



Proposed Boundary Changes

The original Union Street Conservation Area boundary was designated in 1968. Over time minor amendments have been made to include new areas. The proposed new City Centre Conservation Area boundary changes are described in this document and shown on the maps and photos below. There are 5 boundary changes proposed as part of this review of the City Centre Conservation Area Character Appraisal.

1. St Nicholas/Marischal Square

The current Conservation Area boundary excludes a small area bounded by Upperkirkgate/Broad St/Netherkirkgate/St Nicholas St. The new Marischal Square development and the St Nicholas Centre now occupies the majority of this area. It is bound by the current Conservation Area on all sides and is somewhat of an anomaly which has evolved as a result of later boundary changes to the original Conservation Area boundary (see Map 1 below). Including this area within the boundary of the Conservation Area would improve the continuity of the area, and allow for clearer more consistent decision making for future development.

The proposed boundary change would see the inclusion of the new Marischal Square development. Although this is a substantial, clearly modern, building, its Broad Street and Upperkirkgate facing elevations are not overbearing to the surrounding historic buildings. The use of granite cladding and glass ties the new structure in with the surrounding historic buildings whilst reading clearly as a modern building. Officers consider it would make a neutral addition to the Conservation Area.

The St Nicholas Centre would also be included in the Conservation Area with this proposed boundary change. Although this is also a modern building, the majority of the building is sited discreetly with minimal impact on the character of the Conservation Area. The larger sections of the building that face onto St Nicholas Street (M&S building) are very much of their time, do not over dominate the streetscape, and have a generally neutral impact on the character of the Conservation Area.

This proposed boundary change would also including Provost Skene's House (Category A listed), 14-28 Netherkirkgate (which are good examples of 19th century granite tenement buildings), and Flourmill Lane which is one of the few remaining medieval streets in the city centre. These historic assets are worthy of inclusion in the Conservation Area and would contribute to the special character of the area.



Map 1 – Proposed Boundary Change at St Nicolas / Marischal Square

The red line on Map 1 (above) denotes the area proposed to be included in the Conservation Area. The buildings shaded in red are Category A listed. The buildings shaded in green are Category B listed, and the buildings shaded in yellow are Category C listed. The blue/grey shaded area denotes the existing Conservation Area boundary. The proposed addition current sits as an 'island' within the existing defined boundary.



Photo 1: 14-28 Netherkirkgate



Photo 2: 14-28 Netherkirkgate



Photo 3: Marischal College and Marischal Square



Photo 4: Marischal Square reflecting Marischal College

2. Holburn Street and Union Grove

The proposed extension would include 41-43 Holburn Street (The Foundry), 16-18 Union Grove, and 28-38 Holburn Street and 4-14 Union Grove (Category B listed).

This minor adjustment of the boundary would bring 41-43 Holburn Street (The Foundry) and 16-18 Union Grove into the Conservation Area. Both of which are worth of protection this would afford them.

16-18 Union Grove dates from around 1915 and is a somewhat unusual building type especially for this area of the City. The building consists of two one-and-a-half story two bay cottages with pedimented dormers. The windows have been replaced with modern UPVC windows, but the buildings are still worthy of inclusion in the Conservation Area.

41-43 Holburn Street (The Foundry) is a good example of a 1920s granite building. The exterior of the building is relatively unaltered and contributes to the historic character of the streetscape and as such is worthy of including in the Conservation Area.

Skene House (28-38 Holburn Street and 4-14 Union Grove) is an imposing neoclassical style tenement building designed by Mathew and MacKenzie and built in 1887. Skene House is already Category B listed and will make a positive addition to the Conservation Area.



Map 2 – Proposed Boundary Change at Holburn Street / Union Grove

The red line on Map 2 (above) denotes the area proposed to be included in the Conservation Area. The buildings shaded in red are Category A listed. The buildings shaded in green are Category B listed, and the buildings shaded in yellow are Category C listed. The blue/grey shaded area denotes the existing Conservation Area boundary.



Photo 5: 16-18 Union Grove



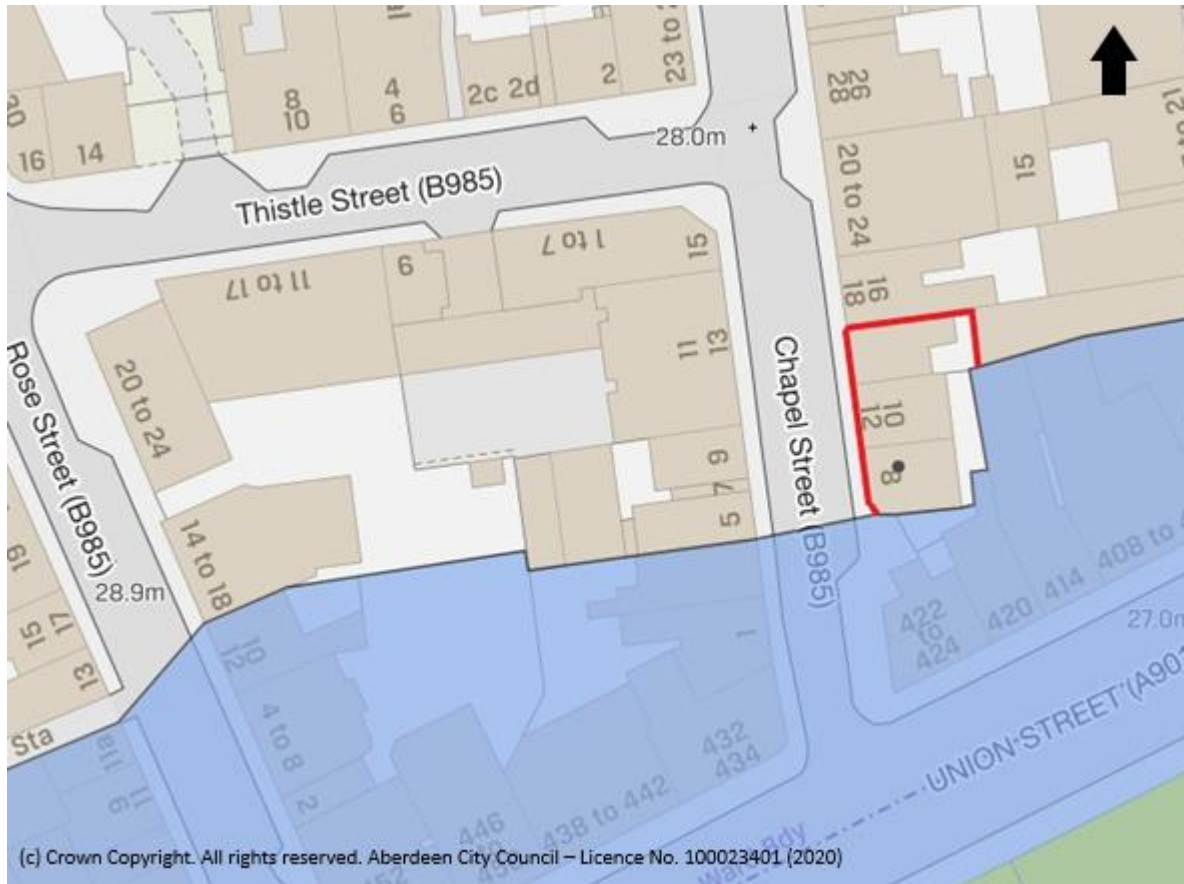
Photo 6: 41-43 Holburn Street (The Foundry)



Photo 7: Skene House

3. Chapel Street

The Chapel Street extension proposes to include 8-14 Chapel Street within the boundary of the Conservation Area. 8 Chapel Street is an excellent example of relatively unaltered street facing facades. The curved corner of the granite tenement building contributes substantially to the character of the streetscape. 10-14 Chapel Street have seen some somewhat unsympathetic alterations such as uPVC windows and modern shopfronts, but these granite buildings still contribute to the special character of the Conservation Area and, in combination with 8 Chapel Street, would make a worthwhile addition to the Conservation Area.



Map 3 – Proposed Boundary Change at Chapel Street

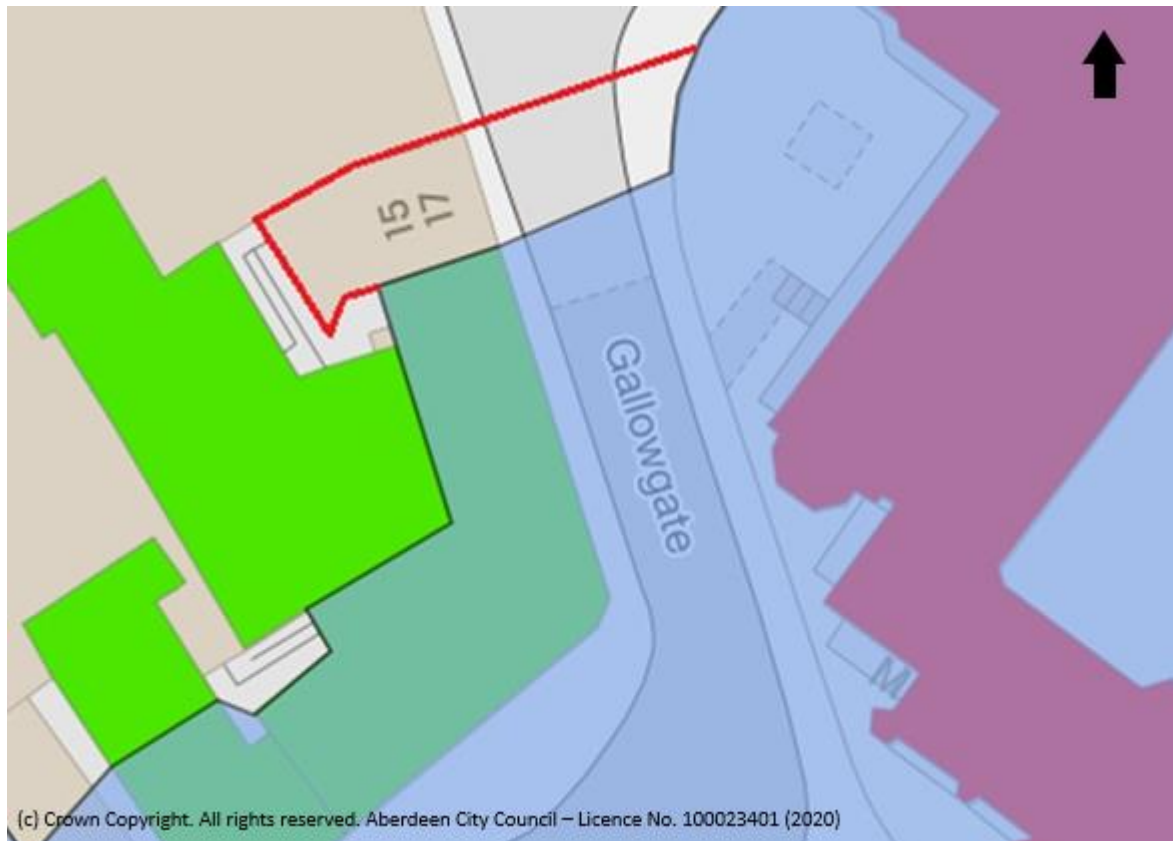
The red line on Map 3 (above) denotes the area proposed to be included in the Conservation Area. There are no listed buildings in the immediate environs of this proposed. The blue/grey shaded area denotes the existing Conservation Area boundary.



Photo 8: 8-14 Chapel Street (outlined in red)

4. Gallowgate Extension

This is a small proposed extension to the boundary of the Conservation Area along Gallowgate. It would include 15-17 Gallowgate within the Conservation Area. This building is a good example of a 19th century granite tenement building that contributes to the special historic character of the streetscape. As such, this building would benefit from inclusion within the Conservation Area.



Map 4 – Proposed Boundary Change at Gallowgate

The red line on Map 4 (above) denotes the area proposed to be included in the Conservation Area. The building shaded in red is Category A listed, and the buildings shaded in green are Category B listed. The blue/grey shaded area denotes the existing Conservation Area boundary.

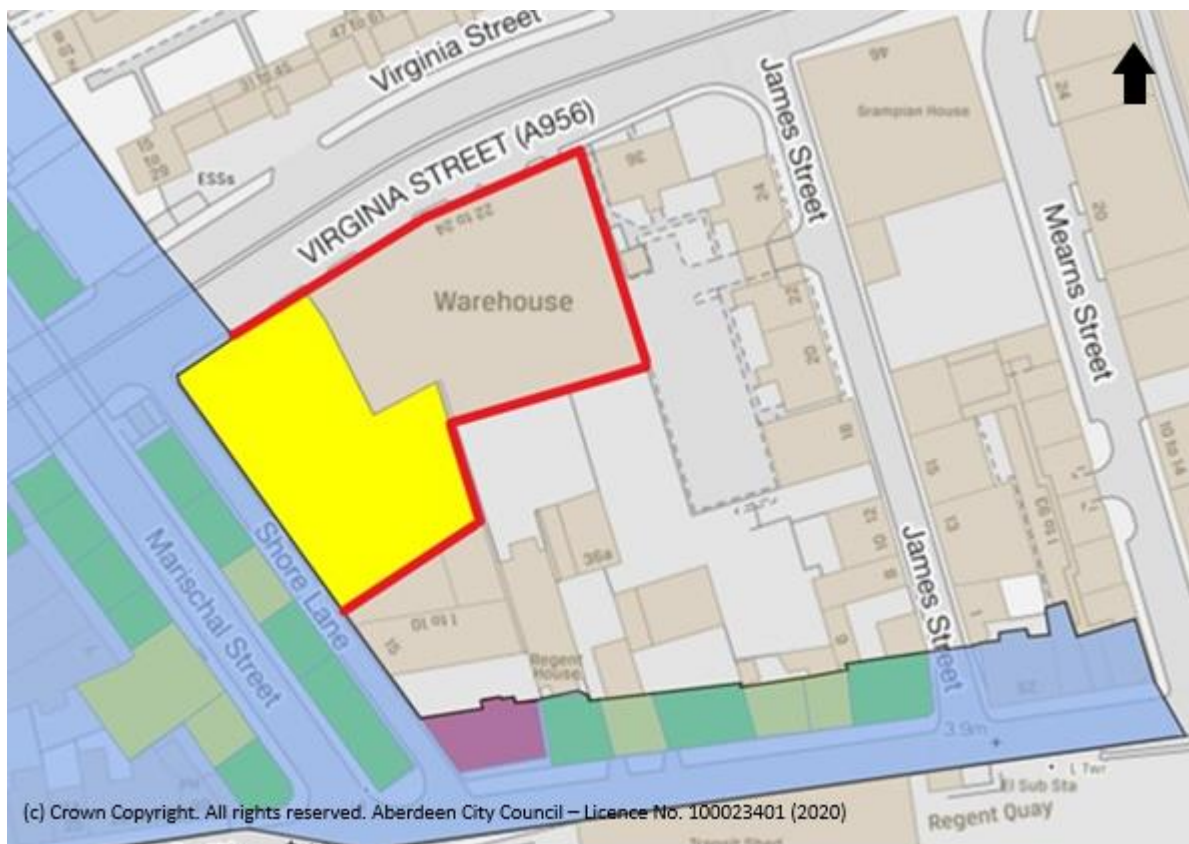


Photo 9: 15-17 Gallowgate

5. 12-14 Virginia Street 22-24 Virginia Street

To the east of the Marischal Street Bridge are the Category C listed 12-14 Virginia Street and the unlisted 22-24 Virginia Street warehouse buildings (see Photo 10 below). From historic map analysis this section of the warehouse appears to have been built at a similar time (around 1897).

These granite buildings, although showing some signs of neglect, contribute to the special character of this area of the Conservation Area (and, in particular, views from the Marischal Street Bridge). There are very few historic warehouse buildings left in Aberdeen and even fewer in the harbour area. These buildings are an important part of the history of the harbour and the wider City. They also contribute to the wider historic streetscape and therefore should be included in the Conservation Area.



Map 5 – Proposed Boundary Change at Virginia Street

The red line on Map 5 (above) denotes the area proposed to be included in the Conservation Area. The buildings shaded in red are Category A listed. The buildings shaded in green are Category B listed, and the buildings shaded in yellow are Category C listed. The blue/grey shaded area denotes the existing Conservation Area boundary.



Photo 10: 12-14 Virginia Street and the unlisted 22-24 Virginia Street (outlined in red)

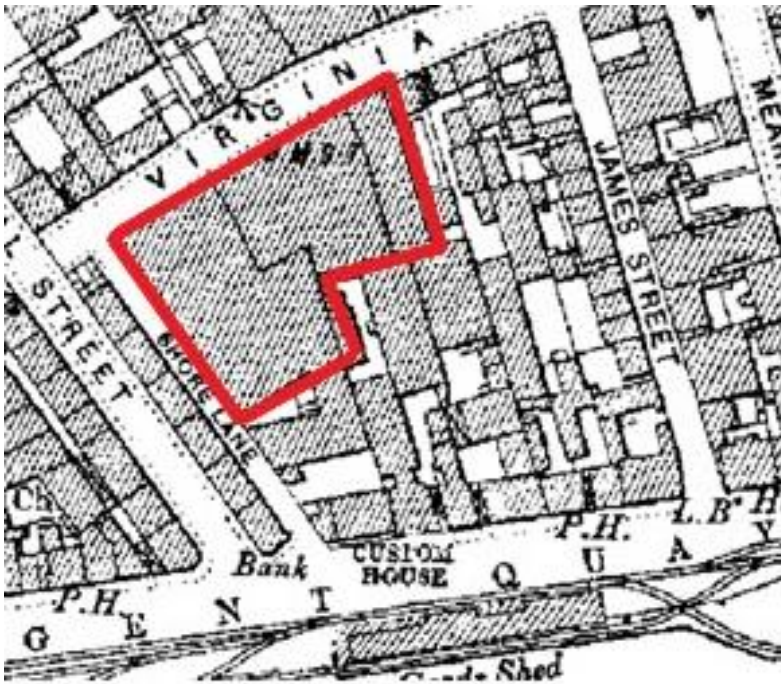


Photo 11: Extract from 1900 OS Map with 12-14 and 22-24 Virginia Street Outlined in Red