



ABERDEEN
CITY COUNCIL



Aberdeen City Conservation Area Character Appraisals and Management Plan

Rosemount and Westburn

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

Draft

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Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4 - Marischal College
Broad Street
Aberdeen
AB10 1AB
www.aberdeencity.gov.uk

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Rosemount and Westburn

1 Introduction

1.1 Profile

Designation Date	March 2004
Extended	n/a
Previous character appraisals	March 2004
Article 4 Direction	No
Size (hectares)	102 hectares
Number of character areas	2
Number of listed buildings	Total 67 Cat A 3 Cat B 46 Cat C 18
Buildings at Risk	1 - Westburn House - High Risk
Scheduled Ancient Monuments	0
Adjoining Conservation Areas	Union Street and Albyn/Rubislaw
Sites and Monuments Record	16 entries

1.2 Summary of significance

The Conservation Area retains almost intact the later 19th century expansion of Aberdeen north –west from the city. Unlike the substantial villas constructed in the West End around the same time, the housing types in Rosemount are tenements and terraces of modest houses. Rosemount first came into existence in 1829 and was likely named after a house already in the neighbourhood, which still remains today.

Following the significant development of Rosemount Viaduct in 1886, the resulting pattern of development responded to the topography of the area. Rosemount Viaduct allowed the village to be incorporated in the town, making it easier and more convenient to get up to Rosemount Place. Further development of Rosemount occurred very quickly over the next few decades.

The tenements that front onto Rosemount Viaduct are up to 5 storeys high with 7 storeys to the rear. Parallel terraces curve around a slope at Belvidere Crescent, Wallfield Place and Crescent, or run straight down the slope towards Victoria Park as at Belvidere, Thomson and Watson Streets. To the north of Rosemount Place, the streets run perpendicular to the main thoroughfares and parallel with each other.

The two public parks, Victoria and Westburn, provide open space to compensate for the compact street pattern and smaller size, or absence, of private gardens largely for the terraced properties.

The Rosemount and Westburn Conservation Area was designated in 2004 for two main reasons:

- 1) preservation of street pattern and granite buildings that make an important, positive and lasting contribution to the City's character and building stock; and
- 2) preservation of the parkland setting of both Westburn and Victoria Parks, and the Cornhill Estate for the benefit of future generations.

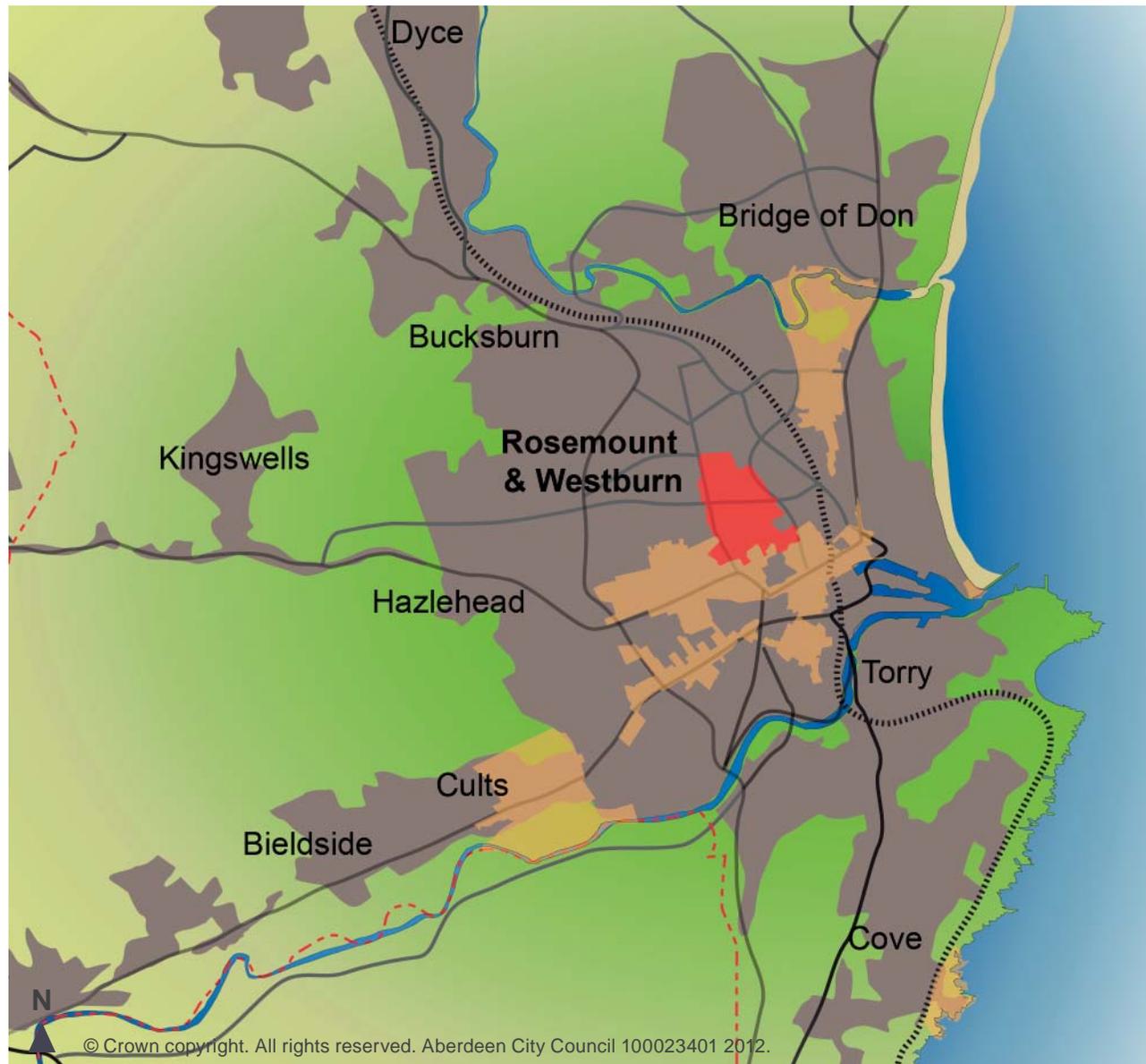


Rosemount Viaduct



Rosemount Viaduct

Location of the conservation areas within the City of Aberdeen



2. Location, history & development

2.1 Location

The Rosemount and Westburn Conservation Area is located to the north west of Aberdeen City Centre. It extends to approximately 102 hectares in area. It is defined to the east by Berryden Road; to the north by Ashgrove Road; to the west by the western plot boundaries of Argyle Place/ Westburn Road, and to the south by the boundaries of the adjoining Union Street and Albyn Place/ Rubislaw Conservation Areas.

The Conservation Area has a general easterly/ south-easterly slope of between 1 in 20 and 1 in 25, from the 50 metre contour in the north-west down to the 20 metre contour in the southeast, although there are local variations. Residents will be very familiar with these variations, in particular from having to negotiate the inclines of Craigie Loanings and Argyll Place and some of the lesser streets in the area. These rises and falls are due to two topographical features. Firstly, the southerly half of the Conservation Area is characterised by a west to east ridgeline along which Rosemount Place runs, and secondly, towards the north by a shallow linear depression in which Westburn Road is located.

Rosemount Place forms the spine of the Rosemount neighbourhood. Its character is typified by a selection of building styles of differing heights, ranging from single to four storeys. It serves as the centre of the neighbourhood with many local shops at ground floor of tenements.

2.2 Development history

In the John Wood Plan of 1828, the land is largely identified as Lands of Gilcomston. There are a number of large houses shown where the Conservation Area now is, such as Wellfield, Belvidere, Rosemount and Craigie Park. These names are still apparent today in the form of street names, though the large houses and associated grounds are largely gone. Archibald Simpson was commissioned by David Chalmers to design Westburn House, in its original 20 acre plot. This large house within the Conservation Area remains today, and, more importantly, still within its landscape setting, though now known as Westburn Park.

Gilcomston Village began as agricultural land with a small associated village. It was well placed with south facing slopes, the Gilcomston burn to the north and the Denburn to the south. Gilcomston's location meant that there was plenty water for both domestic and industrial uses. The flax industry began in Aberdeen in the 1780s. There was a number of handloom making industries in the Gilcomston area including on Short Loanings, Jacks Brae and Forbes Street. Also associated with these industrial uses were the bleaching greens which were located adjacent to the Denburn, one such green is evident on Alexander Milne's 1789 plan of the City. The first edition Ordnance Survey (1867) shows a Dye and Handloom Factory on Leadsie Road, as well as two handloom factories and a smithy off Forbes Street. Also to the east of the area was Gilcomston Brewery and a number of

Detail from City of Aberdeen map, Alexander Milne 1789
© National Library of Scotland



malt houses. The low rents in the area attracted the unskilled labourers as well as the tradesmen of weavers and shoemakers. The resulting village changed into one of the worst slums in Aberdeen. The houses were known as “the rotten holes” and were demolished in the 1860s to allow the construction of the Railway line.

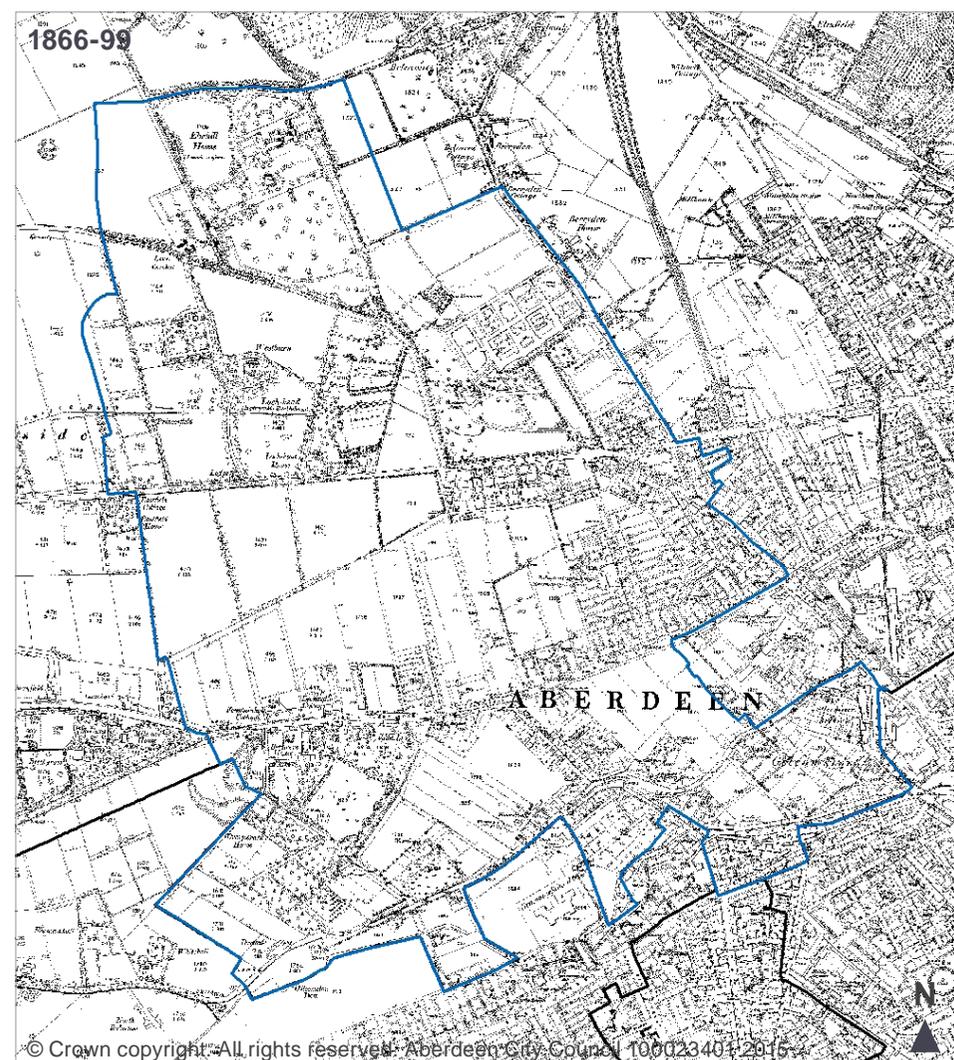
Rosemount Viaduct and South Mount Street demonstrate the transition from a truly significant urban scale in the City Centre through to a more domestic suburban scale evident in much of Rosemount. The rapid emergence of Rosemount as a suburb of Aberdeen in the latter half of the 19th Century meant that the vast majority of the surviving buildings are of a similar age.

Within the 1862 Keith and Gibb map, streets such as Skene Square, Mount Street and Craigie Loanings have started to develop. The route of Leaside Road is also in place though again not named. To the north of the Conservation Area Cornhill Hospital (identified on the plan as Lunatic Asylum) has begun to be developed, though not to the extent it appears in the 1862 map where the lower hospital is largely complete.

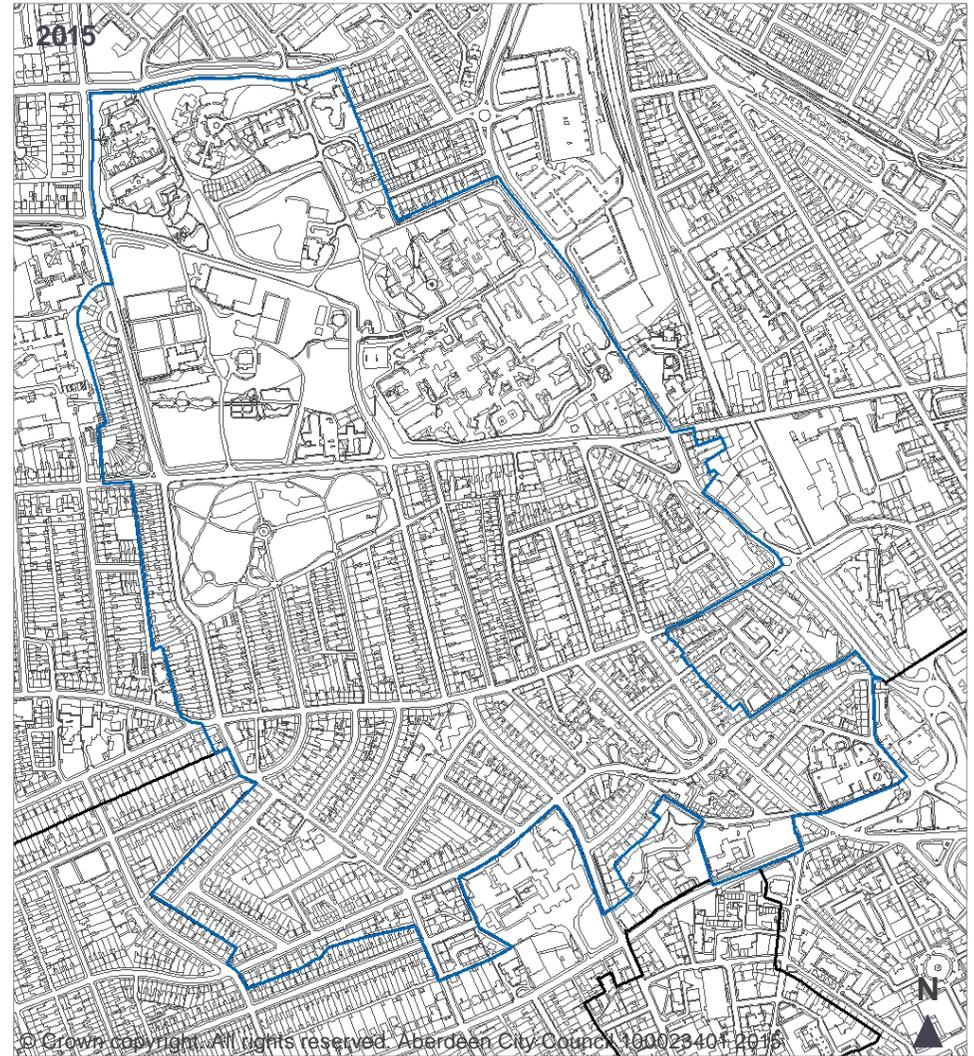
The 1867 first edition map shows that most of the streets to the north of Rosemount Place have begun to be developed, including Watson Street and Loanhead Terrace and to the south of Rosemount Place, streets including Short Loanings and Skene Square. The area to the south east was largely industrial at this time with the Gilcomston Brewery, Rosemount Works and a Malthouse all present, this shows that this was a highly industrial area at this time. These industrial uses are evident as early as Milne’s map of 1789.

To the south of Rosemount Place adjacent to the Denburn there are further industries including a Dye Works and Handloom Factory and a Coffee Roasting Works. There was a House of Refuge and School of Industry for Boys (certified May 1855) to the south of Rosemount Place (now Farmer’s Hall student accommodation and the outwith the Conservation Area) with the Industrial Asylum and Reformatory for Girls (certified March 1862) being located on Mount Street (now demolished and replaced by flats). To the east of Mount Street were a number of handloom factories and a smithy. This would likely have been linked to the Broadford Works Powerloom and cotton spinning factory.

Historical development maps for the Rosemount and Westburn area



Historical development maps for the Rosemount and Westburn area



The industrial elements of Rosemount have now largely gone. Rope Walk existed around 1857 near Forbes Street. Caroline Apartments (1994) now sit on the site of Rope Walk and its associated Handloom Factory and Smithy.

By 1912 the Bartholomew Survey Atlas shows the Conservation Area largely as it is today with the main streets all built. The two parks and their path networks are also laid out.

Rosemount, like Gilcomston, was originally a separate village until the Aberdeen Municipality Extension Act of 1871 when it was drawn into the city, initially with shared amenities.

In 1882, the Town Council laid out Esslemont Avenue but it did not serve as an appropriate direct route to Rosemount because it was too far west. The existing older streets were not suitable to accommodate the traffic demand and as such, a new thoroughfare, Rosemount Viaduct, was developed. It started at the end of Union Terrace and over the Denburn valley until it joined the higher ground at South Mount Street.

The great City Improvement Act of 1883 gave rise to Union Street, Schoolhill, Rosemount Viaduct and King Street. These significant interventions improved access to the City.

The architects and builders of the 19th century shaped the built environment of the city. A report from the superintendent of works, William Smith paid particular attention to the properties overlooking Victoria Park, along the curved

alignment of Argyll Place. Smith recommended that the plots should be "let off in portions for separate villas and not built in uniform style." (Aberdeen 1800-2000)



Top: Rosemount Place
Bottom: Rosemount Viaduct



Top: Victoria Park Lodge, Watson Street
Bottom: Argyll Place

3 Character

The Rosemount and Westburn Conservation Area can be split into two Character areas:

- A. South of Rosemount Place
- B. Rosemount Place North

Character Area A: South of Rosemount Place Incorporating:

Gilcomston Park; Raeburn Place; Upper Denburn; Leadsid Road; Whitehall Place; Albert Place; Whitehall Terrace; Craigie park; Craigie Loanings; Grosvenor Place; South Mount Street; S side of Baker Street; W side of Spa Street; Kintore Place; Richmond Street; Richmond Walk; Eden Place; Short Loanings; Esslemont Avenue; Belgrave Terrace; Wallfield Crescent; Wallfield Place; Belvidere Crescent.

Key Buildings:

Rosemount Community Education Centre; 1-13 Rosemount Square; curves of Belvidere Crescent, Wallfield Place and Crescent; listed buildings on Belgrave Terrace, Argyll Place terraces and Victoria Park Gatehouse.

Other Notable Buildings:

A 3.1 Setting

The southern part of the Conservation Area is heavily influenced by topography sloping up to Rosemount Place. The streets curve up the slope providing a very dramatic feature, particularly those lined on each side by tenements.

There are very limited long distance views within this character area, partly due to the curve of the streets and partly due to the high buildings, making the streets feel enclosed. This sense of enclosure is particularly apparent on Esslemont Avenue. Even where the streets are straight the majority have something at their termination, restricting the view beyond.

There is no real sense of arrival in this character area from the south. South Mount Street, Esslemont Avenue and Craigie Loanings are the main entrances into the area, all of which are largely residential streets. Crossing over the B listed Rosemount Viaduct with its surrounding high tenements is dramatic, but it is not clear that you have arrived into a new area.

A 3.2 Built Environment

Rosemount Community Centre on the corner of Esslemont Avenue and Rosemount Place is a B listed building. Formerly a school but now used as a community centre and the local police station it is a large imposing granite building, set back from the street.

The properties in this area are largely granite tenements and terraced house. There is a limited



Top: Rosemount Square Listed Category.A

Bottom: Rosemount Square Spirit of Rain arch.

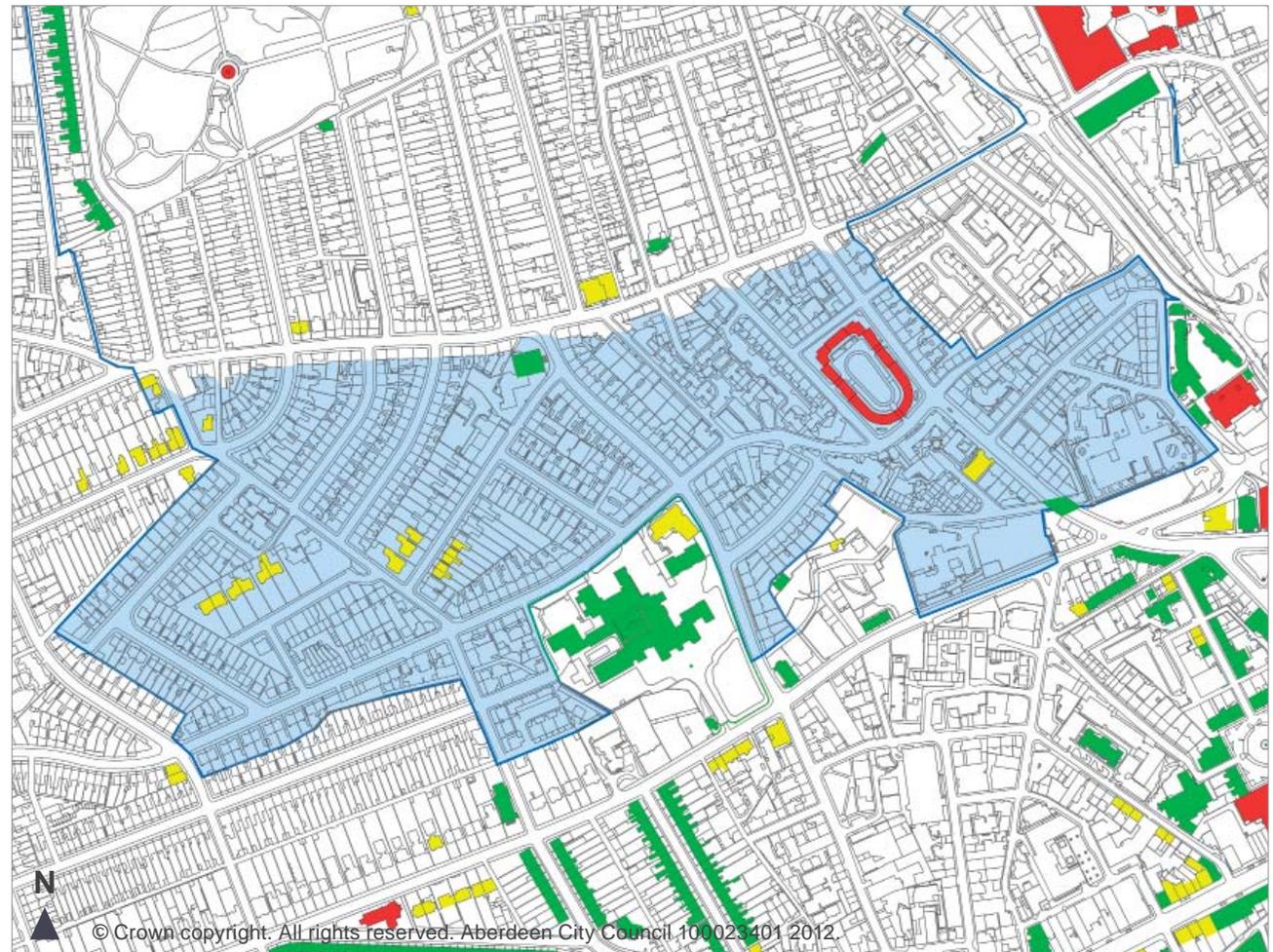
amount of more modern development in the form of flats on Stevenson Street, Eden Place, Richmond Walk, and Leaside Road. These developments are of a similar period to each other and were developed around the 1980s/90s.

The terraces of flats provide a strong uniformity and a solid street frontage. These properties also largely have no front gardens with the doors opening straight onto the back of the pavement. This is apparent on Esslemont Avenue (early 1880s), Wallfield Crescent and Wallfield Place (late 1800s)

There are a few listed buildings within this character area. The most significant is the category A listed Rosemount Square, designed by the City Architects Department in 1938, and completed 1945-46. This horseshoe shaped four storey tenement is set around an internal courtyard and accessed via thirteen staircases. The buildings Art Deco design with its metal horizontal “lying” pane glazing and the detailed decoration over the entrance ways provide a strong statement building typical of this period. There are three large arches that allow entrance into the inner courtyard and access to the properties. The figures above the arches represent The Spirit of Wind and The Spirit of Rain. A third relief should have been placed above the Richmond Street arch, representing The Spirit of Cold but was never completed due to cost.

57-85 and 46-80 Rosemount Viaduct flank either side of the gateway from the City Centre to Rosemount. 4 storey and attic with ground floor

Rosemount and Westburn Conservation area Character Area A, Listing Buildings



Key to listed building categories	
■	Category A
■	Category B
■	Category C

shopfronts finished in granite ashlar with finely dressed string courses and pilasters. The former UF Church at 82 Rosemount Viaduct and the Bon Accord Church opposite, with its impressive square tower, form fitting bookends to the larger scale tenements.

The house at 25 Westfield Terrace is very different from all the others in this character area. A large, elevated detached property on the corner plot and painted white. There are very few trees in its surrounds making it stand out further. The front door faces north with the elevation on the east having a number of windows, both streets are called Westfield Place. Recently renovated to a house it was previously a Residential Home.

6-8, 10-12 and 14-16 Westfield Terrace make a strong contribution to this character area. They are individually listed as category C but as a group they have greater merit and are group listed B by Historic Environment Scotland. Built by James Henderson in 1874 the listing describes them as “unusual and quirky terrace of Scots Baronial double villas with gabled dormers, shield motifs, turrets and Dutch inspired curvilinear gables.” The 1888 plan of Aberdeen by Andrew Gibb shows the six properties in the same location, form and driveway design as they are today.

To the south of this character area is the Denburn Health Centre, Denburn Car Park and the Denburn Court tower block. The Health Centre is surrounded by large areas of hard standing that are very unattractive and has high



Bon Accord Free Church, Rosemount Viaduct



82 Rosemount Viaduct

levels of graffiti. The car park is well used but is dark and uninviting. This area is identified in the Aberdeen Local Development Plan as Opportunity Site 99 (OP99) as being suitable for mixed use development. The OP site also covers Woolmanhill Hospital which is included in the Union Street Conservation Area. There is an approved Planning Brief for this site, which has been carried forward into the City Centre Masterplan (2015). This Masterplan highlights the Denburn Health Centre, Carpark and Tower block as part of the project area "Denburn Valley". A further more detailed masterplan will be developed for this area, but the proposals could include a new street, a replacement car park, possible retail and community uses at street level with housing above and refurbishment of the Denburn Court tower block. The aim is to enhance this area of the City by providing a new urban quarter and mixed use neighbourhood set within an attractive green setting with enhanced connections to Union Terrace Gardens.

A few Sites and Monuments Record are also included within this character area. These entries include march stones, the site of Gilcomston pond and dam, a well and a couple air raid shelters.



Top: 10 Westfield Terrace
Bottom: Denburn Health Centre, OP99



Top: Spa Street, Woolmanhill Hospital
Bottom: Skene Street well

A 3.2.1 Typical building forms and features

There is a variety of house types within this character area. There are a number of traditional and modern flats, terraced, semi-detached and some detached houses. The largest houses are located on Belvidere Crescent, but a number of these have been split into flats. Belgrave Terrace to the south east also has some large properties elevated above the street.

Examples of the streets and their properties are:

- Wallfield Place and Crescent, Esslemont Avenue, Rosemount Viaduct and South Mount Street are long terraces of flats, varying from 3 to 5 storeys in height. Doorways are accessed straight off the back of the pavement with no front gardens.

- Belgrave Terrace has large properties 2- 2 ½ storey, elevated on the north of the street, and smaller 1 ½ storey properties on the south.
- Whitehall Place and Whitehall Terrace are very different in style from elsewhere in this character area. The 1915 plan of Aberdeen shows 6 properties on the north side of Whitehall Terrace, but no other development present on this street or Whitehall Place up to Craigie Loanings. These semi-detached properties have 2 storey bay windows, smooth granite to the lower half and above the string course a more rusticated finish. To the centre of the gable above the bays is pebble dash and above the 1st floor is vertical timber detailing with pebble cladding between the wood. There are large covered entrance ways with glass panels on either side of the doors. The remainder of properties on Whitehall Terrace

are bungalows built around 1920s/30s. This type and age of development then carries onto Whitehall Place .

- To the east of the character area, Baker Street is largely 3 storey tenements (some with dormers added to the roof) and Raeburn Place largely 3 ½ storeys, with a couple of smaller houses at the junction with Gilcomston Park.
- Raeburn Place has impressive and colourful 4 storey tenements constructed in pink rusticated granite with grey granite details. Constructed on the site of the former Gilcomston Brewery, each tenement has an original mansard with a gable centred over the entrance door.

There are a number of more modern flatted developments largely from the late 1980s into the early 1990s, which are very typical of their time.



Wallfield Place



Belgrave Terrace



Whitehall Terrace

A 3.2.2 Materials

The traditional buildings are largely constructed of granite and slate. Different finishes are apparent on the granite including picked faced granite which is evident on Esslemont Avenue, Belgrave Terrace and South Mount Street. Interesting examples of different materials are particularly apparent on the properties adjacent to Rosemount Viaduct. The rear boundary wall of the Rosemount Community Centre is a fine example of Aberdeen Bonding. There are other examples of Aberdeen Bonding on the gables of some of the streets.

The gable of the tenement abutting Rosemount Viaduct consists of two different granite finishes. Below the bridge level the granite has a rusticated rough fronted finish, while above the bridge level it has a smooth finish.

The detailing on the front elevation of the eastern terrace is also of interest with vertical column details between each of the buildings. There are also string courses present between each level of property, the most elaborate being present between the 2nd and 3rd storeys.

Final detailing at the top of the building is a 'nepus' gable which is a small wallhead gable on the front of the building surmounted by a chimney, and often containing a window. These 'nepus' gables appear in numerous locations through this character area in a variety of designs and add interest and perceived grandeur to the buildings. In some instances these tenements with the 'nepus' gable are otherwise relatively bland. On the opposite side of Rosemount Viaduct is an equally elaborately decorated tenement building.

The west side of Wallfield Place includes pink granite below the string course which compared to the other side of the road adds an interesting detail to this terrace. Wallfield Place is also relatively plain but it does have an attractive curve to it which leads your eye around the corner.

Richmond Street is made up of coursed rubble on the front elevations with numerous pinning stones reducing the amount of mortar required and strengthening the building. Some of the buildings in this character area have finer cut granite on the ground floor with rougher cut above, this is apparent at the shop units on the corner of Esslemont Avenue and Leadsid Road. Pink rusticated granite is also present on Raeburn Place along with the original mansard roof finishes.



Aberdeen Bonding



Rosemount Community Centre



Esslemont Avenue

Many properties in this character area have smooth dressed granite on the front elevations with rusticated granite and heavier pointing on the side elevations. Rusticated granite laid in courses is also prevalent on some of the tenements, particularly around the eastern end of the character area.

Unfortunately, there are a number of windows that have been replaced in a less than sensitive manner in this character area, though this has in the past been an issue in a number of Conservation Areas. Windows in flats vary in quality and design and it is likely a number were replaced without planning permission. Some have clearly tried to match other properties in the block when replacing their windows which is a welcome approach. There are still some original windows and sash and case replacement

windows present particularly on Rosemount Viaduct. The curved corner windows at 78 Rosemount Viaduct are very important and must be retained.

Rosemount Viaduct's intrados (inner curve) is beautifully finished in brick construction with the edges finished in granite blocks.

Some of the more modern developments do not use such high quality materials, there is a number finished in fyfestone and drydash. These materials are not traditional in the North East and detract from the higher quality materials of original granite, slate and timber.

A number of original doors are present within this character area. This said, their condition varies greatly with the worst tending to be the large tenement flatted properties. Lack of maintenance

of the cast iron gutters and down pipes is also an issue with damaged downpipes causing staining to a number of walls. Some of the roofs have slipped slates that can pose a risk to the public. The issue of maintenance is particularly apparent on some of the tenement properties, where it is complicated given the multiple ownership and in some cases the sheer height of the buildings and the resulting cost.

There are limited boundary treatments within this character area as the tenements are built on the back of the pavement line. Belgrave Terrace and Whitehall Place have low level granite walls and would probably originally have had cast iron railings on top, but most would have been removed during the war.



78 Rosemount Viaduct



Craigie Park Place



Whitehall Place

Dormer windows in this character area vary in quality and design. A number of box dormers have been added to the flatted terraced properties, these are particularly apparent on Esslemont Avenue. They are not particularly appropriate in design or scale but would have been a typical design of their time.

One extremely negative feature in this character area is the plethora of satellite dishes located on the tenement properties. This is of particular note on Esslemont Avenue where on the east side there are 62 dishes on the front elevations with a further 4 discretely located on the roof. The particular issue on this street is the condition of some of the dishes, a few being broken and a number heavily rusted.

An important feature of the roofline is the chimney stacks, these provide variety and break up the horizontal emphasis of the roofs creating a regular rhythm to the streets. The fact that a number are located on the front elevation in the form of a 'nopus' gable also provides further interest in this character area.

A 3.2.3 Orientation/building lines/heights

The streets within this character area curve north up to Rosemount Place.

The majority of properties are tenement flats which all open straight onto the back of the pavement. On Belgrave Terrace and to the west of Craigie Loanings the houses are set back a maximum of 3 metres from the road with small front gardens.

There are very few rear lanes in this character area which is unusual. This could largely be due to the higher density in the form of flats rather than houses. Craigie Park does have a rear lane but this falls under the Albyn Place and Rubislaw Conservation Area.

A 3.2.4 Uses

In this character area, the use is largely residential. There are however, a few clusters of shops and facilities:

1. Northfield Place there is a laundrette, a salon and an osteopath.
2. On the corner with Esslemont Avenue is a sandwich shop. Other shops close by include a blind shop and a kilt hire unit.
3. To the top of Esslemont Avenue are Calder Design and a gents cut and go.

4. Rosemount Viaduct has a number of shop units on the ground floor from charity shops, hairdressers, coffee shops, bridal shops to a home furnishings shop primarily for local designers.
5. South Mount Street houses a kitchen shop, a small convenience store and offices.
6. On the corner of Rosemount Place and Esslemont Avenue is the Rosemount Community Centre which houses the local police station as well as a number of classes.

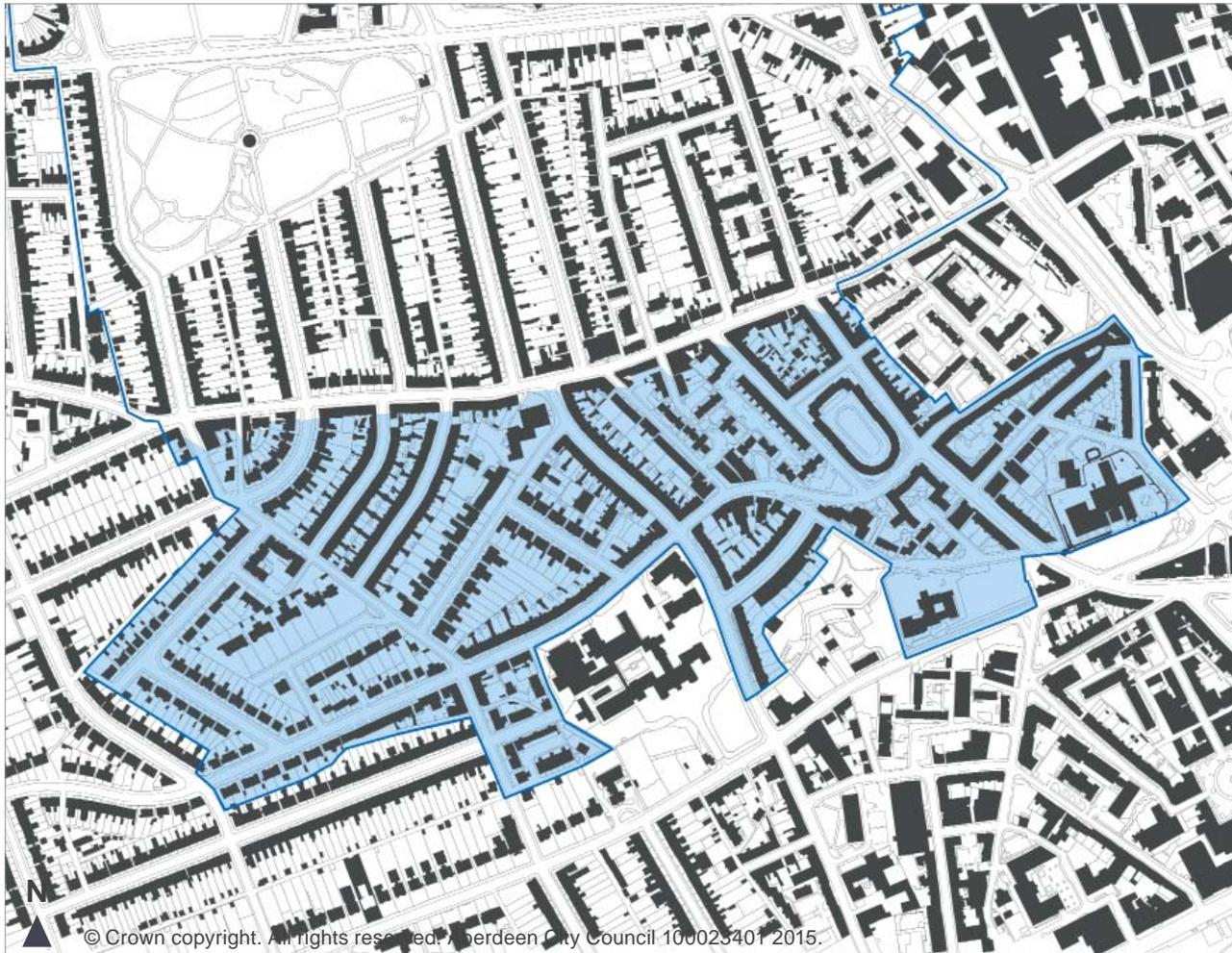
These facilities are also in close proximity to the Rosemount shops, a well-established centre covered within character area B.

There is a vacant warehouse and community centre on Leadsid Road that has recently sold. This is a redevelopment opportunity which is currently a single storey granite building. Careful consideration will have to be given to any redevelopment of this site given the mix of uses and scale of buildings surrounding it.

A 3.2.5 Negative factors

1. Volume of satellite dishes on front of tenement flats
2. Inappropriate windows and dormers
3. Lesser quality materials and design of development from the 1980s/90s.
4. Lack of maintenance of tenement properties.

Rosemount and Westburn Conservation area Character Area A, Urban form



Top: Esslemont Avenue
Bottom: Westburn Road

A 3.3 Public realm

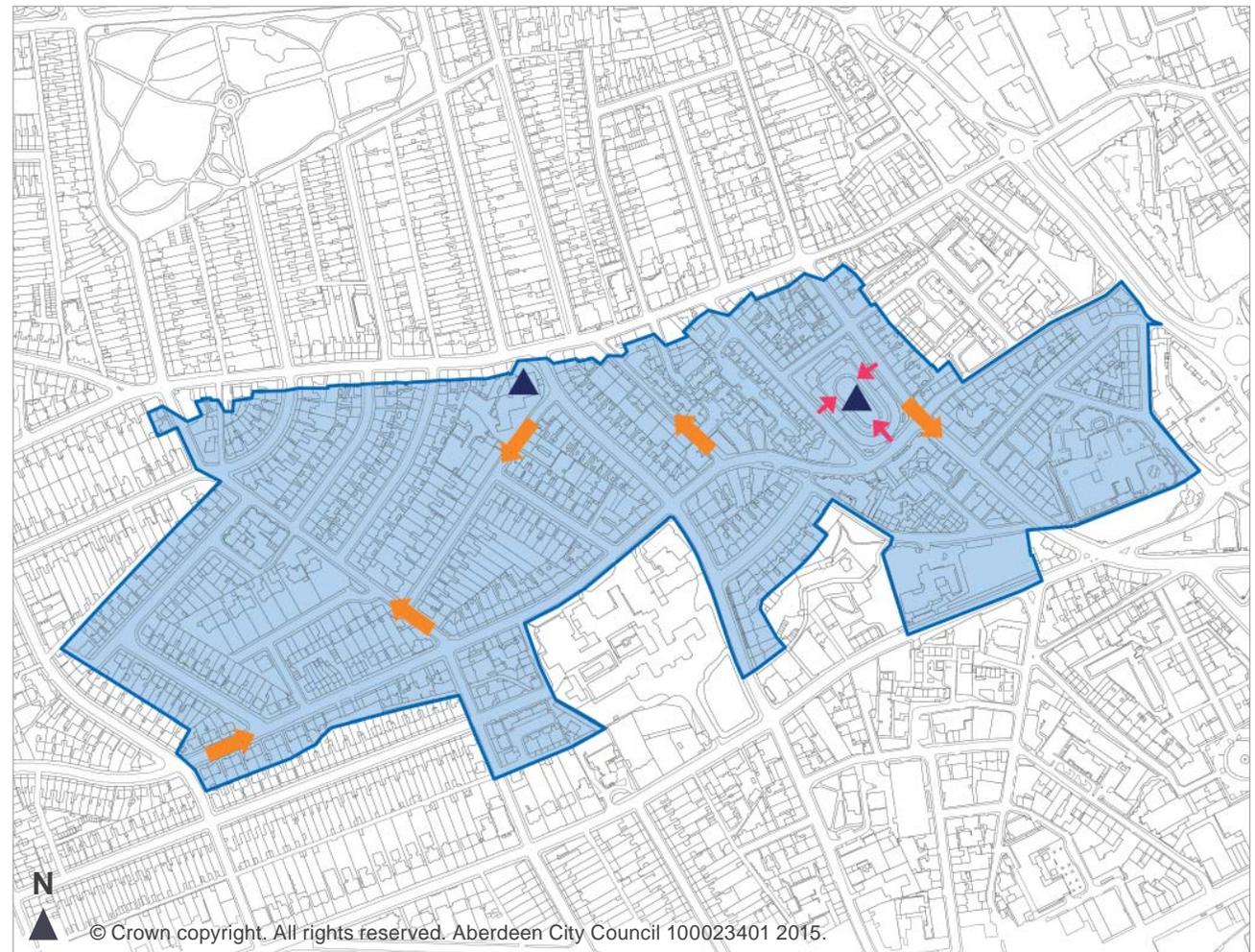
A 3.3.1 Views/vistas/glimpses

There are a number of short distance views within this character area. All of the streets that run perpendicular to Rosemount Place are curved and allow short distance views along them, but no long distance. The change in the elevation allows for glimpses of spires from within this character area. The glimpses up and down the streets are the most important particularly, those that terminate in a view of trees such as Wallfield Crescent. There are very few strong building terminations of the streets. One significant view, albeit from a secondary street, is north up Short Loanings to the Listed Church on the corner of Loanhead Terrace and Rosemount Place this spire is a strong feature within the Rosemount and Westburn Conservation Area.

Streets such as Craigie Loanings also provide pleasant tree lined views from its junction with Whitehall Place.

Views down Esslemont Avenue are ruined with the plethora of satellite dishes on the eastern side of the street. It appears that a number of these are redundant and have been left to rust. There are a total of 66 between Rosemount Place and Leaside Road. Aerials are also very apparent on a number of the tenement properties, in general people have become used to these being part of the skyline. Again it is likely that a large number of these are no longer in use.

Rosemount and Westburn Conservation area Character Area A, townscape analysis



Key

- ➡ Vistas and street views
- ➡ Glimpses
- ▲ Focal points
- ★ Long distance landmarks

A 3.3.2 Roads

The main routes through this character area are the north to south routes South Mount Street, Esslemont Avenue and Craigie Loanings. The main east to west route is Leaside Road/ Whitehall Place. The rest of the streets are largely only used by the residents given that they are not desirable cut throughs. Baker Street to a certain extent is used as a cut through at peak times and especially when Skene Square is queued up. Some are also one way and some are narrow with parked cars and reduced visibility making them an undesirable rat-run.

Craigie Loanings is a relatively busy road but starts as a small lane off Rosemount Place then joins the main street.

Three setted streets remain in this character area - Kintore Place, Baker Street and Richmond Street, which are all in relatively good condition.

There is a cycle route identified on a number of the main routes. Given the parking allocations on the south side of Rosemount Viaduct, the cycle lane is only identified on the north. The red cycle box is painted on the street at junction of South Mount Street and Rosemount Place.

Whitehall Place has an edge of street detail of 3 rows of setts and a granite kerb. This is normally apparent in the older parts of the city.

There are a number of small carparks associated with the more modern flats. These include a number off Stevenson Court and Jack's Brae, Richmond Walk, 2 carparks off Short Loanings,

one off Eden Place, Grosvenor Terrace, Belgrave Terrace and Craigie Park Place. A number of these car parks are underused and provide a negative visual impact on the character area. Those located in courts are better but still there are large areas of hardstanding with limited breaks or areas of interest.

As with the other character area in this Conservation Area there are a number of one way streets. These include Richmond Street, Short Loanings, and Wallfield Place all south only. Wallfield Crescent and Belvidere Crescent both are north only. Finally Spa Street which changes to Raeburn Place is one way onto Rosemount Viaduct.



Leaside Road

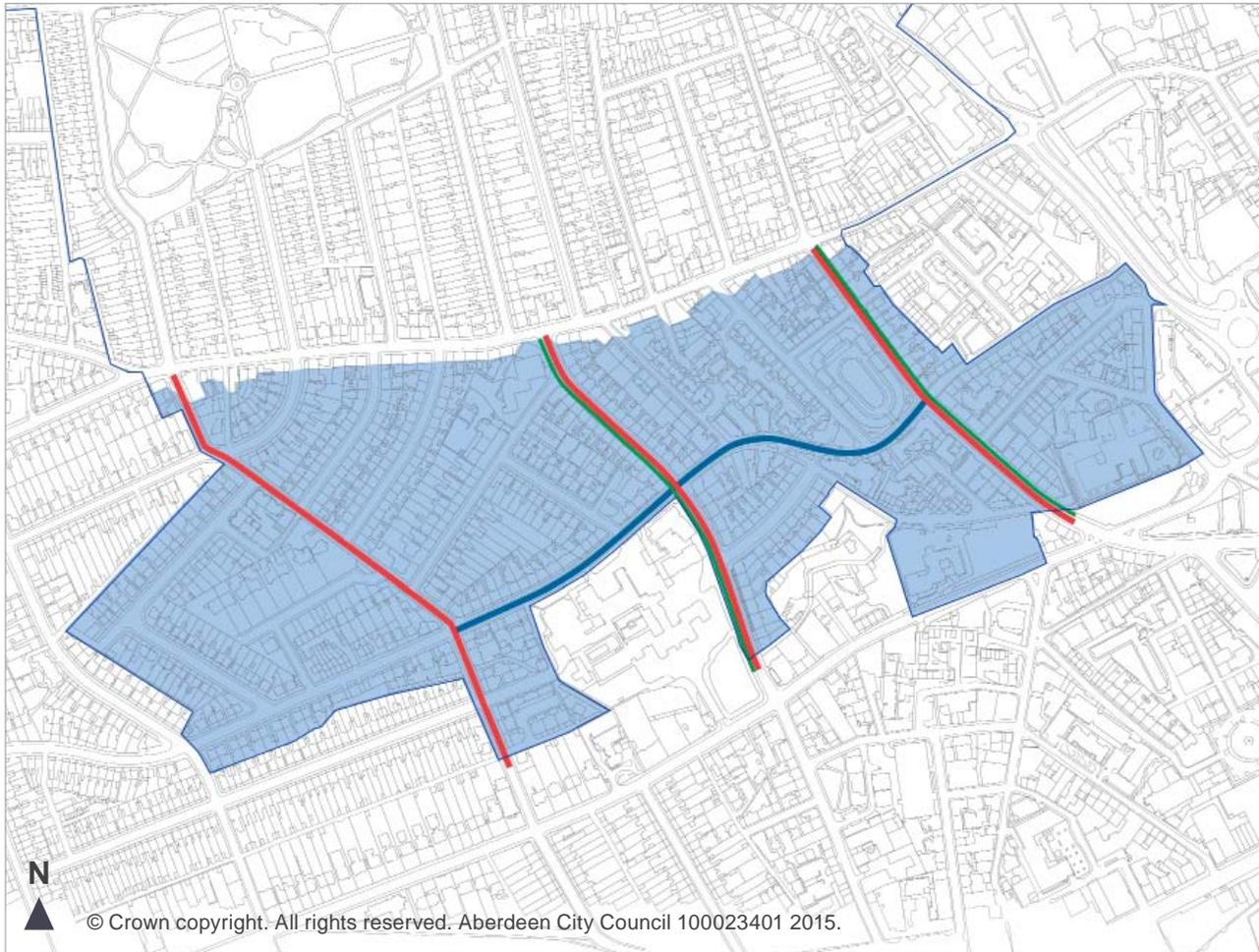


Kintore Place



Short Loanings

Rosemount and Westburn Conservation area Character Area A, activity and movement



Key

- Main vehicular routes
- Secondary vehicular routes
- Main pedestrian routes
- Secondary pedestrian routes

A 3.3.3 Pavements

On Rosemount Viaduct/South Mount Street in particular there are a number of broken and chipped slabs. There are a number of other pavements in a similar condition. This poor condition is largely due to vehicles parking on them.

The majority of the pavements measures 2.5-3.0 m in width, however, Belvidere Crescent measures around 3.6 m in width. There are some narrower pavements located on Spa Street measuring around 2 metres and Baker Street measuring circa 1.5 metres. The pavements in this character area are largely prefabricated concrete with matching kerbs. A couple of streets including Whitehall Place have granite kerbs but these are within limited locations.

A 3.3.4 Street trees

Street trees are present on Belvidere Crescent, the north side of Wallfield Crescent and Whitehall Place, south side of Grosvenor Place and both sides of Northfield Place and Belgrave Terrace. Street trees are welcome in this character area because they provide a visual break, particularly on streets where the tenements are straight onto the back of the kerb.

A 3.3.5 Signage

Signage in this character area is very limited. There are very few directional signs and the remainder of the signage is largely warning, speed limit changes and dead end signs. This minimal sign provision is welcomed because it

reduces the street clutter. The majority of street name signs are made up of the black tile letters including Belgrave Terrace, Westfield Terrace, Craigie Loanings, Wallfield Place, South Mount Street, Rosemount Square and Rosemount Viaduct.

There are a number of shop units within this character area with varying design and quality of signage. Skene House has a number of serviced apartments in this character area all with simple black and gold signage and frontages on the ground floor. The fronts of the buildings themselves are also very well maintained. The other signs in this area vary in quality but in general are of an appropriate scale and design for within a conservation area.

Teasel and Tweed on South Mount Street has an attractive timber hand painted sign. The rest of the signs on South Mount Street vary in size and location but are generally in good repair. Some have added a sub-fascia below the traditional sign level and now have large, out of proportion signs. The large signs adjacent to the smaller more appropriate signage are negative; this said at least the larger signs are well maintained. Some of the other shop signs within this character area would benefit from maintenance.

A 3.3.6 Street furniture

There is limited street furniture in this character area. Beyond the parking ticket machines, the bus stops and the large street bins on the tenement streets (including both Wallfields, Esslemont Avenue, South Mount Street and

Richmond Street). The large street bins, though functional are unfortunately large, relatively unsightly and not always in good condition. Additional food waste bins have been added to a number of streets in this character area providing additional clutter in some areas, particularly noticeable on narrower pavements.

There is a bus shelter on Rosemount Viaduct however this is located at a wider area of pavement so does not impede pedestrian movement. Adjacent to this bus shelter is a crossing island.

A 3.3.7 Negative factors

1. Poor condition of street bins.
2. Sub fascias to some signs



Street trees, Northfield Place



Black and white tiled street name



Signage Sub fascias, Rosemount Viaduct

A 3.4 Natural environment

A 3.4.1 Open spaces

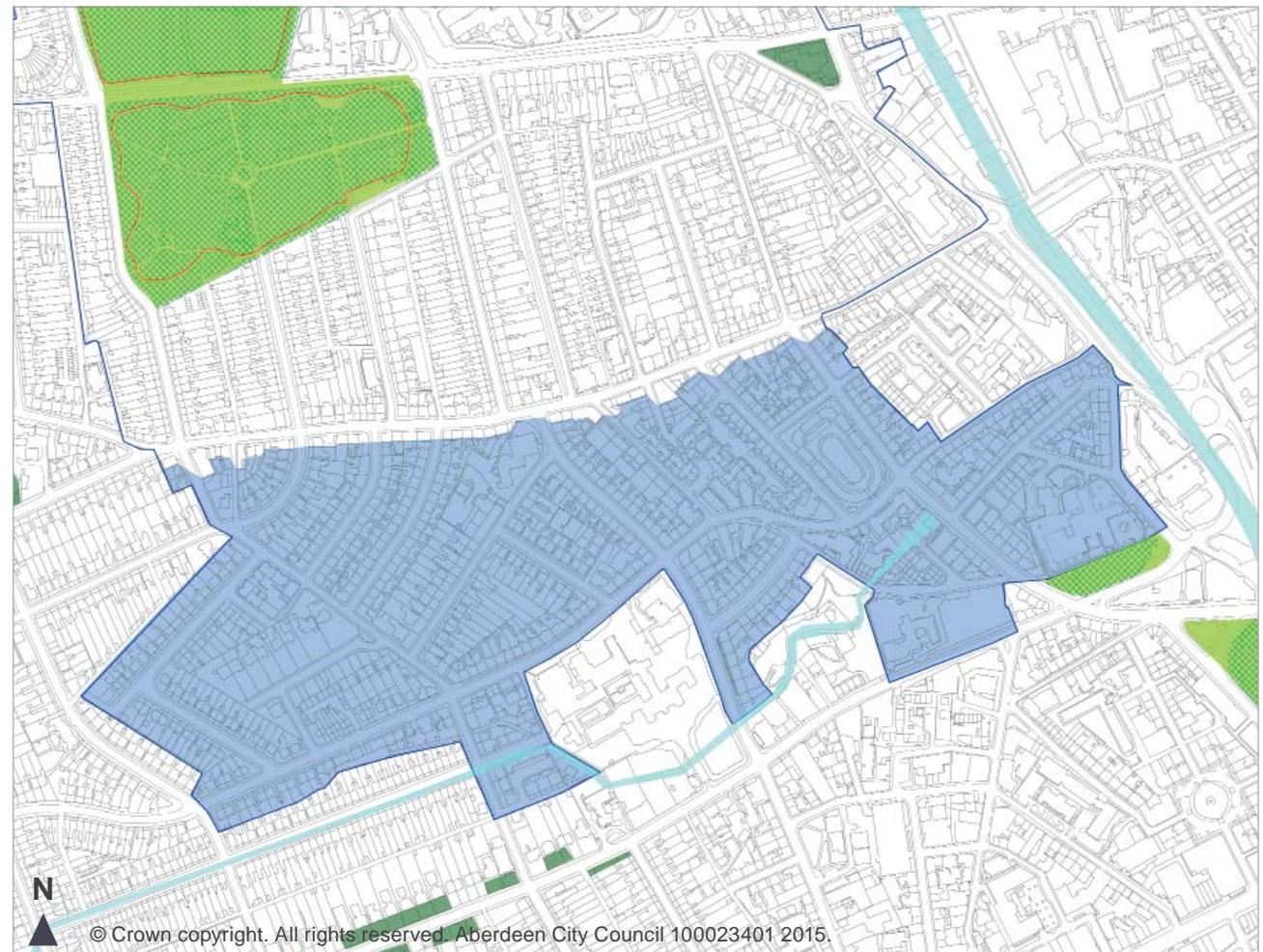
There are a few small areas of open space designated in the Council's Open Space Audit. There is a play area within Rosemount Square, the school grounds at Gilcomston School as well as a small residential amenity area at the rear of Rosemount Viaduct. As part of the newer developments, there are also pockets of green with trees on them. These have little purpose, but do provide green areas within an otherwise relatively hard landscape. Union Terrace Gardens is also in close proximity to the edge of this character area, providing further access to green spaces.

The lack of open space within this character area is not seen to be an issue given the proximity to the Victoria and Westburn Parks and Union Terrace Gardens. These parks are easily accessible from the local area and further afield with the regular buses going through the area.

A 3.4.2 Trees

There are no tree preservation orders in this character area. There are however a number of trees, largely in private gardens and particularly to the west of the character area, which make a positive contribution. There are trees along the School boundary at Skene Street. Glimpses through between houses and walls provide further views of trees. Due to the older houses on Westfield Terrace being set back from the road, the front gardens are well established with

Rosemount and Westburn Conservation area Character Area A, natural heritage



Key

- | | |
|--|---|
|  Urban greenspace |  Local Nature Conservation Sites |
|  Greenspace network |  TPO areas |
|  Conservation Area Boundary |  Core Paths |

a number of large trees. These trees make a strong contribution to this character area and the streetscape.

There are a number of high boundary walls within this character area which have glimpses of trees over them. This again provides interest and softening in this character area.

A 3.3.4 Negative factors

There are no negative factors relating to the Natural Environment in this Character Area.

A 3.5 Key characteristics

Curving tenement streets	Trees
Black tile street signs	The undulating topography
Rosemount Square	
Setted Streets	



Craigie Loanings



Belvidere Crescent



Rosemount Viaduct and Upper Denburn

Character Area B: Rosemount Place -North

Incorporating: Rosemount Place, Caroline Place (part), Forbes Street, Rosemount Terrace?, Mount Street, West Mount Street, Richmond Terrace, View Terrace, Loanhead Terrace, Watson Lane, Watson Street, Thomson Street Lane, Loanhead Place, Thomson Street, Belvidere Street, Argyll Place (including lane to rear) and Victoria Park.

Key Buildings: Rosemount House, Westburn House, Victoria Park Lodge.

Other Notable Buildings: 248 and 250 Rosemount Place.

B 3.1 Setting

Rosemount Place is the spine of this Character Area. It slopes uphill from east to west at a relatively steep incline. The character changes along its length. The height and design on this street varies greatly from 4 storey high tenements to the single story Queen Vic pub. These tall buildings frame the views and lead to a sense of enclosure. The spire of the Rutherford Church (now Apple Apartments) can be seen from a distance. On the north side of Rosemount Place once past Thomson Street the properties vary again. They change from 3 ½ storey tenements off the back of the pavement to 1 ½ storey cottages set back from the street behind their boundary walls. All these variations in design, scale and setting add to the character of Rosemount.

As on the south, the perpendicular roads to the north of Rosemount Place all slope downhill to Westburn Road. These streets offer views and glimpses, particularly of the parks to the north of the character area.

At the western end of the Conservation Area there is a 4 way traffic light junction and to the east a large roundabout. There are also traffic lights at the top of Mount Street and Watson Street. This stops traffic at the entrances to the Character Area and causes queues, particularly at busy times of the day. These queues are particularly apparent on Rosemount Place. This makes this character area seem very busy, with a lot of activity and gives it a lively feel, this said the queues of traffic also have a negative impact in terms of noise and pollution.



Rosemount Place



Rosemount Place



Rosemount Place

The original ground of Westburn House extended to 22 acres. The house is still present though now sadly run down and on the buildings at risk register. The grounds of Westburn House were turned into a public park and the formal walled gardens changed to bowling greens and tennis courts. A planning application has been submitted for the redevelopment of the house. Westburn Park has a very open feel compared to Victoria Park opposite; this is particularly apparent with the large open areas of flat grass to the front and rear of the park. The trees tended to be planted around the house and along the access road in the form of an avenue as well as along the edge of Westburn Road. Westburn Park has a number of facilities including tennis courts, children's play parks and a bowling green. Part of the Gilcomston Burn also surfaces within the park on the flat land to the front of the house.

Victoria Park makes a strong entrance to the Conservation Area along Westburn Road. It is much more natural and undulating with many more trees. A path weaves its way around the park which is very popular with dog walkers and runners. Both parks are also very popular in the summer for games and relaxing. Also to the north of Westburn Road is the Royal Cornhill Hospital set in substantial landscaped grounds. There are a large amount of trees within this character area which provide a strong setting and sense of enclosure.



Bowling green, Westburn Park



Cornhill Hospital, Westburn Road



Westburn House, Westburn Park

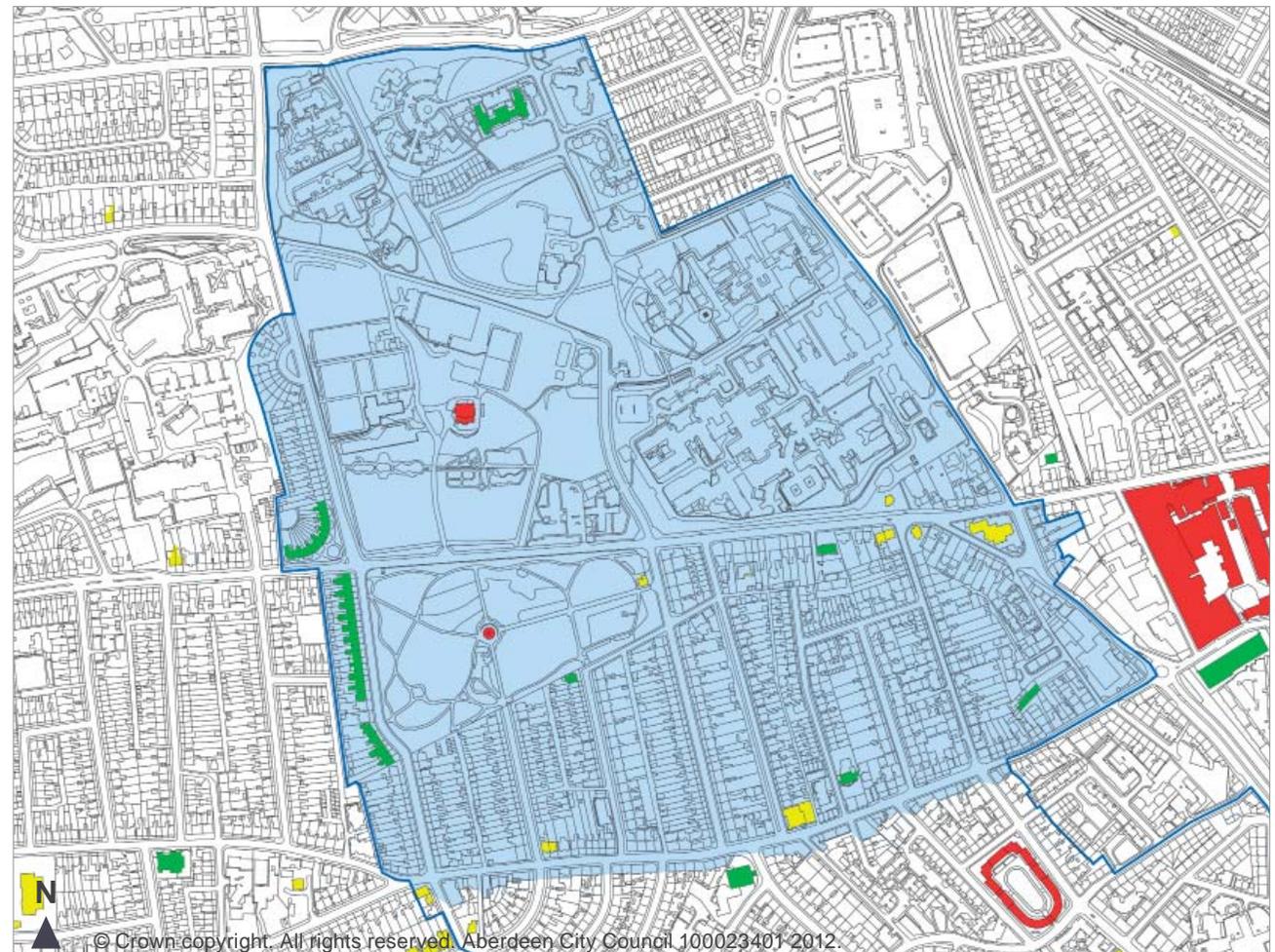
B 3.2 Built environment

There are a small number of listed buildings in this character area. The fountain in Victoria Park is a category A listed structure, made of 14 different granites. It was presented to the people by the granite polishers and master builders of Aberdeen. Facing onto the park is the B listed terrace of 55-93 Argyll Place with its bay windows. This is a 41-bay terrace comprising predominantly 4-bay pairs of mirrored cottages. 57 Thomson Street is a B listed building adjacent to Victoria Park, built by the builder John Morgan between 1878- 1880. Westburn House in Westburn Park is also an A listed building though currently in a state of disrepair and is identified on the Buildings at Risk register as high risk. 55-93 Argyll Place and 1-13 Argyll Crescent are a strong cluster of B listed buildings in terraces. They are constructed in grey and pink granite with contrasting rusticated and dressed finishes.

The late 19th Century Victoria Park Lodge sits within this character area on Watson Street. The single storey and attic cottage sits in the park, separating it from the urban setting of the rest of the street.

Rosemount House built around 1810 is located to the rear of 28 Rosemount Place. One of the original villas it was built with fine ashlar and a double string course. The doorway has an attractive semi-circular fan light over it with small glass panels either side of the door. The 1828 Wood plan shows it still as a large 2 storeyed house with no additions but by 1862 the footprint

Rosemount and Westburn Conservation area Character Area B, Listing Buildings



Key to listed building categories

- Category A
- Category B
- Category C

of the property was noticeably larger once the small terrace had been developed.

Other notable buildings include the Rutherford Church and Church Hall (also known as Rosemount Parish Church Celebration Centre and now Apple Apartments), Rosemount Church on Caroline Place, Victoria Park Lodge and 28 Rosemount Place.

To the north of the character area is Elmhill House, a B listed building formerly part of the Royal Cornhill hospital but now converted to flats. This building was designed by William Ramage and erected in the 1860s for the higher-class patients. Also within this area there have been new build properties which are of a high quality and retain the strong landscape setting of the mature trees.

There are a number of the Aberdeen cottages within this character area. These are particularly apparent on Loanhead Terrace, to the east side of Argyll Place and 234 and 236 Rosemount Place. Loanhead Terrace is unusual in its design because it was only developed on the east side with the west planted with trees, which results in a much more open aspect than some of the other streets.

Within this character area it is encouraging to note that there are no developments that have an extremely negative impact. There are a few blocks of flats from the 1990s which would have benefitted from better materials or improved design elements but generally across this area the built environment is positive. However within

this character area a number of commercial units have been left empty and not maintained to an appropriate standard. This neglect and vacancy has a negative effect on Rosemount Place particularly in the area from Richmond Terrace to View Terrace. 78 Rosemount Place has been vacant for a number of years and the single storey 100-106 Rosemount Place and adjacent units have been vacant for a shorter time. An appropriate level of maintenance has not been carried out on either of these addresses.

Within this character area and in particular in the Watson Street/Thomson Street area there are a number of air raid shelters still in place. Examples can be seen at 40 Thomson Street, 22 Watson Street and 6 Richmond Terrace. A number of others are identified in the Council's Sites and Monuments Record but it is not clear whether they are still present or not. There are also a number of other Sites and Monuments records including the Gilcomston Motte and boundary stones.

The original Asylum building of Royal Cornhill Hospital was built in the early 19th century. In 1989 the new hospital was built to the south in the form of a number of low level connected pavilions. Over time there has also been carparks added to the hospital area. There are a number of mature trees within the hospital grounds that help to integrate this into the character area and give it a sense of enclosure within the local landscape. Planning permission was granted in 2015 for the demolition of some former hospital buildings, with the erection of new flats and houses as well as



Top: Elmhill House, Shaw Crescent
Bottom: Rosemount Parish Church

conversion of five of the original hospital buildings to form 36 flats. The C listed Forbes of Newe Obelisk (originally located within St Nicholas churchyard) is to be relocated within the site as part of the approved development.

A small cluster of properties are located in the vicinity of the junctions of Caroline Place and Rosemount Terrace. This road layout is old and stems back to the 1809 John Wood plan of Aberdeen. The 1869 1st Edition map of Aberdeen shows the street layout and buildings clearly as they are today, though Caroline Place has been widened. At the corner of Forbes Street and Skene Square is a small single storey building with bow front and shop windows. Opposite this is the category C listed Rosemount Church, built by William Smith (most famous for Balmoral

Castle) between 1875-1877. It is gothic in style and T plan in form and it is interesting to note that the spire was never completed. The remainder of the properties in this area are a variety of tenements and small 1 ½ storey cottages.

B 3.2.1 Typical building forms and features

All house types are covered in this section of the Conservation Area. There are traditional flats; terraced houses; semi-detached and some detached houses. There are also a number of ground floor uses on Rosemount Place including, shops, a public house, offices, salons etc.

The houses on the streets between Rosemount Place and Westburn Road in Character Area B vary significantly.

- To the east of Rosemount Place there are some flats and 1 ½ storey houses, moving west the scale remains relatively low until you reach Short Loanings where the flats are 3 ½ storeys then they begin rising to 4 storeys after Esselmont Avenue. To the north of the



Former Rosemount Church, Listed Category C



Corner building on Forbes Street



Rosemount Place

street they are modest in height until you pass Watson Street where they are 4 storey terraced flats. On the north side of the street past Thomson Street the scale of properties again drops down to 1 ½ storeys and are built in a variety of styles.

- Forbes Street used to be made up of a number of factories and warehouses. Over the years these were demolished and have been replaced by flats. These were largely built in the early 1990s and are between 1 ½ and 2 ½ storeys in height with large parking areas and limited amenity ground. This street also accommodates the rear gardens and parking of a few houses on Skene Square. Skene Square school (Formerly Dr Brown's School) is also present on Forbes Street, built in the 1860s by the army surgeon Dr John Brown as

a mixed school for local children. The school is a grand 2 storey granite construction with a few separate buildings. There are interesting circular windows to the upper floors on the main buildings with granite detailing around them. These small details add to the interest of an otherwise clearly designed educational establishment.

- At the northern end of Mount Street there are some small cottages leading onto largely 2 ½ storey tenement properties. After the junction with West Mount Street the properties go down to 1 ½ storeys with a mix of houses or houses converted into two flats. On the site of the former Industrial Asylum and Reformatory for Girls there is a newer flatted development built in the 1990s, largely 3 storeys in height with parking in a rear courtyard. Mount Street

is quite unique in the sense that there are a number of traditional 3 storey tenements to the rear of the street fronting properties.

- West Mount Street is largely made up of 2 ½ storey properties with a small terrace of 1 ½ storey cottages to the western end.
- Richmond Terrace is a street made up entirely of tenement flatted properties. They are 2 ½ storeys in height, the properties on the west of the street have a central door and are double fronted. On the east side of the street they also have a central door but in this instance are single fronted. There is a 1970s flatted development of a similar height to the traditional properties but is made up of 3 ½ storeys rather than the 2 ½ due to the lower floor to ceiling heights.



Caroline Apartments, Forbes Street



45 Mount Street



Richmond Terrace

- View Terrace turns the corner from West Mount Street with 1 ½ storey properties, though slightly larger. To the western side of the street the properties remain at 1 ½ storeys until the doctors surgery at the southern end of the street. The east of the street has flats and then moves into 2 storey terraced houses. To the top of the street there is the B listed 2a View Terrace.
- Loanhead Terrace is a street with a 1 ½ storey terrace of houses only down the east side (trees opposite). At the junction with Loanhead Place the terrace of properties moves to the west side with the east taken up by a detached property and a garden of a house that fronts onto Westburn Road.



View Terrace

- Watson Street and Thomson Street are made up of 2 ½ storey flatted tenements on the east side and 1 ½ storey houses on the west. The houses vary slightly in design but remain a consistent height. To the south end of Thomson Street there is a 3 storey sheltered housing complex, built in 1981, the design is typical of such an establishments of this time.
- Belvidere Street it a very attractive tree lined street with wide pavements. It comprises late 19th century single storey and attic terraced townhouses set behind modest front gardens, each with a bay window and bay dormer above. There are large terraced 1 ½ storey properties with a single 2 storey bay to the front of the property. It appears that most of these are still retained as houses rather than split into flats. To the rear of the properties there are 1



Thomson Street

- ½ storey gabled original extensions some with lean-toos attached.
- Argyll Place is made up of a few large terraces. To the east the properties are relatively small 1 ½ storey cottages. To the west the properties are also 1 ½ storey but much larger with larger footprints and bay windows onto the street.

To the rear of Westburn Park is the former Elmhill Hospital with its 11 bays, pedimented centre, pavilion ends and two Italianated towers. Now successfully converted into flats it is still a striking building with its symmetrical structure. Additional flats have been built to the west of the original building. These flats are high but sit well within the retained landscape grounds and are of modern design with a vertical emphasis. The large areas of carparking do detract from the



Argyll Place

quality of the area however an attempt has been made with planting and flower beds to break up the monotony of cars. Also within this area is Roxburgh House which is a single storey NHS specialist palliative care facility. It sits well within the existing landscape structure.

There are a number of lanes in this character area including Rosemount Place, Thomson St Lane, Watson Lane and Loanhead Walk. There are also a number of unnamed lanes. These rear lanes are largely used for off street parking with garages being built straight off the back of the lane and at the bottom of the rear gardens. This helps to alleviate the pressures on parking in the Rosemount Area. The garages are of varying quality and design.



Lane to rear of Argyll Place

B 3.2.2 Materials

The traditional buildings are largely granite and slate. Different finishes are apparent on the granite. A number of the streets have fine cut ashlar granite, but largely it is pick fronted. This finish is particularly apparent on the tenement properties along with rusticated finished. Though the tenements have varying finished granite, those on Rosemount Place are tied together with consistent detailing in the form of three string courses.

Like the other character area the shop units have finer cut granite on the ground floor with rougher cut picked fronted above. The finer granite is apparent between the shop units and around the doors that provide entrance into the flats above.

The granite on View Terrace is still coursed but has been roughly cut and in some instances with multiple pinning stones giving an interesting level of detail to these buildings. The rougher cut granite is carried from the front elevation onto the side elevations with quoin detailing finishing off the end buildings.

Argyll Place and Belvidere Street have fine cut granite to the front elevations with coursed granite rubble to the gables. Belvidere Street has a variety of granite finishes including picked face, rusticated finish and smooth cut ashlar. There is also detailing on these buildings including a string course below the eaves level.

There are a number of traditional doors within this Character Area but unfortunately some have been altered and replaced with less appropriate

designs and materials. Good examples of doors and windows are on Belvidere Street and Argyll Place where a number appear to be original double leafed doors, opening out the way.



Top: Rosemount Place
Bottom: Belvidere Street

Rosemount and Westburn Conservation area Character Area B, Urban form



B 3.2.3 Orientation/building lines/heights

The built form of Rosemount Place is made up of retail units on the ground floor with residential properties above. These properties entrances are flush with the pavement. This layout is evident from Richmond Terrace up to Thomson Street. The building heights from Watson Street on the north and Short Loaning on the South are high. Varying from 3 ½ to 4 storeys, though there are some lower units that break this up.

The streets largely run parallel with each other on a north - south orientation.

Watson Street and Thomson Street have an interesting make up of properties. To the east of both streets are tenement buildings and to the west small Aberdeen cottages. They are all set back from the streets with small front gardens and relatively large rear gardens.

Belvidere Street is a beautiful tree lined street. The houses have relatively large front gardens with larger rear gardens. This is a very grand wide street which is a dead end apart from pedestrian access into Victoria Park. The view from this street leads your eye through to the fountain in the centre of Victoria Park.

Most of the other streets include small front gardens with larger gardens to the rear. Loanhead Terrace is an interesting street with the houses only on one side. On the west side there is a row of trees and the rear gardens and garages of the flats on Watson Street.

The buildings on Westburn Road are set well back with long front gardens. Elsewhere in this character area the properties are largely a mix of terraced flats, terraced houses and semi-detached houses.

Mount Street has a character that is not present elsewhere in the conservation area or the city as a whole. There is a high percentage of what would now be known as backland development behind relatively modest cottages. These are apparent to the rear of 15-19, 28-29 and up the lane to the side of number 46. These are 3 storeys in height and largely invisible from Mount Street. The earliest of these buildings is to the rear of 15-19 Mount Street, appearing on the 1888 Gibb Plan of Aberdeen. The remaining properties are all present on the 1915 map of Aberdeen.

On Rosemount Place the form and location of the terrace of shops (104-106 and 108-114) on both sides of View Terrace are present on the 1902 OS map. There is no evidence on the gable of 92-96 Rosemount Place that there was ever a building higher than that currently in place. The single storey buildings were likely designed for symmetry either side of View Terrace and to respect the listed building (2a View Terrace) to the rear. The scale of the development has not changed and its presence within the streetscape has been retained. The low terraces of shops have little dominance on the street scene and reflect the general lower height of development in this area. The current view up Rosemount Place provides a longer distance visual curve with the lower scale properties in the foreground rising to higher properties past the church. This curve is

apparent because on the lower properties before the spire. This view through should be retained. Increase in height of properties in this foreground of the Spire would have a negative impact on this view and the character of this part of the Conservation Area



Section along Rosemount Place from Belvidere Street Lane to Watson street.

B 3.2.4 Uses

There are a number of different uses within this character area but it is largely residential. Rosemount Place itself is a very successful neighbourhood centre with a variety of shops and a few cafes. These units are largely independent premises which offer something that is not available elsewhere within Aberdeen – high quality fishmonger, cheesemonger and butchers as well as a card shop, craft related shops and a small clothing outlet. Belvidere Gallery is a well-established unit within this area. There are also a couple cafes, a cake shop and the local public house, the Queen Vic. There are also some national supermarkets at a scale appropriate for this residential area.

Given the two parks within this character area there is a strong recreational use. Both parks are well used for walking dogs, cut throughs, and running. Westburn Park also has the tennis courts, the play parks and the bowling greens. On a summers day both parks are full with locals utilising their facilities.

B 3.2.5 Negative Factors

- 1 Parking pressures
- 2 On street waste bins conditions
- 3 Pavement condition



Top: Rosie's Cafe, Rosemont Place

Bottom: Belvidere Gallery, Rosemount Place

B 3.3 Public Realm

B 3.3.1 Views/vistas/glimpses

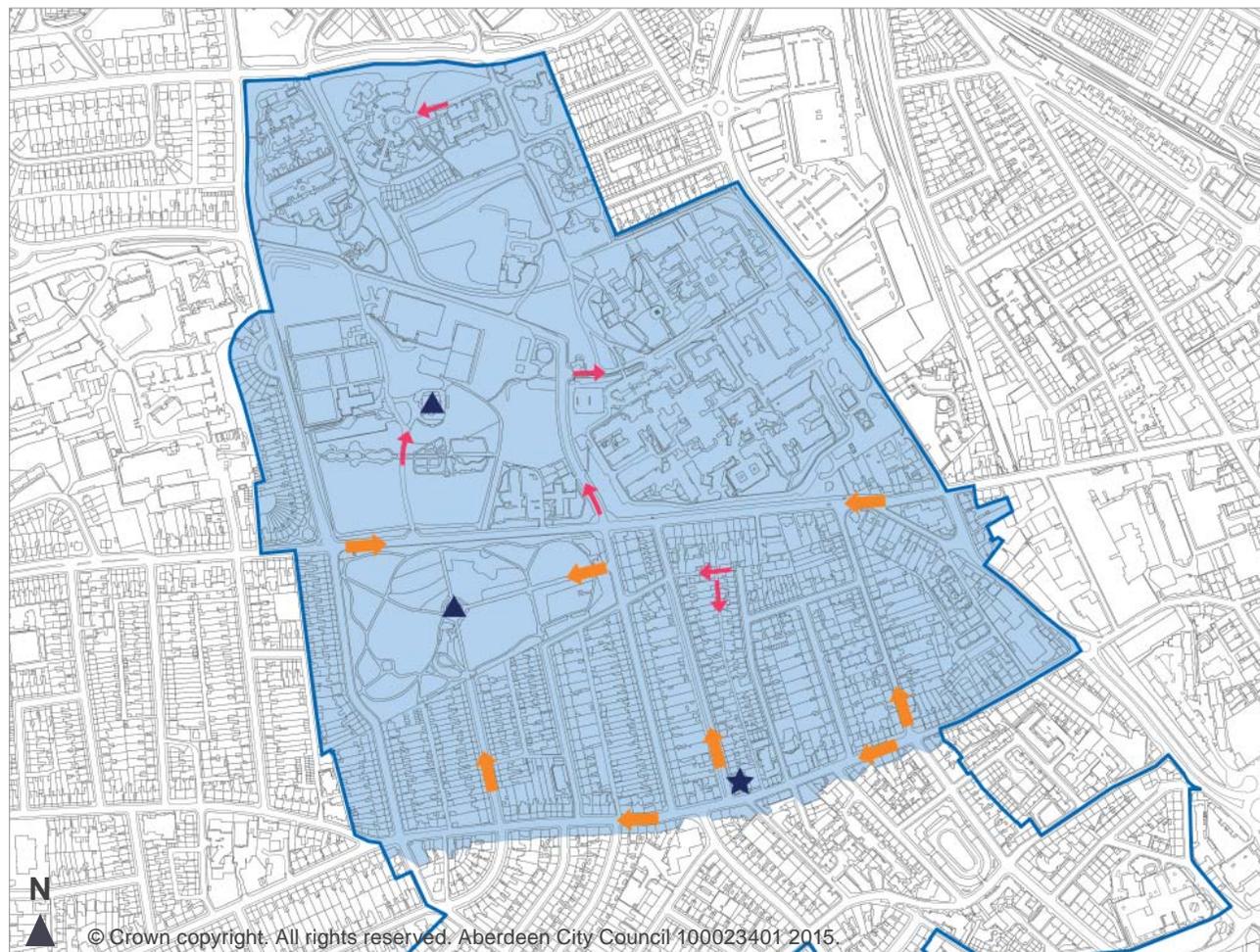
There are a number of short distance views within this character area. All of the streets that run perpendicular to Rosemount Place are straight and allow views along them. Thomson Street and Belvidere Street and their associated lanes all have views of Victoria Park. Belvidere Street in particular has a view down to the fountain. Trees are also apparent at the ends of Mount Street and Loanhead Terrace within the large ground of Cornhill Hospital. Longer distance views are available up Rosemount Place with emphasis being placed on the Church Spire. Westburn Road also offers long distance views and these are particularly interesting with the tree lined aspects of Cornhill Hospital and the section between Victoria and Westburn Park.

On Rosemount Place the views are tunnelled by the height of the tenements, this said the road does not feel any narrower here.

B 3.3.2 Roads

Within this conservation area the Berryden Corridor Improvement Scheme relates to the area of road between Skene Square School and Hutcheon Street. This corridor is identified as a key project in the 2013 Strategic Infrastructure Plan. The proposed new road layout will have minimal impact on the built environment in this area. The former Rosemount Church is a prominent building which terminates the view up Skene Square. The chosen option has meant that the church building can be retained, though

Rosemount and Westburn Conservation area Character Area B, townscape analysis



Key

-  Vistas and street views
-  Glimpses
-  Focal points
-  Long distance landmarks

a small part of its grounds to the east will be removed. The new road alignment will impact upon the setting of this part of the Conservation Area, however the potential impacts have been considered and minimised, whilst at the same time maximising the safety of all road users, including pedestrians. The buildings at 3-6 Caroline Place are a strong feature in the streetscape and contribute positively to the character of this area. The proposal allows for their retention though some of the land associated with them will be altered.

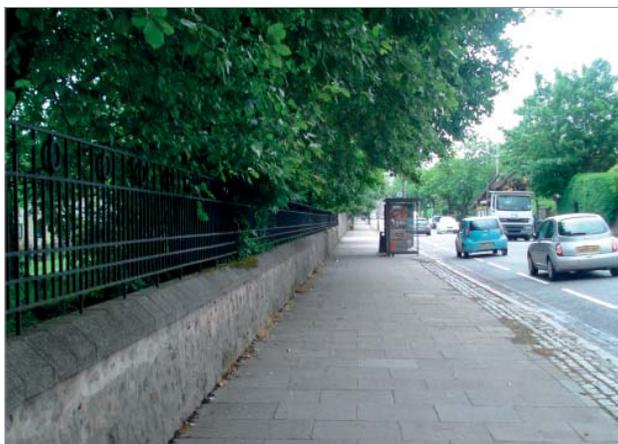
The alignment of Rosemount Place and Westburn Road are evident in “A plan of the City of Aberdeen with all the enclosures surrounding the town to the adjacent country, from a survey taken 1789, ” at this time they were known as Road from Skene and The Midd Road. There are no streets running perpendicular off Road of Skene in this map but it is evident that the street layout and the

park between Westburn Road and Rosemount Place largely followed the field boundaries and reflect the landscapes previous patterns.

The two main routes through this character area are Rosemount Place and Westburn Road. Westburn Road is 9m in width with substantial pavements along both sides. Rosemount Place is more of a secondary route but still measures over 9m in width and is slightly quieter than Westburn Road, though not much. These routes run parallel with each other and the perpendicular routes connect them. There is a number of one way streets within this character area; Mount Street and View Terrace are one way north to south while Loanhead Terrace and Richmond Place are one way south to north. From Westburn Road there are also a number of no right turns to avoid the issue of queuing on this busy route.

The street layout between Rosemount Place and Westburn Road is linear in nature. Though they are largely short stretches, they vary between 350 metres on Loanhead Terrace and 388 metres on Argyll Place and 307 metres on Mount Street.

Even though a large number of the properties have rear lane/ garage parking there is still pressure for on-street parking. A particular problem area is around the shops on Rosemount Place and in particular around the small supermarkets. The problem is also exacerbated by the limited parking spaces and the close proximity of the fish and chip shop and the Chinese and Indian takeaways. There are issues with illegal parking in this area at most times of the day but in particular the early evening when the road is at its busiest. This illegal parking has a very negative effect on the character of the area and is a safety concern.



Westburn Road



Loanhead Terrace, rear access lane



Parking on Rosemount Place

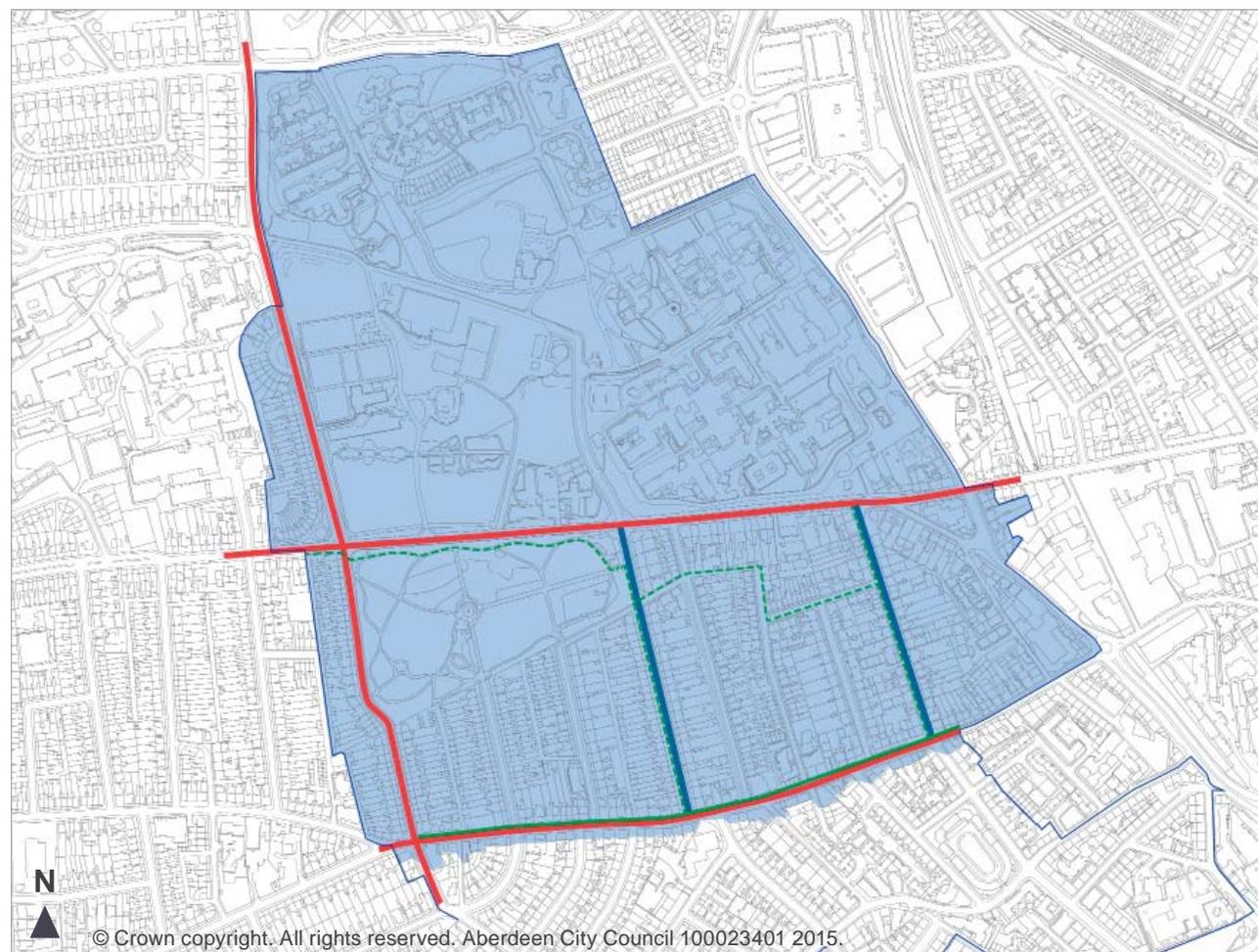
There are a number of lanes within this character area all running between the main streets on either side. The lane between Belvidere St and Thomson St and Belvidere St and Argyll Place are dead ends with a number of garages along them. They are single storey and straight off the back of the lane edge.

A number of lanes within this character area are finished in tarmac and adopted. Loanhead Terrace has a lane to the rear which does not appear to be maintained, largely over grown, and is not adopted by the Council. To the bottom of this lane there is another smaller lane which is largely used as a pedestrian cut-through. All these lanes and streets are used on a daily basis. Along these lanes there are many examples of traditional boundary walls which are made of a variety of materials, including random rubble granite with brick coping features on top. These rear walls are generally about 1.8 -2 metres in height. Within the rear lanes a number of walls have been largely removed due to the erection of garages. Some have retained a small portion adjacent to the garage which helps to retain the original character of the lanes. This provides an interesting character in itself; it almost has a countryside path feel to it even though it is in the middle of Rosemount.

B 3.3.3 Pavements

On Westburn Road there are wide pavements to both sides of the road, 4.5 metres in parts alongside the Royal Cornhill Hospital. The pavement to the south only disappears when going between the two parks, there is however

Rosemount and Westburn Conservation area Character Area B, activity and movement



Key	
	Main vehicular routes
	Secondary vehicular routes
	Main pedestrian routes
	Secondary pedestrian routes

still a pavement on the northern side and an alternative walk through the park which is on the same route and does not involve much of a detour. The pavement on the other roads are also relatively substantial. Belvidere Street's pavements are over 3 metres in width and include a drainage channel down the centre of both pavements. This is an interesting feature that is not seen elsewhere within the Rosemount and Westburn Conservation area.

There are a number of pavements that are poor standard including the width of the pavement on the east side of Mount Street. Forbes Street only has a narrow pavement to one side of the street but the section from Rosemount Place to Caroline Apartments has a granite kerb.

The condition of the pavements vary with the most damage done to Rosemount Place and in

particular at the corners. The other streets do have areas of damage but are largely in good condition.

Rosemount Place has prefabricated concrete kerb stones from its easterly end to View Terrace, but after View Terrace the kerb becomes granite. The granite kerbs are not present on the south side of the street until after Short Loanings. The undeveloped side of Loanhead Terrace also features granite kerbs, though these appear to be set on their sides rather than their backs. The remainder of Rosemount Place to the south has granite kerbs but the north goes back to concrete at Craigie Loanings.

Westburn Road is also made up of prefabricated concrete pavements and kerbs but features an interesting setted detail to the end of the northerly pavement.

Thomson Street's pavements have an interesting setted detail within it and a split level on part of its west side.

A section of pavement to the front of the Queen Vic pub has been removed by utilities and replaced with tarmac, this causes a negative impact on the character area.

B 3.3.4 Street trees

Street trees are prevalent in this character area including a significant number of sycamore all planted in the Victorian/ Edwardian period. The aim of the council is to make the street tree population multi- aged and multi species. Belvidere Street, Thomson Street and Watson Street all have street trees. Belvidere Street has a variety of types including ones that blossom in the springtime. The presence of the trees



Dammaged pavement, Rosemount Place



Loanhead Terrace



Thomson Street

on Loanhead Terrace also makes a major contribution to the character area. A number of the trees have berries, which provides additional colour and interest in the views along the streets.

Trees are present within a number of the gardens. The Rosemount Place streetscape is largely buildings onto the pavement with the trees being located on the perpendicular streets. The street trees and essential for the character of this Conservation Area.

The pavements on Watson Street are relatively narrow so the trees were planted on the road and have grown to a healthy size. Though this has been done there is still some evidence of root damage to the pavement. On Thomson Street the pavement is much wider and the trees have carefully been placed in a planting area rather than completely surrounded by paving. There is evidence that some of the trees have been

replaced but this has not in any way detracted from the character of the street. There has been limited damage to the pavements and the trees appear to be in good condition.

Belvidere Street is very well maintained and with the width of the pavement there are no apparent issues from the trees. The trees on this street are younger and smaller and vary in type. This dead-end street has a strong vista of trees at its termination which is again another strong feature.

Westburn Road between Mount Street and Watson Street has some large mature street trees on its south side. The tree lined nature of the south side is reflected in the trees planted in the Royal Cornhill Hospital grounds to the north.

Street trees as well as trees in general, play an important part in the character of this Character Area.

B 3.3.5 Signage

Signage within this character area is kept to a minimum. There are a number of one way streets marked with simple directional signage.

A number of the street names are marked with the traditional black tile finger signs which add to this character area.

The shops have carefully considered their signage and are in general are appropriate and in some cases very attractive. I.J Mellis, Scottesque, and Cloudy Blue are particularly effective . A couple of shops have added sub-fascias which make the signs very large and out of proportion with the rest of the shop front. This said they are largely in a row so do not look too out of place. Finally Wool for Ewe has an attractive sign though not tradition like the others. The Queen Vic has a well maintained frontage with a traditional sign and decoration.



Westburn Road



Rosemount Place



Rosemount Place

The main concern in this character area is the empty poorly maintained units where the signage and frontages have been left to fall into disrepair.

B 3.3.6 Street furniture

There is limited street furniture or clutter in this character area. There are a couple of bus shelters and a number of posts. Some on-street large bins are also present particularly in the higher density flatted areas. There are a few bollards adjacent to the shopping section of Rosemount Place. Given the pressures on parking within Rosemount, particularly adjacent to the shops, it is assumed that these are to stop cars parking on the pavement.

There are small pockets of guard rails at the entrances to the old school, crossing at the top of Thomson Street and around the corner of Thomson Street. There are no rails at the main

junctions or at the entrance to the parks which helps to make the pavements more pedestrian friendly, with fewer obstructions.

The bus stops are generally marked only with posts, with the exception the two stops on Westburn Road (bottom of Mount Street) which have shelters.

The large on-street bins are present on Rosemount Place, again they are in relatively poor condition and unattractive. It is noted however that these are necessary given the volume of flats on this street. At the top of Watson Street and Mount Street are free standing post boxes and phone boxes, neither are obstructions to the pavement. There is also a bench and cycle rack at the top of Mount Street adjacent to the pharmacist and a dog waste bin at the top of Loanhead Terrace.

B 3.3.7 Negative factors/ issues

- 1 Posh paws empty building.
- 2 Empty properties on Rosemount Place which have been poorly maintained.
- 3 Large unattractive on-street bins
- 4 Replacement of prefabricated concrete slabs to the front of The Queen Vic with blacktop tarmac.
- 5 Cracked pavements
- 6 Illegal parking issues



Rosemount Place



Rosemont Place, corner of Mount Street



Rosemount Place

B 3.4 Natural environment

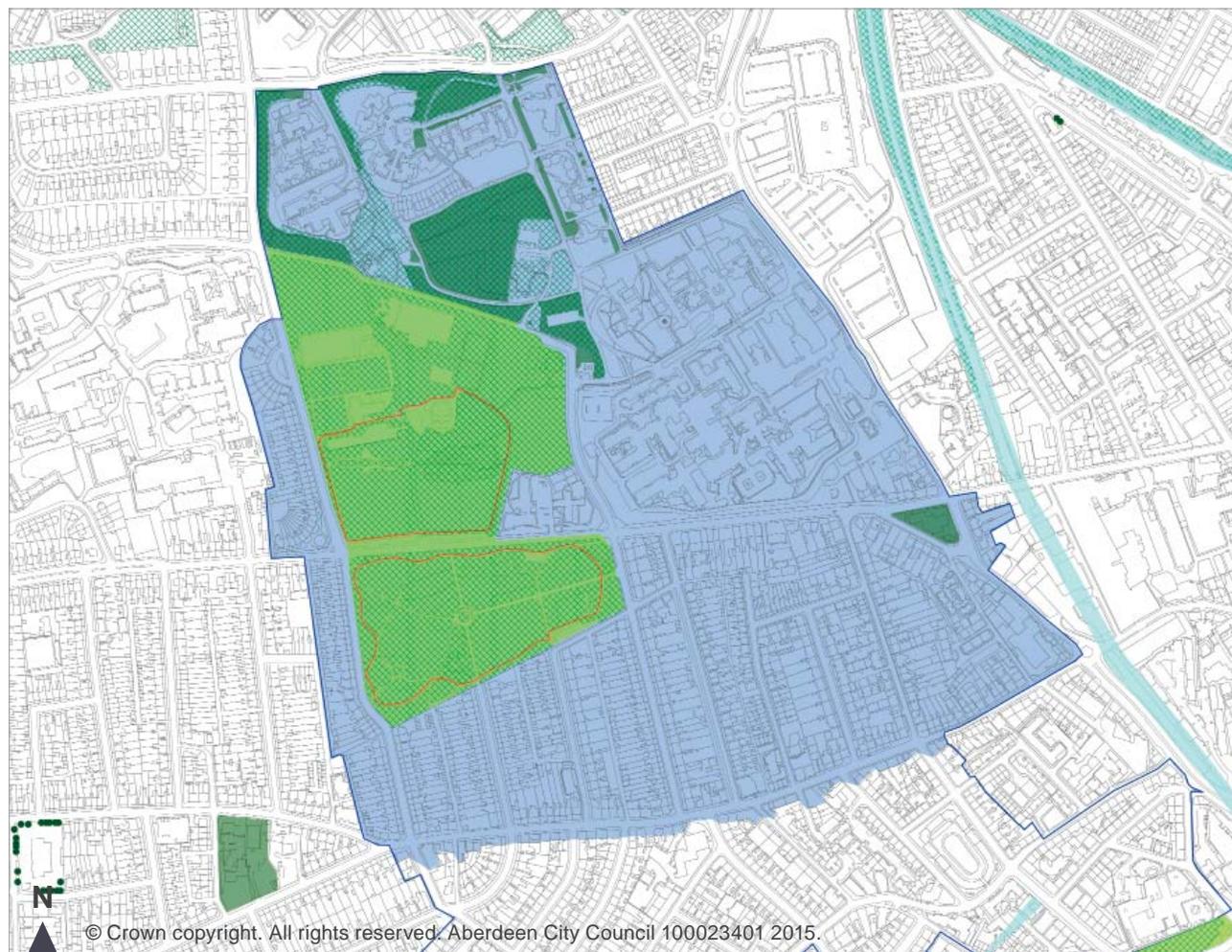
B 3.4.1 Open spaces

One of the main reasons that this conservation area was originally designated was for the “preservation of the parkland setting of both Westburn and Victoria Parks, and Cornhill Estate for the benefit of future generations.” Westburn Park and Victoria Park are two of 6 public parks in Aberdeen. Both have a large amount of trees which positively contribute to this conservation area. They are widely used for recreation varying from dog walking and running to informal football and military fitness. Both parks are well used and well maintained. The parks and their trees play an important part within this Character Area.

In 1873 Victoria Park was opened, subject to an exhaustive set of regulations on its use. Westburn Park was opened in 1901 and is one of Aberdeen’s largest parks at 10 hectares. There is no formal garden but it is largely grass with some trees and the Gilcomston burn which flows through two ponds. There are also a number of uses such as a play park, a basketball court, tennis courts, bowling greens and a tennis club.

Victoria Park and Westburn Park are both identified in the Open Space Audit as a public parks and gardens. These are heritage parks and as such are located within the heart of the communities. Though this Conservation Area is well serviced by public parks (major open spaces) there are no neighbourhood parks, local parks or dedicated local play areas. The major parks

Rosemount and Westburn Conservation area Character Area B, natural heritage



Key					
	Urban greenspace		Local Nature Conservation Sites		Conservation Area Boundary
	Greenspace network		Core Paths		Individual TPOs
	TPO areas				

do however provide some informal sports, play and recreational facilities which the other types of parks would normally provide.

Both Parks and the area to the north are suitable habitats for bats. There are also Grey Squirrels present in the parks as well as a number of bird species.

Royal Cornhill Hospital is also covered by the open space audit with the ground identified as institutional use.

B 3.4.2 Trees and parks

There are a large amount of trees within this Character Area. The two large parks have a huge number of trees that make an extremely positive contribution to the Conservation Area. None of the trees within the park are covered by

Tree Preservation Orders but the Conservation Area status affords them protection. There are a variety of trees within these parks including horse chestnut, copper beech and cherry blossom to name a few. Victoria Park also includes a wildflower garden as well as a sensory garden. Both parks are looked after and promoted by the community group, Friends of Victoria and Westburn Parks.

The trees within the old hospital complex to the north of Westburn Park are covered by two large TPOs – 220 (May Baird Avenue, south of Shaw Road) and 92 (Shaw Crescent, off May Baird Avenue, Cornhill Road).

The houses within this character area are relatively close to the streets with limited trees in the front gardens. Though this is the case there

are a large number of trees and shrubs in rear gardens, which are visible from lanes. Boundary treatments of hedges are quite common, particularly on streets such as Loanhead Terrace, Mount Street and Watson Street.

B 3.4.3 Negative factors/issues

There are no negative natural environment factors within this character area.



Westburn Park



Victoria Park



Victoria Park

4 Management

Please see Section 2 Conservation Areas Management Plan for all guidance relating to the management of Rosemount and Westburn Conservation Area.

4.1 SWOT analysis

The following SWOT analysis draws together the various characteristics of the Conservation Area. It provides a basis from which to develop strategies to conserve all that is positive, identify opportunities to enhance it, and address the negative issues.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Strong line of the tenement flats • Rosemount Square • Ground floor shop units in use • Street Trees • Granite detailing. • Independent shop units • Activity on the main streets • Variety of tenement designs • Black street name tiles • Victoria and Westburn Parks 	<ul style="list-style-type: none"> • Large areas of car parking associated with 1990s flatted developments. • Satellite dishes on tenement flats (in particular ones that appear to be redundant), especially on Esselmont Avenue. • Cracked pavements • Area of shops on Rosemount Place that has been left to decay. • Pressure for on-street parking adjacent to the shops • Poor condition of street bins • Denburn Health Centre vacant site. • Illegal parking
Opportunities	Threats
<ul style="list-style-type: none"> • Pavement maintenance • Redevelopment of Denburn Health Centre site • Refurbishment of Denburn Court • Replacement of the street bins with more attractive options. • Removal of redundant satellite dishes. 	<ul style="list-style-type: none"> • Condition of tenement properties • Shop arcade not being maintained to a sufficient standard

List of Streets

Albert Den (All nos),
Albert Lane (1),
Albert Place (All nos),
Albert Street (37-53 odd nos, 44-54 even nos),
Argyll Crescent (All nos),
Argyll Place (All nos),

Baker Street (1-59 odd nos, 56-62 even nos),
Barkmill Road (All nos),
Beechgrove Terrace (1 ,3),
Belgrave Terrace (All nos),
Belvidere Crescent (All nos),
Belvidere Street (All nos),
Berryden Road (1-49 odd nos),

Caroline Place (All nos), Cornhill Road (1-36
all nos, pavilion, Tennis Centre, Lodge, Royal
Cornhill Hospital),

Craigie Loanings (All nos),
Craigie Park (All nos),
Craigie Park Place (All nos),

Denburn Court (All nos), Denburn Health Centre,
Donald Place (All nos),

Eden Place (All nos),
Eslemont Avenue (29-63 odd nos, 2-74 even
nos),

Forbes Street (All nos),

Gilcomston Park (All nos),
Gilcomston Steps (1-5 odd nos),
Grosvenor Place (All nos),
Grosvenor Terrace (All nos),

Hamilton Place (2),

Kintore Place (19-21 odd nos, 20-46 even nos),
Leaside Road (All nos),
Loanhead Place (All nos),
Loanhead Terrace (All nos),
Loanhead Walk (All nos),

May Baird Avenue (All nos, Elmhill House, Ross
Clinic),
Mid Stocket Road (2-12 even nos),
Mount Street (All nos),
Mountview Gardens (All nos),

Northfield Place (All nos),

Raeburn Place (All nos),
Richmond Court (All nos),
Richmond Street (All nos),
Richmond Terrace (All nos),



Loanhead Walk



Cornhill Road from Westburn Drive



Granite Fountain, Victoria Park

Richmond Walk (All nos),
Rosemount House,
Rosemount Place (51-295 odd nos, 2-292 even nos),
Rosemount Square (All nos),
Rosemount Terrace (All nos),
Rosemount Viaduct (57-85 odd nos, 46-122 even nos, Bon Accord Church),
Short Leanings (All nos),
Skene Square (47, 61, 82, 83, 84, 89, Skene Square Primary School),
Skene Street (Gilcomston Primary School),
South Mount Street (All nos),
Spa Street (21-41 odd nos),
Stevenson Court (All nos),
Thomson Street (All nos),
Thomson Street Lane (All nos),

Upper Denburn (60-82 even nos),
Victoria Park,
View Terrace (All nos),
Wallfield Crescent (All nos),
Wallfield Place (All nos),
Watson Lane (All nos),
Watson Street (All nos),
West Mount Street (All nos),
Westburn Court (All nos),
Westburn Crescent (All nos),
Westburn Drive (1-31 odd nos),
Westburn Park (Westburn House, Westburn Park Lounge),
Westburn Road (1-99 odd nos, 2-120 even nos, Westburn Occupational Therapy Centre, Park House Centre),
Westfield Road (2,4 and 5),

Westfield Terrace (All nos),
Whitehall Place (All nos),
Whitehall Terrace (All nos).



Rosemount Place



Stevenson Street



Sensory Garden Victoria Park