

**ST ANDREW BUILDING
ST ANDREW STREET
ABERDEEN**

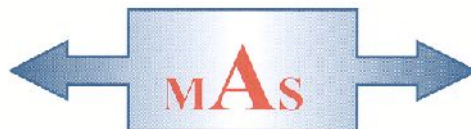


Standing Building Survey

Carried out 12th January 2018

by

Murray Archaeological Services Ltd



Report No: MAS 2018-01

by

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ST ANDREW BUILDING
(formerly part of Robert Gordon's University)
ST ANDREW STREET
ABERDEEN

- Standing Building Survey -

1. Background

- 1.1 A standing building survey was required for St Andrew Building, St Andrew Street, Aberdeen, originally the Provincial Teacher Training College and more recently part of the campus of Robert Gordon's University. This was in regard to a planning application (Ref: 151880) to change the use of the building from academic use to a hotel.
- 1.2 The archaeological condition (Informative 2) was applied in the context of planning legislation (PAN 2/2011, SPP, HESPS), which states that it is necessary for developers to arrange for archaeological work to take place prior to development, in appropriate circumstances. Planning Reference Number: 151880
- 1.3 A Level 1 Standing Building Survey of the building was required which includes measured plans and elevations, a written account of the building's plan, form, function, age and development sequence in addition to a photographic survey of the interior and exterior of the building.
- 1.4 Murray Archaeological Services Ltd was commissioned to undertake the work by Northland Real Estate Properties (UK) Ltd on behalf of the Sandman Hotel Group (UK) Ltd. The site element of the survey was completed on the 12th January 2018.

2. Desk-top survey

- 2.1 A search was carried out in the Sites and Monuments Record, Archaeology Service, Aberdeen City Council and in the Sites and Monuments Records of the Royal Commission for Ancient and Historic Monuments in Scotland (RCAHMS, now HES) through Canmore and Pastmap.
- 2.2 The 1st and 2nd edition Ordnance Survey maps were consulted.
- 2.3 The British Newspaper Archive has been searched for references to the building.
- 2.4 Plans and elevations have been drawn by Northland Properties and annotated as necessary by MAS Ltd.



Illus 1 Site at time of survey partly converted to hotel (photo 13)

3. The Site

- 3.1 The building stands in the block of some 6000 square metres enclosed by St Andrew Street, Charlotte Street, John Street and North St Andrew Street, Aberdeen.

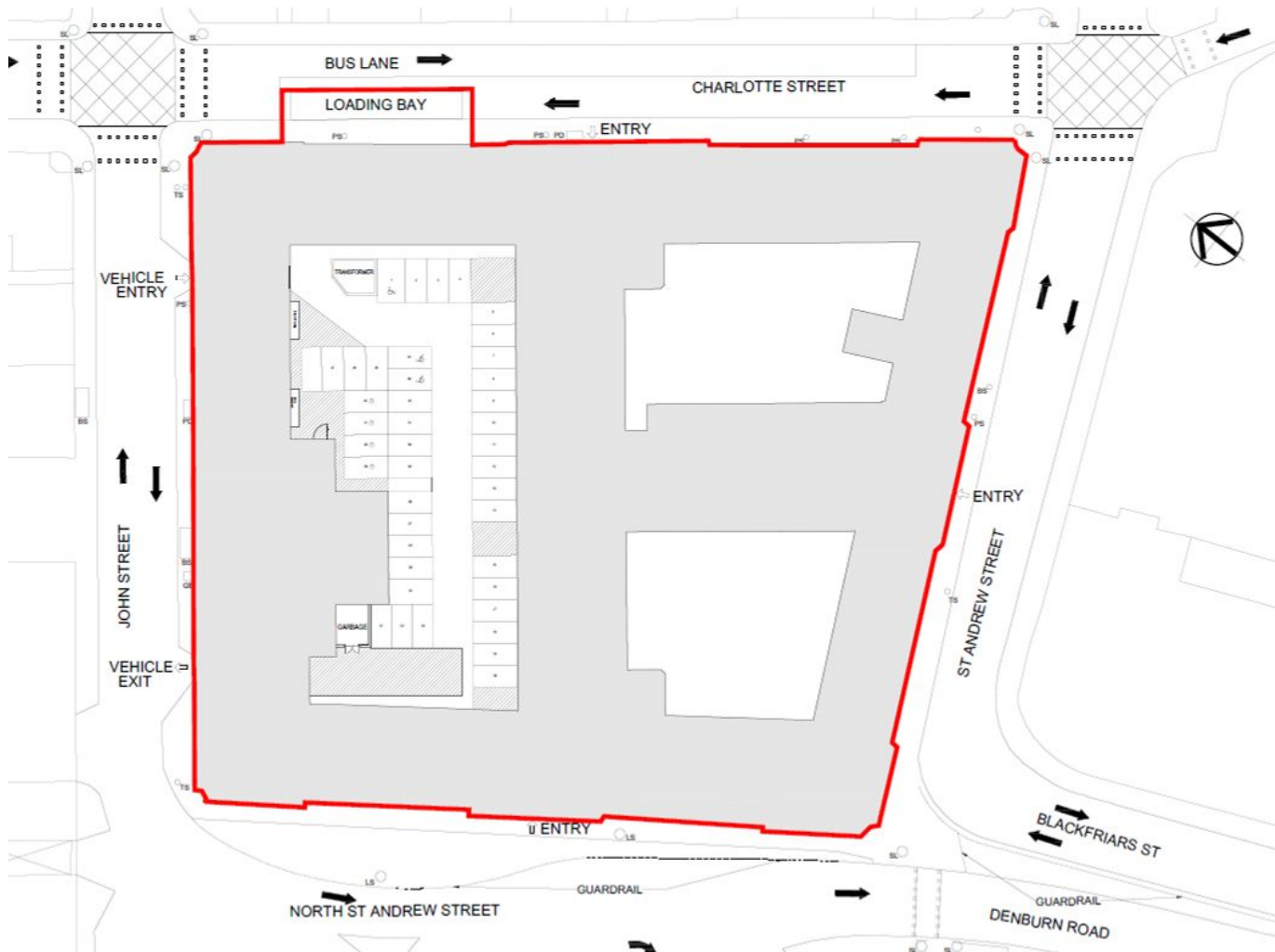
Parish: Aberdeen

It is not a listed building and is not referenced on Canmore or Pastmap.

It does lie within the Union Street Conservation Area which is typified by the widespread use of granite (Fairhurst 2015).

NGR: NJ 93803 06573 GPS 393795, 806575 (central)

- 3.2 Prior to the purchase of the building for conversion to a hotel, it had been considerably altered during its use as part of Robert Gordon's University.
- 3.3 At the time of the survey on 12th January 2018, the building was a construction site with much of the interior already converted for hotel use (Illus 1). Inevitably much of the original detailing, for example windows, had been obscured or replaced. However, the policy of the development has been, where possible, to reveal and clean such features as internal brick walls, original concrete ceilings and original stairs and banisters and these have been recorded where appropriate.



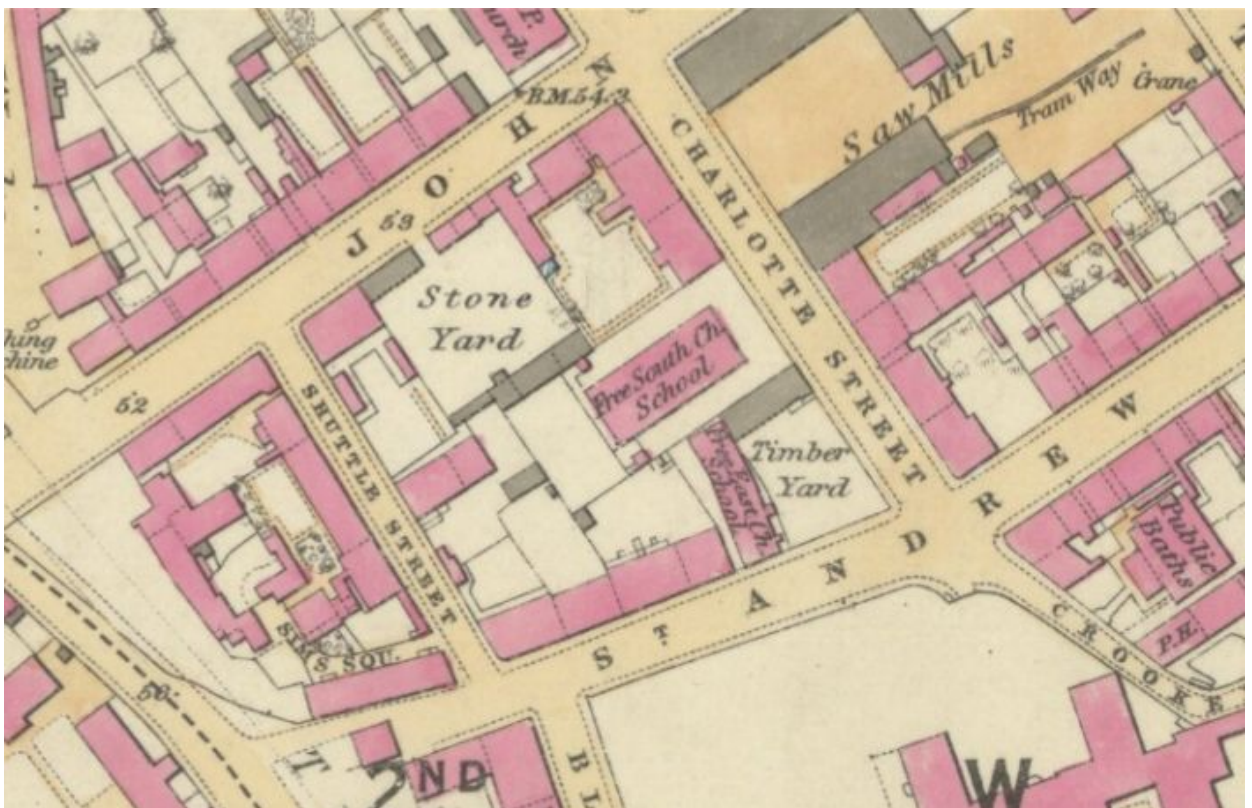
Illus 2 Site location plan courtesy of Northland Real Estate Properties (UK) Ltd

4. Documentary evidence

1867 The 25"/mile OS map Aberdeenshire LXXV.11, 1867, published 1869, shows the street facade along St Andrew Street comprising 4 buildings with yards behind and the Free East Church School at right angles to the street. A timber yard took up the corner of St Andrew Street and Charlotte Street with a timber building at the N side of the yard at right angles to the street. The remainder of the Charlotte Street frontage comprised 3 buildings and a yard in front of the Free South Church School. John Street was also built up, with an entry into a Stone Yard near the centre of the site.

The W boundary of the site was along Shuttle Street (later North St Andrew Street) and was partially built up and partially shown as yards or gardens.

There are two named properties on the SE area of the site: the Free South Church School and the Free East Church School. Also named are the 'Timber Yard' and a 'Stone Yard'.



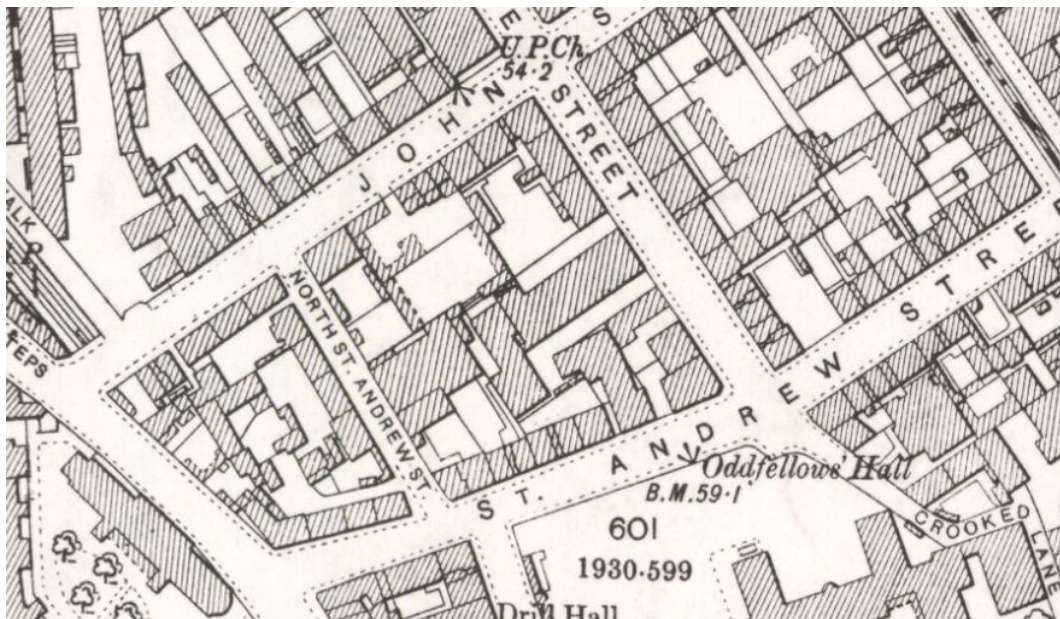
Illus 3 Detail of 25" OS map Aberdeenshire LXXV.11, 1867, published 1869 www.nls.ac.uk

1867 The Ordnance Survey Name Book describes the Free South Church School as ‘A house in good repair, occupied as a school; the average number of scholars attending it are 450 who are taught the ordinary branches taught in English Schools, The schoolmaster is Mr. W. Rattary.’ (OS1/1/1/131).

The Free East Church School is described as ‘A house in good repair, Occupied [Occupied] as a school, the average number [of] pupils attending it are 240, who [are] taught the ordinary branches [--] in English schools. The [Schoolmaster] is Mr. Alexander Ramage’ (OS1/1/1/54)

<https://scotlandspplaces.gov.uk/digital-volumes/ordnance-survey-name-books/aberdeenshire-os-name-books-1865-1871/aberdeenshire-volume-1>

1899/1900 The 25"/mile OS map of 1899/1900 (Aberdeenshire 075.11 published 1902) shows Shuttle Street renamed as North St Andrew Street and some infilling of open property such as the Timber Yard.



Illus 4 OS map of 1899/1900 (Aberdeenshire 075.11 published 1902) www.nls.ac.uk

1905 Prior to 1872 the churches had been responsible for most schools and teacher training. The 1872 Education Act transferred responsibility for the church and burgh schools to the state, run by local school boards. In 1905 Teacher Training Colleges became the responsibility of the government and 4 Provincial Committees were set up (Edinburgh, Glasgow, Aberdeen and St Andrews/Dundee) to organize the colleges.

1911 A report of the proceedings of the Plans Sub Committee of the Aberdeen Provincial Committee indicates that the architect, Mr Allan, had been asked to draw up a basic plan showing the accommodation required. It was the Committee's intention to submit this to 8 architects as a basis for a competition. However in 1911 the Scottish Education Department refused funding for a competition on the basis that the extra expense was not justified as Mr Allan's plans were detailed and should be used. *Aberdeen Daily Journal*¹ 9 September 1911)

<https://www.britishnewspaperarchive.co.uk>

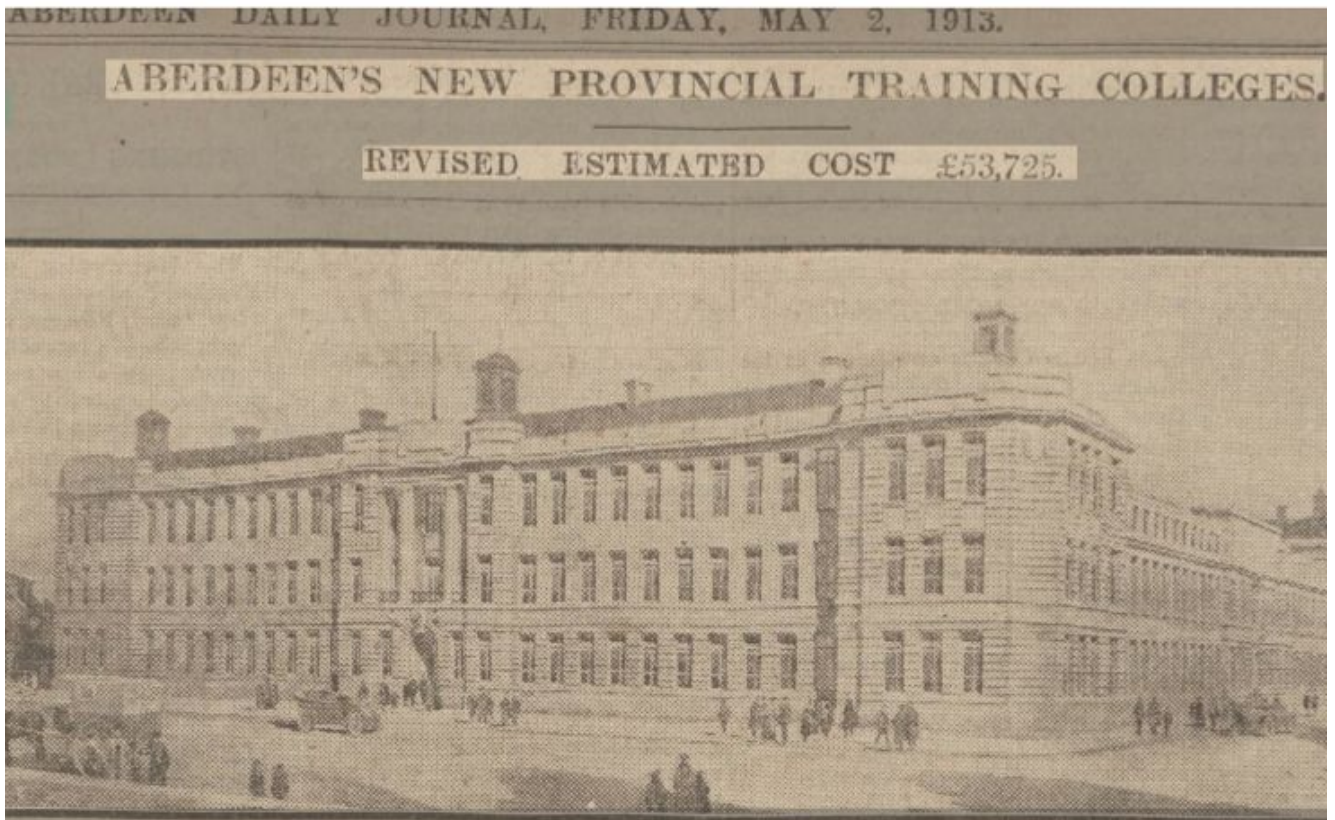
1912 Plans for the new Training Centre were approved by the Aberdeen Provincial Committee for the training of Teachers (*Aberdeen Daily Journal* 2 May 1913)

<https://www.britishnewspaperarchive.co.uk>

1913 The Aberdeen Provincial Committee for the Training of Teachers advertised for tenders for the erection of the new Training Centre (*Aberdeen Daily Journal* 2 May 1913) <https://www.britishnewspaperarchive.co.uk>

The Architect The architect of the St Andrew Building was John Alexander Ogg Allan (1870-1955). He had been Master of Works for the Aberdeen School Board from 1895, and from 1897 – 1905 he was the official architect to the board. It would have been due to this position that he drew up the plans for the Training College. The newspaper account of 1911 (above) suggests that no competition took place, however the *Dictionary of Scottish Architects* record that Alexander Brown and George Watt of the firm Brown and Watt had also drawn up competition plans for the building in 1909. Nevertheless, Allan was appointed architect for the job in 1909 http://www.scottisharchitects.org.uk/architect_full.php?id=200016 . As well as the Training College Allan designed a large number of schools in Aberdeen in the late 19th and early 20th century, including the nearby Aberdeen Academy building (1901- opened 1905) which, like the St Andrew Building, took up a former city block.

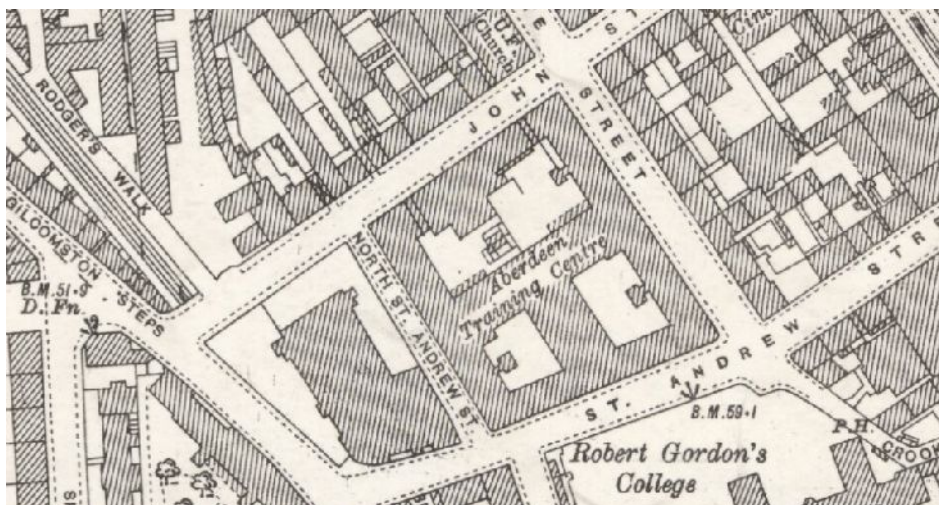
¹ Aberdeen Daily Journal until 1922, when renamed Aberdeen Press and Journal



Illus 5 Impression of proposed building *Aberdeen Daily Journal* 2 May 1913

<https://www.britishnewspaperarchive.co.uk>

1924 The 25"/mile OS map of 1924 (Aberdeenshire 075.11 published 1926) shows the present building covering the whole site and named as 'Aberdeen Training Centre'. The ground plan is substantially the same as the plan of the building prior to conversion (Illus 52).



Illus 6 OS map of 1924 (Aberdeenshire 075.11 published 1926) www.nls.ac.uk

- 1968** The building, in use as the College of Education, was purchased by Robert Gordon's University. During the University ownership the interior was considerably altered and modernized.
- 2014** The building was sold by Robert Gordon's University to the Sandman Hotel Group for conversion to a hotel.

5 Methodology

- 5.1 The ground plans (Illus 43, 52, 53, 56) and elevations (Illus 17, 26, 34, 39, 72-75) have been annotated to show details which may help in understanding the development and history of the building. Note that the plans include walls and other features added during the use of the building by Robert Gordon's University.
- 5.2 The areas recorded were photographed. The full set of photographs will be supplied for the archive and annotated plans in the present report (Illus 66-70) indicates the position of each.

6 The Building

Plan The ground plan forms a quadrilateral following the lines of the streets: St Andrew Street, N St Andrew Street, John Street and Charlotte Street. The enclosed space is bisected by a two cross wings of building, with originally open courtyards on either side. A basement lies below most of the structure.

Due to the advanced stage of the present conversion and the former conversion by Robert Gordon's University, it was in general not possible to identify individual rooms from the training college. Features have therefore been examined on a floor by floor basis.

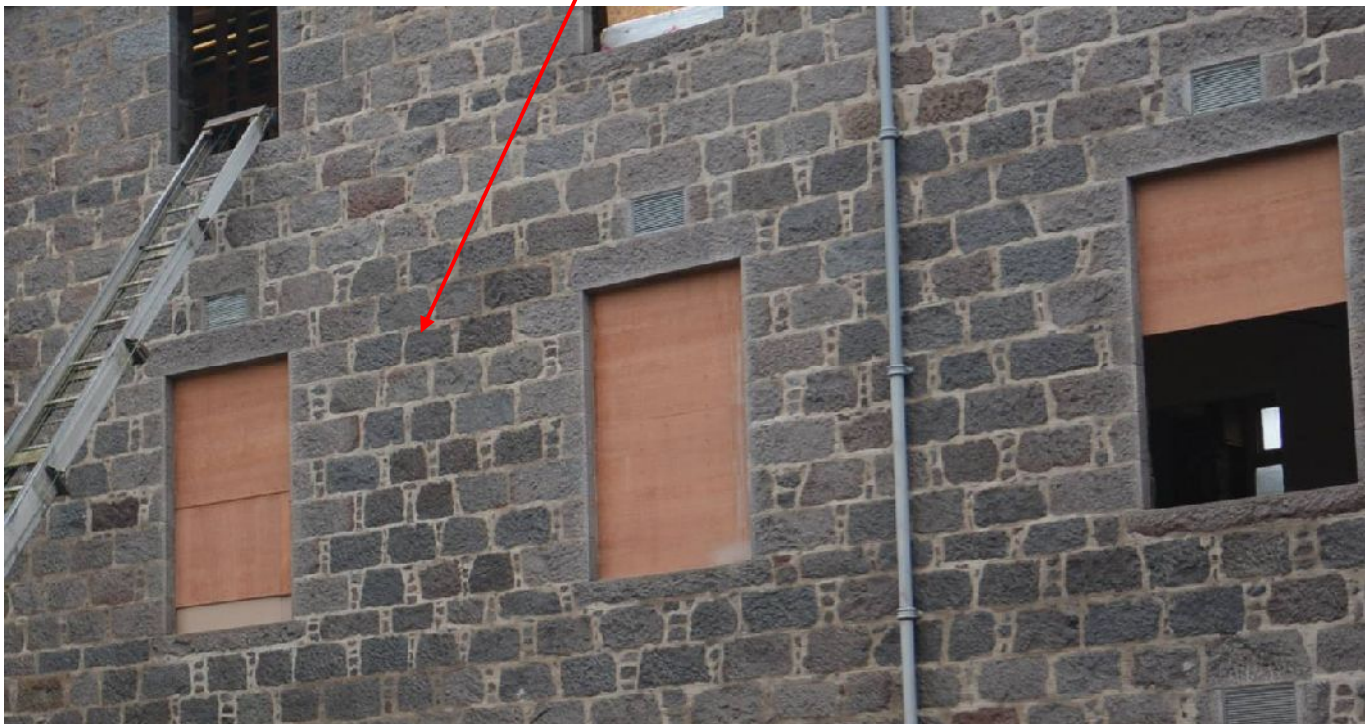
Wall materials The external walls are of good grey granite blocks with differences in dressing used to emphasise the main features. The granite of walls of the inner courtyards comprises less well dressed block work and has stacks of small pinnings stones not used on the external facades (Illus 8-9).



Illus 7 Charlotte Street near junction with St Andrew Street, illustrating the external stonework (photo 68).



Illus 8 NW courtyard (photo 48)



Illus 9 Detail of stonework in NW courtyard

Although treatment of the granite is generally subdued there are good features such as the gently concave corners at the street junctions (Illus 10).

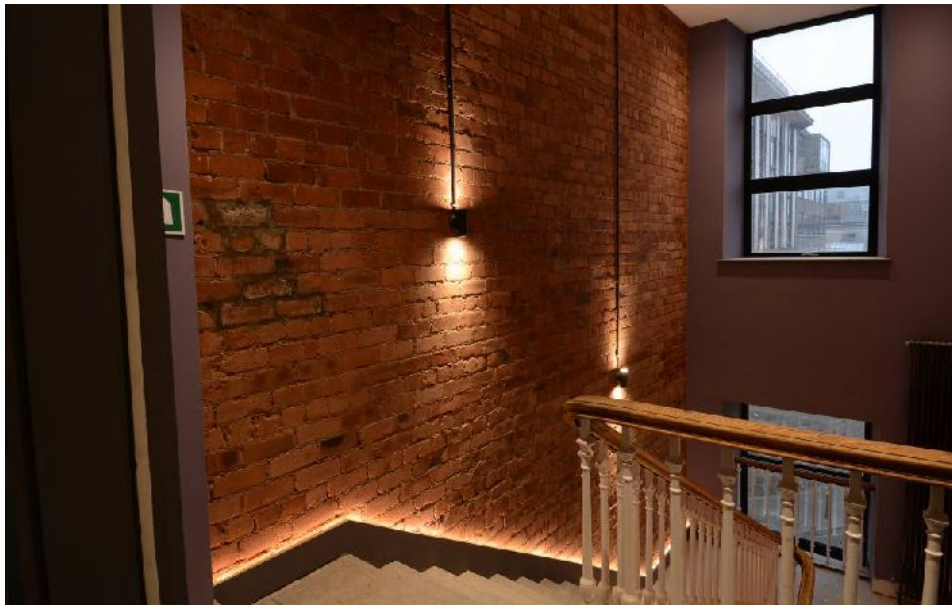


Illus 10 John Street/Charlotte Street corner showing concave corner stonework (photo 58)

In the basement a damp course of slate had been used (Illus 44).

Most of the original inner partitions had been removed during the use of the building by Robert Gordon's University.

Original internal walls where surviving and exposed were of brick, probably from one of the Seaton brickworks which operated during the 19th and early 20th century (RCAHMS NJ90NW331 (1867-1967); NJ90NW1774 (mid-late 19th century). Where possible these bricks have been polished and preserved exposed in situ. (Illus 11-12).



Illus 11 Original brickwork in stairwell (photo 14)



Illus 12 Original brickwork on ground floor. Charlotte Street/ St Andrew Street corner block, fireplace in SW wall (photo 31)

Traces of lathe and plaster survived beside some windows (Illus 13).



Illus 13 Lathe and plaster surviving beside window (photo 22)

Roofing The original roofs had been slate, which survives on the St Andrew Street and John Street buildings. The roof over North St Andrew Street is flat and the Charlotte Street roof, originally flat, has been replaced with sectional iron.

Chimneys and roof furniture A number of granite chimney stacks survive. Two blocked fireplaces have been revealed, although there were probably considerably more.

A granite ventilator survives on the roof over the NW/SE cross wing (Illus 14). The newspaper photograph of the St Andrew Street facade in 1913 (Illus 5) appears to show several similar features on that elevation; these no longer survive.



Illus 14 Ventilator (photo 18)

Windows Most of the original windows have been replaced, either during the RGU use of the building or during the present conversion. They appear to have been tall, narrow sash windows.



Illus 15 New windows on Charlotte Street (LHS) and original windows on upper floor on John Street facade (RHS) (photo 58)



Illus 16 Detail of surviving original windows on John Street facade

St Andrew Street facade



Illus 17 S Elevation (St Andrew Street) courtesy of Northland Real Estate Properties (UK) Ltd



Illus 18 St Andrew Street facade looking W



Illus 19 St Andrew Street facade central doorway

The St Andrew Street facade is 3 stories high with a central entrance in a slightly projecting block. This is mirrored by slightly projecting blocks at both the N St Andrew Street and Charlotte Street corners. The wall is of grey granite block work which is dressed to a smooth finish to the full height of the building over each of the projecting blocks, but only at ground floor level in the rest of the facade.



Illus 20 Detail of St Andrew Street facade showing difference in granite dressing

The difference in the finish of the stonework has been used to highlight the main focal elements of the building.

Detail of entrance The central entrance on St Andrew Street was the entrance for male students (the entrance for women was in Charlotte Street). It comprises a plain granite arch with an exaggerated keystone with a projecting decorative scroll.



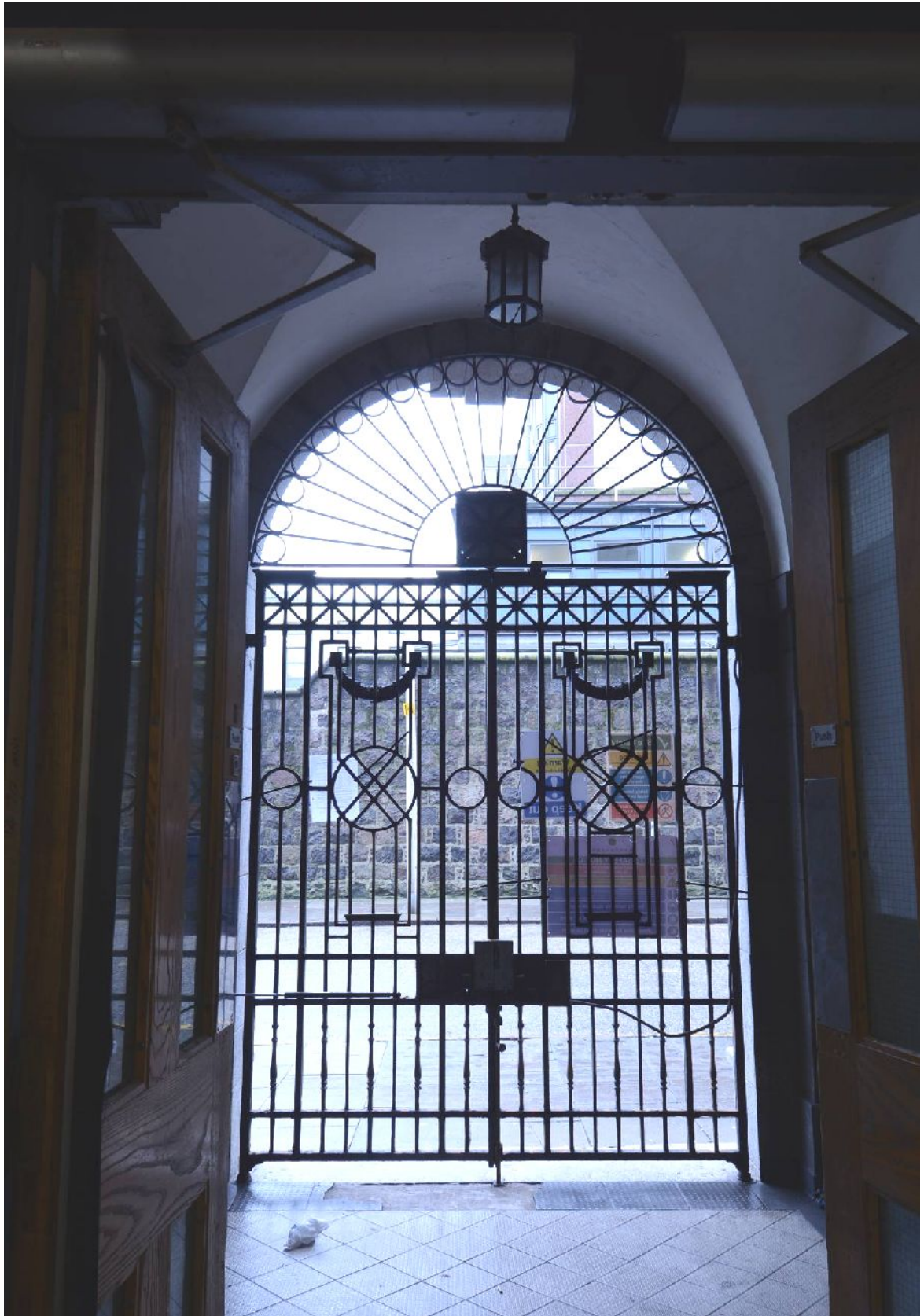
Illus 21 The St Andrew Street entrance.



Illus 22 Detail of the St Andrew Street entrance

Above, at first and second floor levels the facade is slightly recessed with pillars emphasizing the line of the entrance below.

The original wrought iron gate, with a glass fanlight above, opened into an almost square lobby with a plastered ceiling and decorative light fitting (Illus 23-4).



Illus 23 The St Andrew Street entrance from inside showing the original gate and fanlight above.



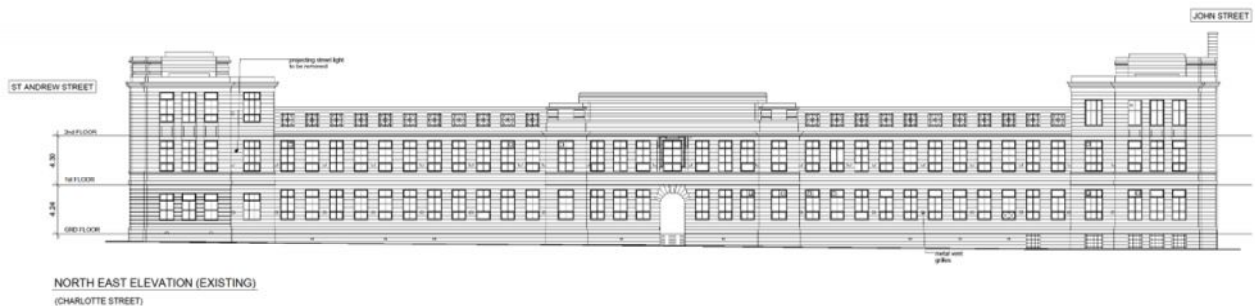
Illus 24 St Andrew Street entrance from inside showing detail of ceiling and light fitting.



Illus 25 Entrance hall inside the St Andrew Street entrance

Charlotte Street facade

The Charlotte Street facade was 2-storied with 3 stories in both corner blocks. Originally at roof level there were granite framed openings with metal grills; these had been replaced by windows at the time of the survey and new windows had been inserted into the top floor of the central block above the door. The corner blocks and the central block around the central entrance projected slightly. Most of the granite on this facade is dressed to a rough finish, with smoother dressing on the string courses and details such as the window above the central entrance (Illus 30).



Illus 26 NE Elevation (Charlotte Street) courtesy of Northland Real Estate Properties (UK) Ltd



Illus 27 Charlotte Street facade looking towards St Andrew Street



Illus 28 Charlotte Street facade from St Andrew Street (photo 65)

Detail of entrance

The central door was a plain granite arch emphasized by the slightly projecting window above with scrolls on either side of the lintel (Illus 30). This was originally the entrance for women students (*Aberdeen Daily Journal* 2 May 1913).



Illus 29 Charlotte Street entrance at ground level (photo 62)



Illus 30 Charlotte Street entrance with window above. Note the windows on the top floor are new insertions. (photo 63)



Illus 31 Charlotte Street entrance from inside (photo 25)

It opened into a small lobby with an impressed thistle pattern in the plaster (Illus 32-33) and an inner framed door with a semicircular fanlight above.



Illus 32 Charlotte Street entrance from inside (photo 27). Plasterwork in lobby.



Illus 33 Charlotte Street entrance from inside (photo 28). Detail of thistle design

John Street facade



Illus 34 NW Elevation (John Street) courtesy of Northland Real Estate Properties (UK) Ltd



Illus 35 John Street looking NE (photo 52)

Detail of entrances

There were two entrances, both vehicular, opening from John Street into the N courtyard. Both were simple arches flanked externally by plain pilasters. Both entrances formed tunnels through the building into the courtyard. Beside the inner face of the SW entrance, a projecting corner of the building was beveled up to the height of the arch to allow easier vehicular access (Illus 36).



Illus 36 SW entrance from John Street from inside N courtyard. (photo 50).



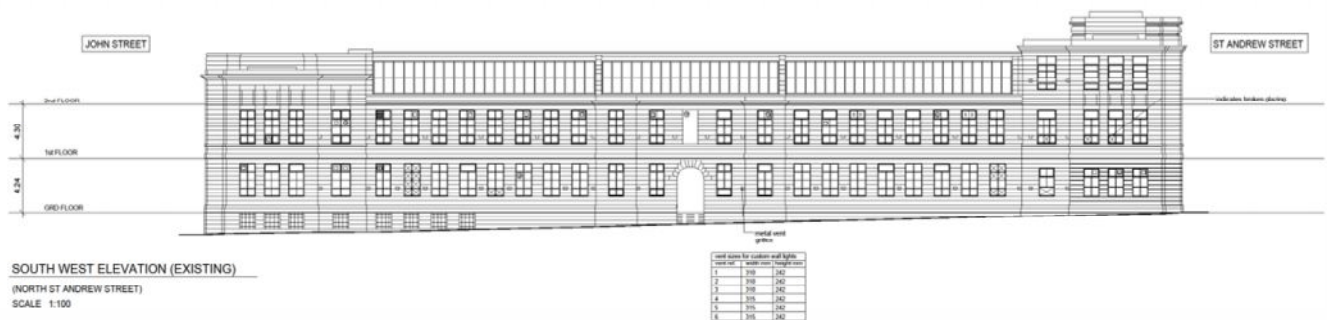
Illus 37 SW entrance from John Street from street (photo 51)



Illus 38 NW entrance from John Street from street (photo 56)

N St Andrew Street facade

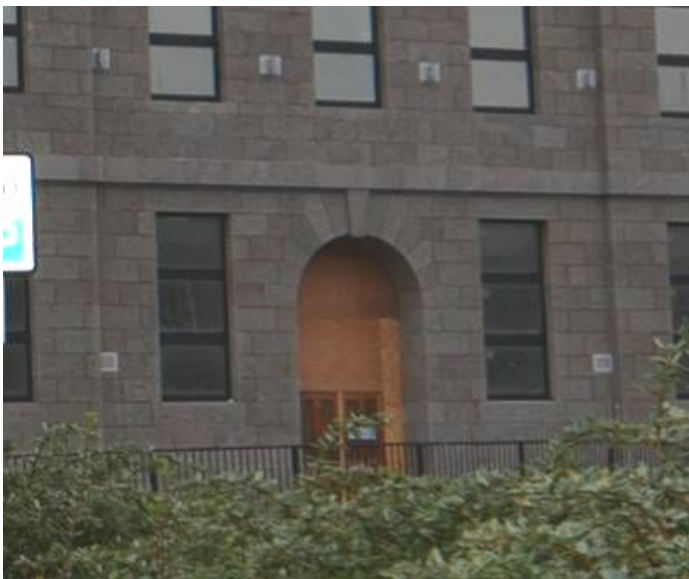
This block had originally had a 2-storied central section flanked by 3-storied blocks at both corners. The roof, originally a roof garden, had been built up and roofed in during the occupancy by Robert Gordon’s University, with windows replacing the original railings. Due to ground levels, basement level windows can be seen at the NW (John Street) end, as they can on part of the John Street facade.



Illus 39 SW Elevation (North St Andrew Street) courtesy of Northland Real Estate Properties (UK) Ltd



Illus 40 N St Andrew Street elevation looking SE from John Street (photo 54)



Illus 41 St Andrew Street entrance (detail of photo 53)

Detail of entrance

There was a single central entrance on N St Andrew Street. It was a plain arch similar to the John Street entrances but without the flanking pilasters. This was a student entrance. It opened into a small lobby with an impressed thistle pattern in the plaster (as in Charlotte Street) with a framed inner door with a semi-circular fanlight above (Illus 42).



Illus 42 N St Andrew Street entrance from inside (photo 38)

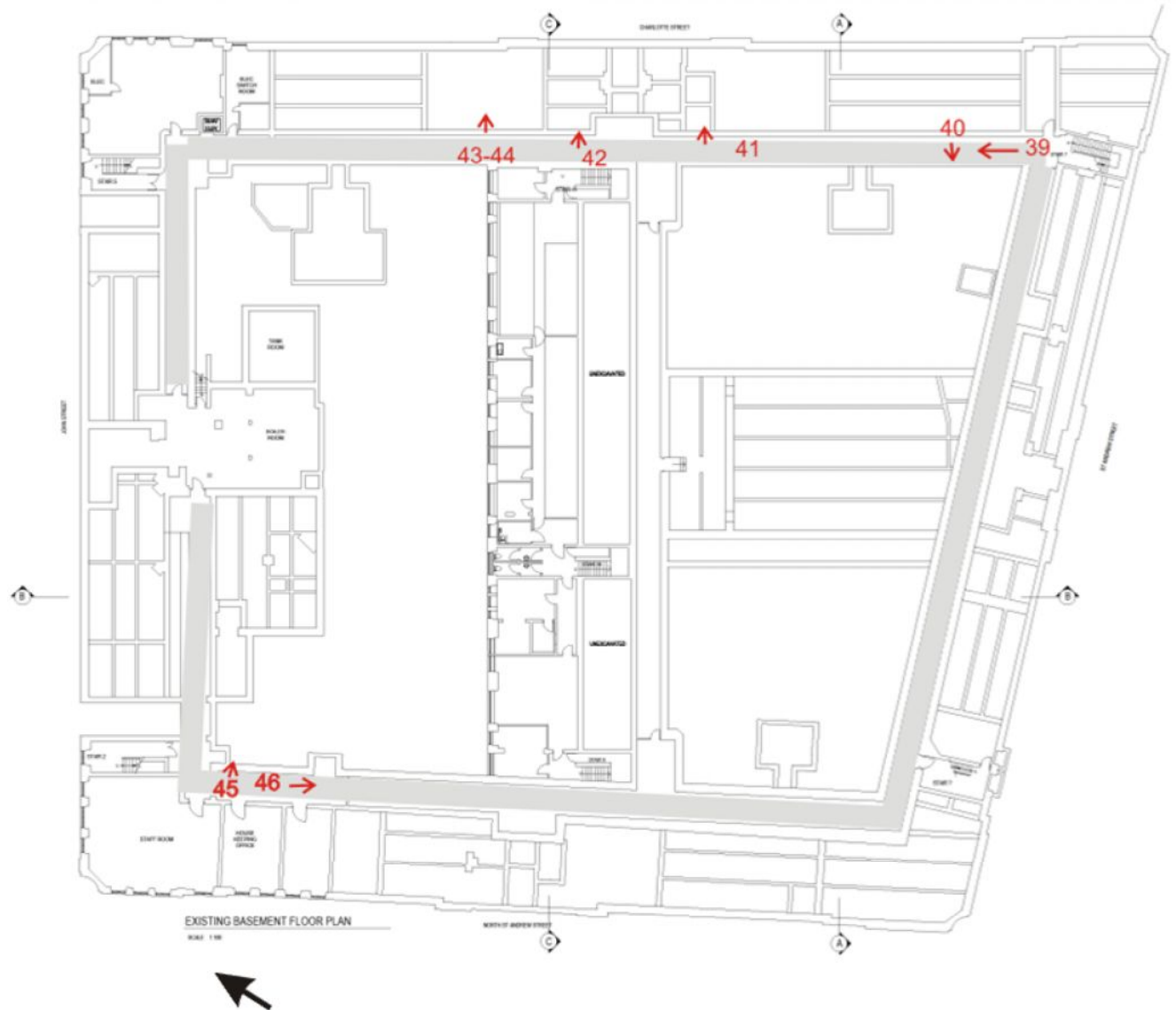
INTERIOR

As a result of the changes made to the building both during Robert Gordon's University's occupancy and during the present building works, it was not possible to identify individual rooms from the original design. Main features are described for each floor.

Basement

The basement (Illus 43) extends under the footprint of the ground floor with passages extending around the perimeter of the building. The walls are of granite, with a layer of

slate used as a damp course. On either side of the passages are openings into voids that were designed to contain the service infrastructure. These were not entered.



Illus 43 Plan of existing basement floor courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photographs. Grey indicates passages.



Illus 44 Basement passage parallel to North St Andrew Street. Red arrow indicates slate damp course. (photo 46)



Illus 45 Opening between basement passage and service void (photo 43)



Illus 46 Looking through opening into service voids (photo 44)

At intervals along the walls there were red crosses painted on the walls, with a series of numbers nearby. These suggest use of the basement as an air raid shelter during WW2.



Illus 47 Red cross on basement wall (photo 40)



Illus 48 Muster point number on basement wall (photo 42)



Illus 49 Muster point number on basement wall (photo 45)

A map and list of the public air raid shelters in Aberdeen printed in the *Aberdeen Press and Journal* on 14th June 1940 does not show any public shelter in the St Andrew Building. So it is probable that the basement was used as a shelter for the trainee teachers,

pupils and staff of the college. The numbers are likely to have indicated muster points, with the red crosses presumably indicating first aid posts. A 50 KG High Explosive bomb fell on the Training School in the big raids on Aberdeen on April 21st 1943.

(<http://www.mcjazz.f2s.com/Blitzkreig.htm> and map created by Aberdeen City & Aberdeenshire Archives of bomb sites in Aberdeen.

https://www.google.com/mymaps/viewer?mid...hl=en_US).

Ground floor

The ground floor (Illus 52) was designed with a series of rooms along each street facade, all opening onto corridors running along the inner side of each block, and alongside the cross wings. These corridors also gave access to the three internal courtyards. The documentary evidence indicates that there were gymnasias and a hall in the cross wings.



Illus 50 View from 1st floor down into N courtyard accessed from John Street. (photo 5)



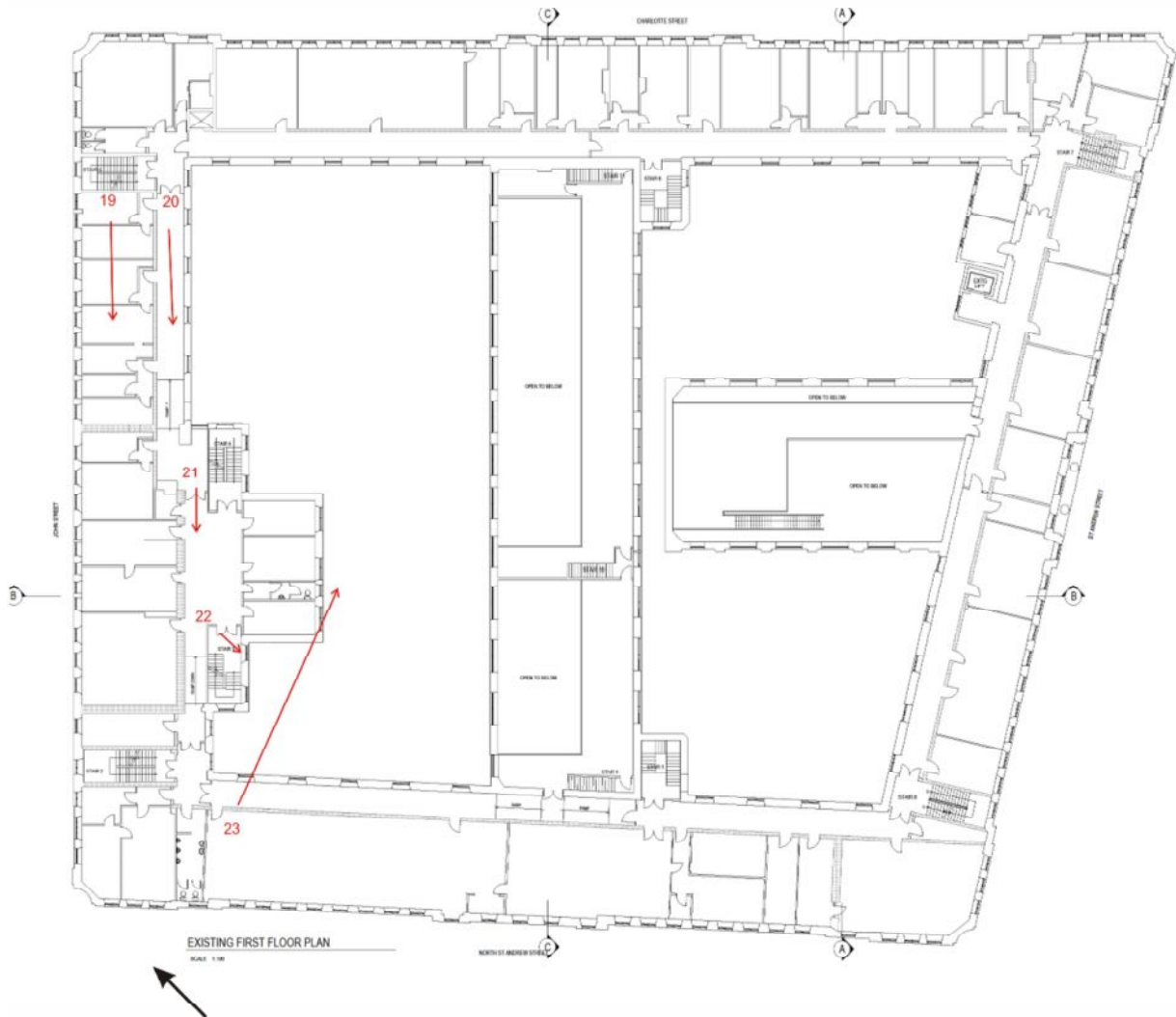
Illus 51 View at ground floor level NW across SW courtyard, now roofed (photo 37).



Illus 52 Plan of existing ground floor courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photos

1st floor

The 1st floor plan (Illus 53) mirrored the ground floor arrangement. Few original details survived.



Illus 53 Plan of existing first floor courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photographs.



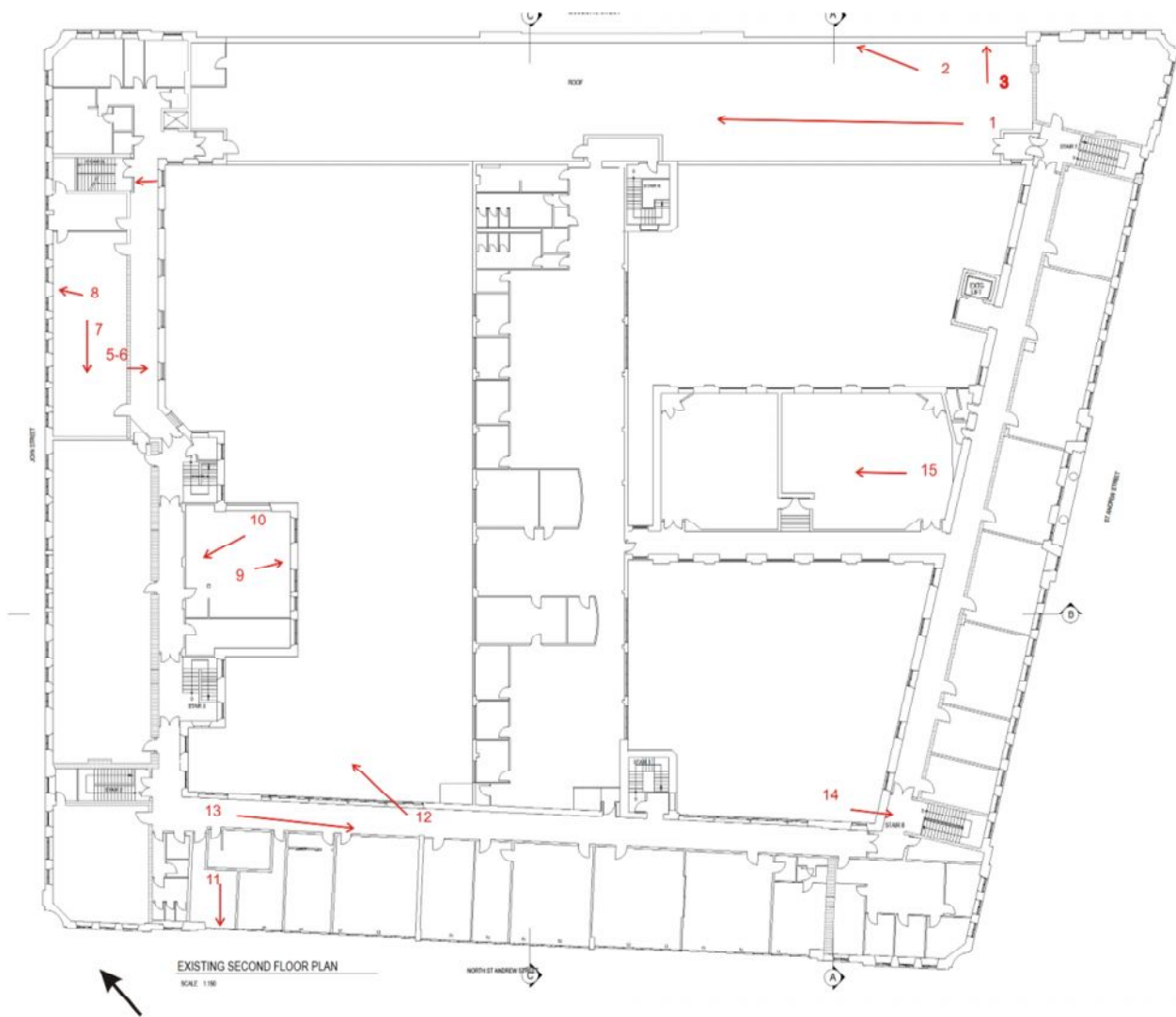
Illus 54 1st floor. Looking SW along interior of John Street block. Windows to John Street. (photo 19)



Illus 55 1st floor. Looking SW along corridor running along inner side of John Street block.

2nd floor

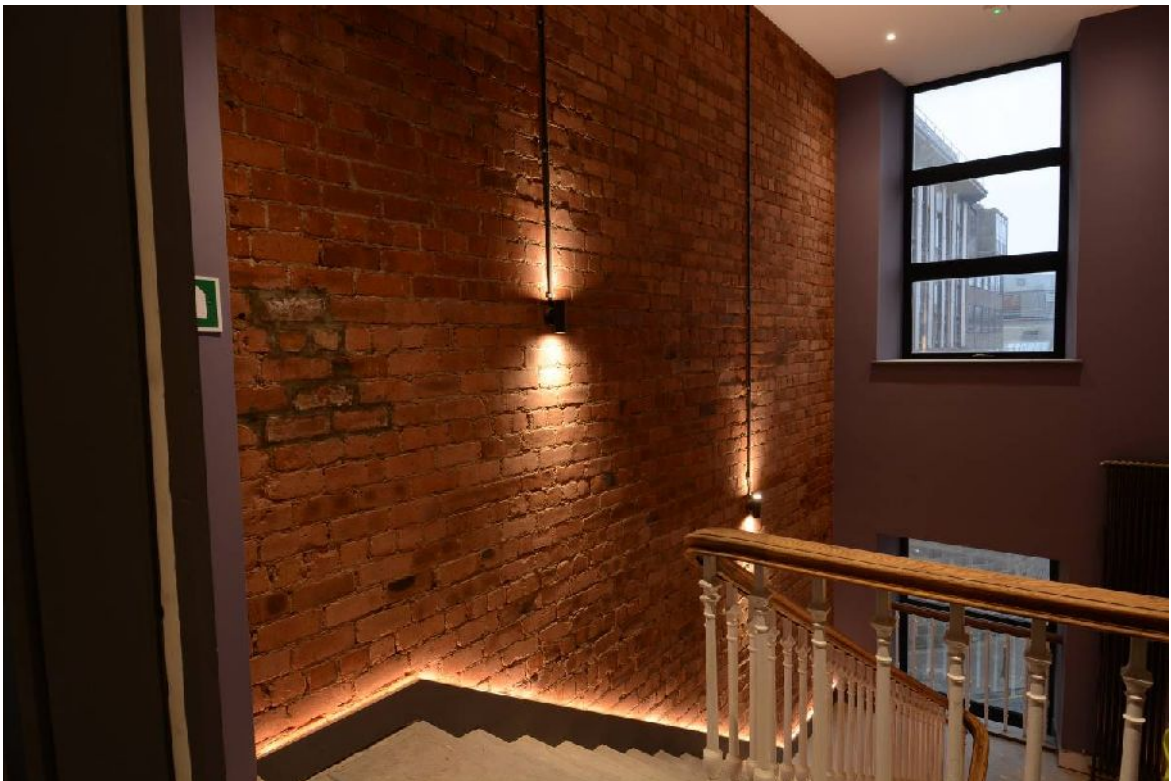
Much of the 2nd floor (Illus 56) was at an advanced stage of conversion (Illus 1). Significant surviving features are the stairwells with original banisters (Illus 57-58) and a blocked fireplace (Illus 60)



Illus 56 Plan of existing second floor courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photographs



Illus 57 2nd floor staircase (photo 4)



Illus 58 2nd floor staircase (photo 14)



Illus 59 Inner face of wall on John Street facade (photo 8)



Illus 60 Arrow marks blocked fireplace (photo 9)

Roof gardens

When the building was designed, the flat roofs on the 2-storied sections of the N St Andrew Street and Charlotte Street blocks were used as roof gardens. The N St Andrew Street block was used as a playground for the children who attended the demonstration school at the college and the Charlotte Street block being designed as a demonstration garden. The architect, Mr Allan, had toured in America and been impressed with the use of roof gardens at schools there. In 1910 he had published an essay in the RIBA journal titled, *'House and Garden: an Essay on the Treatment of Gardens in connection with Buildings'*.

Originally these roof gardens were surrounded by a granite wall with iron railings at regular intervals. At the time of the survey these areas had been roofed and the railings had been removed and replaced by windows (Illus 61-63).



Illus 61 The Charlotte Street roof garden, now roofed. The windows on RHS replaced the original railings.



Illus 62 Scars (red circles) from the original railings now replaced by windows



Illus 63 Charlotte Street roof garden (red arrows), now roofed and with windows replacing railings

7 Discussion

A detailed newspaper account of the building in 1913 (Illus 64) has been used as the basis for an interpretation of the function of some of the main areas of the building (Illus 65). Although relatively little survives of the internal arrangements, the details that do survive and the account of the design of the facilities demonstrate that the architect, Mr Allan, had used his considerable experience of school building in the city to design a well-equipped training college for the beginning of the 20th century.

The external facades are restrained but the use of differences in the dressing of the granite directs attention to major elements such as the entrances.



Illus 64a Newspaper account of the building (Aberdeen Daily Journal 2 May 1913
<https://www.britishnewspaperarchive.co.uk>



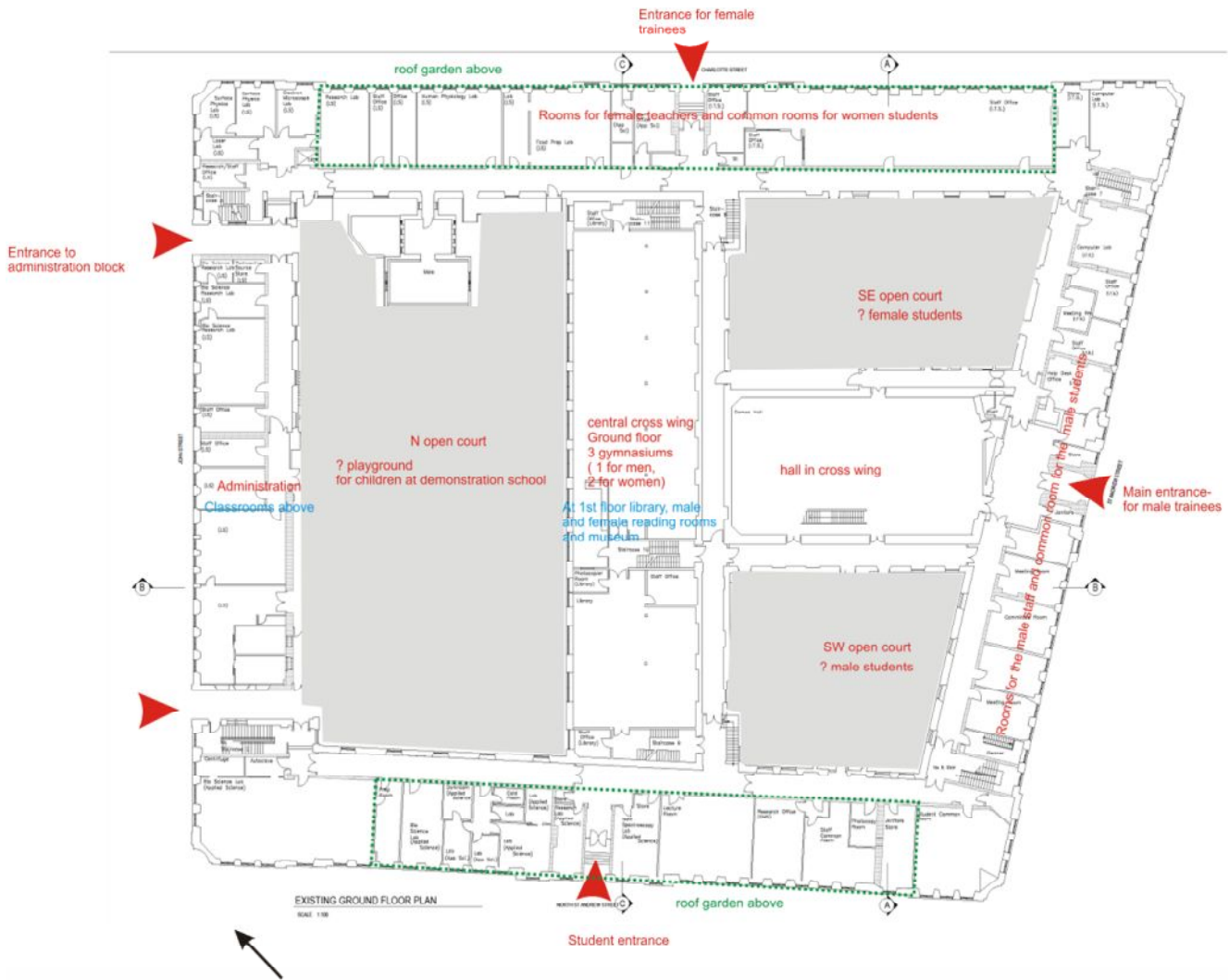
Illus 64b Newspaper account of the building (*Aberdeen Daily Journal* 2 May 1913

<https://www.britishnewspaperarchive.co.uk>

Thomson & Co. Ltd. Image created courtesy of THE BRITISH LIBRARY BOARD.



Illus 64c Newspaper account of the building (*Aberdeen Daily Journal* 2 May 1913
<https://www.britishnewspaperarchive.co.uk>)



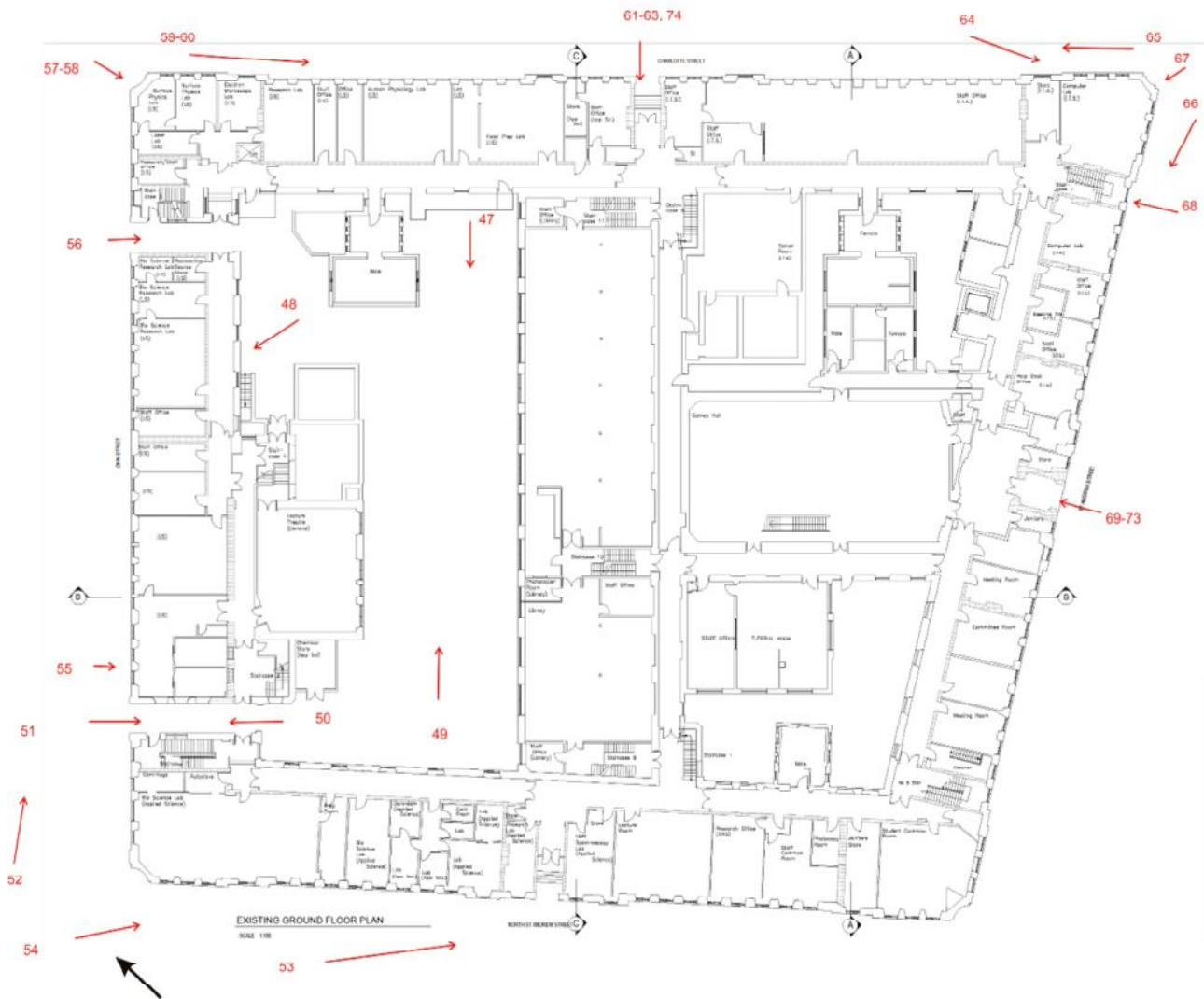
Illus 65 The layout of the building with reference to the newspaper account.

8 References

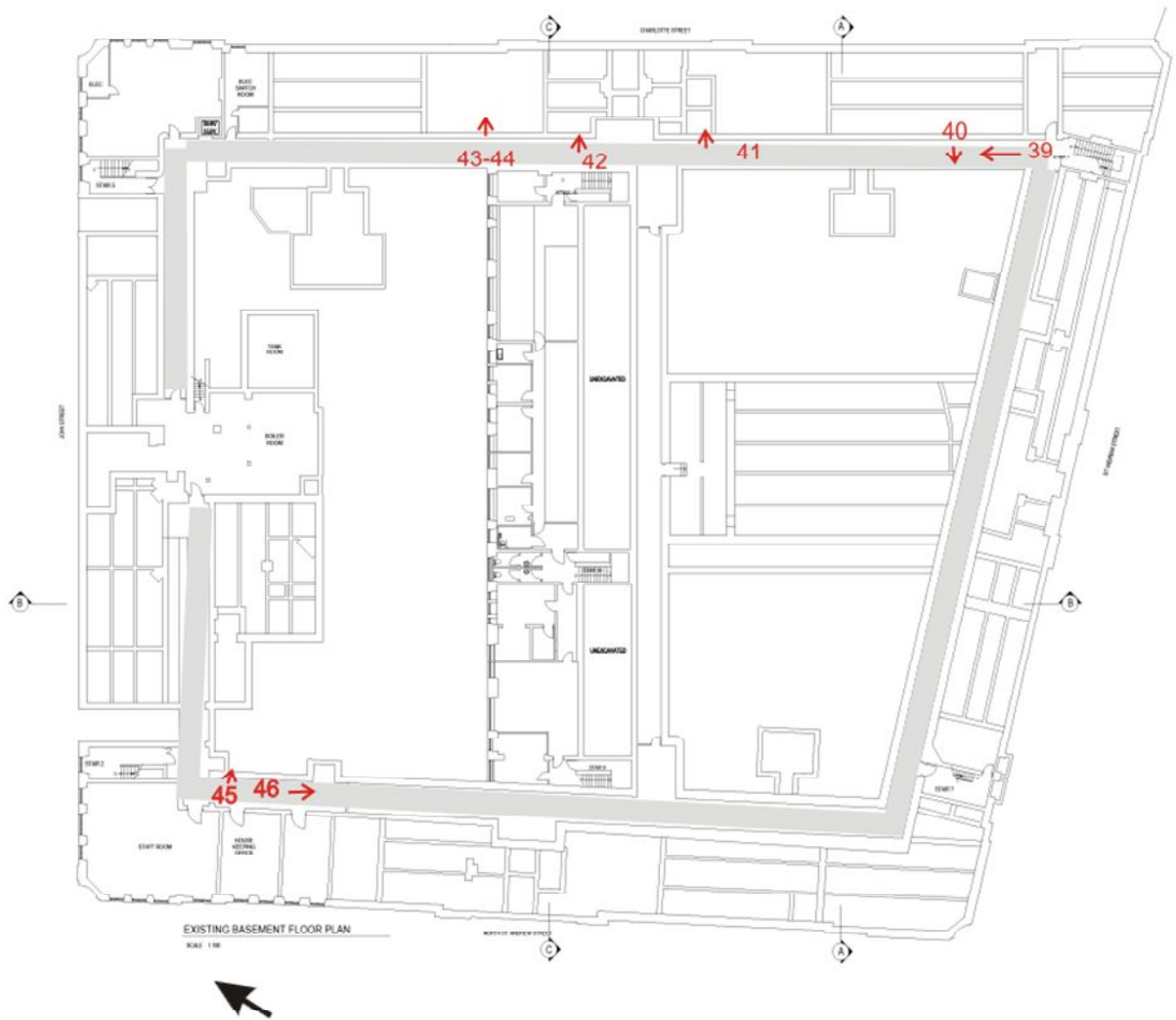
Fairhurst 2015 *Sandman Signature Hotel, Aberdeen: Heritage Statement*. Client report.

9 Archive

A full set of photographs with the photo location plans (Illus 66-70) will be supplied to the Aberdeen City SMR and to the HES archive.



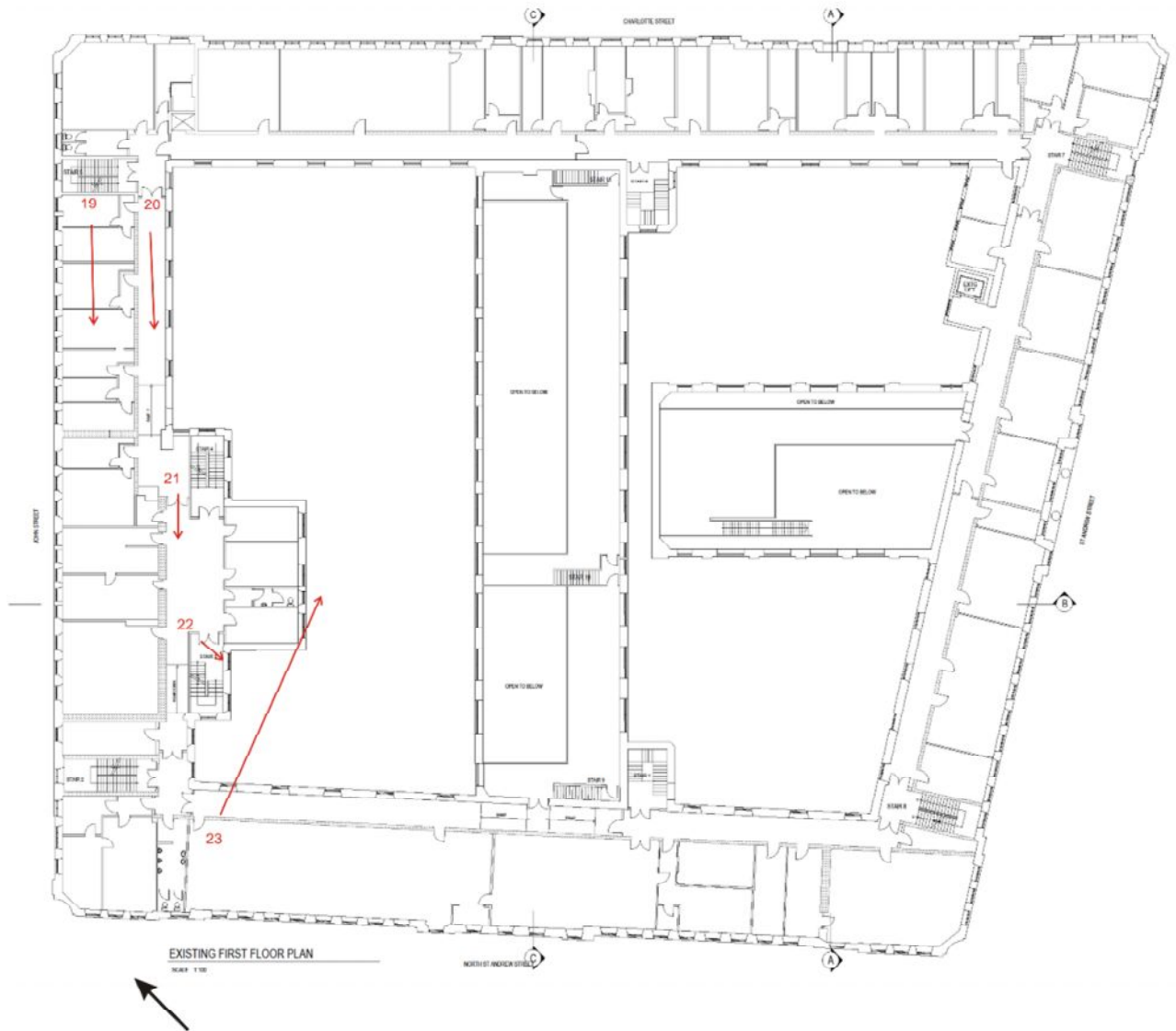
Illus 66 Ground floor external photographs. Plan courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photographs.



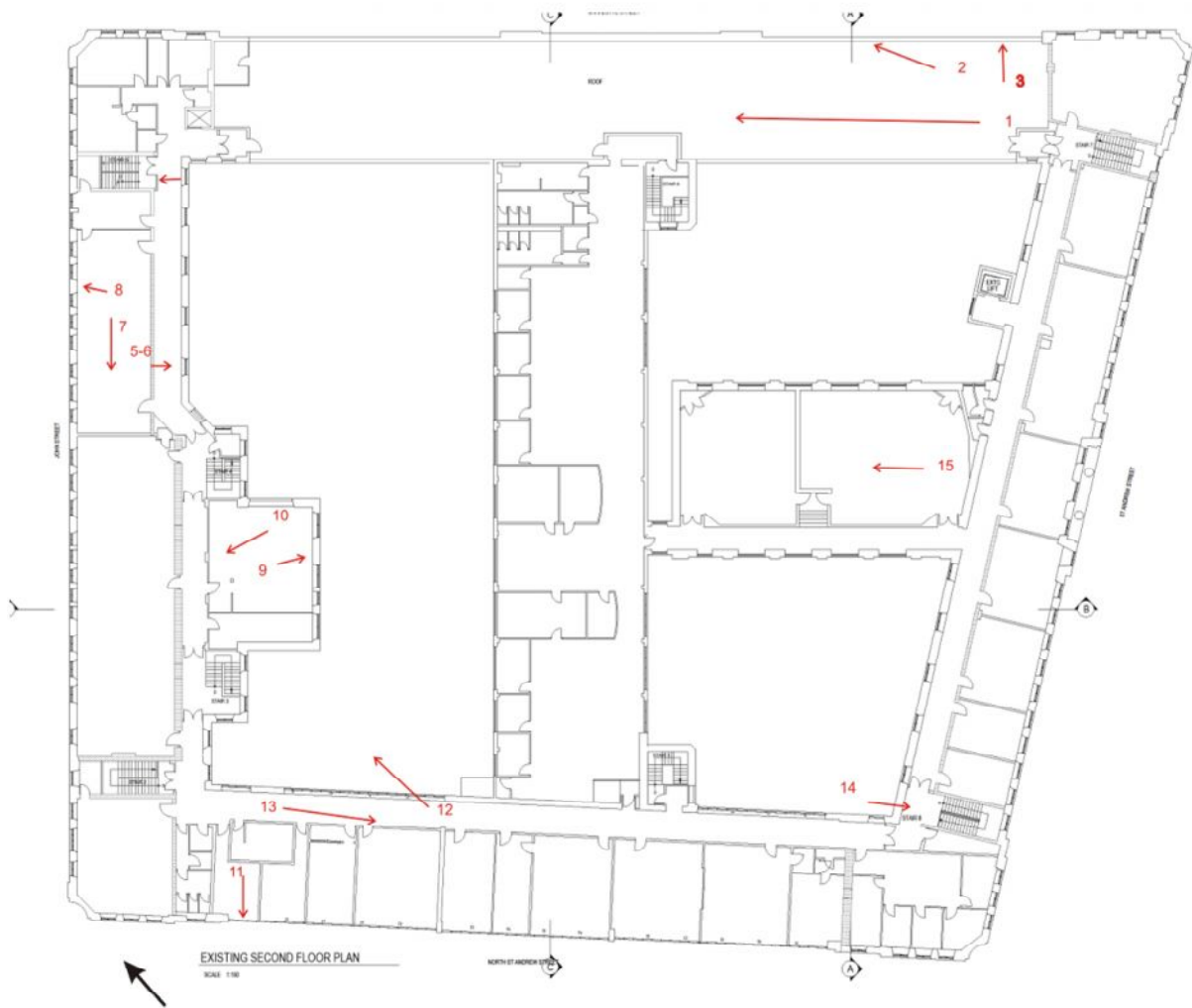
Illus 67 Basement photographs. Plan courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photographs.



Illus 68 Ground floor. Interior photographs. Plan courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photographs.



Illus 69 1st floor photographs. Plan courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photographs.



Illus 70 2nd floor photographs. Plan courtesy of Northland Real Estate Properties (UK) Ltd, annotated by MAS Ltd. Red numbers indicate photographs.

Photographic archive catalogue

Photo number	Content
St Andrew Building, Aberdeen	
1	2 nd floor. Charlotte Street block. Original roof garden, now roofed. Looking NW
2	2 nd floor. Charlotte Street block. Original roof garden, now roofed. Looking N
3	2 nd floor. Charlotte Street block. Original roof garden, now roofed. Detail of new window and stubs of earlier railing
4	Stairway at Charlotte St/John Street corner block
5-6	2 nd floor John St block, looking SE across W courtyard to central spine of building.
7	2 nd floor. John Street block looking SW
8	2 nd floor. John Street block looking SW. Inside of John Street facade.
9	2 nd floor. John Street block. Blocked fireplace in block projecting into W courtyard
10	2 nd floor. John Street block. Looking W inside block projecting into W courtyard
11	2 nd floor. N St Andrew Street block looking SW to street
12	2 nd floor. N St Andrew Street block looking N across courtyard through passage window
13	2 nd floor. N St Andrew Street block looking SE along passage
14	2 nd floor St Andrew Street block. . Stair in St Andrew St/N St Andrew St corner
15	2 nd floor. Central block (old gym), looking NW
16-18	2 nd floor. Ventilator on roof of central block/old gym. Looking NE from new roof over former SW courtyard
19	1 st floor. John Street block looking SW (partitions removed)
20-21	1 st floor. John Street block looking SW along corridor
22	1 st floor. John Street block. Lathe and plaster beside window overlooking NW courtyard
23	1 st floor . N St Andrew Street block, looking E across courtyard
24	Ground floor. Charlotte Street/John Street corner block stairwell
25-26	Ground floor. Charlotte Street entrance from inside
27-28	Ground floor. Charlotte Street entrance from inside, detail of plasterwork
29	Ground floor. Charlotte Street block, looking SE
30	Ground floor. Charlotte Street block, looking NW
31-32	Ground floor. Charlotte Street/ St Andrew Street corner block, fireplace in SW wall
33	Ground floor. Plasterwork in entrance hall inside St Andrew Street entrance
34-36	Ground floor. St Andrew Street door from inside and detail of light
37	Ground floor. Looking W across original SW courtyard, now roofed in (2018)
38	Ground floor. N St Andrew Street entrance from inside
39	Basement. Charlotte Street block, looking NW along passage
40-41	Basement. Charlotte Street block, Red cross marks painted on passage wall
42	Basement. Charlotte Street block, Number painted on passage wall
43	Basement. Charlotte Street block, Opening between passage and service void
44	Basement. Charlotte Street block, Looking through opening between passage and service void
45	Basement. N St Andrew Street block, Number painted on passage wall
46	Basement. N St Andrew Street block. Looking SE along passage
47	External. Looking SW across NW courtyard
48	External. Looking W across NW courtyard
49	External. Looking NE across NW courtyard
50	External. W entrance to John Street from courtyard
51	External. W entrance to John Street from outside
52	External. Looking NE along John Street facade
53	External. N St Andrew Street facade
54	External looking SE along N St Andrew Street facade

55	External. John Street. Ground floor windows
56	External. E entrance to John Street from outside
57-58	External. John Street/Charlotte Street corner
59	External. Looking SE along Charlotte Street facade
60	External. John Street/Charlotte Street corner
61-63	External. Charlotte Street entrance
64	External. Charlotte Street. 3 storey block at SE corner
65	External, looking NW along Charlotte Street
66	External. Looking SW along St Andrew Street
67	External. Charlotte Street/St Andrew Street corner
68	External. New doorway formed from window St Andrew Street
69-73	External. St Andrew Street doorway from outside
74	External. Detail of window above Charlotte Street entrance



SOUTH EAST ELEVATION (EXISTING)
 (ST ANDREW STREET)
 SCALE 1:100

vent size for custom wall lights	vent ref.	width	height	vent size for custom wall lights	vent ref.	width	height
1	310	220	142	17	317	162	142
2	310	220	142	18	317	162	142
3	310	220	142	19	318	162	142
4	310	220	142	20	317	162	142
5	310	220	142	21	315	162	142
6	310	220	142	22	316	162	142
7	310	220	142	23	315	162	142
8	310	220	142	24	316	162	142
9	312	246	142	25	318	162	142
10	310	233	142	26	318	162	142
11	310	232	142				
12	310	232	142				
13	310	232	142				
14	310	233	142				
15	310	232	142				
16	310	232	142				

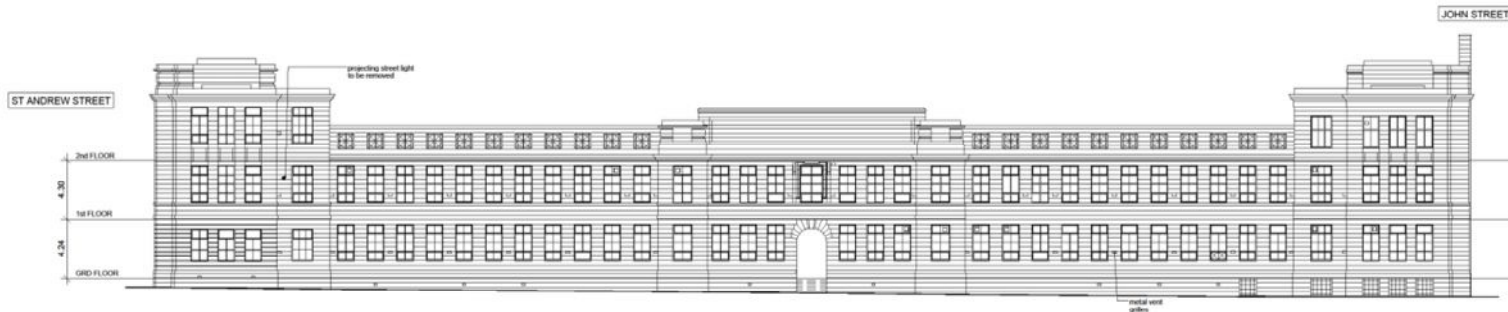


SOUTH EAST ELEVATION (PROPOSED)
 (ST ANDREW STREET)
 SCALE 1:100

NO. 1	TRIPLE PANE WINDOWS
NO. 2	NEW METAL CANOPY
NO. 3	NEW UP & DOWN WALL SCENIC FIXES
NO. 4	NEW TRIPLE PANE WINDOWS
NO. 5	NEW METAL CANOPY
NO. 6	NEW UP & DOWN WALL SCENIC FIXES
NO. 7	NEW TRIPLE PANE WINDOWS
NO. 8	NEW METAL CANOPY
NO. 9	NEW UP & DOWN WALL SCENIC FIXES
NO. 10	NEW TRIPLE PANE WINDOWS
NO. 11	NEW METAL CANOPY
NO. 12	NEW UP & DOWN WALL SCENIC FIXES
NO. 13	NEW TRIPLE PANE WINDOWS
NO. 14	NEW METAL CANOPY
NO. 15	NEW UP & DOWN WALL SCENIC FIXES
NO. 16	NEW TRIPLE PANE WINDOWS
NO. 17	NEW METAL CANOPY
NO. 18	NEW UP & DOWN WALL SCENIC FIXES
NO. 19	NEW TRIPLE PANE WINDOWS
NO. 20	NEW METAL CANOPY
NO. 21	NEW UP & DOWN WALL SCENIC FIXES
NO. 22	NEW TRIPLE PANE WINDOWS
NO. 23	NEW METAL CANOPY
NO. 24	NEW UP & DOWN WALL SCENIC FIXES
NO. 25	NEW TRIPLE PANE WINDOWS
NO. 26	NEW METAL CANOPY

N O R T H L A N D
 REAL ESTATE PROPERTIES (UK) LTD
 PROJECT: UNDERMOUNTS
 ST ANDREW STREET
 ABERDEEN AB9 1AG
 EXISTING & PROPOSED ELEVATIONS
 OF ABERDEEN ST
 DATE: 14/01/18
 DRAWN BY: A-2.03

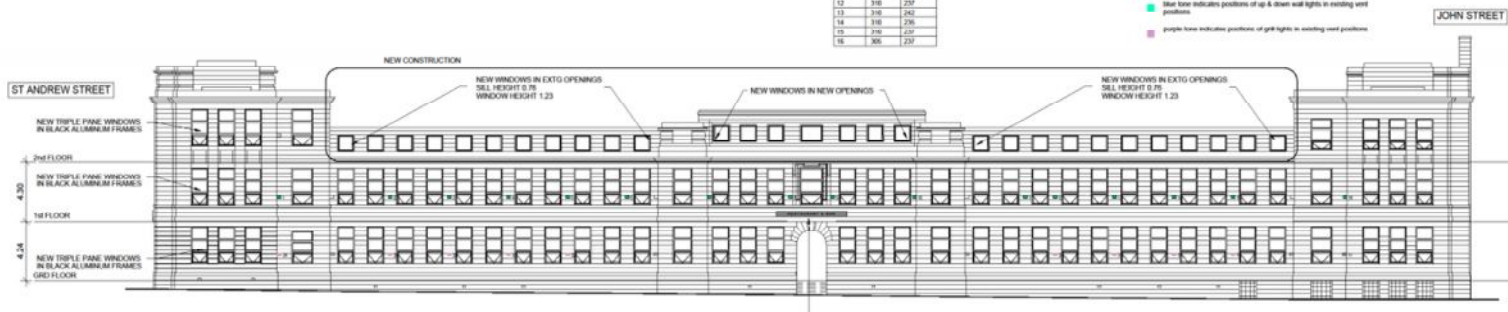
Illus 71 SE elevation (St Andrew Street) Existing prior to 2017/18 conversion and after conversion. Courtesy of Northland Real Estate Properties (UK) Ltd



NORTH EAST ELEVATION (EXISTING)
 (CHARLOTTE STREET)
 SCALE 1:100

vent spans for custom wall lights		vent spans for custom wall lights	
vent no.	width (mm) / height (mm)	vent no.	width (mm) / height (mm)
1	305 / 230	17	305 / 237
2	310 / 230	18	310 / 237
3	312 / 230	19	310 / 237
4	310 / 240	20	310 / 242
5	310 / 240	21	310 / 237
6	310 / 242	22	310 / 240
7	310 / 235	23	310 / 240
8	310 / 240	24	312 / 239
9	310 / 240	25	310 / 239
10	233 / 233	26	305 / 236
11	310 / 237		
12	310 / 237		
13	310 / 242		
14	310 / 236		
15	310 / 237		
16	305 / 237		

Blue line indicates positions of up & down wall lights in existing positions
 Purple line indicates positions of grill lights in existing vent positions



NORTH EAST ELEVATION (PROPOSED)
 (CHARLOTTE STREET)
 SCALE 1:100

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	15/01/18
2	ISSUED FOR PERMIT	15/01/18
3	ISSUED FOR PERMIT	15/01/18
4	ISSUED FOR PERMIT	15/01/18
5	ISSUED FOR PERMIT	15/01/18
6	ISSUED FOR PERMIT	15/01/18
7	ISSUED FOR PERMIT	15/01/18
8	ISSUED FOR PERMIT	15/01/18
9	ISSUED FOR PERMIT	15/01/18
10	ISSUED FOR PERMIT	15/01/18
11	ISSUED FOR PERMIT	15/01/18
12	ISSUED FOR PERMIT	15/01/18
13	ISSUED FOR PERMIT	15/01/18
14	ISSUED FOR PERMIT	15/01/18
15	ISSUED FOR PERMIT	15/01/18
16	ISSUED FOR PERMIT	15/01/18
17	ISSUED FOR PERMIT	15/01/18
18	ISSUED FOR PERMIT	15/01/18
19	ISSUED FOR PERMIT	15/01/18
20	ISSUED FOR PERMIT	15/01/18
21	ISSUED FOR PERMIT	15/01/18
22	ISSUED FOR PERMIT	15/01/18
23	ISSUED FOR PERMIT	15/01/18
24	ISSUED FOR PERMIT	15/01/18
25	ISSUED FOR PERMIT	15/01/18
26	ISSUED FOR PERMIT	15/01/18
27	ISSUED FOR PERMIT	15/01/18
28	ISSUED FOR PERMIT	15/01/18
29	ISSUED FOR PERMIT	15/01/18
30	ISSUED FOR PERMIT	15/01/18

PROPOSED CONSTRUCTION
 ST ANDREW STREET
 ABERDEEN
 NORTHLAND REAL ESTATE PROPERTIES (UK) LTD
 CHARLOTTE ST
 ABERDEEN
 A-2.04

Illus 72 NE elevation (Charlotte Street) Existing prior to 2017/18 conversion and after conversion. Courtesy of Northland Real Estate Properties (UK) Ltd



NORTH WEST ELEVATION (EXISTING)

(JOHN STREET)
 SCALE 1:100

vent type	width	height	depth
1	370	252	
2	370	252	
3	370	252	
4	370	252	
5	370	252	
6	370	252	
7	370	252	
8	370	252	
9	370	252	
10	370	252	
11	370	252	
12	370	252	

Blue line indicates positions of up & down wall lights in existing positions



NORTH WEST ELEVATION (PROPOSED)

(JOHN STREET)
 SCALE 1:100

PROPOSED WORKS/REPAIRS OF ST ANDREW BUILDING ABERDEEN AB9 1HG	
EXISTING & PROPOSED ELEVATIONS NORTH WEST	
Date: 11/01/2018	Scale: A-2.01

Illus 73 NW elevation (John Street) Existing prior to 2017/18 conversion and after conversion. Courtesy of Northland Real Estate Properties (UK) Ltd



SOUTH WEST ELEVATION (EXISTING)
 (NORTH ST ANDREW STREET)
 SCALE 1:100

vent sizes for custom wall lights	vent size 1	vent size 2	vent size 3
1	310	242	
2	310	242	
3	340	242	
4	315	242	
5	315	242	
6	315	242	
7	310	242	
8	310	237	
9	315	242	
10	300	237	
11	315	242	
12	310	242	
13	315	242	
14	310	242	
15	310	242	
16	310	242	
17	310	242	
18	315	242	
19	310	242	
20	310	242	
21	310	237	
22	310	242	
23	300	237	
24	315	242	
25	310	242	

Blue line indicates positions of up & down wall lights in existing void positions.
 Purple line indicates positions of grill lights in existing void positions.



SOUTH WEST ELEVATION (PROPOSED)
 (NORTH ST ANDREW STREET)
 SCALE 1:100

GENERAL CONDITIONS

SECTION 1	GENERAL CONDITIONS
SECTION 2	WORKS TO BE COMPLETED
SECTION 3	WORKS TO BE COMPLETED
SECTION 4	WORKS TO BE COMPLETED
SECTION 5	WORKS TO BE COMPLETED
SECTION 6	WORKS TO BE COMPLETED
SECTION 7	WORKS TO BE COMPLETED
SECTION 8	WORKS TO BE COMPLETED
SECTION 9	WORKS TO BE COMPLETED
SECTION 10	WORKS TO BE COMPLETED
SECTION 11	WORKS TO BE COMPLETED
SECTION 12	WORKS TO BE COMPLETED
SECTION 13	WORKS TO BE COMPLETED
SECTION 14	WORKS TO BE COMPLETED
SECTION 15	WORKS TO BE COMPLETED
SECTION 16	WORKS TO BE COMPLETED
SECTION 17	WORKS TO BE COMPLETED
SECTION 18	WORKS TO BE COMPLETED
SECTION 19	WORKS TO BE COMPLETED
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SECTION 21	WORKS TO BE COMPLETED
SECTION 22	WORKS TO BE COMPLETED
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SECTION 25	WORKS TO BE COMPLETED
SECTION 26	WORKS TO BE COMPLETED
SECTION 27	WORKS TO BE COMPLETED
SECTION 28	WORKS TO BE COMPLETED
SECTION 29	WORKS TO BE COMPLETED
SECTION 30	WORKS TO BE COMPLETED
SECTION 31	WORKS TO BE COMPLETED
SECTION 32	WORKS TO BE COMPLETED
SECTION 33	WORKS TO BE COMPLETED
SECTION 34	WORKS TO BE COMPLETED
SECTION 35	WORKS TO BE COMPLETED
SECTION 36	WORKS TO BE COMPLETED
SECTION 37	WORKS TO BE COMPLETED
SECTION 38	WORKS TO BE COMPLETED
SECTION 39	WORKS TO BE COMPLETED
SECTION 40	WORKS TO BE COMPLETED
SECTION 41	WORKS TO BE COMPLETED
SECTION 42	WORKS TO BE COMPLETED
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SECTION 45	WORKS TO BE COMPLETED
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SECTION 70	WORKS TO BE COMPLETED
SECTION 71	WORKS TO BE COMPLETED
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SECTION 82	WORKS TO BE COMPLETED
SECTION 83	WORKS TO BE COMPLETED
SECTION 84	WORKS TO BE COMPLETED
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SECTION 91	WORKS TO BE COMPLETED
SECTION 92	WORKS TO BE COMPLETED
SECTION 93	WORKS TO BE COMPLETED
SECTION 94	WORKS TO BE COMPLETED
SECTION 95	WORKS TO BE COMPLETED
SECTION 96	WORKS TO BE COMPLETED
SECTION 97	WORKS TO BE COMPLETED
SECTION 98	WORKS TO BE COMPLETED
SECTION 99	WORKS TO BE COMPLETED
SECTION 100	WORKS TO BE COMPLETED

NORTHLAND
 REAL ESTATE PROPERTIES (UK) LTD
 100, NORTH STREET, ABERDEEN, AB9 1QJ
 TEL: 01224 626262
 FAX: 01224 626263
 WWW.NORTHLANDREALTY.CO.UK

PROPOSED CONVERSIONS
 ST ANDREW STREET
 ABERDEEN AB9 1QJ
 PROJECT NO. MAS 2018-01
 DRAWING NO. A-2.02
 DATE 11/01/18

Illus 74 SW elevation (North St Andrew Street) Existing prior to 2017/18 conversion and after conversion. Courtesy of Northland Real Estate Properties (UK) Ltd