# Residents oppose proposed three-bedroom house in Aberdeen's west end



Plans to construct a modern three-bedroom house on Kinaldie Crescent in Aberdeen's west end have ignited a wave of complaints from local residents, who have voiced their strong opposition and are urging the council to reject the proposal.

The man behind the project, Mustapha Berkane, envisions a “sustainable home that is seamlessly integrated into its natural surroundings,” according to the architects, Brown and Brown, who are handling the design. However, community concerns centre around the proposed home's perceived “overbearing” size and its “jarring” architectural style, which many locals believe is out of harmony with the surrounding area.

The site has seen its share of setbacks; similar proposals were turned down by both the local council and the Scottish Government in 2015, highlighting the contentious nature of any new builds in this area. The current plans include a plush three-bedroom home complete with an outdoor seating area that would afford views of the nearby Walker Dam, along with a basement featuring two additional bedrooms. Berkane also owns neighbouring properties at numbers 22 and 24 Kinaldie Crescent, which will influence the new build's integration into the landscape.

Concerned residents have rallied around the potential environmental impact of the new dwelling. One local, Ian McPherson, submitted a letter to the council expressing that the new house would be 28% larger than the biggest house on Kemnay Place, arguing that it stands out as overly large for the neighbourhood.

The Craigiebuckler and Seafield Community Council has also weighed in, cautioning that the introduction of bright lighting from the new residence could disrupt the local wildlife at night. The council's chairman, William Sell, remarked that this illumination might adversely affect nocturnal species by interfering with their hunting and breeding habits.

Local resident Paul Graham expressed dissatisfaction with the proposed "Modernist architectural style," asserting that it fails to reflect the local vernacular. He further claimed, "Light pollution is a major cause of disturbance to nocturnal animals," warning that this could result in a decline in various bird and animal species from the well-frequented public space.

As the community awaits the council’s decision on the proposal, the plans continue to spark debate, with locals expressing a profound connection to the natural landscape of the area they call home.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.pressandjournal.co.uk/fp/news/aberdeen-aberdeenshire/6730338/rubislaw-house-plans-complaints/> - This article supports the claim that locals are opposing plans for a modern house on Kinaldie Crescent, citing it as 'overbearing.'
2. <https://www.ledinghamchalmers.co.uk/files/properties/SCHEDFiles/F485FB24-E6FF-2C4A-B7EA-71B274C48C2D/Ground%20at_22A3%20rev%20C.pdf> - The PDF details the proposed house's design, including its 'L' shape and southwest-facing aspect, but does not directly mention the controversy.
3. <https://www.rightmove.co.uk/properties/159854480> - This property listing mentions a semi-detached house on Kinaldie Crescent, though it does not directly address the new proposal or community concerns.
4. <https://www.rentumo.co.uk/listings/kinaldie-crescent-aberdeen-ab15-2280179> - This listing describes a 3-bedroom house in the area, highlighting the charm of Kinaldie Crescent but not addressing the specific proposal.
5. <https://www.onthemarket.com/details/12268547/> - This listing provides features of a 3-bedroom house on Kinaldie Crescent but does not specifically discuss the proposed new build.
6. <https://www.noahwire.com> - This source provides the original article detailing the community's concerns and the proposal for the new house on Kinaldie Crescent.
7. <https://www.pressandjournal.co.uk/fp/news/aberdeen-aberdeenshire/6730338/rubislaw-house-plans-complaints/> - Please view link - unable to able to access data