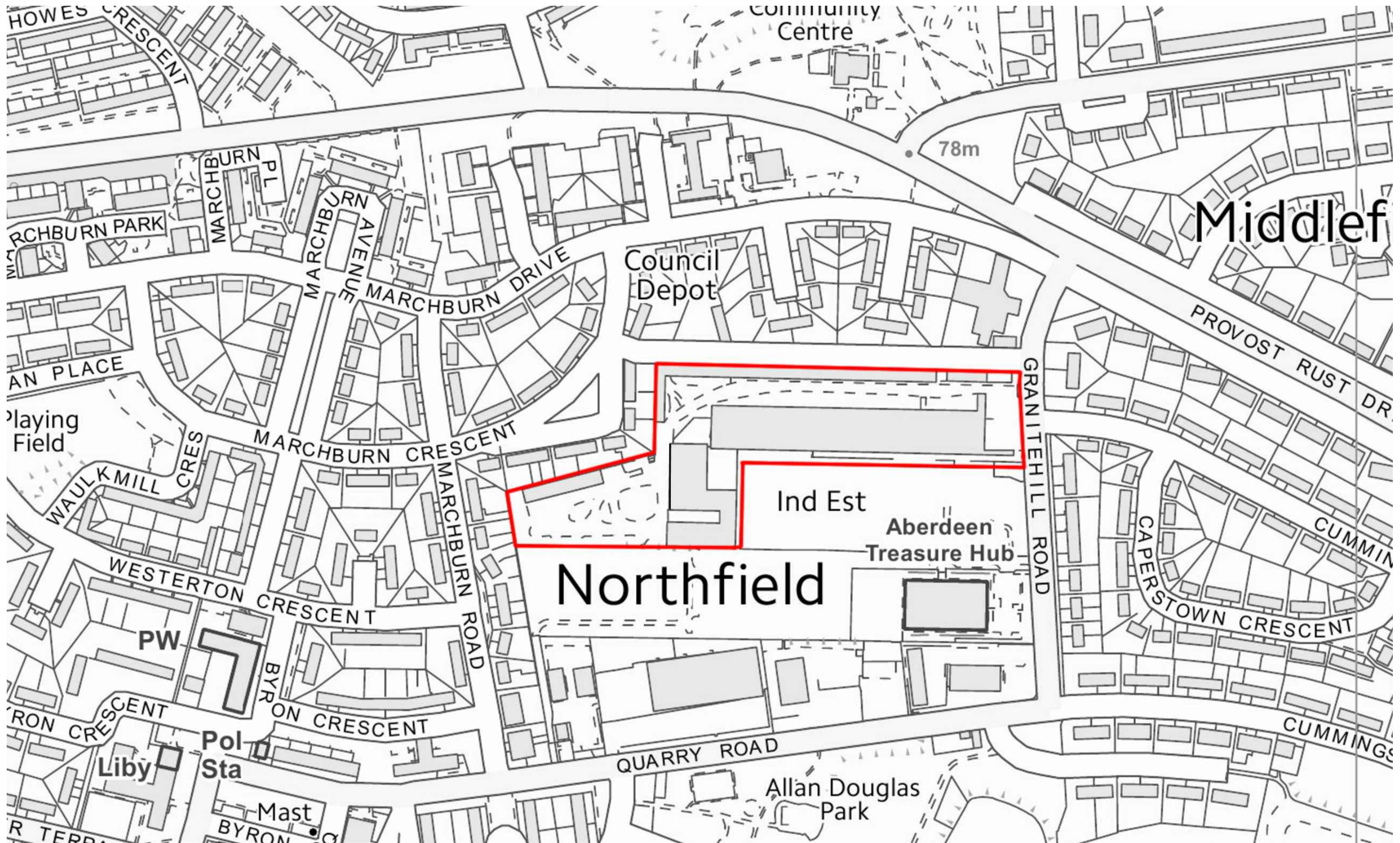
Conclusion

With our growth thus far and our targets for 2020 we can only see ourselves being restricted on the Granitehill Road site because of the issues with noise and the current financial drain on the business due to the excess of space and the maintenance of the buildings. This therefore means that the directors feel that there is no option but to move the current business to a building with less overheads but predominately a site that they can run 24hours without any noise issues.

Due to the site's location, the ageing buildings and the current commercial property market, local agents have confirmed that it would be difficult to sell in its current form. Placing the site on the market would likely become a drawn out process and may mean that the buildings could become derelict and an eyesore.

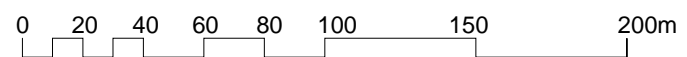
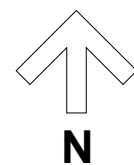
Taking into account the extensive positive aspects of the redevelopment of the site for residential use, we consider that the zoning of the site as a residential development opportunity in the forthcoming Local Development Plan. This would both provide the best way forward and allow Hall and Joinery Ltd to optimistically move forward and safeguard their future, whilst also leaving a positive legacy for Northfield, their home for nearly 70 years.

[REDACTED]
Ian Wilkinson
CEO



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HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS • PLANNING CONSULTANTS
 ABERDEEN • BELFAST • DUNDEE • EDINBURGH • LEEDS • LONDON



Granitehill Road
 Aberdeen Local Development Plan Bid

LOCATION PLAN

Scale: 1:2500 (A3)
 Date: MAY 2018
 Dwg No: 11214

Copyright of this drawing subsists in Halliday Fraser Munro



LAND AT GRANITEHILL ROAD, ABERDEEN

LOCAL DEVELOPMENT PLAN BID

MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO

FOR HALL & TAWSE JOINERY LTD

Hall & Tawse
Joinery



Hall & Tawse

Warning sign: Road works ahead

140 yards

INTRODUCTION

This Local Development Plan 'Development Bid' has been produced by Halliday Fraser Munro Chartered Architects and Planning Consultants on behalf of Hall & Tawse Joinery Ltd.

The bid seeks the 're-zoning' of land at Granitehill Road, Northfield from 'B1 Business and Industrial' to a residential development opportunity.

The site has been in commercial use since 1950 when Northfield was originally developed. It is now no longer suitable for use as a joinery workshop / storage / office facility due to both the reduced physical space required by the occupiers, and the noise and amenity conflicts between the joinery business and neighbouring dwellinghouses. This has resulted in commercial operations being curtailed in terms of hours of operation. This is an unsatisfactory situation for both Hall & Tawse and neighbouring householders.

It is considered that the site is ideally placed for redevelopment into residential use. This would likely take the form of a combination of both houses and flatted properties and may be private or a combination of private and affordable tenures. Current market conditions and the requirement to deliver affordable housing in Aberdeen also make it ideal as a 100% affordable housing site.

Housing in this area is well served by a wider range of shops, services and amenities.

Should the LDP bid be successful, the site would be sold to a housing developer / Registered Social Landlord and developed for private or affordable housing. The sale of the site would allow Hall & Tawse to reinvest funds into a creating a new, purpose built joinery facility elsewhere in Aberdeen.

In summary this LDP bid seeks the rezoning of land at Granitehill Road from 'B1 Business and Industrial' to a residential development opportunity.



Granitehill Road from the south - site extents outlined in red. Note surrounding housing.

SITE DESCRIPTION

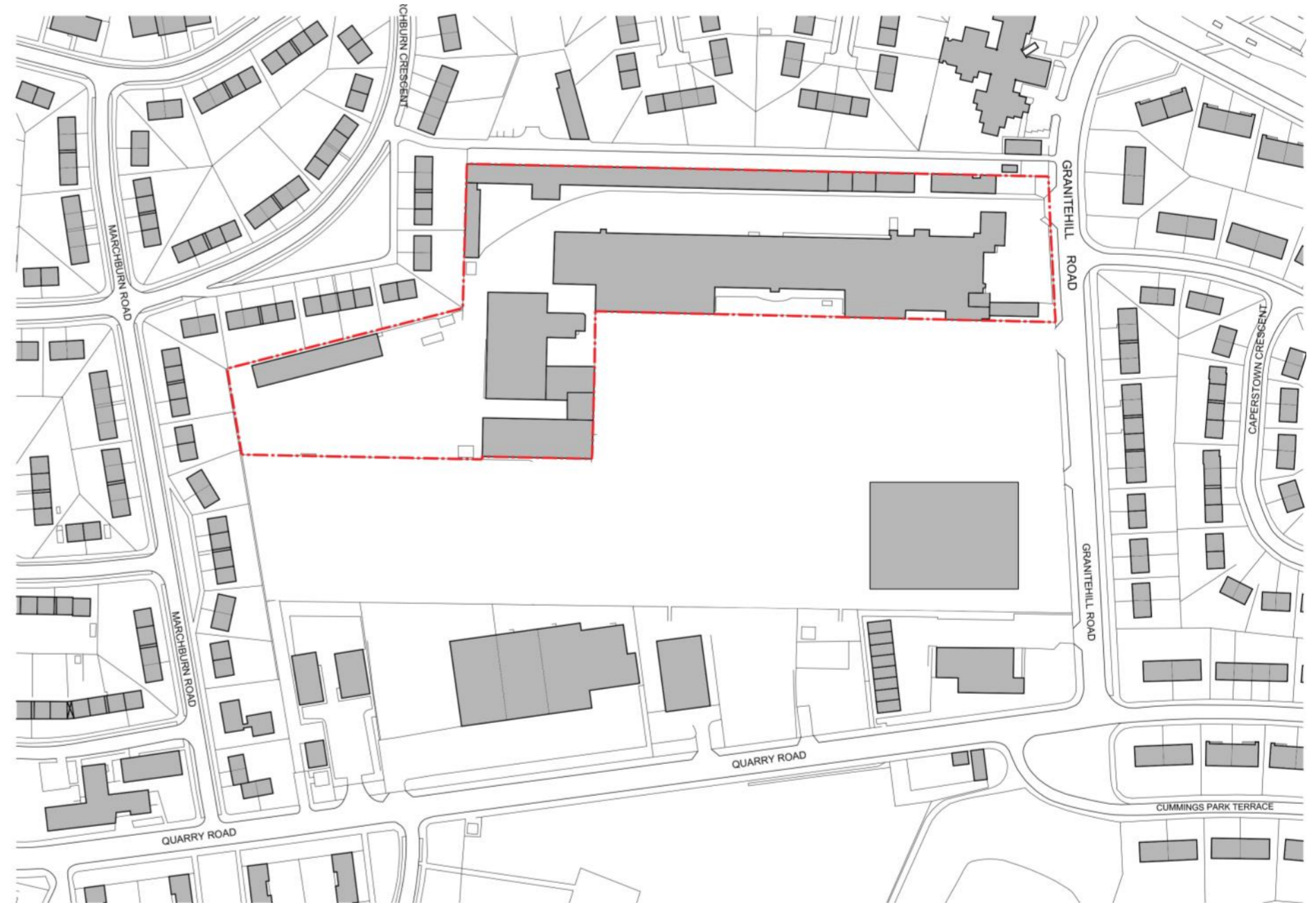
The site lies within the established Northfield area of Aberdeen. The site extends to 2.3ha and comprises Hall & Tawse offices, joinery workshops and yard areas.

The site occupies the northern part of a wider commercial / industrial area extending to 7.6ha, bordered by Granitehill Road, Quarry Road and residential properties to the west and north on Marchburn Road, Crescent and Drive.

The surrounding residential properties are largely two storey terraced and semi-detached. There are three and four storey flats in the wider area. There are various warehouses, commercial yards and offices fronting onto Quarry Road along the southern boundary of the commercial area. An access lane runs along the northern boundary of the site, and to the west, the rear gardens of properties on Marchburn Road abut the Hall & Tawse site.

The Hall & Tawse site is largely flat, but slopes gradually upwards to the south, in line with the surrounding area. Existing buildings on site are largely single storey workshops sheds, with the exception of the three storey office building fronting east onto Granitehill Road. Immediately to the south is vacant land owned by Aberdeen City Council, and south of this, the Council's Aberdeen Treasure Hub building, completed in 2017 to house various museum collections.

The site has been in commercial / industrial use since the 1950s when Northfield was laid out as a housing estate with educational, employment and neighbourhood retail areas.





Hall & Tawse Offices fronting onto Granitehill Road



Lane along northern boundary of site



Aberdeen Treasure Hub to south of site



Adjacent housing on Marchburn Crescent

PLANNING CONTEXT / MARKET CONSIDERATIONS

In terms of the Aberdeen Local Development Plan 2017, the entire Granitehill Road commercial area is zoned as 'B1 – Business and Industrial Land'. The relevant B1 policy states that:

'Aberdeen City Council will in principle support the development of the business and industrial land allocations set out in this Plan. Land zoned for business and industrial uses on the Proposals Map, including already developed land, shall be retained for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses and safeguarded from other conflicting development types. Where business and industrial areas are located beside residential areas we will restrict new planning permissions to Class 4 (Business).'

Applying this to the Granitehill Road area would suggest a policy presumption in favour of Class 4 (business) uses, due to the adjacent housing. This would permit offices and some light commercial yard-based uses.

The Aberdeen Treasure Hub building site is also identified as a development allocation in the LDP. Other notable aspects of the LDP zonings in the area include the Northfield 'Neighbourhood Centre' 200m west of the Granitehill Road area, comprising a range of retail / commercial / community uses serving the wider neighbourhood.

As can be seen from the LDP extract opposite, the vast majority of the surrounding area is zoned as 'Residential H1', carrying a policy presumption in favour of retaining and protecting residential use in the area.

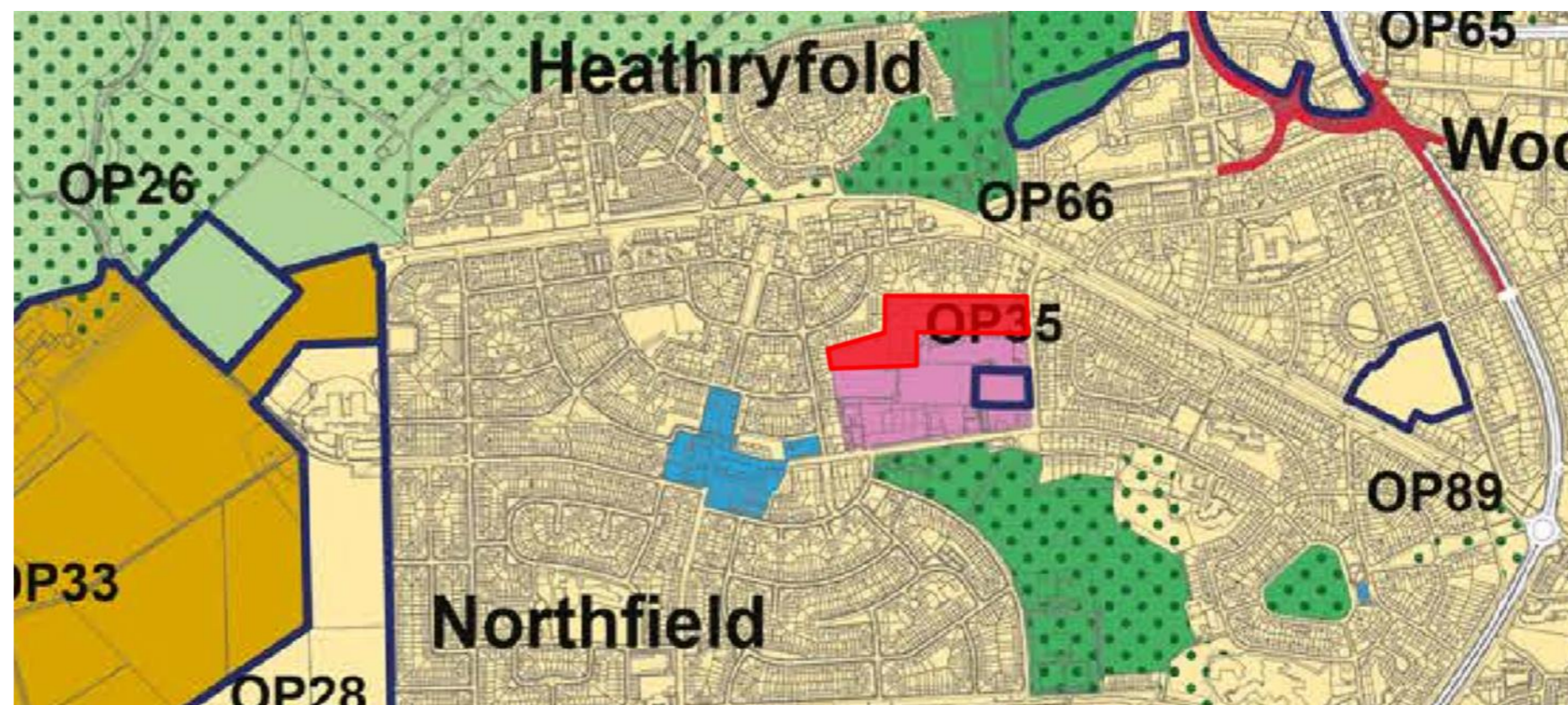
To the south and north lie the designated 'Urban Green Space' and 'Green Space Network' areas of Cummings Park / Allan Douglas Park and Manor Park respectively. Planning Policy relating to these areas carry a presumption to retain and enhance

open green space and encouraging public access through them.

The neighbourhood centre, green spaces and surrounding residential uses all encourage and support the proposals for the redevelopment of the Hall & Tawse site for residential use.

Its is also noted that market conditions have significantly changed recently in Aberdeen, with a healthy supply of office accommodation and commercial land being available but contrasting against an unmet demand for affordable housing.

The Granitehill Road site presents itself as an ideal site for affordable housing. This also aligns with the City Council's key policy objective of delivering 2,000 council houses in Aberdeen, and the Scottish Government funding available to Registered Social Landlords.



Extract from Aberdeen Local Development Plan—site highlighted in red.

SITE ANALYSIS : WIDER CONTEXT

Opportunities Key

1. **Residential use in line with surrounding housing**, removing current use conflicts
2. **Proximity to Northfield Neighbourhood Centre and Academy and Primary Schools** range of services available within walking distance
3. **Site connectivity** The site is well served by public transport and is close to the formal core path network
4. **Proximity to substantial open space / Green Space Network areas**

Constraints

1. **Narrow frontage onto Granitehill Road** limiting access opportunities
2. **Change in gradient across site** The site slopes upwards to the south
3. **Conflict with adjacent housing** that is predominately two storey



SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS



Site Analysis Plan— to be annotated

The indicative layout plan opposite illustrates a residential scheme of around 200 units made up of circa 30 2/3 bedroomed houses and 170 2 bedroomed flats in four storey blocks.

The proposed flatted blocks and houses are orientated so that they do not overlook any of the existing, adjoining dwellings and so the privacy of the neighbours will be maintained.

The existing access point from Granitehill Road has been utilised and this leads in to a parking court which then leads off to the main spine road serving the development.

Parking provision is 80%, based on ratios previously accepted by Aberdeen City Council for social housing.

An element of open space is also indicated, appropriate for a development of this scale and type.



CONCLUSIONS

- The Granitehill Road site currently sits incongruously in a predominately residential area;
- We expect that residential use would largely be welcomed by local residents and it is a good 'fit' for the site and wider area;
- Residential development would be the best 'fit' into the surrounding area;
- There is a current market demand for affordable housing in Aberdeen, and this provides access to a range of housing providers who may be interested in developing the site.

In summary this LDP bid seeks the rezoning of land at Granitehill Road from 'B1 Business and Industrial' to a residential development opportunity.

'LAND AT GRANITEHILL ROAD, SUITABLE FOR RESIDENTIAL DEVELOPMENT, UP TO 200 UNITS.'

