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Our ref: HGG/A/GA/118
Our Case ID: 201401099
Your ref: P140698

02 June 2014

By E-mail

Planning & Sustainable Development
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4, Ground Floor North
Marischal College
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Dear Sirs

**Town And Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Former St.Nicholas House, Broad Street, Aberdeen**

Thank you for your consultation dated 20 May. We have considered your consultation and comment as follows:

We welcome this opportunity to redevelop the former St Nicholas House site as a major regeneration project for the city centre. In terms of potential visual impact on the setting of the category A listed Provost Skene's House; Marischal College; and Greyfriar's Church, we are satisfied that the proposed major development would not have any significant adverse impact. Indeed, we consider that the setting of these listed buildings and the wider setting of the surrounding conservation area can be positively transformed by the proposed development. Under the above regulations we therefore raise no objection to the application for planning permission P140698.

With regard to the detailed scheme, in terms of site layout, building form and mass, and elevational treatment, we are generally content that this would sit comfortably in existing setting. We are pleased that the scheme seeks to integrate Provost Skene's House much more closely with the city centre with new intimate vistas and connections, notably from Broad Street. We would welcome further discussion of the of the treatment for the proposed Provost Skene's Gardens, including relocation of the arch and wall, subject of the application for listed building consent P140755. We will be commenting further on this by separate letter in response to your Council's consultation for the LBC application. We would also welcome clarification of the proposals for the public space/pedestrian lane at the immediate rear (north side) of Provost Skene's House in terms of any works directly impacting on the building and landscape surfacing/street furniture and lighting. We support the proposals to



pedestrianise Broad Street, which provides an exciting opportunity to create a vibrant public space to complement the proposed new build and the setting of Marischal College, including its quad courtyard space. Again, we would welcome further discussion of the detailed treatment for the civic square in terms of compatibility of surfacing materials, street furniture, lighting and landscape features, with the setting of Marischal College and Greyfriar's Church.

Although not subject to current applications, we would welcome clarification from your Council on its intentions for re-opening Provost Skene's House and any associated proposed works.

Notwithstanding our comments above, we confirm that your Council should proceed to determine the application without further reference to us.

If you require any further information, please contact Michael Scott.

Yours faithfully

Michael Scott

Senior Heritage Management Officer, Historic Buildings North