

# Public Document Pack

## ADDITIONAL CIRCULATION



To: Councillor Houghton, Convener; Councillor Laing, Vice Convener; and Councillors Grant, Boulton, Cooke, John, McLellan, Alex Nicoll and Yuill.

Town House,  
ABERDEEN 8 November 2021

## **CITY GROWTH AND RESOURCES COMMITTEE**

The undernoted items are circulated in connection with the meeting of the **CITY GROWTH AND RESOURCES COMMITTEE** to be held here in the Town House on **FRIDAY, 12 NOVEMBER 2021 at 1.00 pm**. This is a hybrid meeting and Members may also attend remotely.

Members of the press and public are not permitted to enter the Town House at this time. The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>

FRASER BELL  
CHIEF OFFICER - GOVERNANCE

## **BUSINESS**

- 7.1 Combined City and Beach Covering Report - RES/21/297 (Pages 3 - 386)  
Attached:-  
(1) City Centre Masterplan – Appendices D and E;  
(2) Market – Appendix C; and  
(3) Beach – Appendix 7.0.

Should you require any further information about this agenda, please contact Mark Masson, email [mmasson@aberdeencity.gov.uk](mailto:mmasson@aberdeencity.gov.uk), or telephone 01224 522989

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# Appendix D Streetscape Interventions

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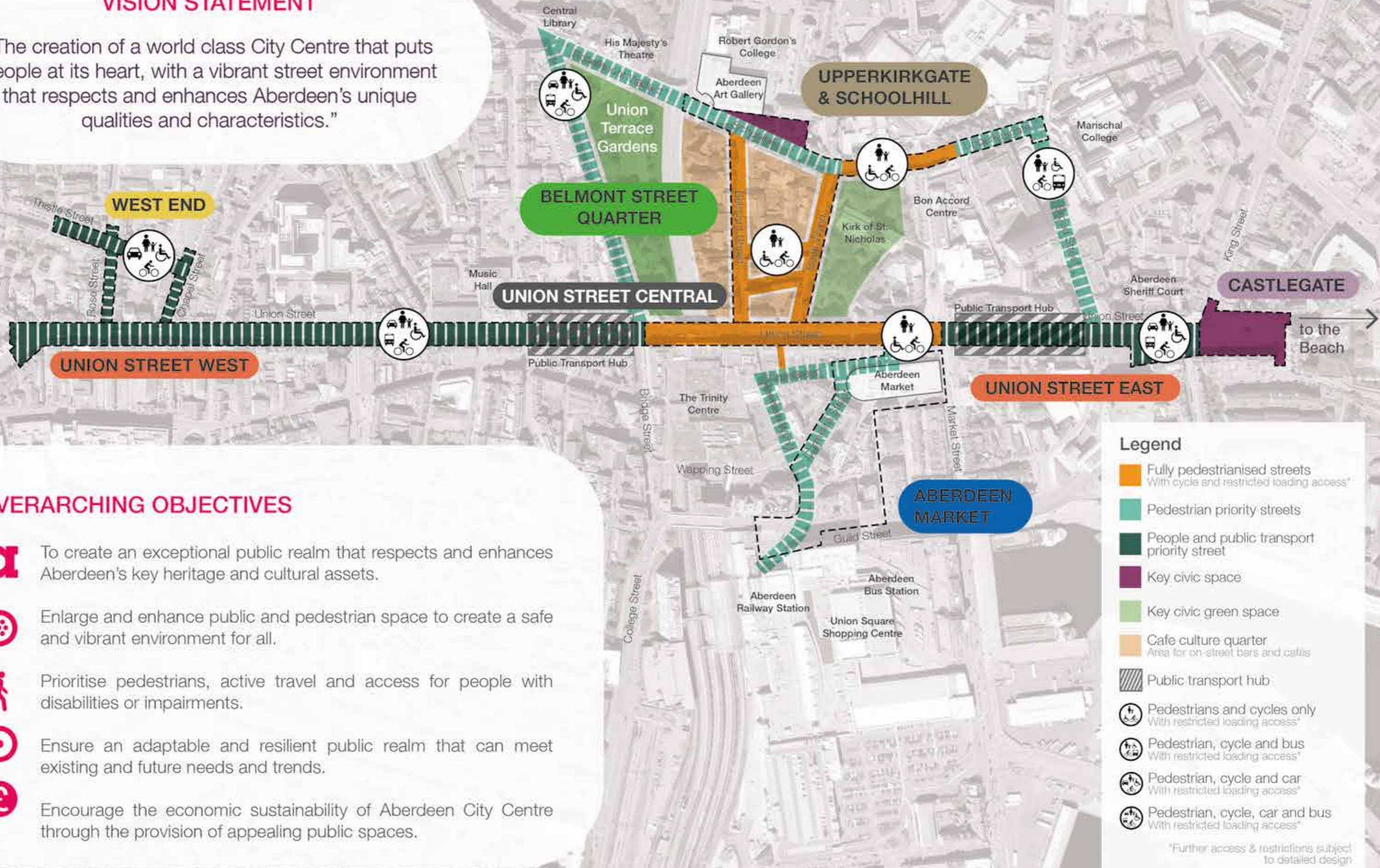
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## VISION STATEMENT

“The creation of a world class City Centre that puts people at its heart, with a vibrant street environment that respects and enhances Aberdeen’s unique qualities and characteristics.”



## OVERARCHING OBJECTIVES

-  To create an exceptional public realm that respects and enhances Aberdeen’s key heritage and cultural assets.
-  Enlarge and enhance public and pedestrian space to create a safe and vibrant environment for all.
-  Prioritise pedestrians, active travel and access for people with disabilities or impairments.
-  Ensure an adaptable and resilient public realm that can meet existing and future needs and trends.
-  Encourage the economic sustainability of Aberdeen City Centre through the provision of appealing public spaces.

### Legend

-  Fully pedestrianised streets  
With cycle and restricted loading access\*
-  Pedestrian priority streets
-  People and public transport priority street
-  Key civic space
-  Key civic green space
-  Cafe culture quarter  
Area for on-street bars and cafes
-  Public transport hub
-  Pedestrians and cycles only  
With restricted loading access\*
-  Pedestrian, cycle and bus  
With restricted loading access\*
-  Pedestrian, cycle and car  
With restricted loading access\*
-  Pedestrian, cycle, car and bus  
With restricted loading access\*

\*Further access & restrictions subject to detailed design

# Strategic Objectives

## WEST END

### Key objectives:

- Stimulate the economy by making the area more attractive.
- Enhance the unique character of the area to create a welcoming and comfortable space within which to dwell for extended periods of time.
- Rationalise the carriageways in favour of people and increase the opportunity for spill-out spaces to help animate the area.
- Widen the footpaths where possible, to allow greater and safer spaces for pedestrians, reducing conflicts with other street users.
- Add public seating and spill out spaces to animate the streets and allow places for rest.
- Increase street greening to soften the streetscape in order to enhance the intimate character of the place and to offer shade and shelter.

## UNION STREET EAST & WEST

### Key objectives:

- Rationalise the street in favour of walking, wheeling and cycling.
- Widen footpaths to allow for safer and more comfortable pedestrian movement.
- Provide designated cycleways where possible to reduce conflict with other street users.
- Incorporate bus hubs in order to improve accessibility to the City Centre.
- Provide plaza spaces adjacent to key buildings, creating focal points along the street, whilst celebrating the city's rich heritage.
- Increase seating and spill-out areas to animate the area and promote business.
- Incorporate street planting to soften the space, adding shade and shelter.

## UNION STREET CENTRAL

### Key objectives:

- Create a pedestrian friendly focal point at the heart of the City Centre, between Bridge Street and Market Street, that represents the best of Aberdeen.
- Create a safe and welcoming connection between Union Terrace Gardens and the Aberdeen Market.
- Prioritise people movement within the space whilst accommodating servicing requirements.
- Ensure that any proposals are flexible and adaptable in terms of event planning and the future needs of the city.
- Increase seating and spill-out spaces to help animate the space.
- Enrich the public realm through play, public art and lighting.
- Incorporate street planting to soften the space, adding shade and shelter.
- Incorporate Sustainable Drainage Systems (SuDS) where possible

## BELMONT STREET QUARTER

### Key objectives:

- Enhance the unique characteristics of the area to create a welcoming space and comfortable environment for people to dwell and spend time.
- Curate and formalise the outdoor seating and spill out spaces to help animate the space.
- Incorporate public seating and planting allowing places for rest.
- Improve the pedestrian connection between Union Street Central to the Art Gallery.
- Enrich the public realm through play, public art and lighting.

## CASTLEGATE

### Key objectives:

- Create an accessible, attractive, and flexible space for day to day use, civic gatherings and events.
- Increase the attractiveness of the area for residents, businesses, and visitors in a bid to stimulate the economy and provide social benefits.
- Improve pedestrian and cycle connectivity, especially to the Beach.
- Increase seating and spill-out spaces to help animate the space.
- Enrich the public realm through play, public art and lighting.
- Incorporate street planting to soften the space, adding shade and shelter.
- Incorporate Sustainable Drainage Systems (SuDS) where possible.

## ABERDEEN MARKET & THE GREEN

### Key objectives:

- Enhance the unique characteristics of the area to create a welcoming space and comfortable environment for people to dwell and spend time.
- Recognise and build upon the area's reputation for street art.
- Improve pedestrian and cycling connectivity through the Market, recognising its importance as a key link between the Railway and Bus Station and the City Centre.
- Increase seating and spill-out spaces to help animate the space.
- Incorporate street planting to soften the space, adding shade and shelter.
- Incorporate Sustainable Drainage Systems (SuDS) where possible.

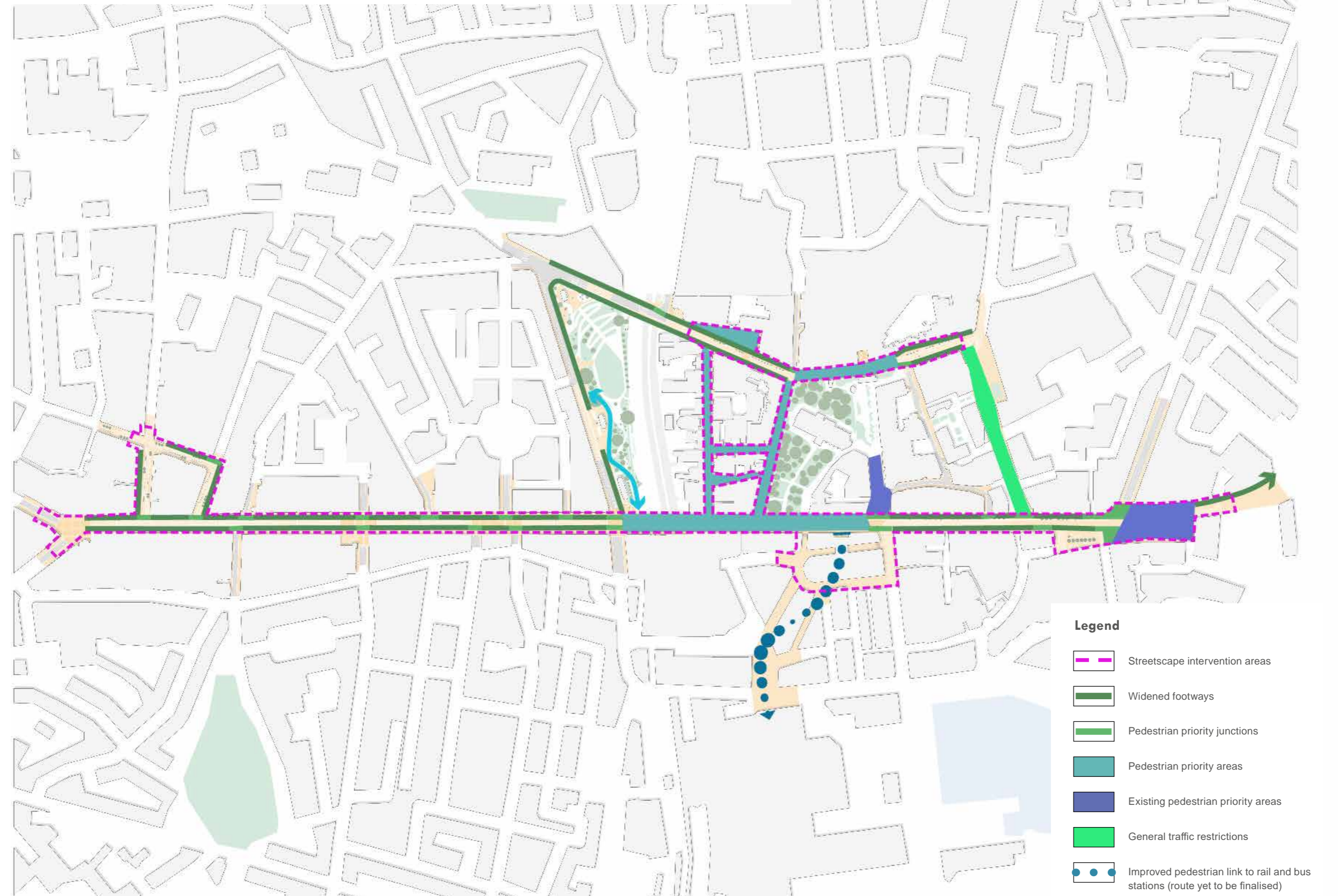
## UPPERKIRKGATE & SCHOOLHILL

### Key objectives:

- Rationalise the carriageway in favour of pedestrian movement.
- Widen footpaths where possible to allow for safer and more comfortable pedestrian movement.
- Include seating and spill-out space to animate the area and encourage business.
- Enrich the public realm by incorporating play and public art.
- Incorporate street planting to soften the space, adding shade and shelter.
- Incorporate Sustainable Drainage Systems (SuDS) where possible.
- Enhance the setting of the Art Gallery and improve the connections through to Union Terrace Gardens.
- Play opportunities and public art, such as the NUART street festival could be introduced.

# Operational Plan

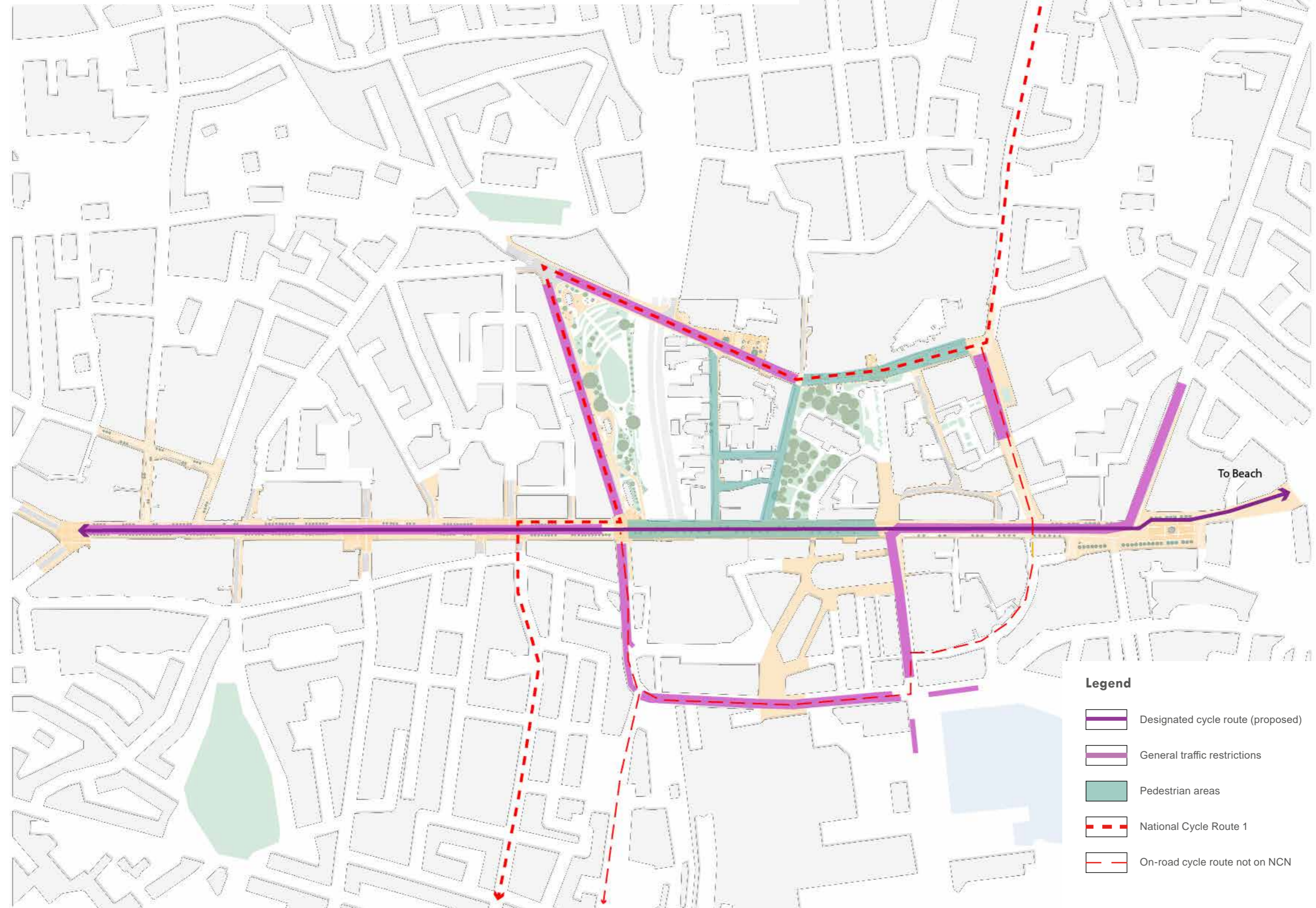
## Pedestrian/wheeled improvements



- Legend**
- Streetscape intervention areas
  - Widened footways
  - Pedestrian priority junctions
  - Pedestrian priority areas
  - Existing pedestrian priority areas
  - General traffic restrictions
  - Improved pedestrian link to rail and bus stations (route yet to be finalised)
  - Improved pedestrian connectivity as part of Union Terrace Gardens proposals



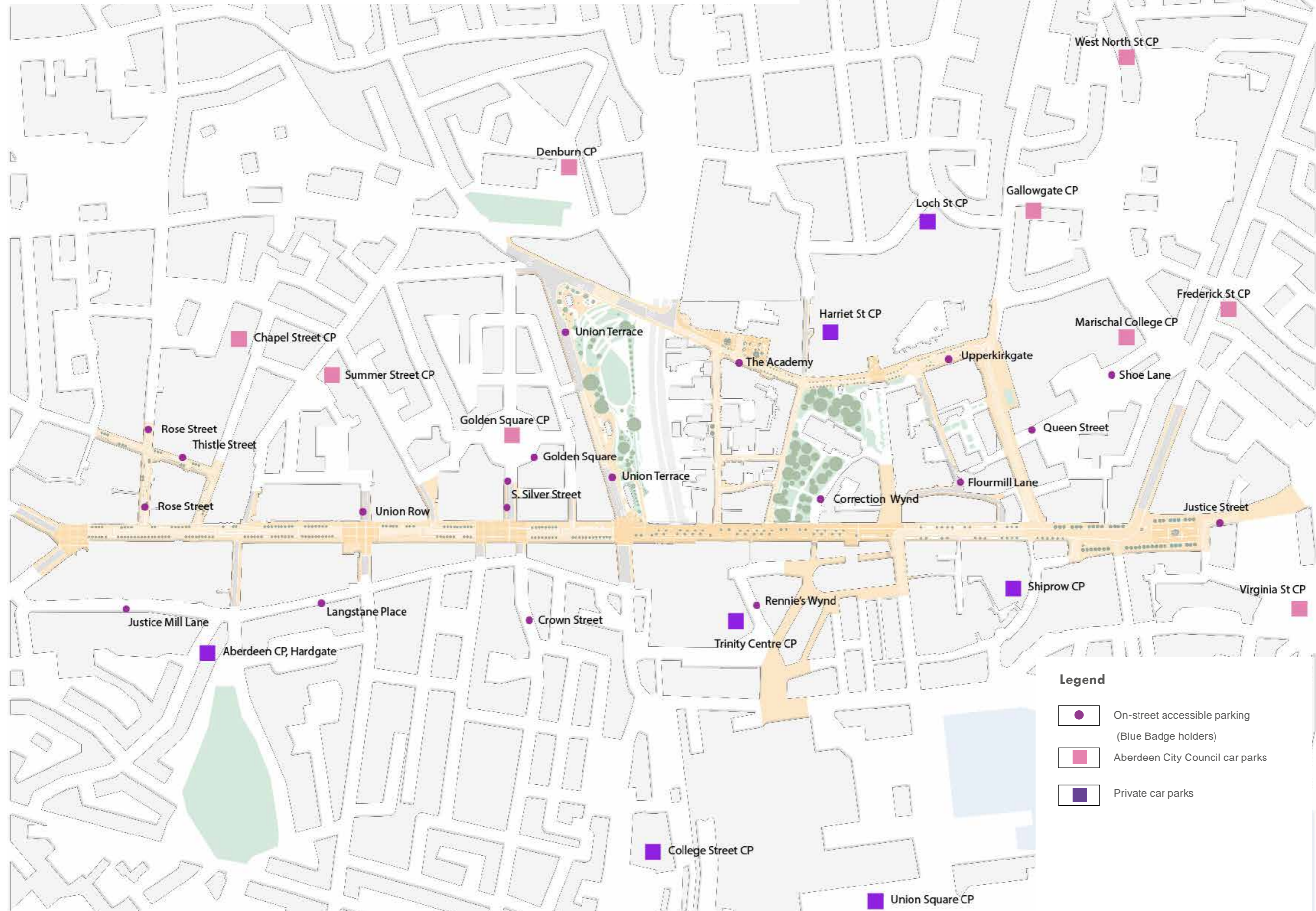
# Operational Plan Cycling



- Legend**
- Designated cycle route (proposed)
  - General traffic restrictions
  - Pedestrian areas
  - National Cycle Route 1
  - On-road cycle route not on NCN

# Operational Plan

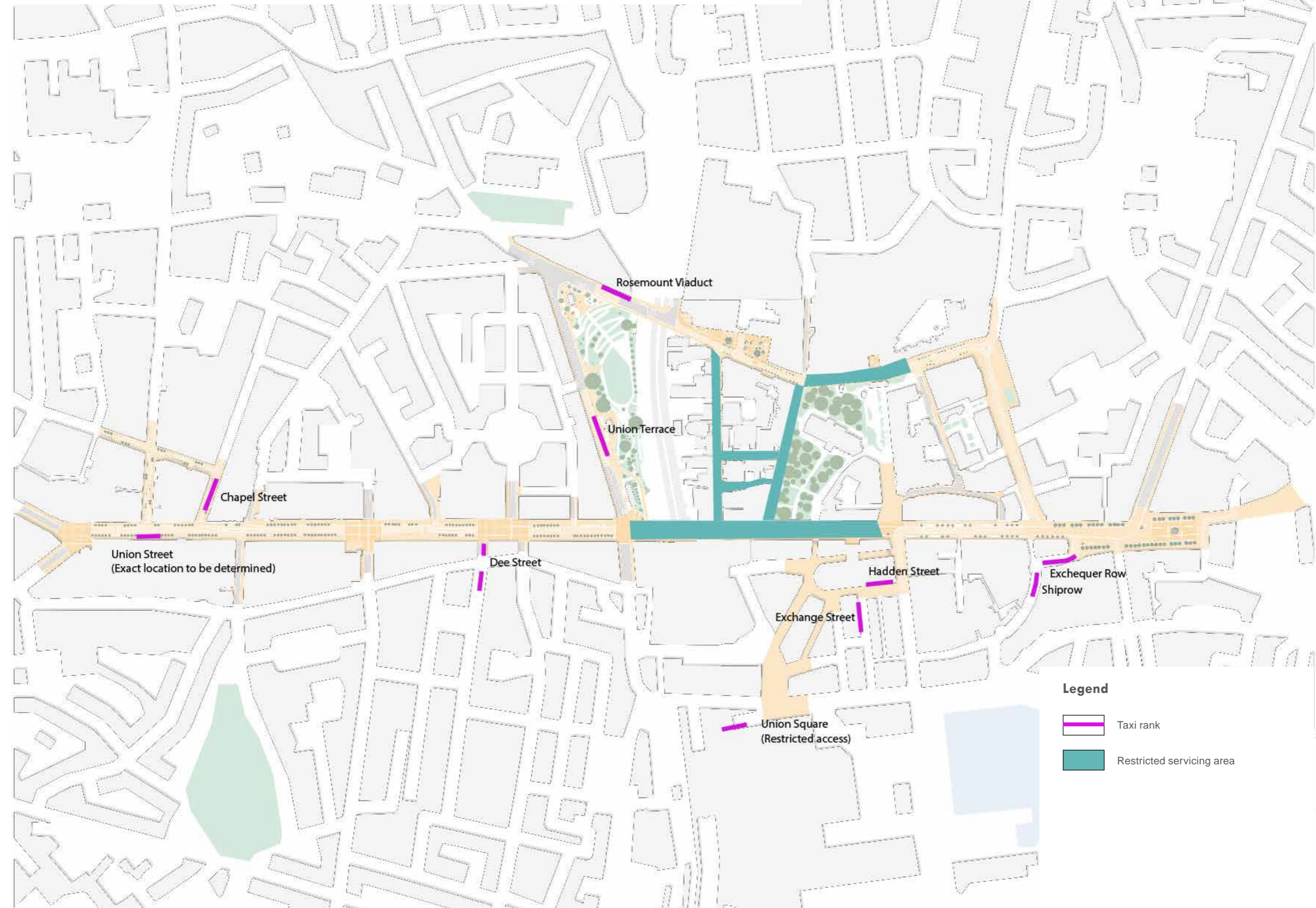
## Accessible parking provision



### Legend

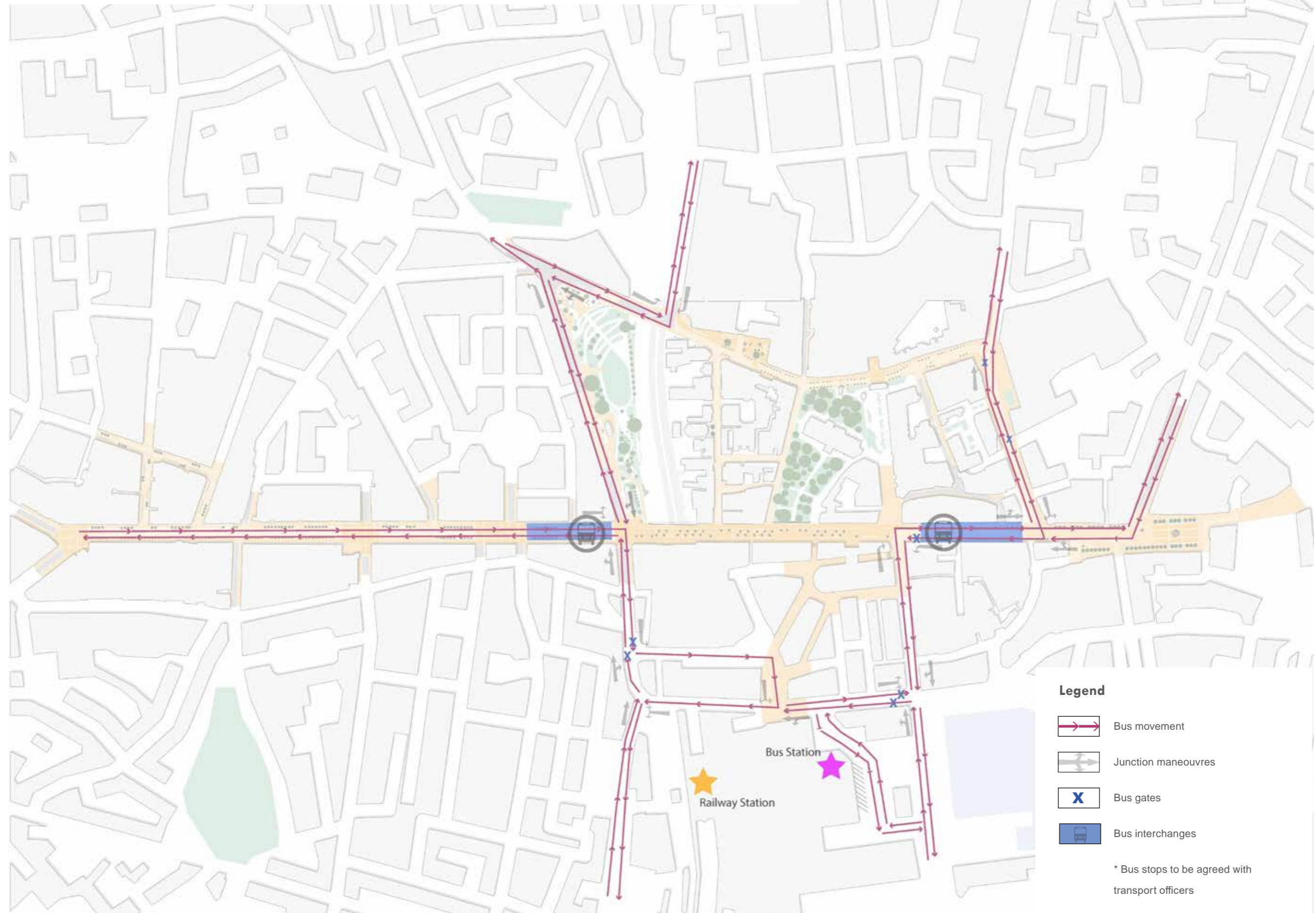
- On-street accessible parking (Blue Badge holders)
- Aberdeen City Council car parks
- Private car parks

# Operational Plan Taxis



# Operational Plan

## Bus movements



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# Engagement Overview

## Young People Engagement

In order to engage with a broad range of children and young people, two separate engagement activities were undertaken targeting different age groups, to ask them about their ideas for the City.

The overall themes from all of the young people engagement suggest an affinity for green spaces, areas to sit, walk and play, a safe and clean City and plenty of colour to enliven the streets.

## Youth Engagement

The first activity targeted young people aged 12-25. A pack was developed that could be distributed in person to high schools or youth groups, as well as a supporting online survey. A printed leaflet contained information about both the City and the beach. Participants could either write and draw on two postcards contained in the pack, one for each location, or scan a QR code to complete their feedback online. The team received 119 postcards and 79 online surveys, totalling 198 responses.

There are slight differences in priorities between the online and postcard methodologies, with the online survey responses tending to focus on places to sit, parks and greenery, and safety. The postcard results favoured places for children to play, shops, and street art / colourful spaces.

Although the exercise was not directly targeted to capture different age groups, responses suggest that the postcards tended to be completed by participants at the younger end of the age range while the online feedback often came from older participants.

## Primary Schools

The second activity comprised a series of interactive group sessions with Primary 6 pupils across the City, between 30 September and 7 October 2021. Six schools participated in the City discussions.

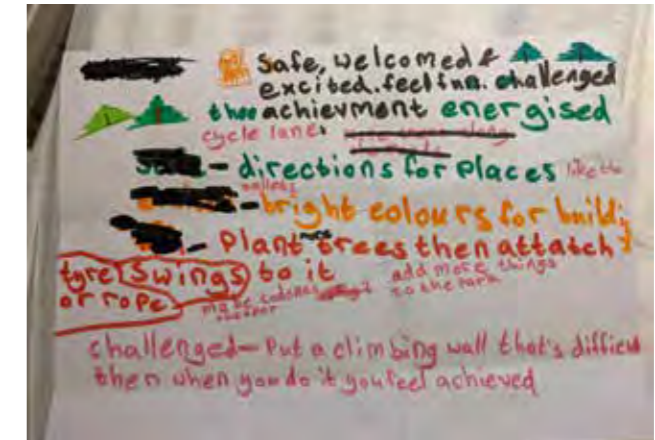
These sessions were facilitated by a specialist, however the design team joined the sessions to hear the children's feedback and witness their enthusiasm in collaborating to shape the vision for Union Street.

Despite the varied range of ideas and proposals, there was a communality of themes that were brought up and appeared fairly consistently throughout the sessions.

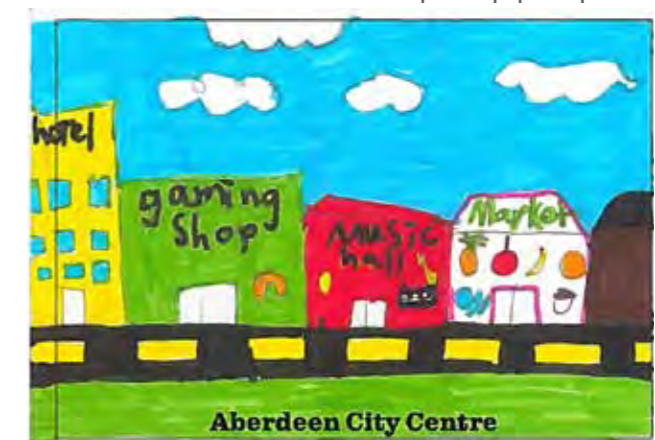
The children felt that the creation of a child-friendly, safe and sustainable environment was a key consideration for the designs moving forward.

The discussions were generally pedestrian, and people focussed with very little consideration given to vehicles.

Enlivenment and activation of the spaces was considered to be of paramount importance, felt could be delivered by increasing opportunities for play and colour within the streets.



Examples of pupil's inputs



Examples of youth engagement's inputs

### **Business Engagement**

Businesses in the City were consulted to understand more about their priorities, challenges and day to day activities. This took the form of both face to face consultation and an online survey, which could be accessed by scanning the QR code on a flyer.

The online survey received a total of 57 responses. Please note that not every question was mandatory, therefore some were answered by fewer than 57 people. The number of businesses responding to a question is shown in the 'Base' below each chart.

The consultant team arranged to meet a number of key business stakeholders in Aberdeen on Friday 1 and Saturday 2 October to gain feedback on the Spaces for People temporary interventions and to obtain further information with respect to a number of key topics. Nine businesses were consulted, out of 22 invited to participate.

It should be noted that many of the observations and comments received as part of the 1-1 business consultation exercise were made in respect to the temporary changes within the city which have been implemented to allow for the 'Spaces for People' initiatives to be deployed. Businesses were generally mindful of the fact that interventions forming part of any permanent improvements to the city centre public realm would be duly considered within the wider strategic transport assessments currently being progressed.

With respect to the Spaces for People interventions, consultees generally felt that these had been good for the City, particularly during the pandemic. Particular concerns were however raised with respect to the rerouting of buses within the City as it was felt that this made it much more difficult for people to access the city centre.

In relation to the temporary pedestrianisation of Union Street Central, it was generally felt that ensuring appropriate access for people by bus and taxi and providing for blue badge parking requires to be fully incorporated into any future permanent proposals for the space.

### **General Public Engagement**

Interviews were conducted with the general public (on-street surveys) in September 2021 by a specialist fieldwork agency. A total of 780 interviews were conducted.

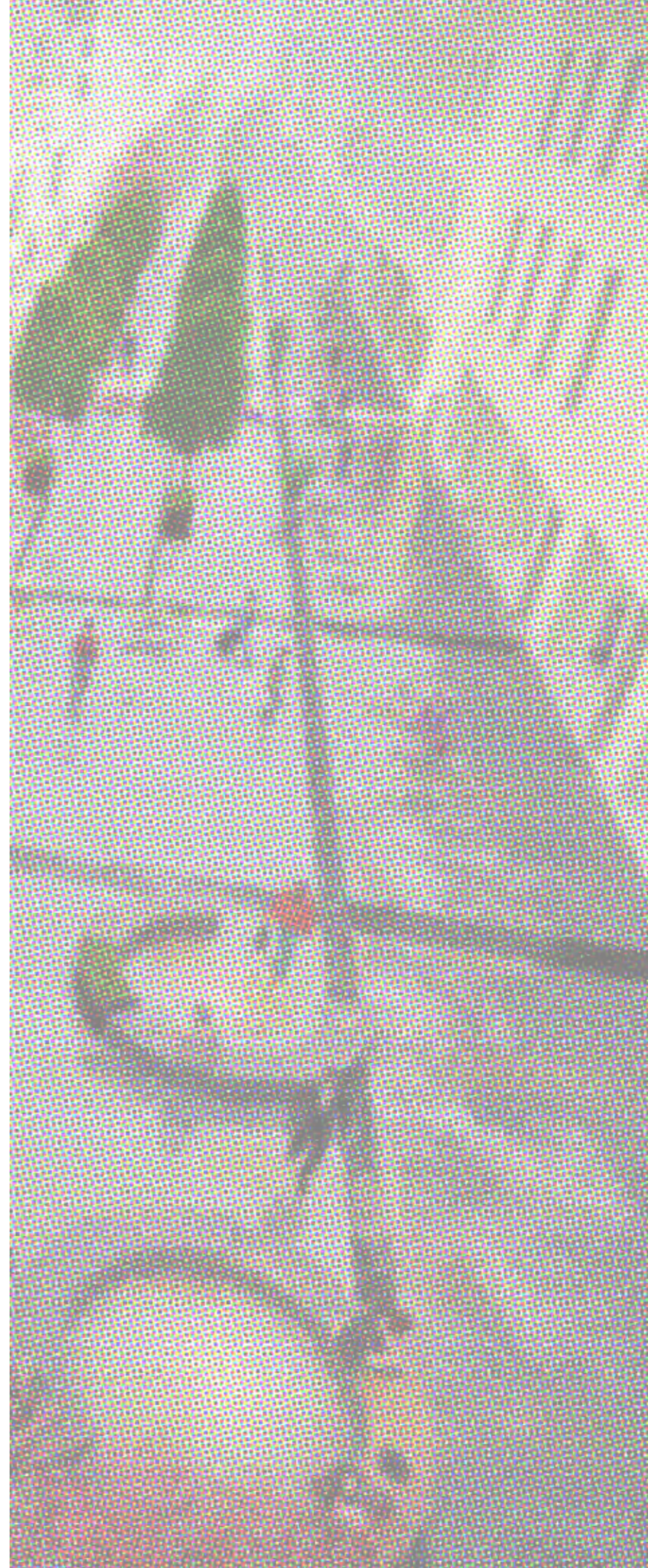
This survey was the third of three waves (the first carried out in December 2020 and May 2021), tracking public perceptions of the Spaces for People measures and their travel habits during the COVID-19 pandemic. The survey site list changed for September 2021 compared with the first two surveys. Rosemount was dropped due to the removal of its Spaces for People interventions and Chapel, Thistle and Rose Streets consolidated into one site. This allowed Castlegate, Belmont Street and Upper Kirkgate to be added instead.

Overall the findings show broad support for the interventions but some have worked better than others. People feel safer cycling and walking in the city centre but are finding parking a struggle to access high street businesses.





# Union Street Central



# Union Street Central

## Key moves

### A Flexible Design

The proposals for Union Street Central have been designed as to allow for the maximum degree of flexibility within the streetscape as to ensure that they are adaptable to current and future needs of the City of Aberdeen.

As such, fixed elements of furniture have been minimised allowing the space to be potentially reconfigured for larger events such as the Tour of Britain cycling event, or the temporary provision of bus routes within this section Union Street should it be required.

### Rationalised Carriageway

Through the proposal it is intended that general traffic and buses will be removed from the central section of Union Street creating a piazza or new civic square at the very heart of Aberdeen.

Except for emergency vehicle and servicing access (within set hours), it is envisaged that this space will be primarily pedestrianised as to ensure that the opportunities for walking, play, active travel or simply sitting with friends and watching the world go by may be maximised.

Clearly delineated zones within the streetscape are proposed as to help ensure conflicts between different users are minimised.

Unobstructed, widened footways are proposed to allow for unimpeded access to and within the area. Clear demarcation between the footways and the central zone within the street are included within the proposals.

The central zone within the street is made up of 3 clearly defined zones, each approximately 4m wide. The two outermost zones operate on a day-to-day basis as an extension of the public realm, with the central zone defined as a leisure cycleway.

Additional crossing points are incorporated along the length of the street allowing for unhindered access across the street.

A series of secondary plaza spaces are proposed along the street at key locations such as, Belmont Street, outside Smiths Screen and Aberdeen Market, creating a unique setting to these important features.

### Seating and Spillover Space

Opportunities for public seating have been maximised within the proposals. These include the incorporation of timber topped linear benches placed at regular intervals along the length of Union Street Central. In addition to this, playful elements of street furniture and seating are proposed at key locations. These elements combine to allow for a multitude of opportunities for people to dwell and spend time within the space.

It is proposed that café and restaurant spill-out space adjacent to footways only be permitted where space allows, i.e. where space ensure that a minimum 4m wide footway is maintained.

Clearly delineated areas within the extended public realm within the central zone and the plaza space associated with the Aberdeen Market may be utilised as additional spill out space where appropriate during the day.

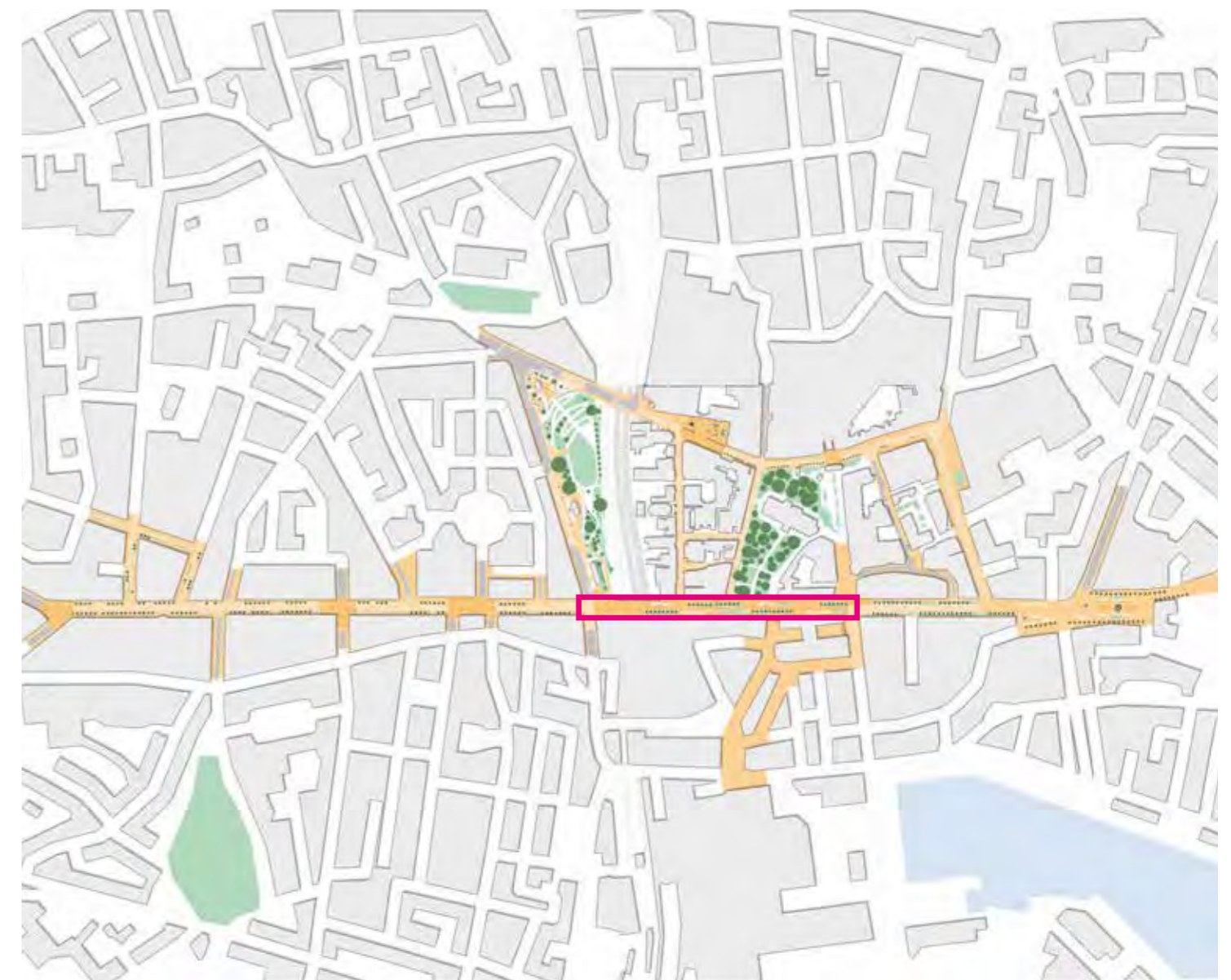
### Enriched Public Realm

The proposals seek to create an enriched public realm through maximising the opportunities for the inclusion of elements of play art and feature lighting.

Engagement with respect to the development of the proposals has recently been undertaken with children, youths and young adults. Key findings of this engagement identified the lack of play opportunities, vibrancy and colour and greenspace within the city centre, and as such the proposals seek to incorporate some of these elements, where appropriate.

Proposals include the introduction of incidental play, planting, art and lighting within the space, further enhancing the activity and bringing further animation to the public realm.

The proposals seek to create a direct synergy with the Union Terrace Gardens currently being delivered, further adding to the overall vibrancy within city centre, creating a unique city centre destination.



### Street Greening

Elements of street greening have been carefully incorporated with the proposals to enhance the seasonality and biodiversity within the area, softening the space generally and afford a degree of shade and shelter.

Planting is generally positioned as to clearly delineate different zones within the overall streetscape such as the cycleway and adjacent extended pedestrian areas.

In addition, the proposals are further augmented and enhance through the including of additional planting at key locations within the proposals.

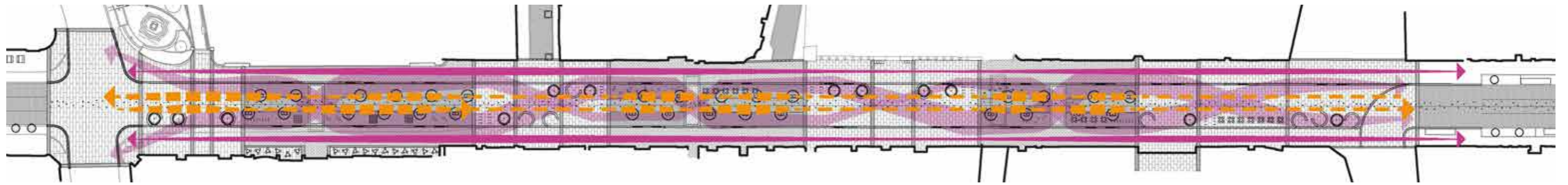
Tree species and planting generally will be carefully selected as to ensure that they are suitable for an urban environment and that ongoing maintenance requirements are kept to a minimum.

### Material Palette

Proven, simple, elegant and robust materials will be selected for use within the public realm in accordance with the ACC Urban Realm Manual and to tonally and visually reflect to streetscape works associated with the Union Terrace Gardens project.

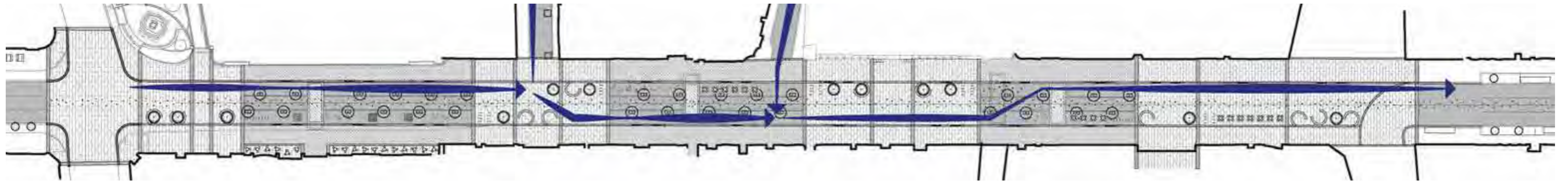
Wherever possible, indigenous stone will be specified for use within hard landscaped areas, reducing transportation requirements whilst supporting a circular economy and in particular investment within the local Scottish stone industries.

# Union Street Central Movement and access




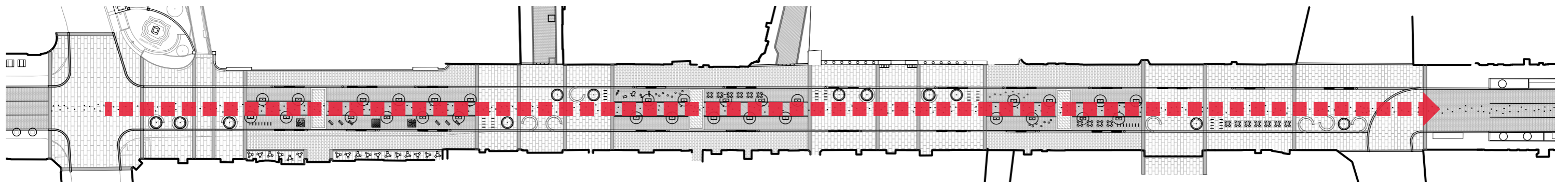
## Cycling and Pedestrian Movement

-  Cycleway (two-way)
-  Main pedestrian movement
-  General pedestrian flow




## Servicing and Emergency Vehicle Route

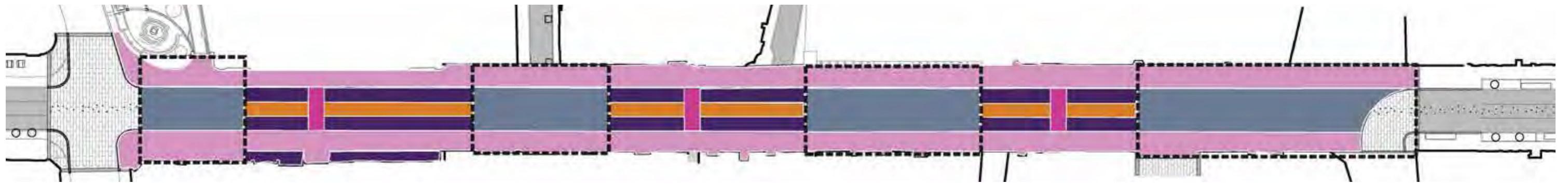
-  Servicing Route (One-way eastbound)



## Bus Route in Emergency Event

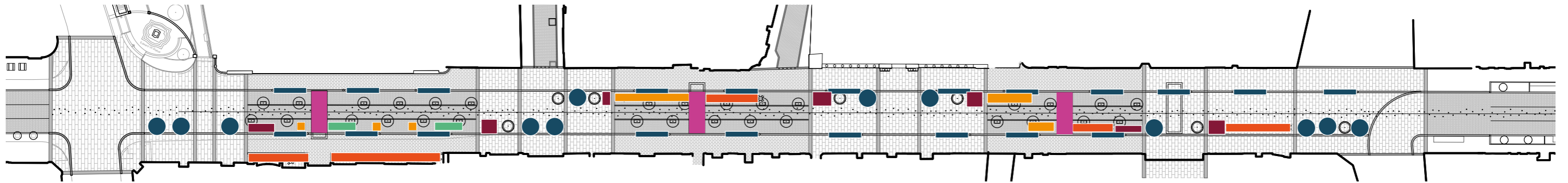
-  Indicative diversion route for bus services in case of emergency or breakdown  
(4m wide corridor, one way, subject to vehicular tracking)

# Union Street Central Zoning and use



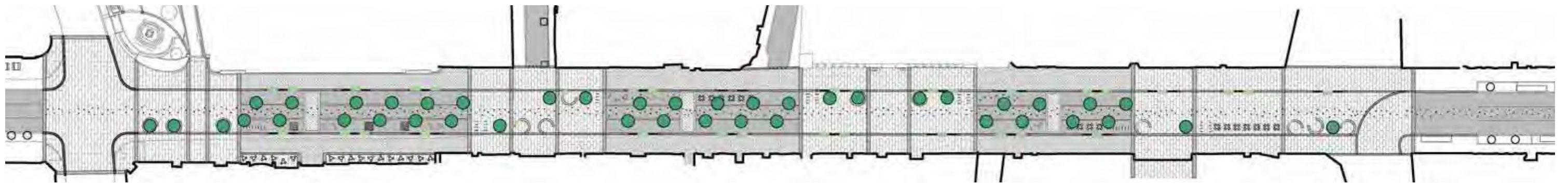
## Zoning

- Pedestrian Footways
- Extended Pedestrian Zone (For Seating & Spillout)
- Plazas at Key Moments
- Informal At Grade Crossings
- Cycleway



## Uses

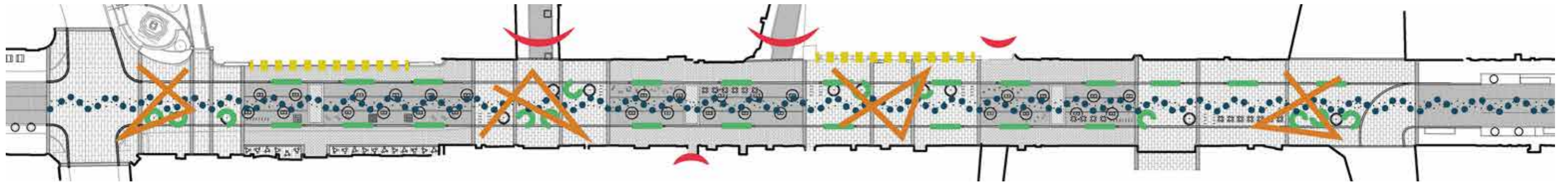
- Art (interactive panels)
- Play Zone
- External Dining
- Art (colourful informal crossings)
- Seating Elements (Flexible)
- Cycle Stands



## Green Infrastructure

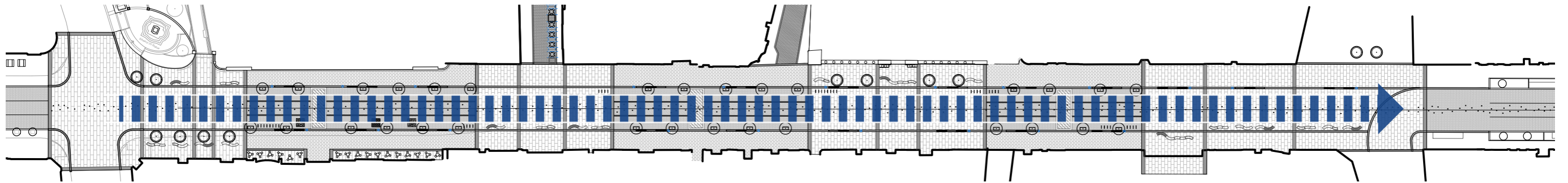
- Proposed Trees in Planters (Moveable)
- Seasonal Planting within seating elements

# Union Street Central Events and lighting



## Lighting Strategy

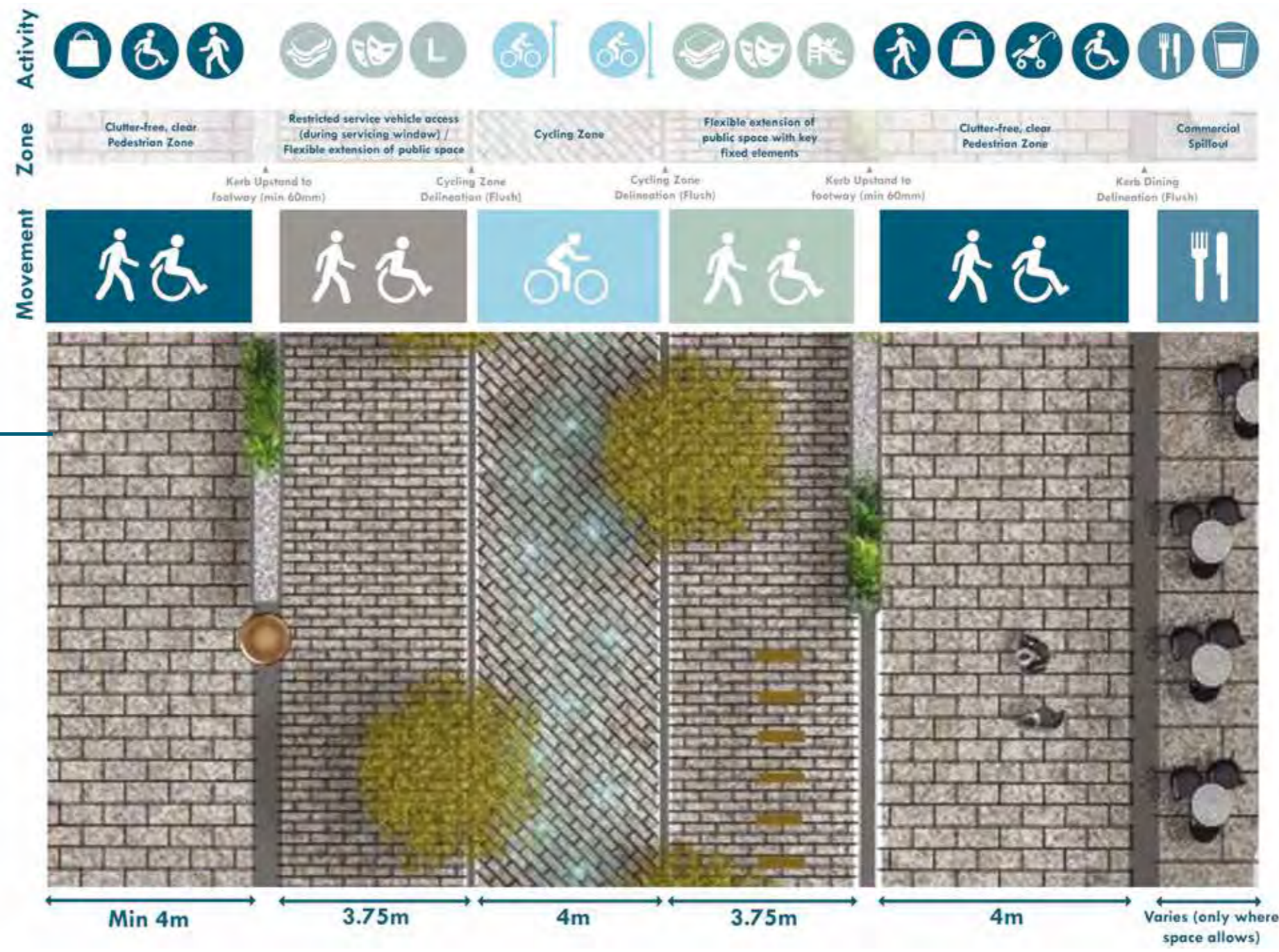
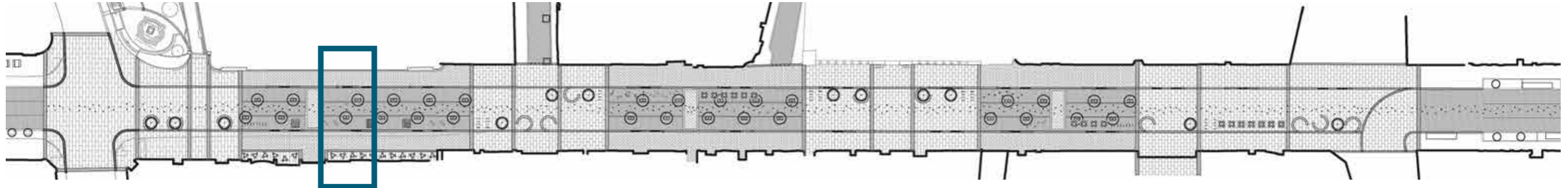
- Accent Lighting (to key buildings, structures and monuments)
- Supplementary Feature Lighting (to street furniture)
- Sentinel Lighting at Key Nodes (street entrances and steps)
- In Ground Constellation Lighting (to cycleway)
- Iconic Feature Lighting (at plazas)



## Big Event / Parade Strategy

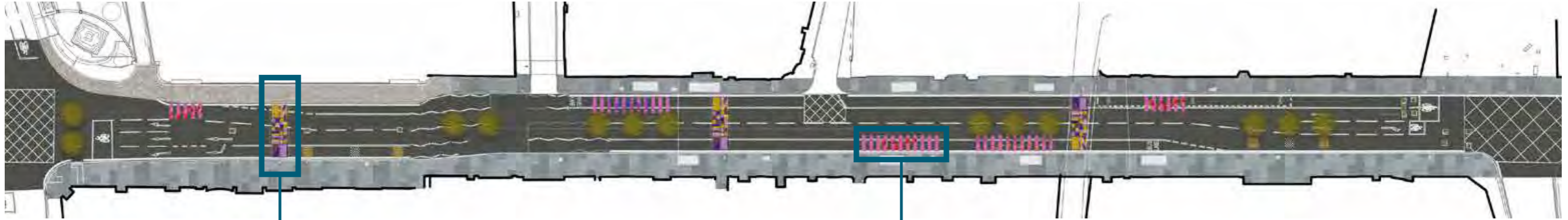
- 8m wide unobstructed corridor (street furniture temporarily moved to the edge when required)

# Union Street Central Street zoning plan



# Union Street Central

## Early interventions plan



### Colourful crossing points

Introduction of artist-designed crossing points to bring vibrancy and colour to the street. The crossings could be installed temporarily using thermoplastic materials, giving an indication of the future permanent proposals. Located at three key locations, outside the Trinity Centre entrance and at the top of the steps leading to The Green and Correction Wynd.



© Camille Walala, crossing, London Design Festival, Southwalk Street



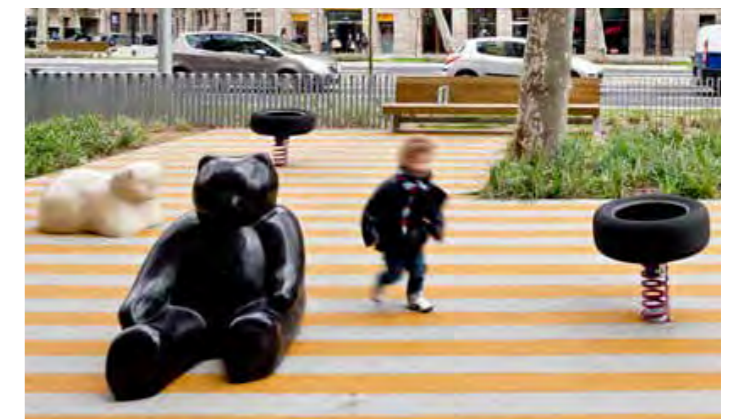
© Morag Myerscough, Love at First Sight, Aberdeen

### Sculptural Play

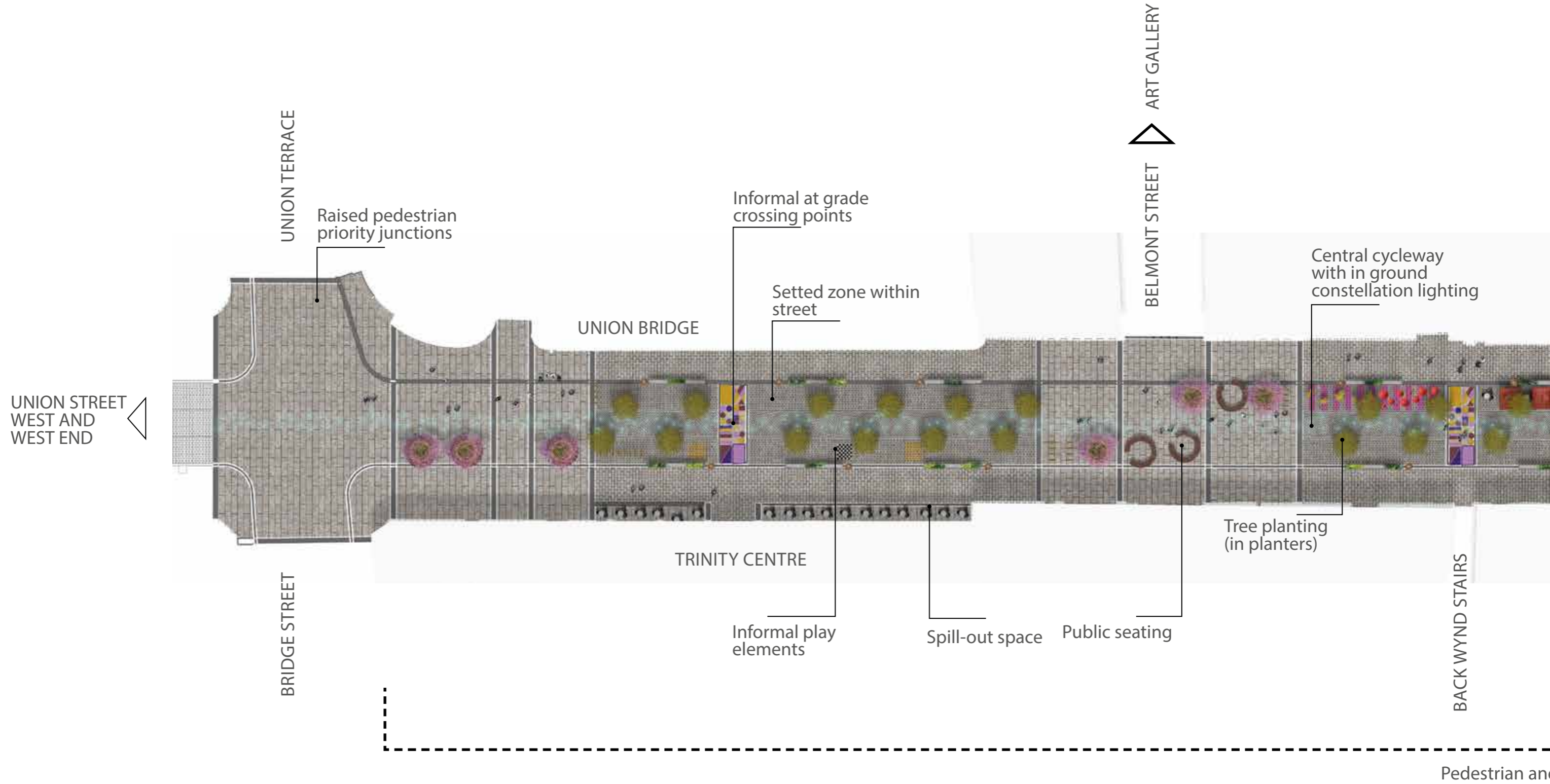
Introduction of a series of play interventions along the street, tying in with UNICEF Child Friendly City Initiative to maximise interest and opportunities for active, creative play. The play could be a combination of ground-scape patterns and fixed sculptural elements to give an indication of the future permanent proposals.



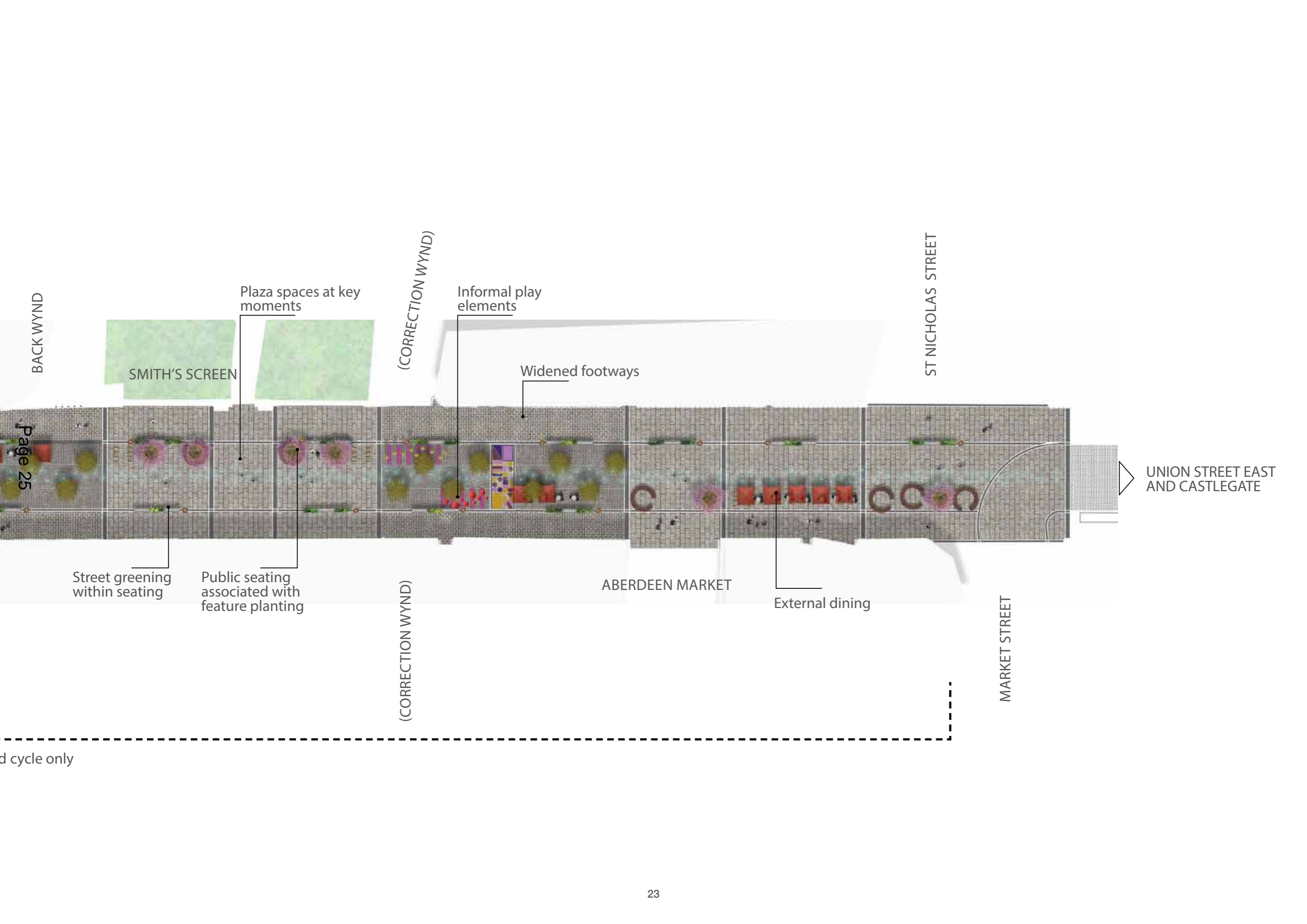
© AntoninFourneau, Water Light Graffiti, Poitiers (LED lights that light up when in contact with water). © Quentin Chevrier/DigitalArti Artlab



# Union Street Central







d cycle only

# Union Street Central



Visualisation beside Union Terrace Gardens looking east along Union Street

# Union Street Central



Bird's eye view at corner of Belmont Street and Union Street Central

# Union Street Central



Visualisation looking west along Union Street Central

# Union Street Central

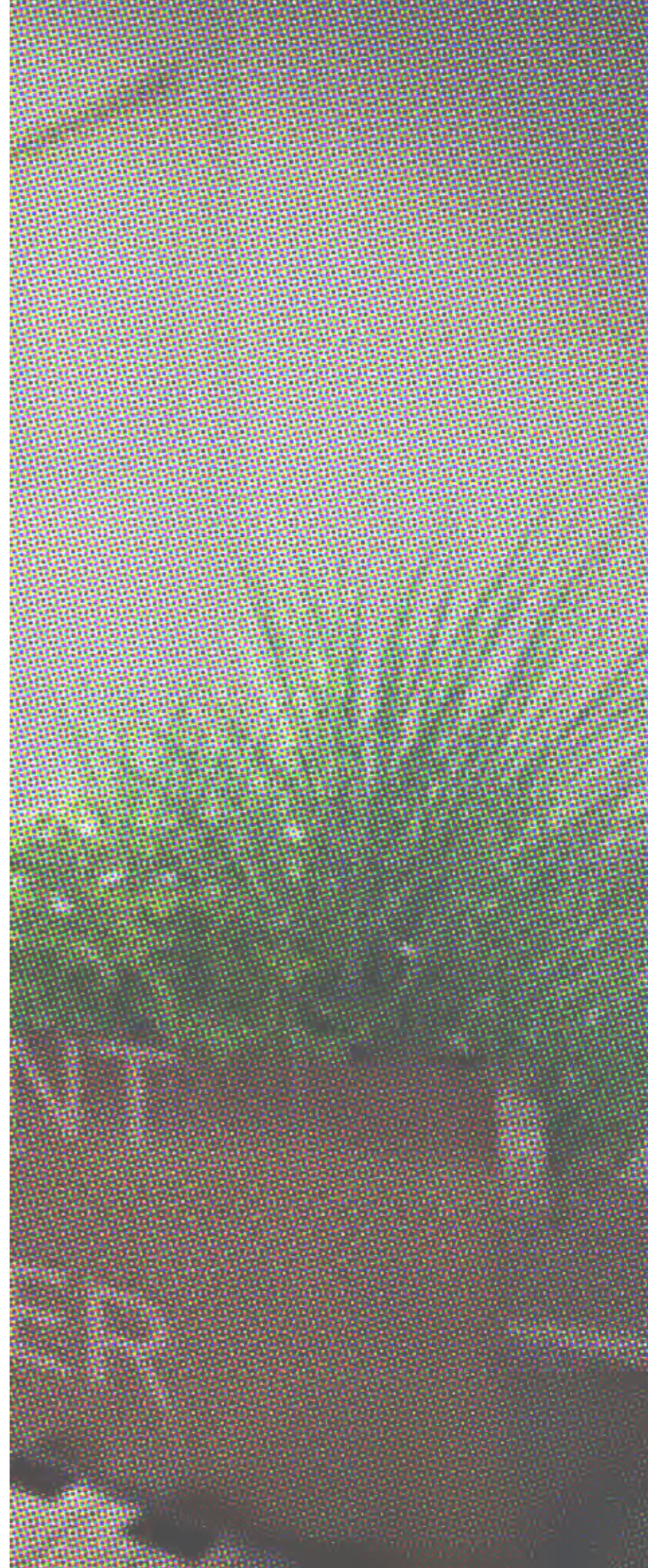
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Visualisation outside Aberdeen Market



# Belmont Street Quarter



# Belmont Street Quarter

## Key moves

### Rationalised Carriageway

Within the Belmont Street Quarter, the proposals seek to rationalise the carriageway as to allow for the permanent introduction of external spill-out spaces for cafés, restaurants and bars along with public seating opportunities whilst allowing for servicing and emergency vehicle access to be maintained.

The proposals have been carefully considered as to ensure unimpeded footways are maintained throughout the area.

### Seating and Spillover Space

The proposals introduce public seating areas at key locations within the streetscape which allow for people to rest, dwell or take their lunch, whilst taking in the unique character and atmosphere of the area.

The spill-out spaces have been carefully curated within the streets as to ensure that a degree of uniformity in keeping with the historic nature of the area is maintained throughout.

Whilst creating a consistent and robust framework for on-street café culture, the proposals allow for a degree of individuality to be incorporated within each of the external dining zones. The canvas partitions delineating the external spill-out zones from the carriageway may be embellished with individual operators branding where appropriate.

The proposed reappropriation of space within the street allows for the introduction of public seating within the area which will offer welcoming amenity to all and opportunities for rest for the less able whilst encouraging a wide range of visitors to the city centre.

In addition, the introduction of a plaza space outside the Aberdeen Art Gallery will allow appropriate activities to spill out onto the street. This may include the provision of external café space and civic and cultural activities associated with this key public building which will add to the animation of the external environment.

### Enriched Public Realm

The proposals allow for the incorporation of play, public art, and feature lighting at key locations within the area. These proposals which will be developed at the next stage of the project may include for the provision of interpretation panels conveying the unique local history of the area.

### Street Greening

Street greening within the proposals is very much limited to the zones associated with the public seating and café spill-out areas.

Planting is contained within planters delineating operational zones, bringing a degree of seasonality to the area further enhancing the overall appeal of the area.

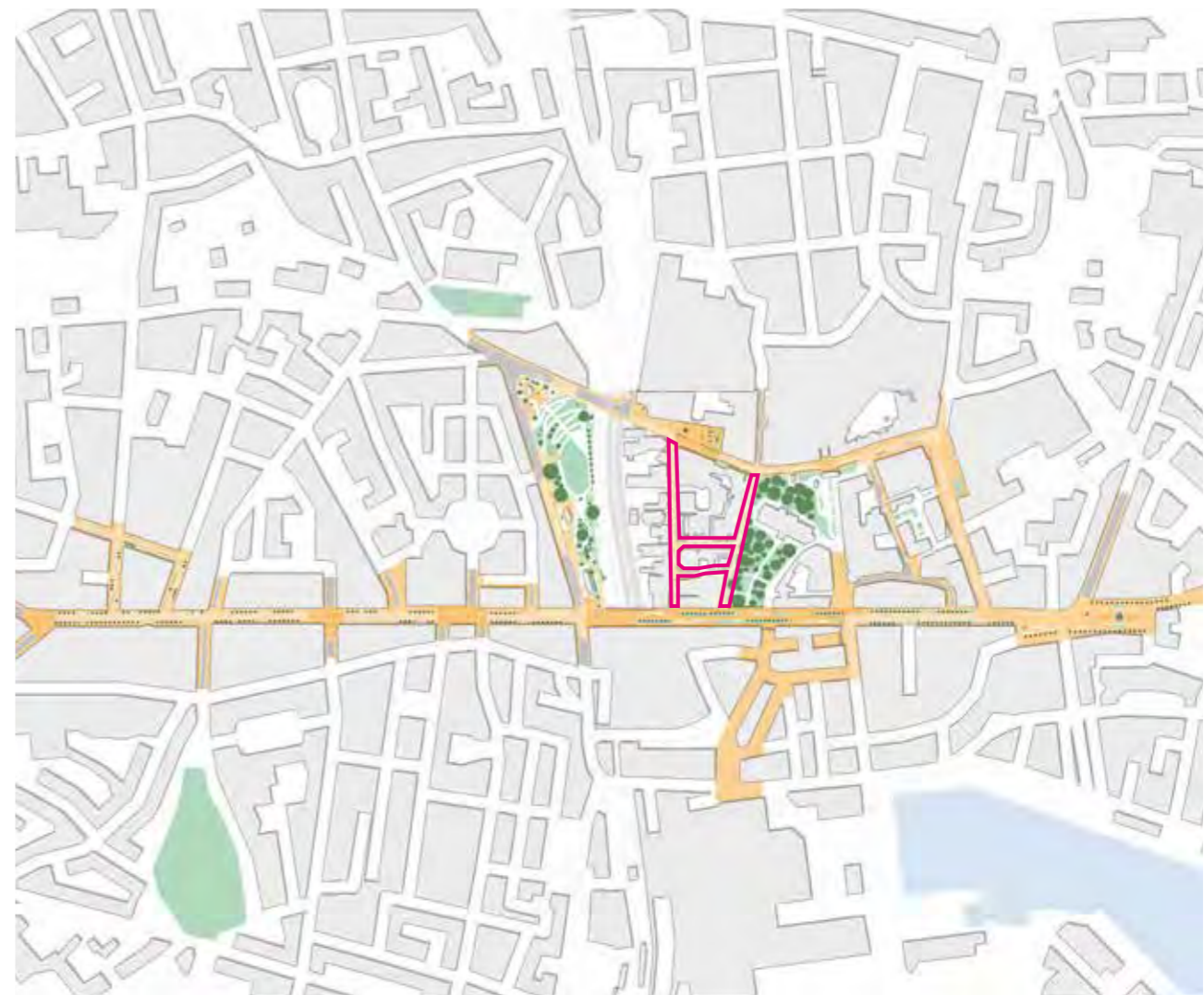
Proposed shrub and herbaceous planting will be carefully selected as to ensure that they are suitable for an urban environment and that ongoing maintenance requirements are kept to a minimum.

### Material Palette

The existing streetscape within the Belmont Quarter is generally of a very high quality and the current proposals seek to retain it in its entirety.

Minor repairs such as the replacement of broken slabs, repointing etc will be undertaken where necessary.

Proposed planters and other elements of street furniture will be designed as a 'kit of parts' as to ensure an overall integrity is maintained throughout the streets. Planters will be specified as to ensure a commonality in language between works recently completed at the Art Gallery and currently under way within Union Terrace Gardens.

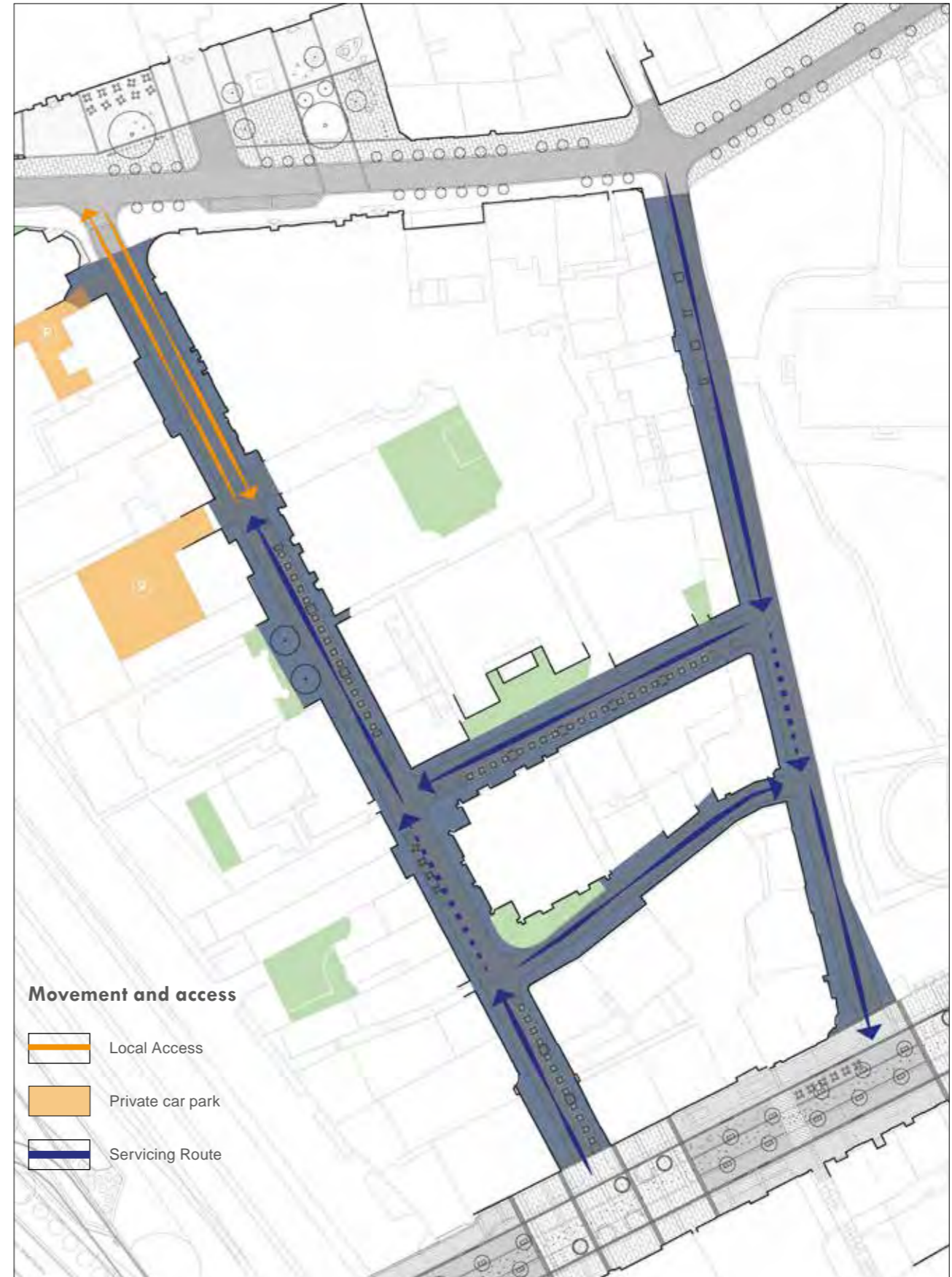






# Belmont Street Quarter

## Zoning, movement and access





# Belmont Street Quarter



Page 36

BELMONT STREET

LITTLE BELMONT STREET

Bird's eye view at corner of Belmont Street and Little Belmont Street

# Belmont Street Quarter

Page 37



Existing trees

BELMONT STREET

Planters with seasonal interest delineate operational zones

Canvas partitions delineate external dining zones

Studs to demarcate carriageway and spill out / seating areas

Visualisation looking along Belmont Street towards Union Street

# Belmont Street Quarter



KIRK OF ST  
NICHOLAS  
ENTRANCE

BACK WYND

External public seating and  
spill out space

Studs to demarcate carriageway and  
spill out / seating areas

Welcome signage

Visualisation looking along Back Wynd towards Union Street

# Belmont Street Quarter

Page 39



LITTLE BELMONT STREET

Spill out space

Planters to soften streetscape

Studs to demarcate carriageway and spill out / seating areas

Public seating areas

Visualisation looking along Little Belmont Street towards Back Wynd





# Market Public Realm



# Market Public Realm

## Project Brief, Key Characteristics, Opportunities and Challenges

### Key Characteristics

- The Merchant Quarter generally retains much medieval character, reflected in the very tall buildings around The Green and the narrow streets and alleys surrounding it.
- Whilst retaining historical character and feel, the area has also forged a strong new identity as a centre for high quality street art.
- Street art projects have been sensitively sited to bring cohesion to disparate elements within the area, as well as to bring colour, life and contemporary cultural interest.
- A scattering of active frontages can be seen throughout the Merchant Quarter, most definitive of the area being traditional pubs, independent retailers and restaurants. There is also a larger proportion of residential ground floor use than can be seen in other parts of the study area.
- The materiality of the groundscape within the Merchant Quarter is generally high quality and consistent, in mostly excellent condition, with some relatively small areas requiring repair or upgrade. Setts, flags and kerbs are often older than those elsewhere in the city centre, with consequent additional wear.

### Opportunities

- The Merchant Quarter presents an opportunity to travel from the transport hubs to the east end of the city centre, encountering fewest potential difficulties.
- Enhancement of distinctive character-working with West End, Schoolhill intervention areas to create pockets of unique character within the city centre- here working especially with street art concepts
- Space for events
- Increase street greening in association with sustainable drainage features
- Introduction of robust wayfinding and pedestrian crossing strategy to encourage through footfall.

### Constraints

- Proposed projects redefining space
- Poor crossing opportunities from transport hubs/Union Square, encouraging people to circumvent the market area

### Key Challenges

- Consideration for the greater proportion of residential, particularly ground floor occupants in any plans for increased activation
- Accessibility- some narrow footways within the area
- Wayfinding considering level change up to Union Street



# Market Public Realm

## Key moves



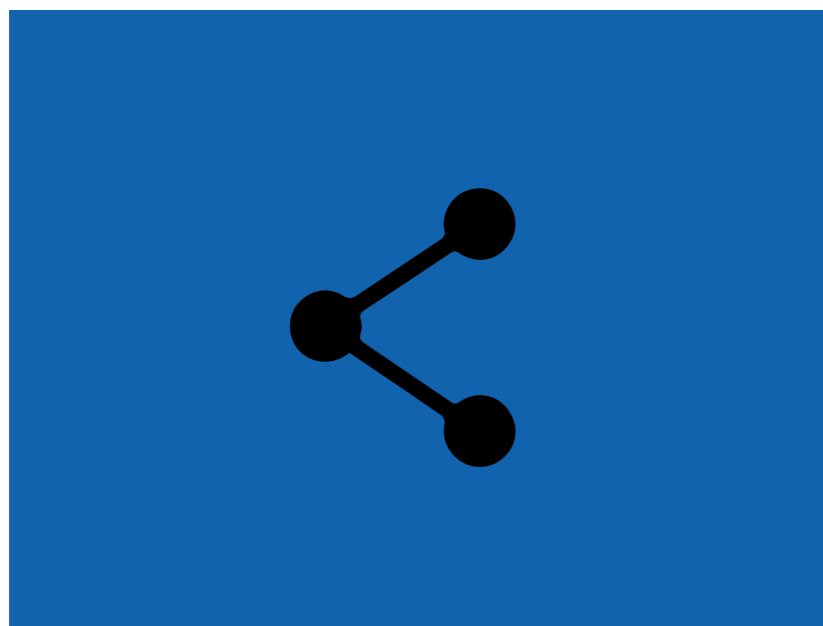
**Activation**  
Increase footfall to the Merchant Quarter/Aberdeen Market and provide flexibility for events to increase activation of this useful and characterful space.



**Stimulate the economy**  
Make the area more attractive to visitors, residents and businesses, stimulating the economy.



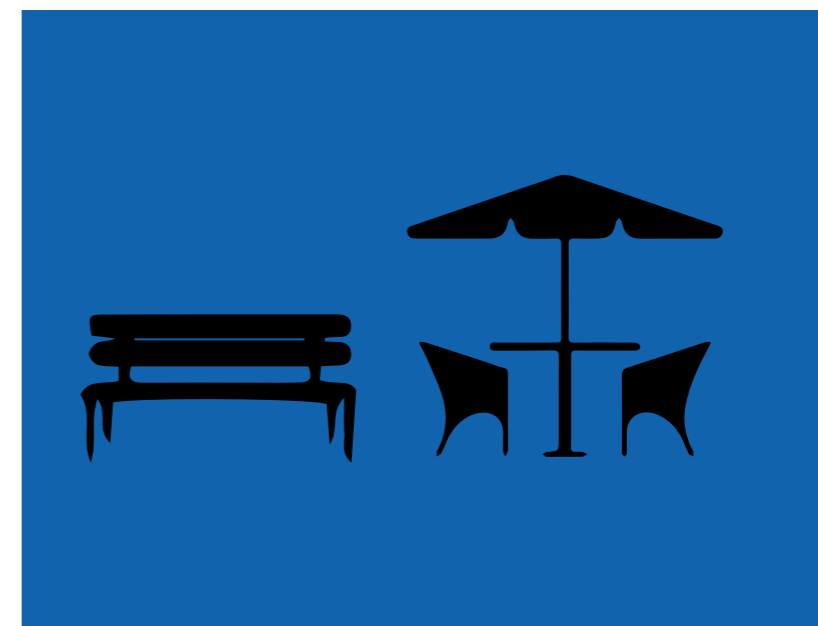
**Street Greening**  
Incorporation of street greening to soften the space, humanise the scale and offer shade and shelter. Incorporating sustainable drainage where possible. Introducing possibilities for seasonality and city/ area branding.



**Connectivity**  
Improve pedestrian and other active travel connectivity between Aberdeen Market and surrounding streets and routes, particularly between the transport hubs and city centre, including a robust wayfinding strategy for the area and improved pedestrian crossing opportunities.



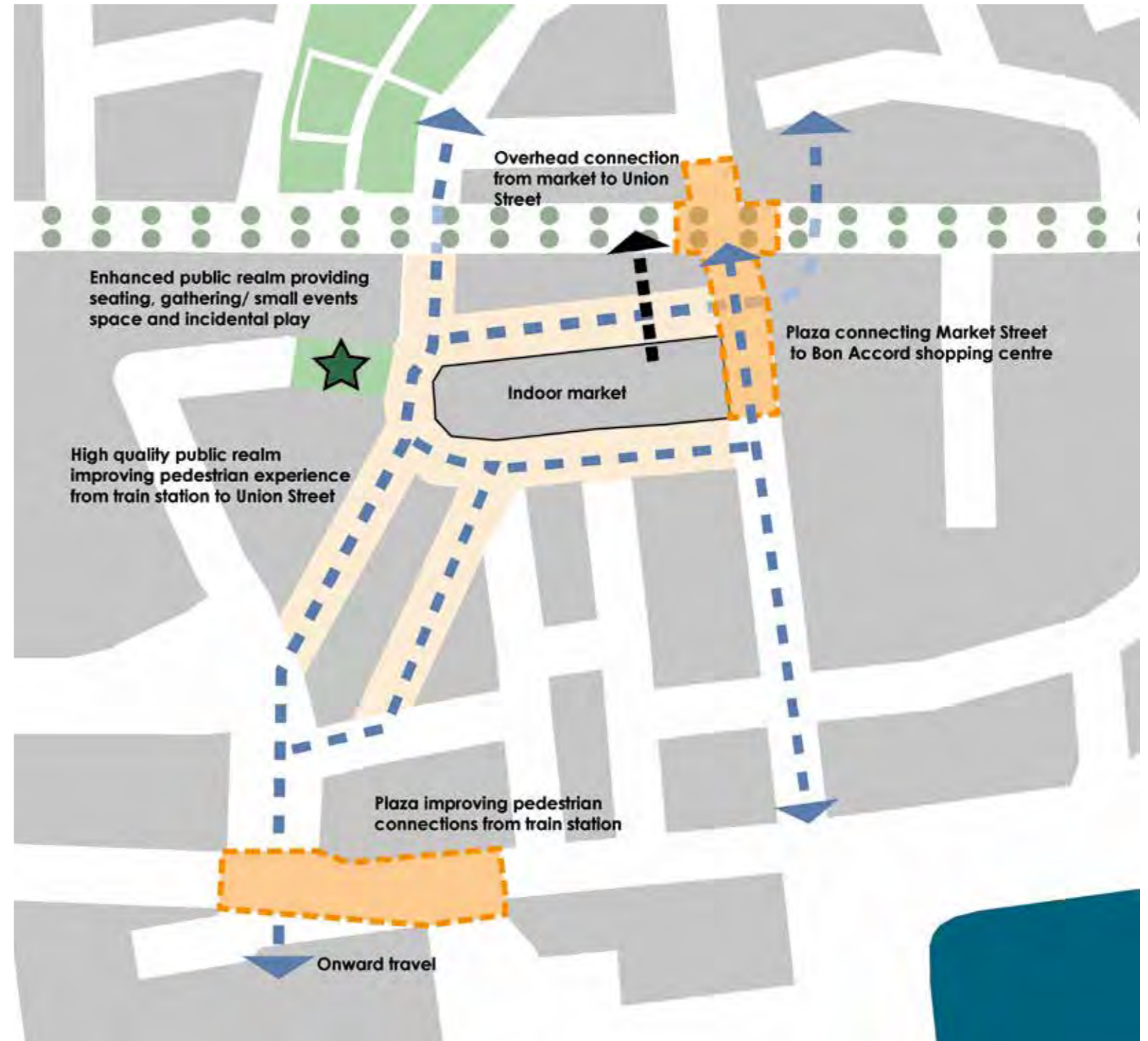
**Enhancing Character**  
Enhancing the character of the area, creating a welcoming and comfortable space within which to dwell for extended periods of time, recognising a destination of unique character within the city centre. In this area, workign particulalry with street art concepts.



**Seating and spillout space**  
Increasing on-street activity to animate the space and encourage business. Increased public seating offering welcoming amenity to all, and opportunities for rest for the less able, encouraging a wide range of visitors to the city centre.

# Market Public Realm Strategy

Concept proposals for Aberdeen Market show a low building, referencing the shape of the original brutalist market building, able to be opened up to the air. The vertical connection to the higher Union Street is re-established, with a large opening onto Union Street.

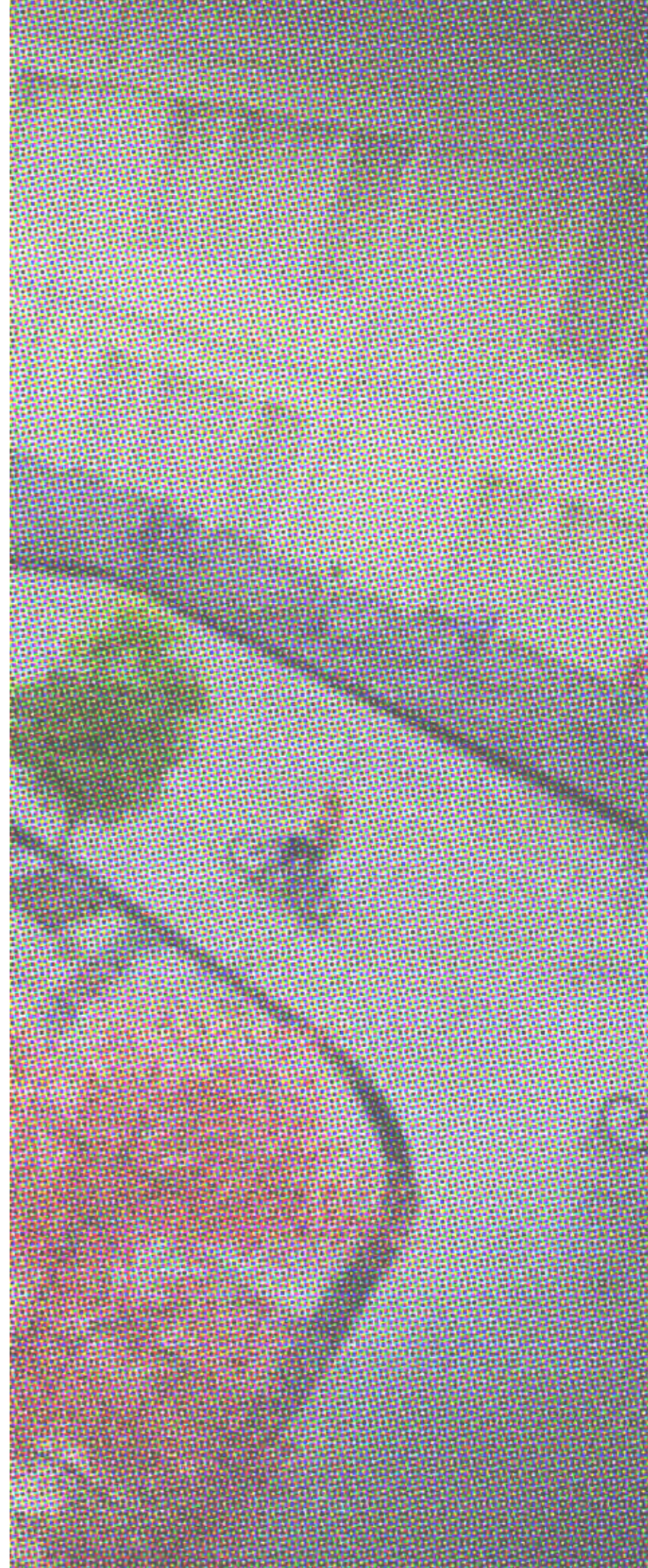


Landscape strategy: Aberdeen Market, Merchant Quarter

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# Upperkirkgate & Schoolhill



# Upperkirkgate & Schoolhill

## Key moves

### Rationalised Carriageway

The proposals will see the space within the existing streetscape reappropriated in favour of pedestrians over vehicles. Where possible, carriageways have been reduced in width as to allow footways to be widened, particularly along Upper Kirkgate and for the creation of a plaza space outside the Aberdeen Art Gallery at Schoolhill.

### Widened Footpaths

Footpaths have been widened generally to allow greater, safer and more comfortable pedestrian movement in this shopping area. It is proposed that the northern footpath (sunny side of the street) within Upper Kirkgate will be widened significantly which will allow for greater pedestrian movement within the main shopping section of the street. The proposals see an at grade crossing being introduced within this section of the street, connecting both sections of the Bon Accord Centre

### Seating and Spillover Space

The proposed reappropriation of space within the street allows for the introduction of public seating within the area which will offer welcoming amenity to all and opportunities for rest for the less able whilst encouraging a wide range of visitors to the city centre.

In addition, the introduction of a plaza space outside the Aberdeen Art Gallery will allow appropriate activities to spill out onto the street. This may include the provision of external café space and civic and cultural activities associated with this key public building which will add to the animation of the external environment.

### Enriched public realm

The proposals allow for the incorporation of play, public art, and feature lighting at appropriate locations within the area, particularly within the extended plaza space at Schoolhill.

It is intended that these elements will provide additional interest, helping to activate and animate the public realm to draw people of all ages into the space and will encourage them to linger.

### Street Greening

Elements of street greening have been carefully incorporated within the proposals to enhance the seasonality and biodiversity within the area, softening the space generally and afford a degree of shade and shelter.

Tree species and planting generally will be carefully selected as to ensure that they are suitable for an urban environment and that ongoing maintenance requirements are kept to a minimum.

### Sustainable Urban Drainage

The proposal seeks to introduce a rain garden within extended plaza space outside the Art Gallery at Schoolhill, which it is proposed will help to attenuate rainwater run-off from the surrounding paved areas.

### Material Palette

Proven, simple, elegant and robust materials will be selected for use within the public realm in accordance with the ACC Urban Realm Manual.




Wherever possible, indigenous stone will be specified for use within hard landscaped areas, reducing transportation requirements whilst supporting a circular economy and in particular investment within the local Scottish stone industries.

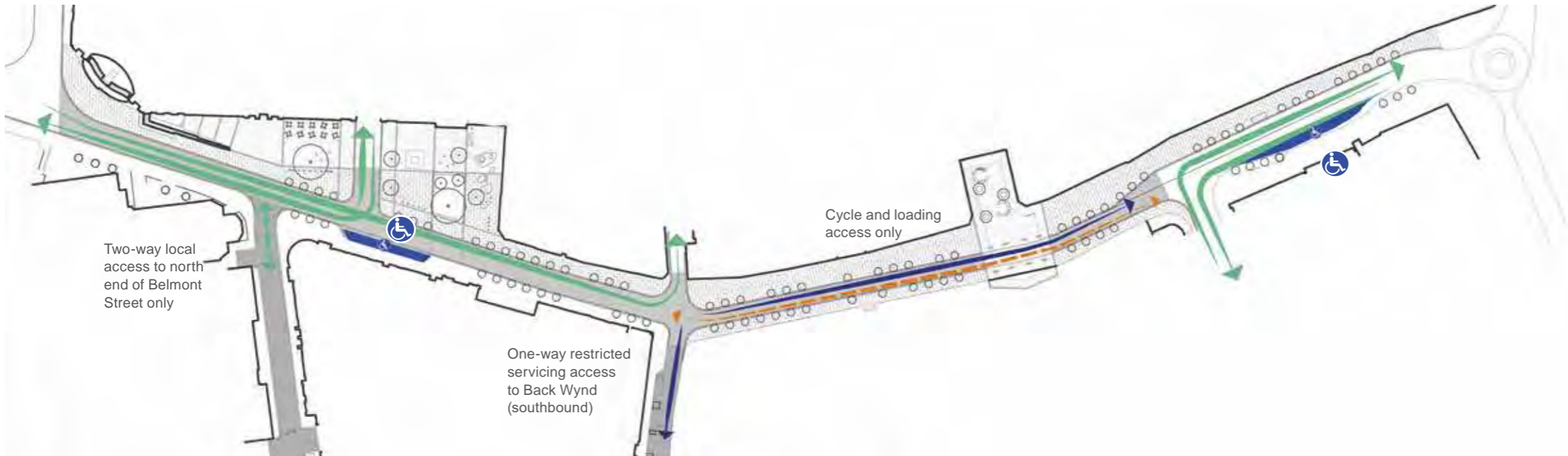










**Zoning**

-  Pedestrian Footways
-  At Grade Crossing Points
-  Pedestrianised Zone (Except for Cycles and Loading)






**Movement and Access**

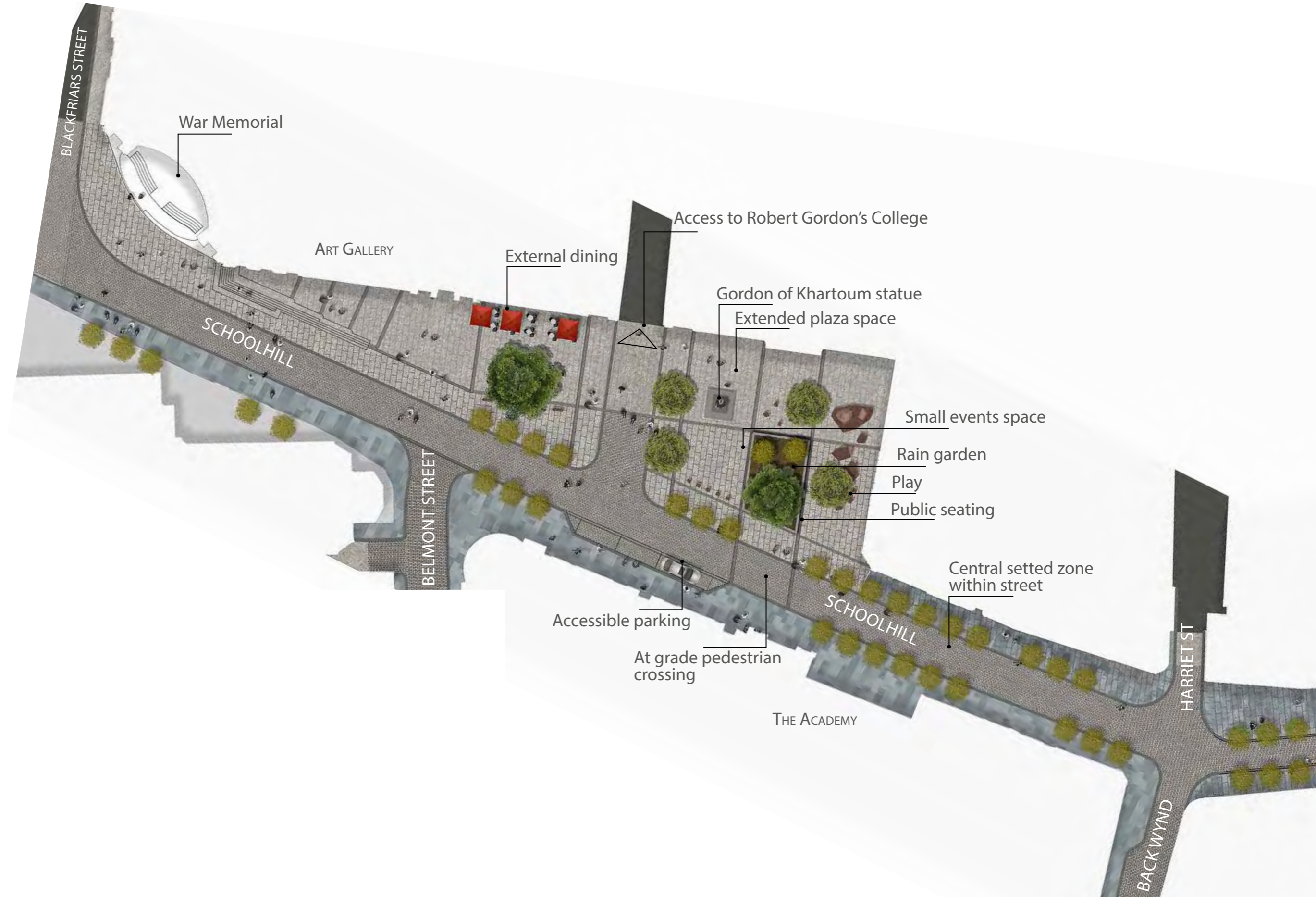
-  Local Access
-  Cycle Access
-  Restricted Servicing Access
-  Accessible Parking (Blue Badge Holders)

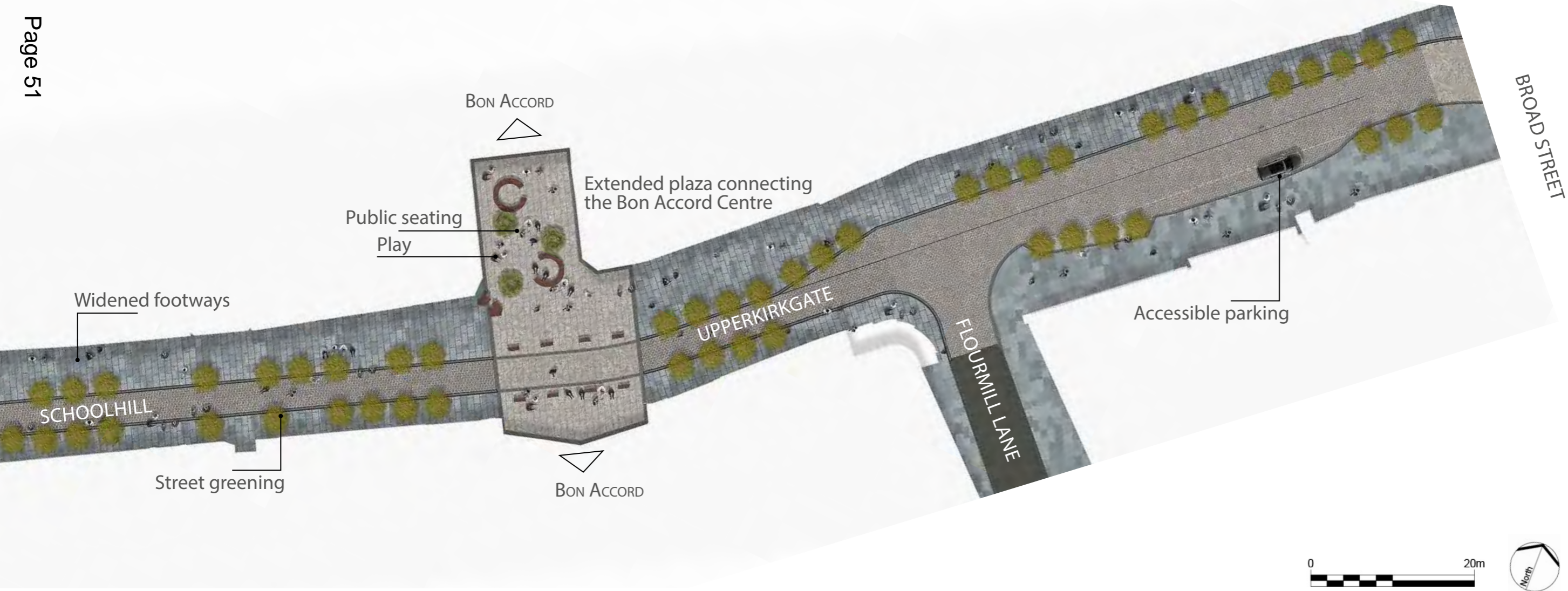


**Green Infrastructure**

-  Existing Trees
-  Proposed Trees in Hard
-  Rain Garden Planting (SuDS)

# Upperkirkgate & Schoolhill





# Upperkirkgate & Schoolhill



Bird's eye view from Aberdeen Art Gallery

# Upperkirkgate & Schoolhill



Page 53

Bird's eye view of crossing connecting Bon Accord Centre



Rain garden

Access to Robert Gordon's College

External dining

Spill-out space for gallery and cafe

# Visualisation across the plaza at Schoolhill

# THE ACADEMY

Street greening

Trees defining space and softening streetscape

Setted central zone within street

Furniture for protection, seating and incidental play





# Union Street East



# Union Street East

## Key moves

### Rationalised Carriageway

The proposals will see the space within the existing streetscape reapportioned in favour of pedestrians and public transport whilst still allowing for service vehicle access. Where possible, carriageways have been reduced in width as to allow footways to be widened.

A bus hub is proposed within the western section of Union Street East as to ensure Union Street Central remains readily accessible by public transportation.

### Widened Footpaths

Footpaths have been widened generally with the proposals to allow greater, safer and more comfortable pedestrian movement within Union Street East. In addition to this at grade crossing points are proposed to be incorporated at regular intervals along the length of Union Street East.

### Seating and Spill-out Space

The proposed reapportioning of space within the street allows for the introduction of public seating at key locations along Union Street East which will offer welcoming amenity to all and opportunities for rest for the less able whilst encouraging a wide range of visitors to the city centre.

It is proposed that café and restaurant spill-out space adjacent to footways only be permitted where space allows, i.e. where space ensures that a minimum 4m wide footway is maintained.

### Enriched Public Realm

The proposals allow for the incorporation of play, public art, and feature lighting at key locations along Union Street East. These proposals which will be developed at the next stage of the project will be carefully considered as to ensure a commonality of approach with respect to Union Street West, Central and East

### Street Greening

Elements of street greening have been carefully incorporated with the proposals to enhance the seasonality and biodiversity within the area, softening the space generally and afford a degree of shade and shelter.

Tree planting is generally positioned within a clearly delineated zone creating a green avenue along the street and buffer between the footways and central carriageway. Tree planting positions are currently indicative and exact planting locations will be confirmed during the next stages of the project.

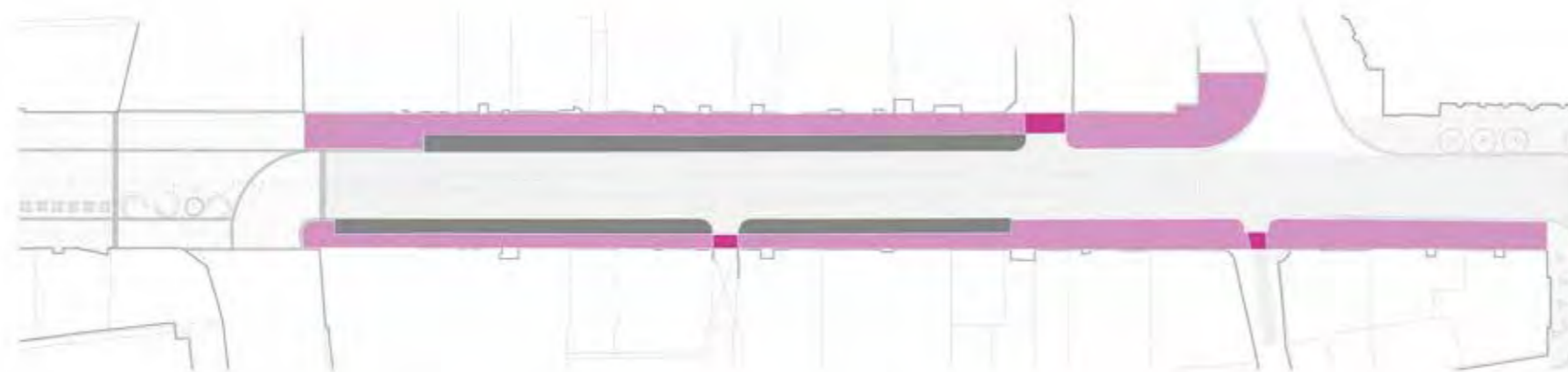
Tree species and planting generally will be carefully selected as to ensure that they are suitable for an urban environment and that ongoing maintenance requirements are kept to a minimum.

### Material Palette




Proven, simple, elegant and robust materials will be selected for use within the public realm in accordance with the ACC Urban Realm Manual.

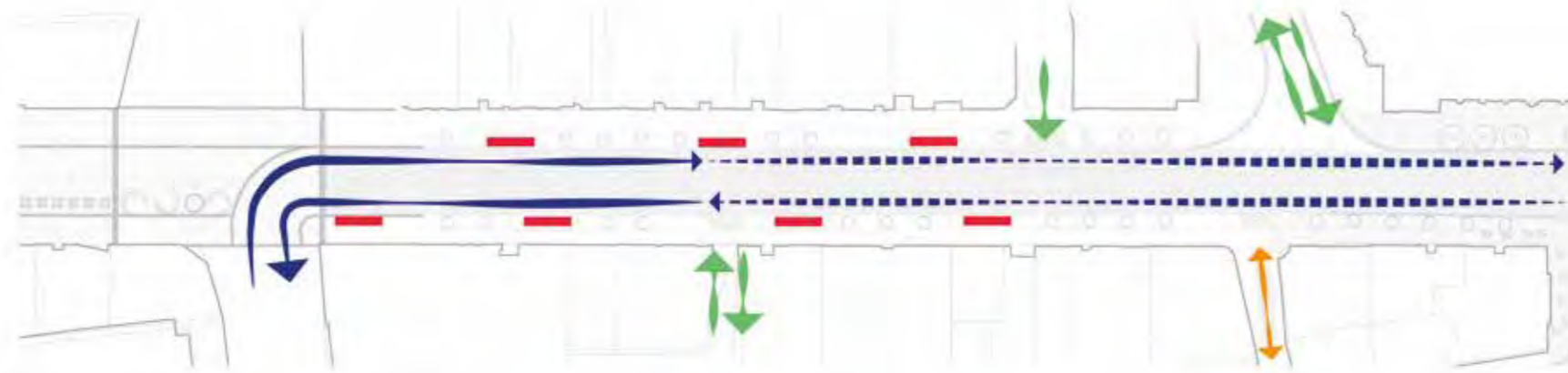
Wherever possible, indigenous stone will be specified for use within hard landscaped areas, reducing transportation requirements whilst supporting a circular economy and in particular investment within the local Scottish stone industries.










**Zoning**

-  Pedestrian Footways
-  At Grade Crossing Points
-  Public Transport Hub





**Movement and access**

-  Bus Stops (Indicative locations)
-  Bus, Taxi and Cycles (No Local Access)
-  Bus, Taxi, Cycles and Local Access Only
-  Cycleway
-  Local Access

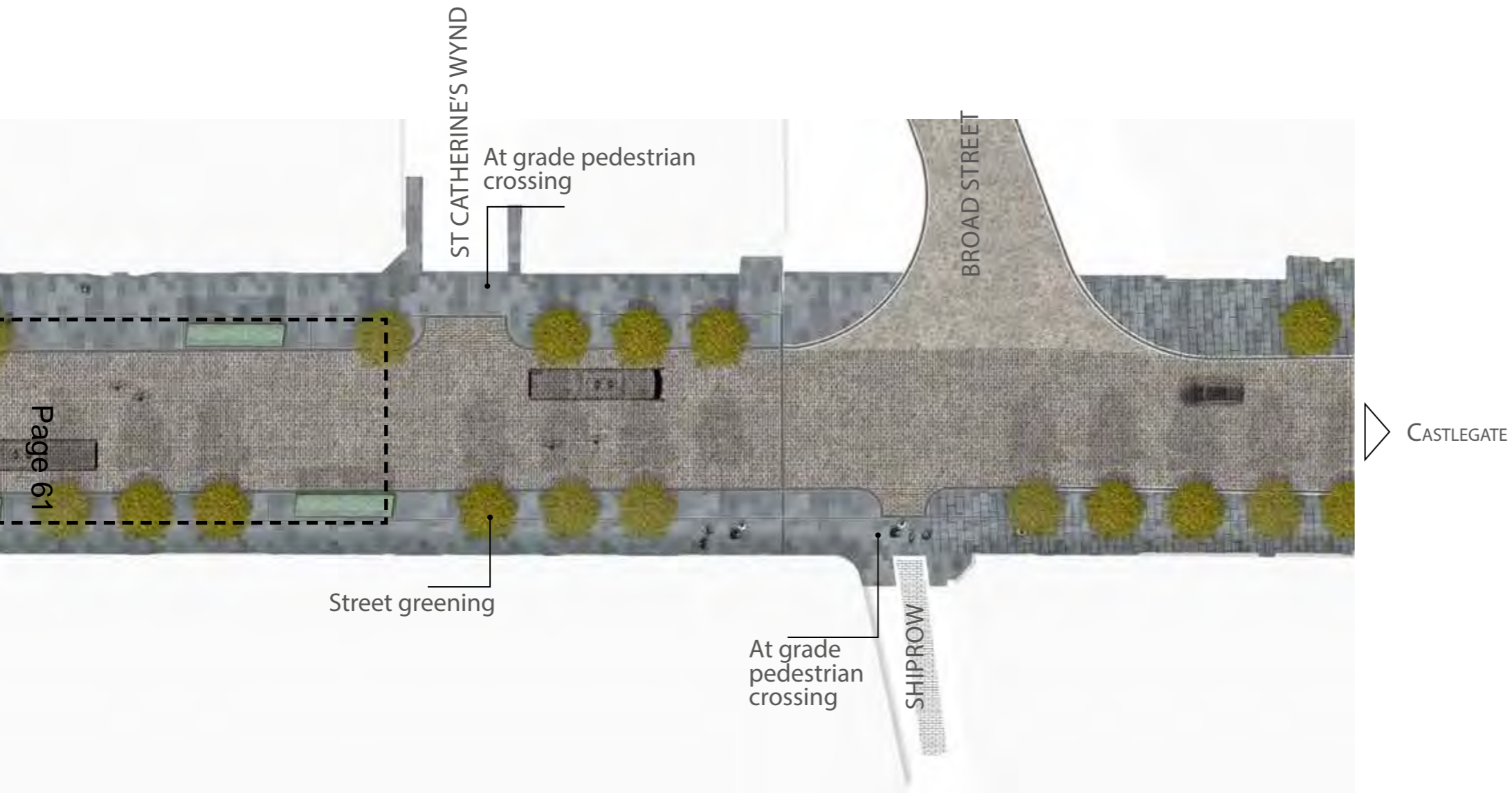


**Green Infrastructure**

-  Proposed Trees in Hard (Indicative locations)
-  Green Roofs to Bus Shelters

# Union Street East





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# Castlegate



# Castlegate

## Key moves

### Historic Civic Heart of the City

Whilst Castlegate for many years has fulfilled the role of the historic civic heart of Aberdeen, its primacy within the city has become somewhat diluted in recent times. Through the proposals there is an opportunity to re-establish its status and civic value creating a destination within the east end of the city.

The proposals for Castlegate seek to create a flexible space that is more inviting and comfortable for people to occupy on a day to day basis, whilst being able to accommodate larger scale events, pageants and gatherings when required.

### A Flexible Design

The proposals for Castlegate have been developed in order to create a clutter free, flexible space at the heart of the square, which forms a setting to the historic Mercat Cross. The square is framed by fixed seating elements, trees, and herbaceous planting which encloses the space, combining to make a welcoming habitable space for people to be in and enjoy.

### Seating and Spillover Space

Opportunities for public seating have been maximised within the proposals. These include the provision of long linear benches and associated planting which help frame the central events space within the square whilst encouraging people to dwell and spend time within it.

In addition to this, clearly delineated generous spill-out spaces are proposed immediately adjacent to the ground floor business premises either side of the square.

These interventions combine to introduce a more comfortable human scale within the space whilst assisting with the overall animation of Castlegate.

It is intended that these elements will provide additional interest, helping to activate and animate the public realm to draw people of all ages into the space and encourage them to linger.

### Enriched Public Realm

The proposals seek to create an enriched public realm through maximising the opportunities for the inclusion of elements of play, art and feature lighting. These elements will be designed as to ensure that the Castlegate once more becomes an attractive, animated and exciting destination along Union Street as well as a key gateway to the city when approached from the beach.

### Street Greening

Elements of street greening have been carefully incorporated within the proposals to enhance the seasonality and biodiversity of the area, softening the space generally and afford a degree of shade and shelter.

Tree planting is generally positioned to the edges of the space, helping to soften and frame the main square. Additional low-level planting is also proposed as to further enhance the space and create pleasure and delight.

Tree species and planting generally will be carefully selected as to ensure that they are suitable for an urban environment and that ongoing maintenance requirements are kept to a minimum.

### Sustainable Urban Drainage

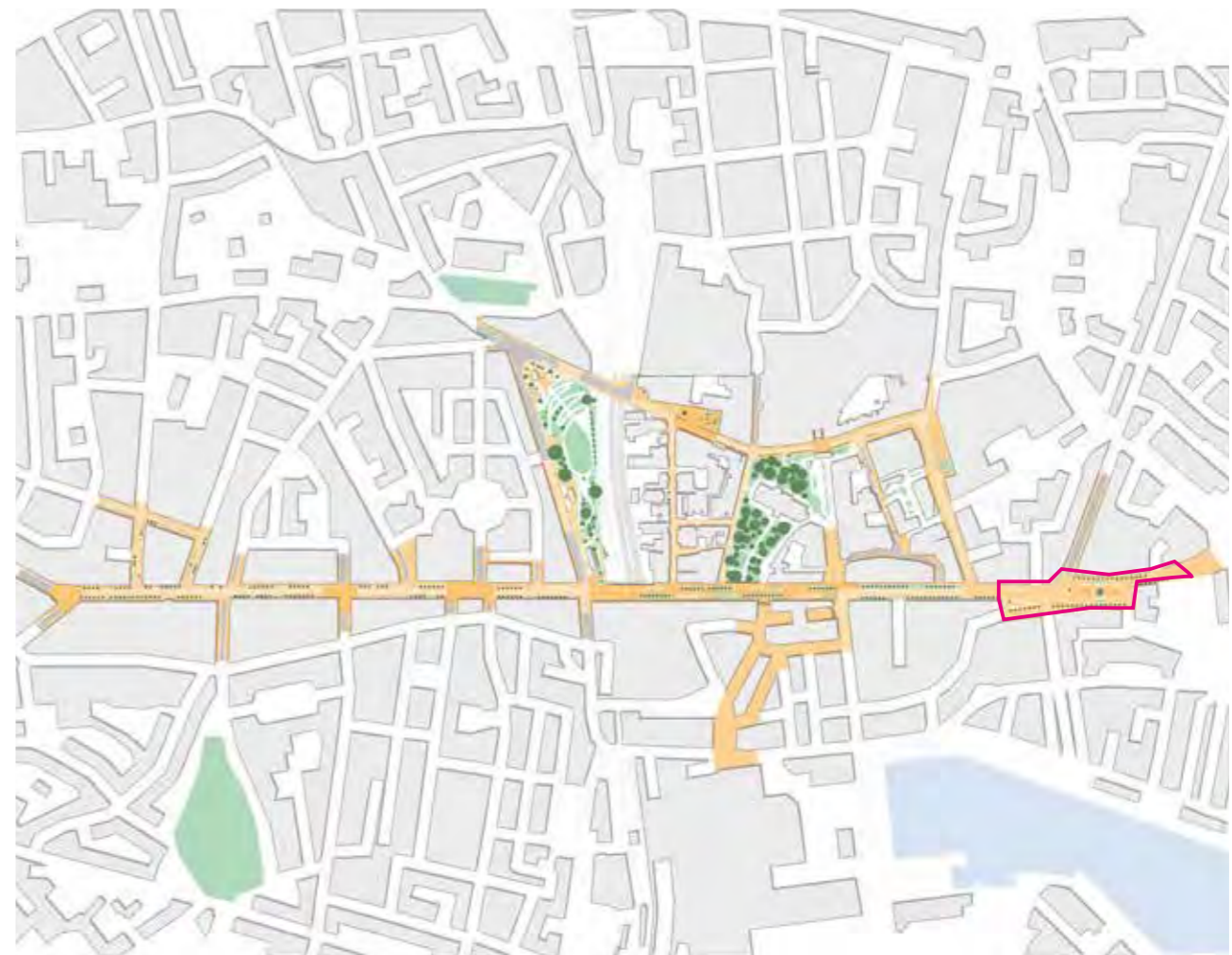
The proposal seeks to introduce rain gardens to the edge of the main square which it is intended will help to attenuate rainwater run-off from the surrounding paved areas.

### Material Palette

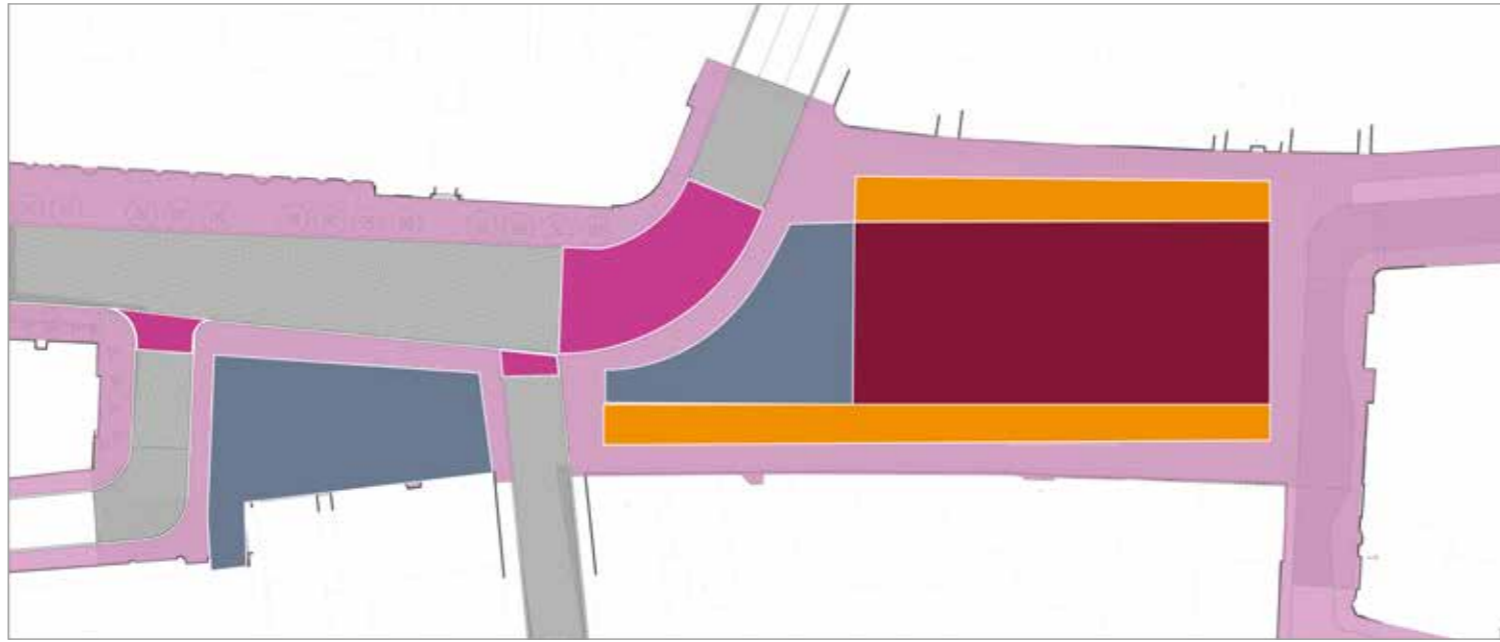
Proven, simple, elegant and robust materials will be selected for use within the Castlegate in accordance with the ACC Urban Realm Manual.

In addition, suitable portions of the existing stone paving will carefully uplifted and retained for incorporation within the overall proposals for the space.






Wherever possible, indigenous stone will be specified for use within hard landscaped areas, reducing transportation requirements whilst supporting a circular economy and in particular investment within the local Scottish stone industries.

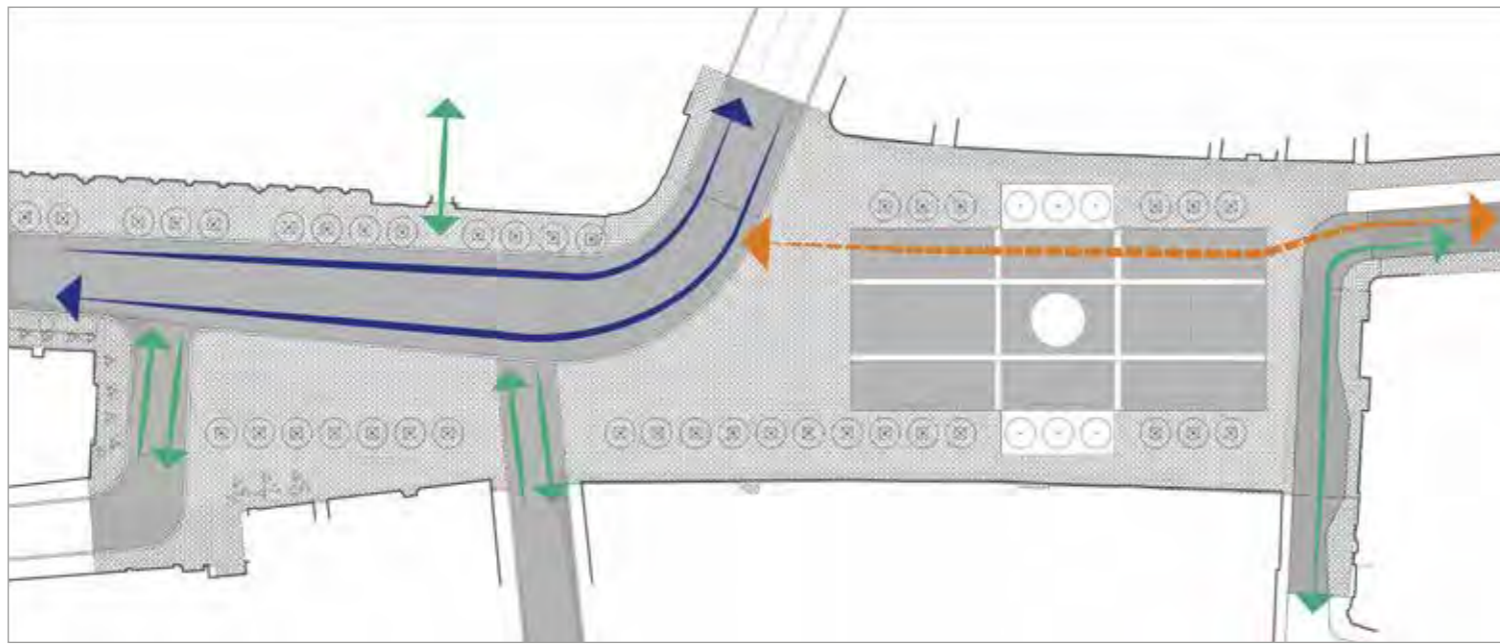









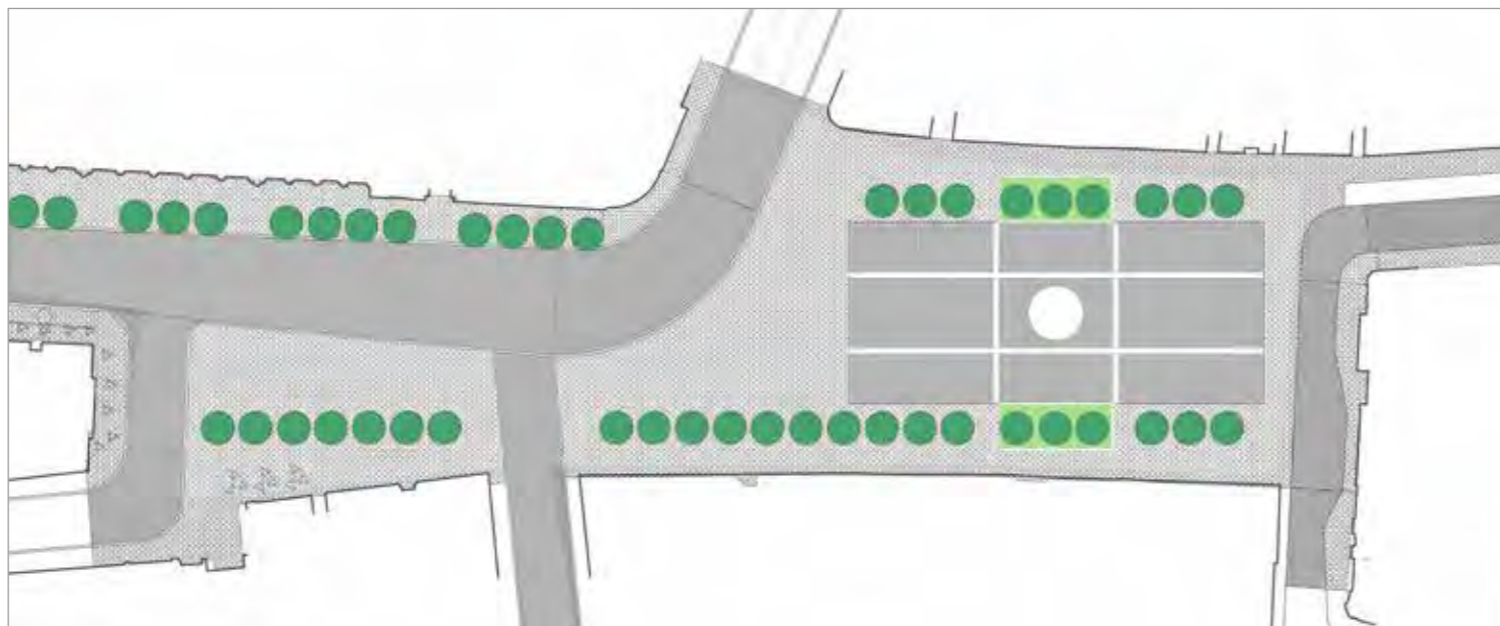
**Zoning**

-  Pedestrian footways
-  Large events space
-  Smaller events spaces
-  Commercial spillout
-  At grade crossings





**Movement and Access**

-  Bus, Taxi, Cycles and Local Access Only
-  Cycleway
-  Local Access

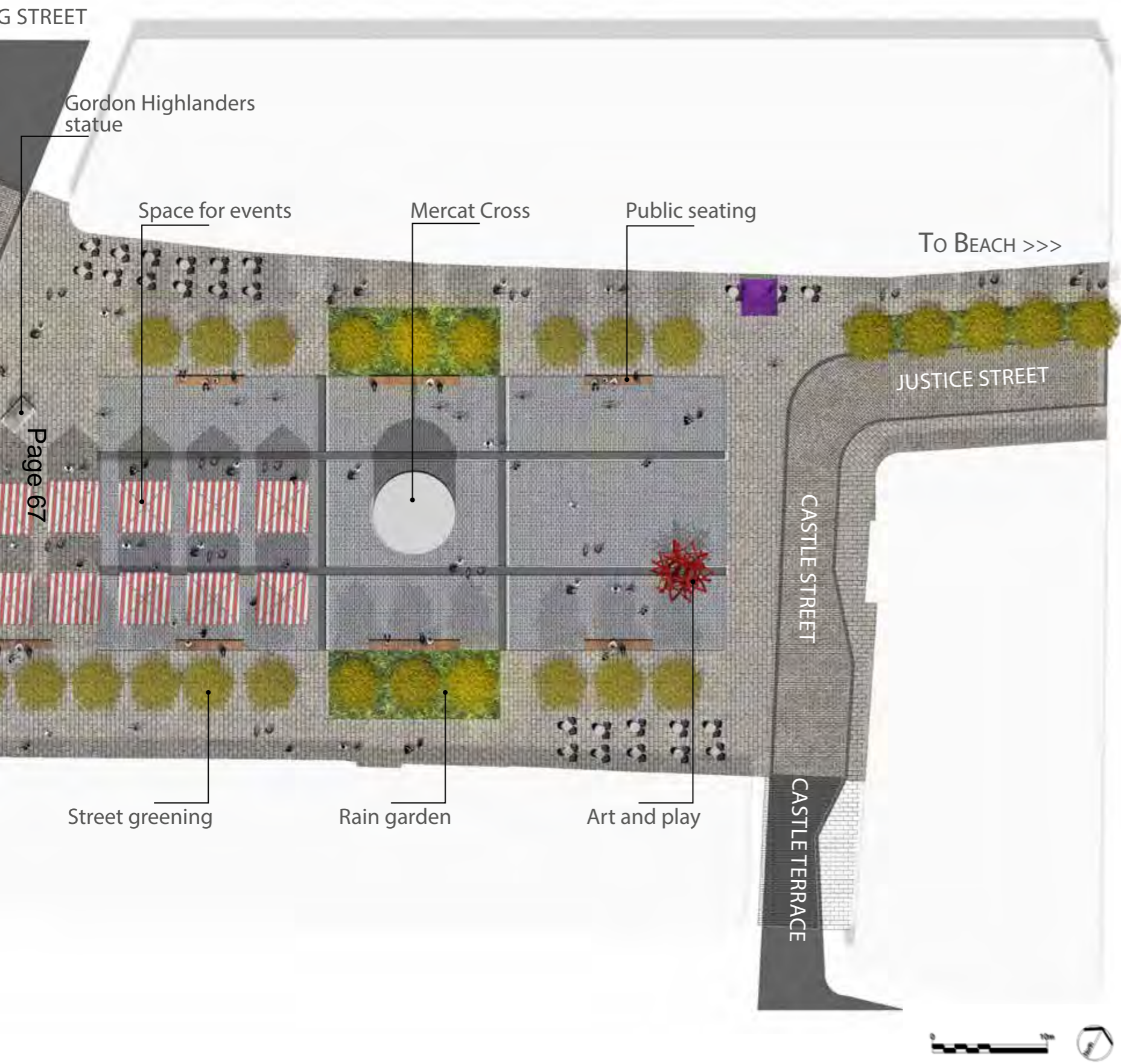


**Green Infrastructure**

-  Proposed Trees in Hard
-  Rain Garden Planting (SUDs)

# Castlegate





G STREET

Gordon Highlanders statue

Space for events

Mercat Cross

Public seating

To BEACH >>>

JUSTICE STREET

CASTLE STREET

CASTLE TERRACE

Page 67

Street greening

Rain garden

Art and play



# Castlegate



Page 08

View west across Castlegate from Castle Street/ Justice Street

# Castlegate

Page 69



View east towards Castlegate from Castle Street/ Exchequer Row



To the beach

TO THE BEACH

Mercat Cross

Public seating

Cycle route

Bird's eye view east across Castlegate from Union Street



Art and play

Rain garden

Street greening





# Union Street West



# Union Street West

## Key moves

### Rationalised Carriageway

The proposals will see the space within the existing streetscape reapportioned in favour of pedestrians and public transport whilst still allowing for service vehicle access. Where possible, carriageways have been reduced in width as to allow footways to be widened.

Clutter free plaza spaces are proposed at key locations such as outside the Music Hall within the street.

A bus hub is proposed within the eastern section of Union Street West as to ensure Union Street Central remains readily accessible by public transportation.

### Widened Footpaths

Footpaths have been widened generally with the proposals to allow greater, safer and more comfortable pedestrian movement within Union Street West. In addition to this at grade crossing points are proposed to be incorporated at regular intervals along the length of Union Street West.

### Seating and Spill-out Space

The proposed reapportioning of space within the street allows for the introduction of public seating at key locations along Union Street West which will offer welcoming amenity to all and opportunities to rest for the less able whilst encouraging a wide range of visitors to the city centre.

It is proposed that café and restaurant spill-out space adjacent to footways only be permitted where space allows, i.e. where space ensures that a minimum 4m wide footway is maintained.

### Enriched Public Realm

The proposals allow for the incorporation of play, public art, and feature lighting at key locations along Union Street West. These proposals which will be developed at the next stage of the project will be carefully considered as to ensure a commonality of approach with respect to Union Street West, Central and East

### Street Greening

Elements of street greening have been carefully incorporated with the proposals to enhance the seasonality and biodiversity within the area, softening the space generally and afford a degree of shade and shelter.

Tree planting is generally positioned within a clearly delineated zone creating a green avenue along the street and buffer between the footways and central carriageway. Tree planting positions are currently indicative and exact planting locations will be confirmed during the next stages of the project.

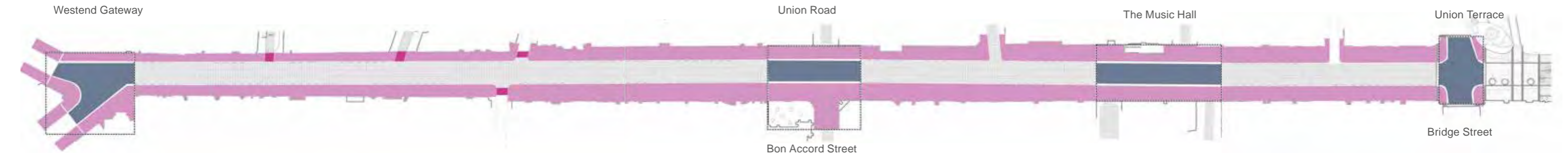
Tree species and planting generally will be carefully selected as to ensure that they are suitable for an urban environment and that ongoing maintenance requirements are kept to a minimum.

### Material Palette

Proven, simple, elegant and robust materials will be selected for use within the public realm in accordance with the ACC Urban Realm Manual.

Wherever possible, indigenous stone will be specified for use within hard landscaped areas, reducing transportation requirements whilst supporting a circular economy and in particular investment within the local Scottish stone industries.

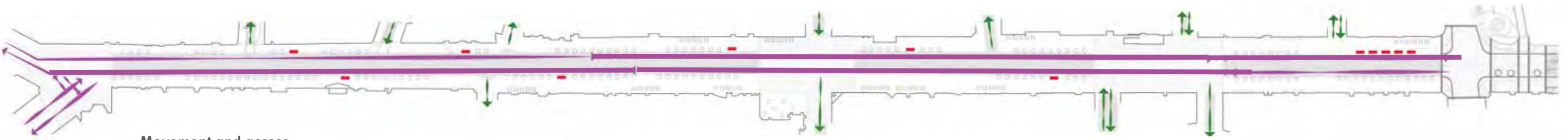




**Zoning**

- Pedestrian Footways
- At Grade Crossing Points
- Plazas at Key Points

Page 75



**Movement and access**

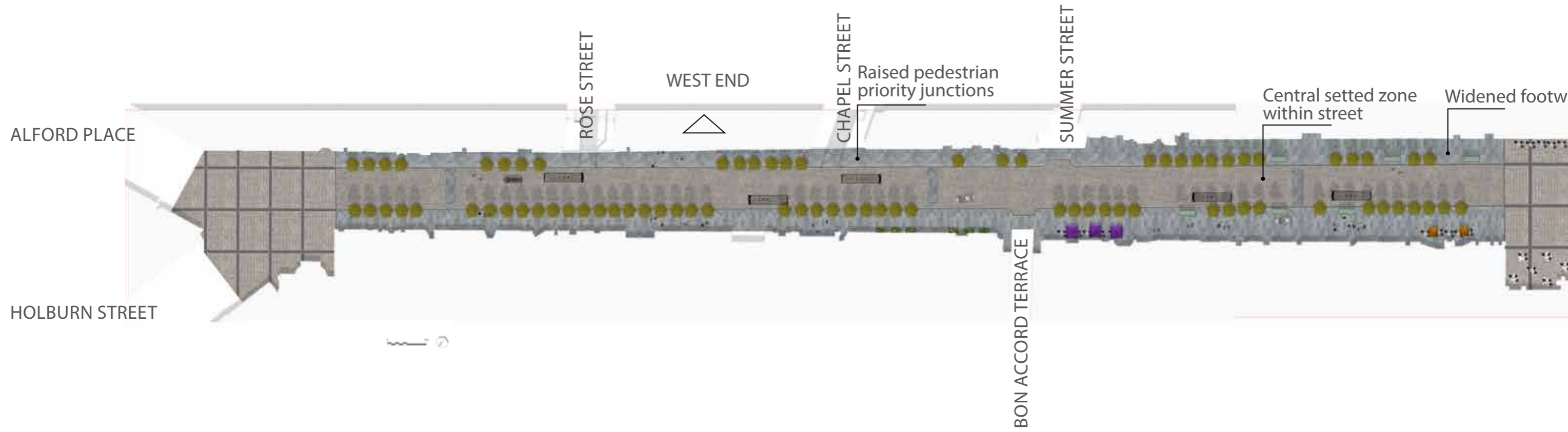
- Bus Stops (Indicative locations)
- General Traffic Restrictions
- General Access

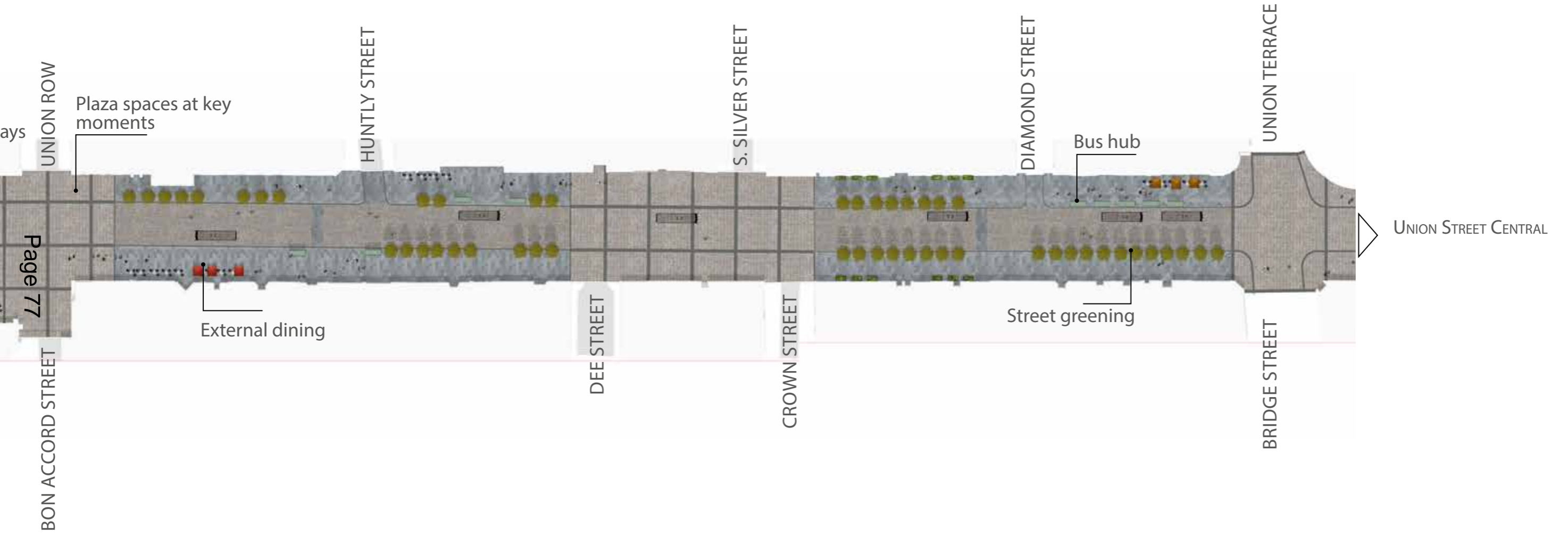


**Green Infrastructure**

- Green Roofs to Bus Shelters
- Proposed Trees in Hard (Indicative locations)

# Union Street West





ays

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# West End



# West End

## Key moves

### Rationalised Carriageway

The proposals seek to reappropriate carriageway space within Rose Street, Thistle Street and Chapel Street as to better respond to and service the needs of the area.

Clear, unobstructed footways will be maintained, whilst space from the carriageways will be allocated to flexible 'service zones' either side of these. These flexible zones within the streetscape are designed to potentially accommodate café spill-out areas, disabled parking, taxi ranks and elements street greening where appropriate.

The apportioning of the space within the 'service zone' will be further considered through appropriate engagement during the next stages of the project.

### Widened Footpaths

Within the proposals, current footpaths widths are maintained generally and widened where space permits

In addition to this 'Copenhagen crossings' have been introduced at key junctions within and adjacent to the area including the egress points onto Union Street. These crossings subtly denote to drivers that the area is a space for people to occupy first and foremost.

### Seating and Spillover Space

The proposed reappropriation of space within the street allows for the introduction of public seating within the area which will offer welcoming amenity to all and opportunities for rest for the less able whilst encouraging a wide range of visitors to the West End.

The proposals also allow for the provision of external café where appropriate, further animating the public realm.

### Enriched Public Realm

In addition to the provision of space for external spill-out areas the proposals seek to further enrich the public realm through the considered placement of planting and feature lighting within the streetscape.

The designs propose the introduction of catenary lighting creating a 'ceiling of lights' over the streets further enhancing the unique qualities of the areas whilst bringing a human scale to the streetscape.

### Street Greening

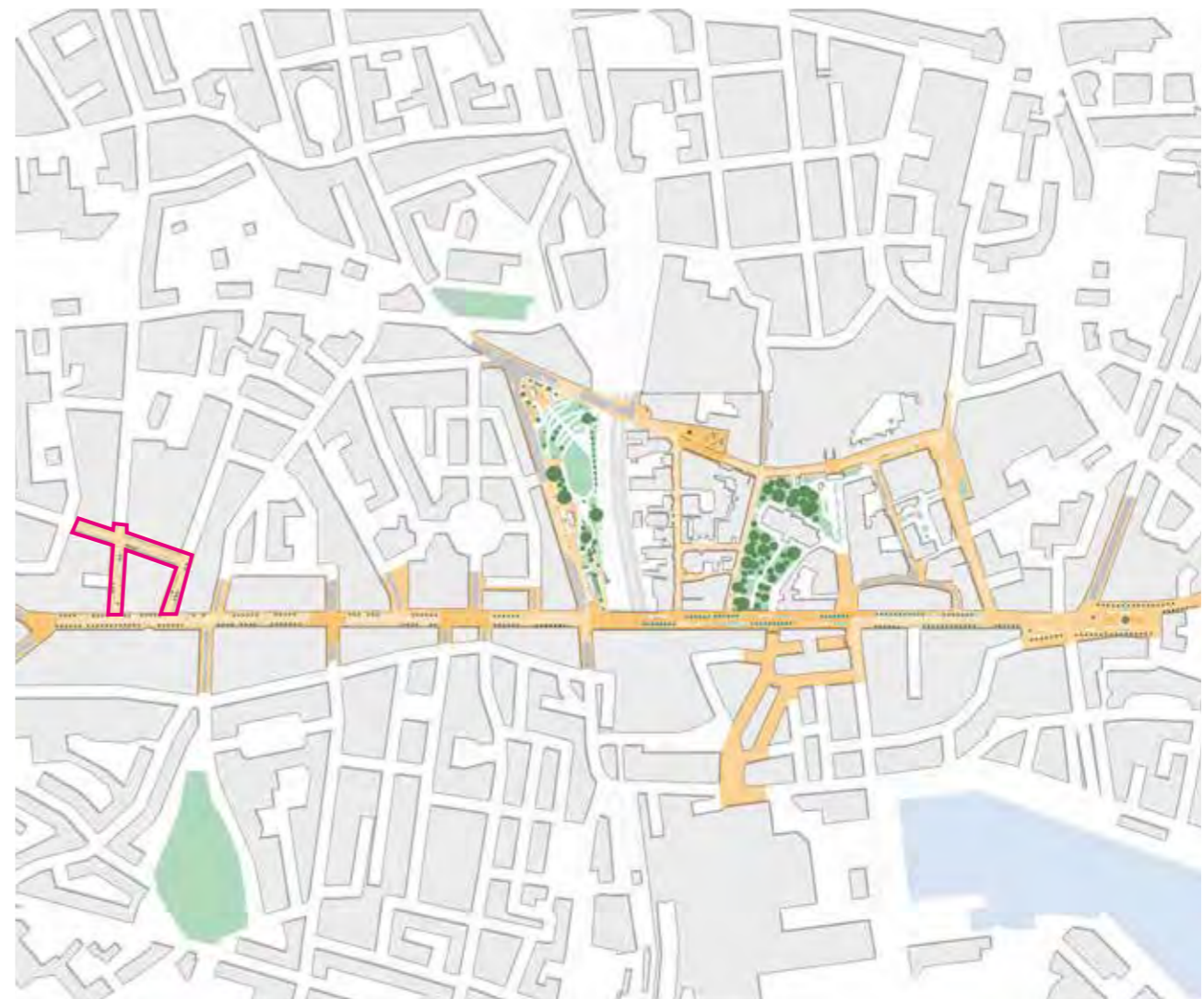
Elements of street greening have been carefully incorporated with the proposals to enhance the seasonality and biodiversity within the area, softening the space generally and afford a degree of shade and shelter.

Tree species and planting generally will be carefully selected as to ensure that they are suitable for an urban environment and that ongoing maintenance requirements are kept to a minimum.

### Material Palette

Proven, simple, elegant and robust materials will be selected for use within the public realm in accordance with the ACC Urban Realm Manual.






Wherever possible, indigenous stone will be specified for use within hard landscaped areas, reducing transportation requirements whilst supporting a circular economy and in particular investment within the local Scottish stone industries.














**Zoning**

-  Pedestrian Footways
-  At Grade Crossing Points
-  Commercial Spill Out
-  Parking/Loading
-  Public Seating

**Movement and access**

-  General Access
-  Local Access
-  Accessible Parking (Blue Badge Holders)
-  Taxi Rank

**Green Infrastructure**

-  Proposed Trees in Hard (Fixed)
-  Proposed Trees in Planters (Flexible)
-  Boundary Planting to Delineate Spill Out Areas

# West End



Accessible parking

Central setted zone within streets

THISTLE STREET

Street greening

Public seating

THISTLE STREET

Raised pedestrian crossings

CHAPEL STREET

Parking/loading

External dining

ROSE STREET

External dining

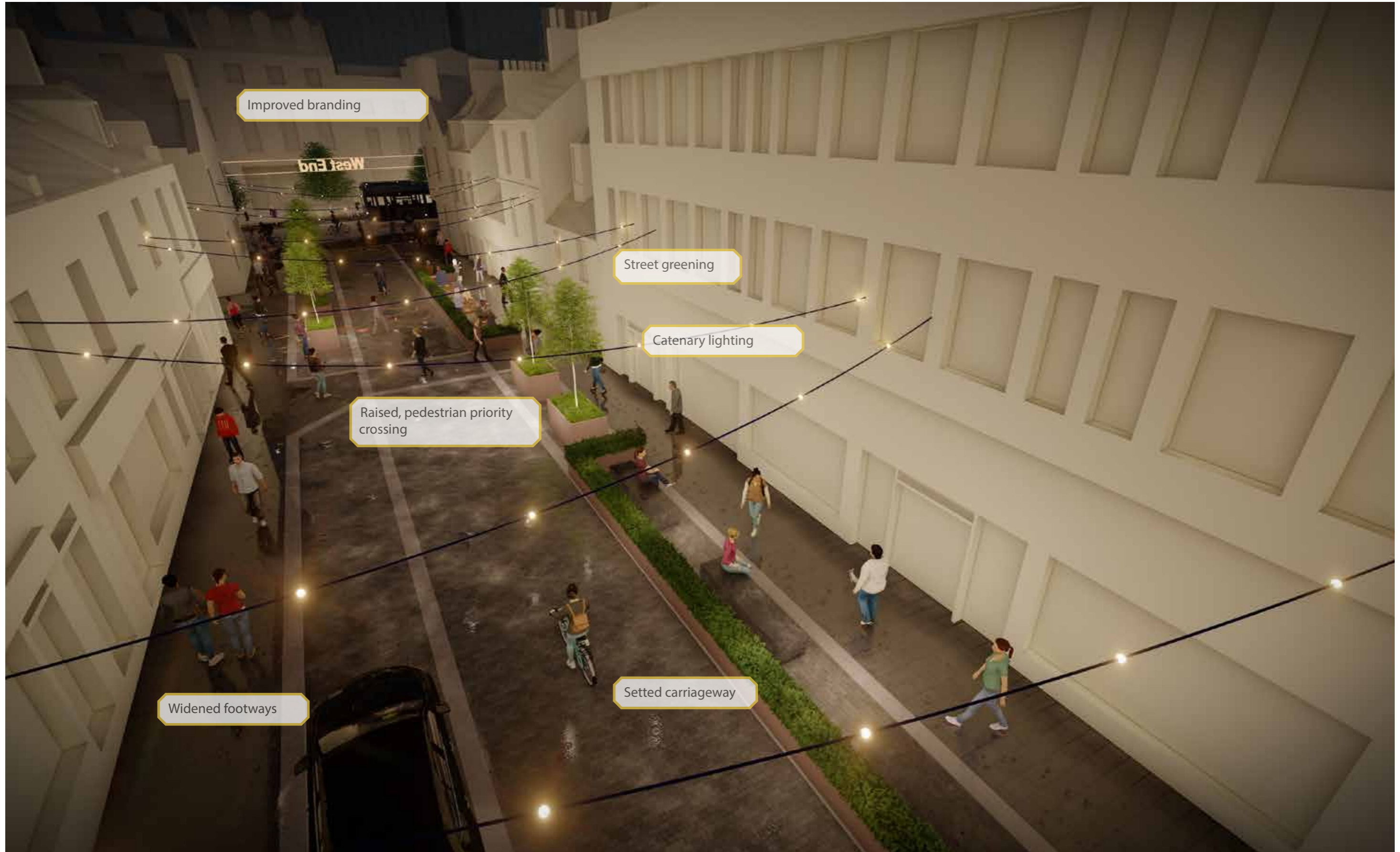
At grade crossing

UNION STREET WEST

Accessible parking

At grade crossing

# West End



West End entrance from Union Street to Chapel Street

# West End

Catenary lighting

Street greening and sustainable drainage

Widened footway

Public seating

Hedge screen for outdoor seating

Accessible (Blue Badge) parking

Setted carriageway

Visualisation looking east along Thistle Street

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# MY ABERDEEN ~ *Wish you were here!*



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Project number  
10586



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<b>Appendices</b>	19

## Revision

P1  
P2  
P3

## Date

14 October 2021  
27 October 2021  
01 November 2021

## Author

Shona MacVicar  
Shona MacVicar  
Shona MacVicar

## Checked

Soo Darcy  
Soo Darcy  
Soo Darcy

# Children and Young People Engagement Summary and Methodology

In order to engage with a broad range of children and young people, two separate engagement activities were undertaken targeting different age groups, to ask them about their ideas for the City.

The overall themes from all of the youth engagement suggest an affinity for green spaces, areas to sit, walk and play, a safe and clean City and plenty of colour to enliven the streets.

## Young People

The first activity targeted young people aged 12-25. A pack was developed that could be distributed in person to high schools or youth groups, as well as a supporting online survey. A printed leaflet (see right, designed to be folded into quarters) contained information about both the City and the beach. Participants could either write and draw on two postcards contained in the pack, one for each location, or scan a QR code to complete their feedback online. The team received 119 postcards and 79 online surveys, totalling 198 responses.

There are slight differences in priorities between the online and postcard methodologies, with the online survey responses tending to focus on places to sit, parks and greenery, and safety. The postcard results favoured places for children to play, shops, and street art / colourful spaces.

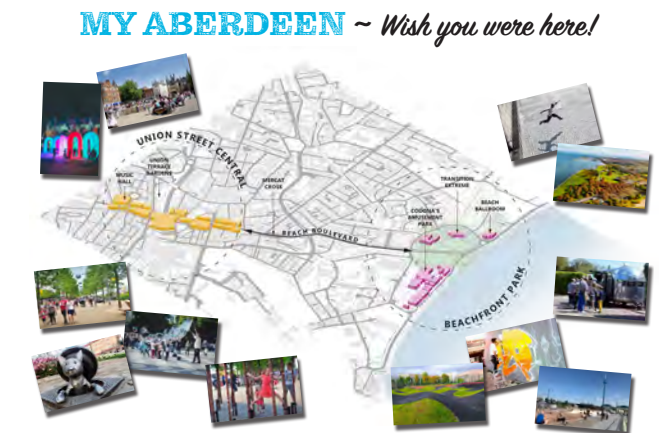
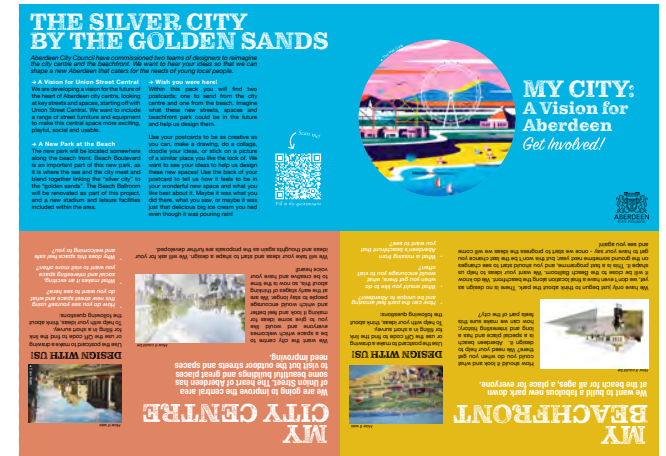
Although the exercise was not directly targeted to capture different age groups, responses suggest that the postcards tended to be completed by participants at the younger end of the age range while the online feedback often came from older participants.

The results on the following page show the combined responses from the postcards and online survey. As there were a higher number of postcard responses than online responses, seating has fallen down the list overall so it is useful to consider the results of both methodologies. Separate charts for each can be found in the appendix, as well as the postcards and artwork completed by participants.

## Primary Schools

The second activity comprised a series of interactive group sessions with Primary 6 pupils across the City, between 30 September and 7 October 2021. Six schools participated in the City discussions. These sessions were facilitated by a specialist, however the design team joined the sessions to hear the children's feedback and witness their enthusiasm in collaborating to shape the vision for Union Street.

A summary of the key themes is contained in this section. Artwork generated during the sessions can be found in the appendix.



Young People engagement leaflet

# Young People

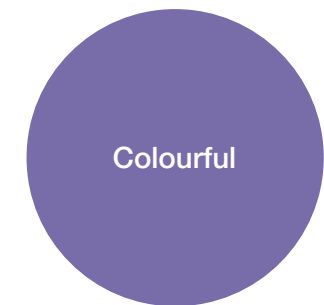
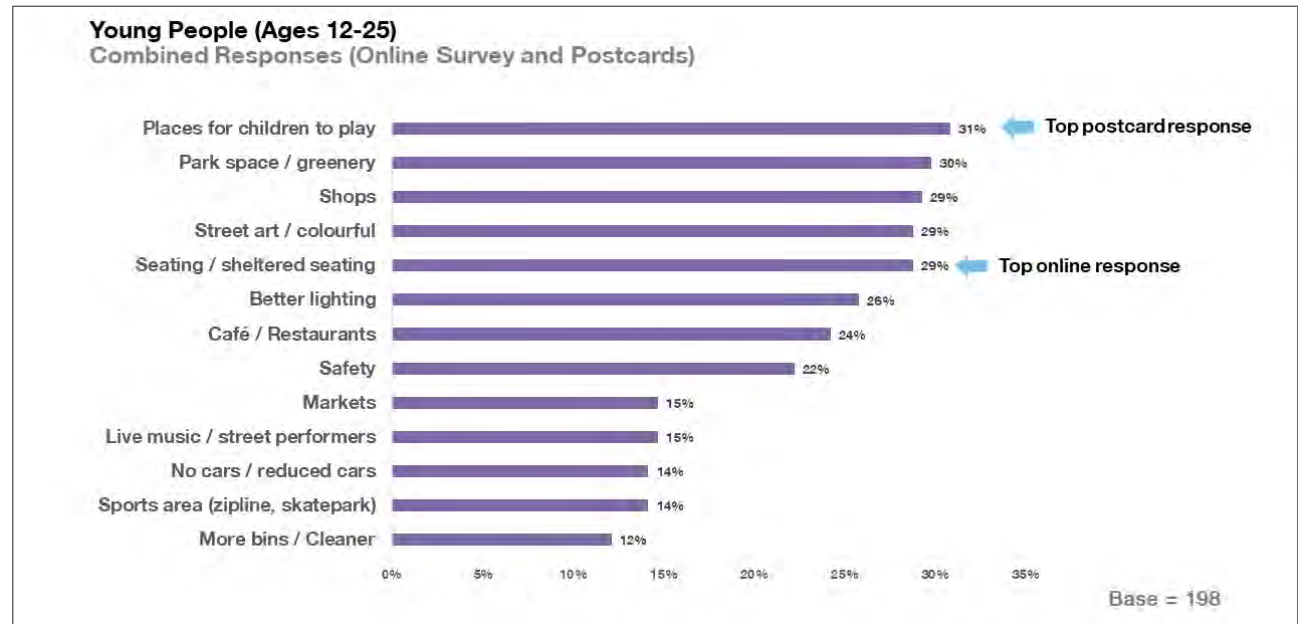
As noted in the summary, responses to the online survey suggest this methodology was completed by older participants compared to the postcards. The online group prioritised seating, park space / greenery and safety, whilst those completing the postcards would like to see places for children to play, shops, and street art / colourful spaces.

“Seating areas and plants would make it more exciting and allow people to sit and chat.”

“A good walking space to run around and walk on. There could be outdoor sitting swings with comfy pillows and decking.”

“I think it would be cool to make more outdoor places for kids because at the moment it is just shops and restaurants and quite boring for kids.”

“I would like to see a fancy walkway and a lot of nature, maybe a nature walk.”



## Primary 6 Pupils

The consultation sessions with primary schools (P6) aimed to create an environment that supports children to think about play and aspects of their city, how they feel about it and how they would like it to be. The workshops were delivered by creative practitioners Jack Stancliffe, Yvette Bathgate and Kirsty Russell, supported by ACC's Projects Assistant Rhys Irvine.

LDA Design was invited, as representative of the design team, to join the class via video call at the end of each workshop, a moment for the children to feedback their findings and ask any questions they may have.

The sessions were structured as follows:

- Starting with a fiction, an alternative reality to incite an emotional response to Union Street
- Mapping out the areas on the floor and getting familiar with the spaces
- Exercise our play muscles with some playful tasks
- Stop to reflect on how good the class are at playing and what might stop them from playing
- Critical questioning based on our senses, problem solving, why have we chosen these ideas?
- Gathering data via a tour of the space
- Video call report back to the Design Team

The children felt that the creation of a child-friendly, safe and sustainable environment was a key consideration for the designs moving forward. The discussions were generally pedestrian and people focussed with very little consideration given to vehicles. Enlivenment and activation of the spaces was considered to be of paramount importance; it was felt it could be delivered by increasing opportunities for play and colour within the streets.



Despite the varied range of ideas and proposals, there was a communality of themes that were brought up and appeared fairly consistently throughout the sessions – below is a list of the highlights:

- More colour in the street (everything is too grey), also lights for when it's dark (nights, winter)
- More trees, plants and flowers
- More biodiversity (birds, bees, butterflies)
- Animal friendly
- More spaces for art
- Incorporate positive / inspirational quotes and messages
- More spaces to play
- More space to walk
- More places to seat (for all but also for elderly and people with mobility issues)
- More interactive (both in terms of technology and people's involvement)
- Cleaner
- Safer and healthier (including a ban for smoking and alcohol)

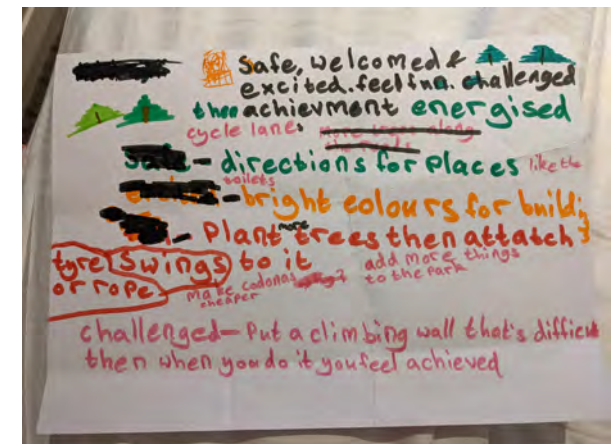
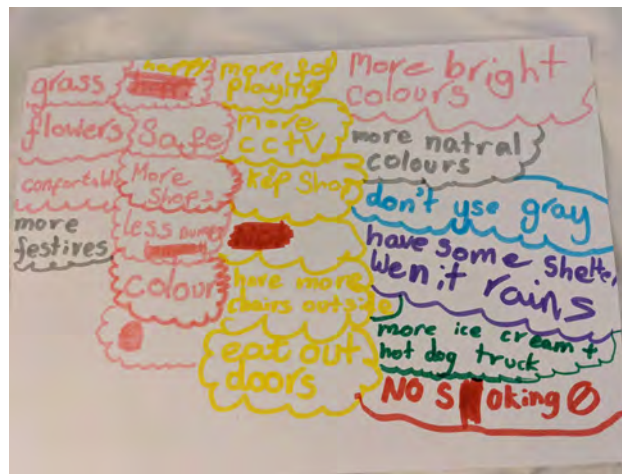
Other proposals include:

- Covered spaces to use with any weather
- More activities (festivals, music, fundraising)
- Water fountains
- Colourful lighting

The children also demonstrated great attention to topics very close to their hearts, such as:

- Sustainable energies, more green space, eco-friendly, good for the environment
- Care for less fortunate people (homeless, access for mobility impaired people)
- Different generations and cultures to be able to enjoy the space (more inclusion versus loneliness and isolation)
- Communality of space (City belonging to everyone)

The inputs from the children were greatly appreciated by the Design Team, who found them exciting and inspirational – lots of material that provides us a good feel for how children would like the space to feel.



# Business Engagement Summary and Methodology

Businesses in the City were consulted to understand more about their priorities, challenges and day to day activities. This took the form of both face to face consultation and an online survey, which could be accessed by scanning the QR code on a flyer (see right). This section summarises the key themes emerging from the face to face consultation, as well as supporting charts and narrative from the online survey.

The online survey received a total of 57 responses. Please note that not every question was mandatory, therefore some were answered by fewer than 57 people. The number of businesses responding to a question is shown in the 'Base' below each chart.

The consultant team arranged to meet a number of key business stakeholders in Aberdeen on Friday 1 and Saturday 2 October to gain feedback on the Spaces for People temporary interventions and to obtain further information with respect to a number of key topics. Nine businesses were consulted, out of 22 invited to participate.

It should be noted that many of the observations and comments received as part of the 1-1 business consultation exercise were made in respect to the temporary changes within the city which have being implemented to allow for the 'Spaces for People' initiatives to be deployed.

Businesses were generally mindful of the fact that interventions forming part of any permanent improvements to the city centre public realm would be duly considered within the wider strategic transport assessments currently being progressed.

With respect to the Spaces for People interventions, consultees generally felt that these had been good for the City, particularly during the pandemic. Particular concerns were however raised with respect to the rerouting of buses within the City as it was felt that this made it much more difficult for people to access the city centre.

In relation to the temporary pedestrianisation of Union Street Central, it was generally felt that ensuring appropriate access for people by bus and taxi and providing for blue badge parking requires to be fully incorporated into any future permanent proposals for the space.



**Aberdeen City Council**

**City Centre Streetscape Improvements Business Survey**

**Aberdeen City Council**

If you run a business in Aberdeen City Centre, we want to hear your views

Aberdeen City Council has commissioned designers to reimagine the city centre. We are developing a vision for the future of the heart of Aberdeen, looking at these key streets and spaces within the city centre: Union Street, the West End (Rose St, Thistle St and Chapel St), Castlegate and Aberdeen Market, as well as streets from Belmont Street down to Upperkirkgate.

It is important that we understand the needs of local businesses and listen to your views. This survey will tell us about your requirements in terms of access, travel and waste collection, as well as your ideas for Aberdeen. The questions should take no more than 10 minutes to answer.

Thank you for taking the time to complete the survey, your feedback is greatly appreciated.

How do I fill in the survey?

It's really simple to give us your feedback using our online survey. Just type this address into your browser:

[bit.ly/3u5TATF](https://bit.ly/3u5TATF)

Or point your smartphone at the QR code:



The survey will close at midnight on Friday 15 October.

If you need a paper copy or wish to speak to a member of the team, please contact [CCMP@aberdeencity.gov.uk](mailto:CCMP@aberdeencity.gov.uk)

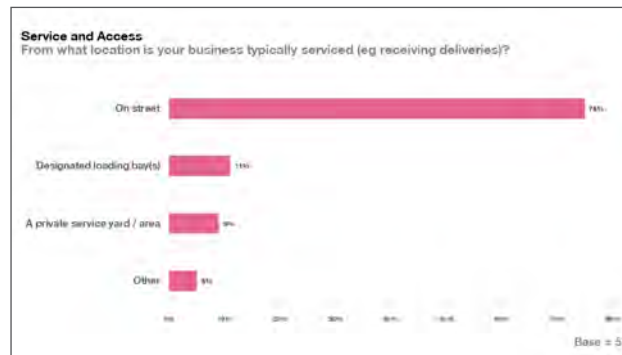
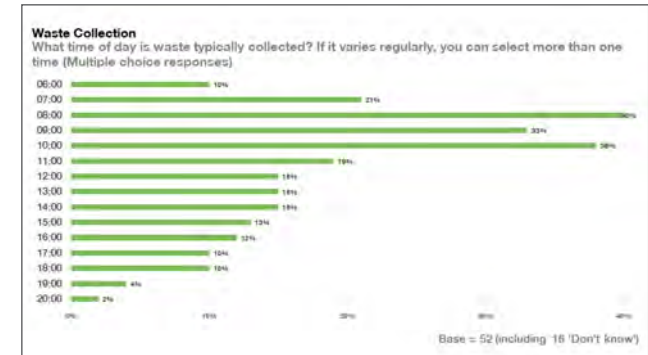
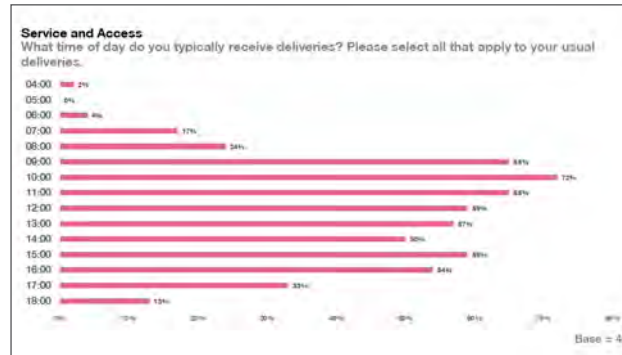
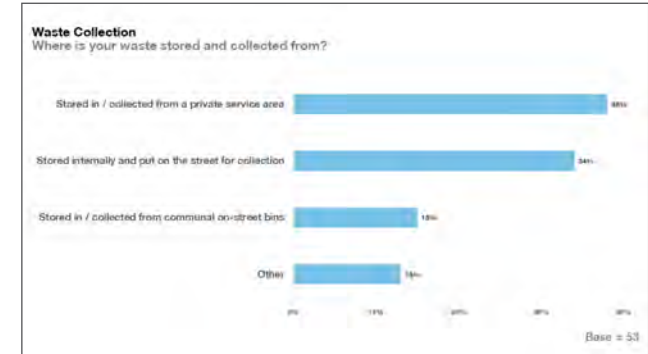
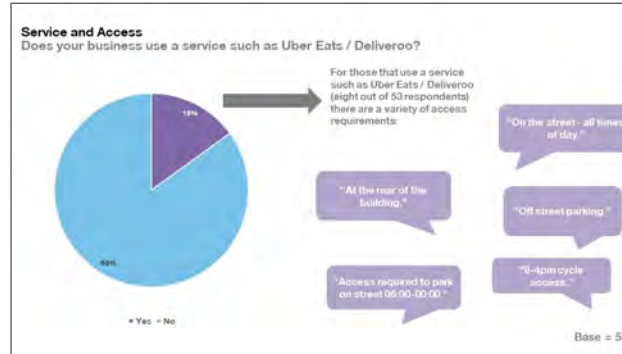
Business engagement flyer

# Access and Servicing

Three quarters of businesses that responded to the online survey are serviced from the street. Around half cater for between one and five vehicles per day, and they typical waiting time is less than ten minutes. Both deliveries and waste collection occur throughout the day from 06:00 to 18:00, although waste collection sees a peak in the early morning. The face to face interviews revealed the following key themes:

- ‘Deliveroo’ generally a major issue within the city, and creates conflicts with pedestrians and vehicles
- Small independent retailers require access at different times – difficult to operate within windows
- Taxi ranks are good and should be retained as they provide passive surveillance / self-policing of areas
- ‘Emergency’ business access should be considered for repairs (eg coffee machine breaks), particularly within pedestrian areas
- Blue badge access and access for the frail and impaired requires to be fully considered and accommodated within any proposals
- Bins are an issue, unsightly. Requirement for multiple collections needs to be fully considered (eg food waste / recycling / general waste)

Further analysis of the access and servicing results can be found in the appendices.



# Cycling and Transport Approach

Face to face consultation generated the following feedback in relation to cycling and transport:

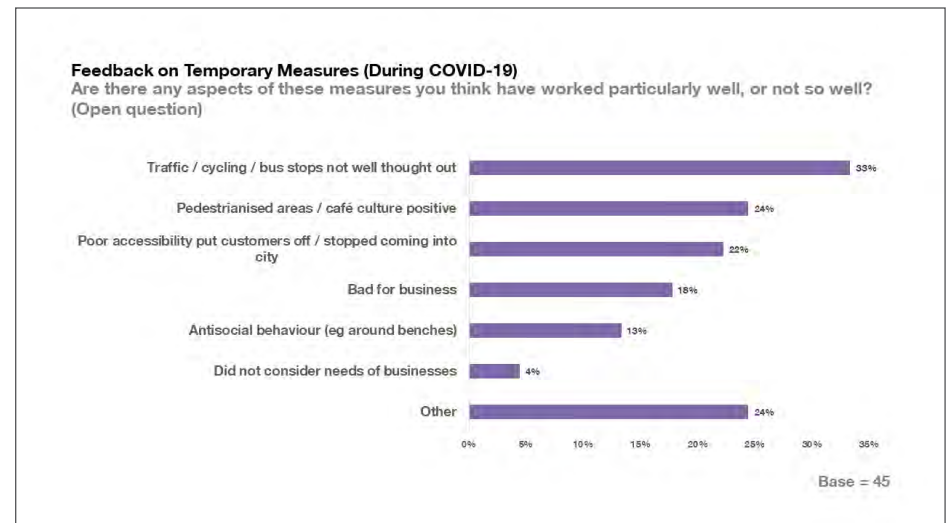
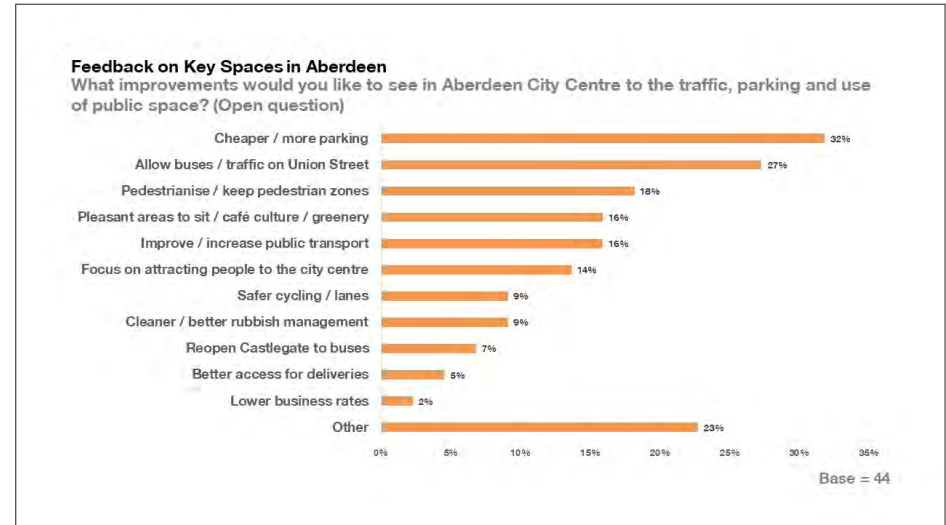
- The lack of designated cycle routes was creating conflict with other street users
- Electric bikes, scooters and cyclist generally need to abide by the rules, as they are posing a major issue across the city and particularly within pedestrian areas

## Management and Enforcement

- It was generally felt that it is 'currently a free for all' and restrictions are not being adhered to or enforced
- 'Temporary' nature of traffic signs and restriction measures has contributed to this

The online survey invited open-ended responses in relation to traffic, parking and public spaces and temporary measures put in place during COVID restrictions.

Across these two questions it was observed that parking needs to be improved and / or more affordable, as public transport is not currently felt to provide sufficient accessibility. Respondents commented that customers are being put off the City centre as accessibility (in relation to parking, bus stops and confusing traffic flow) is poor and costs of travel are high.





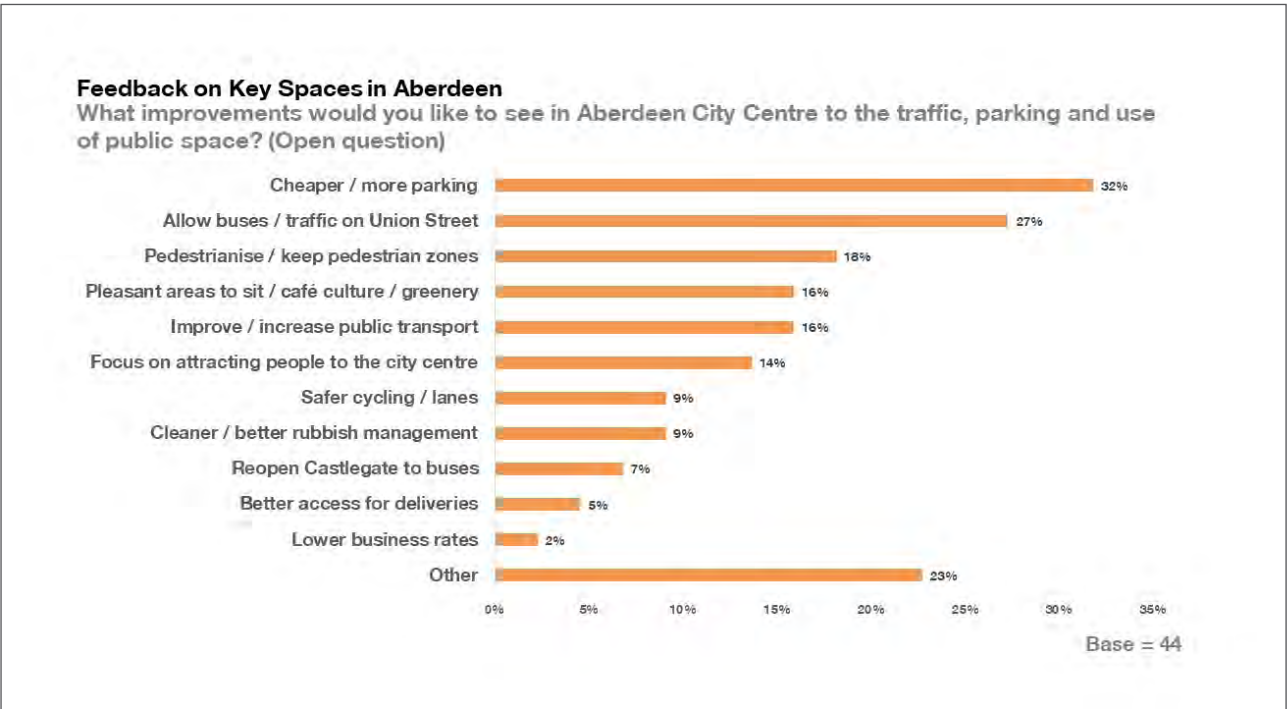
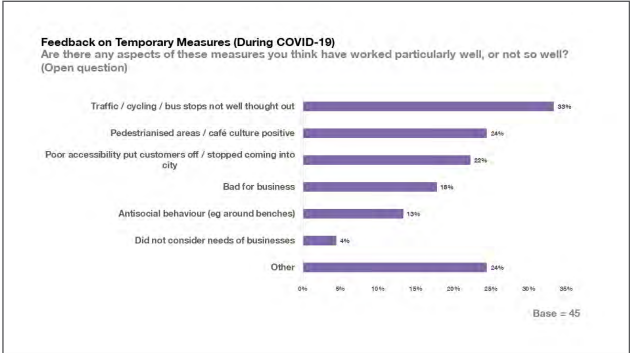
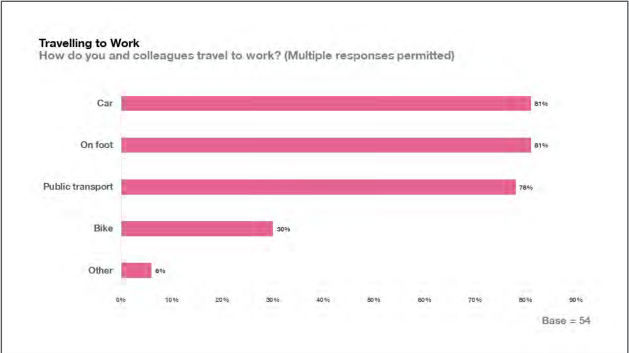
# Buses

Over three quarters of businesses that responded to the online survey stated that staff use public transport to travel to work.

There was a strong feeling that lack of bus access significantly hinders the ability of customers to come into the City. Face to face consultation agreed:

- Access by bus is key to the success of the City
- Consider continuing bus access / service within the central section of Union Street
- The temporary rerouting of buses has made car access impossible in places within the City
- The temporary rerouting of buses within the City has negatively impacted areas of the City, particularly around Market Street. Bus idling and pollution is a concern
- Strategic review of all bus routes is required
- Bus companies currently hold the City to ransom

“[The temporary measures are] not [working] well for our business, a good percentage of our customers are elderly making it impossible to visit us without local access/ disabled badge parking and bus stops too far away.”



# Cafe Culture and Other Observations

## Cafe Culture

- Café culture needs to be ‘considered in the round’: some businesses had concerns that it was being pursued at the detriment of other retailers
- There were concerns around the over commercialisation of public space
- Aberdeen’s climate and weather should be factored into any proposals
- Any permanent interventions need to be carefully considered to ensure there is an overall consistency whilst allowing for a degree of individuality for operators

## Other Observations

Whilst the Spaces for People initiative has been good, the City needs a clear events and activation strategy to sit alongside any permanent improvements to the city centre generally. There should be more reasons for people to come visit and spend time within the City. The Nuart festival has been great, but a broader calendar of events needs to be developed as to make the most of what Aberdeen has to offer.

A full strategic transportation review requires to be undertaken across the City as this is key to the future success of Aberdeen. It should be ambitious in its intentions and fully assess all the opportunities available.

This should sit alongside a broader rolling ‘25 Year City Plan’ that could be refreshed on an annual basis as to survive the ‘political cycles’ within Aberdeen.

Concerns raised about long-term impact of additional external dining space on business rates.

There is a perception that café culture ends at 15:00, and is primarily a daytime focus.



# General Public Engagement Overview

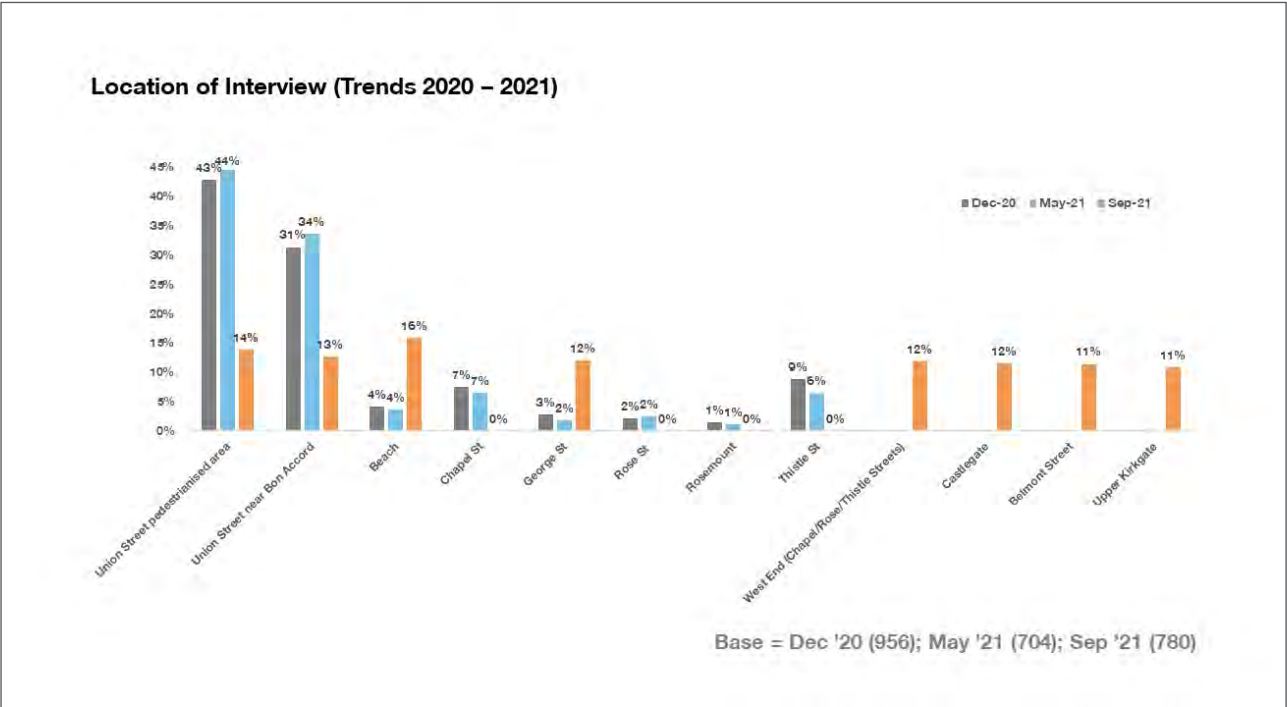
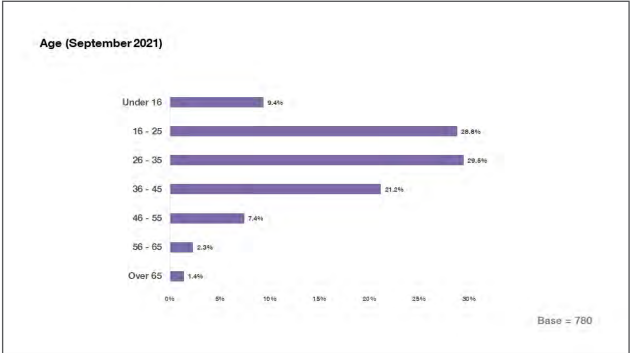
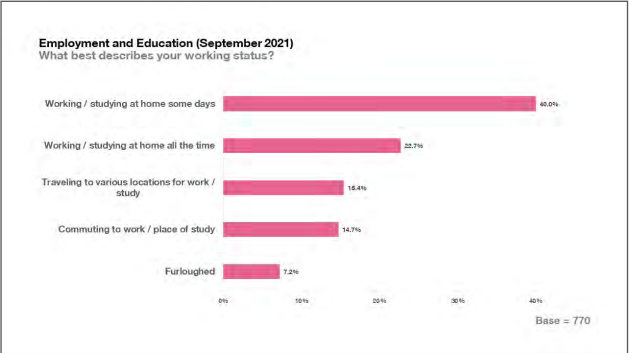
Interviews were conducted with the general public (on-street surveys) in September 2021 by a specialist fieldwork agency. A total of 780 interviews were conducted.

This survey was the third of three waves (the first carried out in December 2020 and May 2021), tracking public perceptions of the Spaces for People measures and their travel habits during the COVID-19 pandemic. The survey site list changed for September 2021 compared with the first two surveys. Rosemount was dropped due to the removal of its Spaces for People interventions and Chapel, Thistle and Rose Streets consolidated into one site. This allowed Castlegate, Belmont Street and Upper Kirkgate to be added instead (see 'Location of Interview - Trends' chart on this page).

Due to the change in locations, this report displays only the results of the most recent survey as they are most applicable to the study and there are fewer comparable trends over time.

Overall the findings show broad support for the interventions but some have worked better than others. People feel safer cycling and walking in the city centre but are finding parking a struggle to access high street businesses.

Please see the appendix for the full demographic breakdown of respondents.



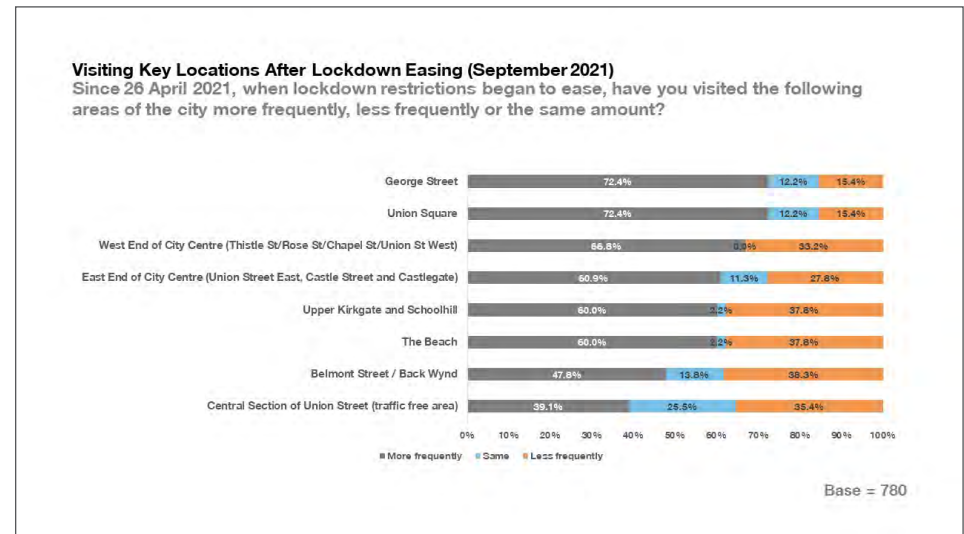
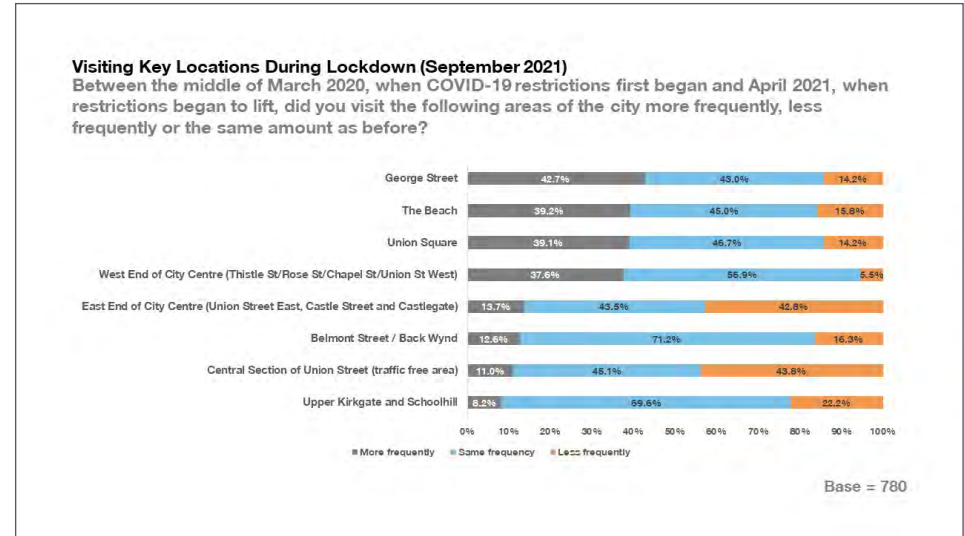
# Visiting Key Locations During and After Lockdown

Between March 2020 and April 2021, when COVID-19 restrictions were at their greatest, there were four areas that attracted more frequent visits. Approximately one in four people said they visited George Street (43%), the beach (39%), Union Square (39%) or the West End of the City Centre (38%) more frequently during this time. No more than 16% said they visited less frequently.

Conversely, visits to the East End of the City Centre and the central section of Union Street decreased, with over four in ten saying they visited less frequently. Overall, visits to Belmont Street / Back Wynd and Upper Kirkgate and Schoolhill remained relatively stable, with around 70% of respondents visiting with the same frequency.

Since restrictions started to ease in April 2021, visits to almost all areas have increased in frequency, with the exception of the central section of Union Street. Whilst some respondents visited more frequently, this was balanced by a similar number who have decreased their visits.

It is worth noting a general trend across the locations, which is that the increase in visits has tended to come from a decrease in those ‘staying the same’. In several areas, those visiting less frequently has actually increased since restrictions began to ease.

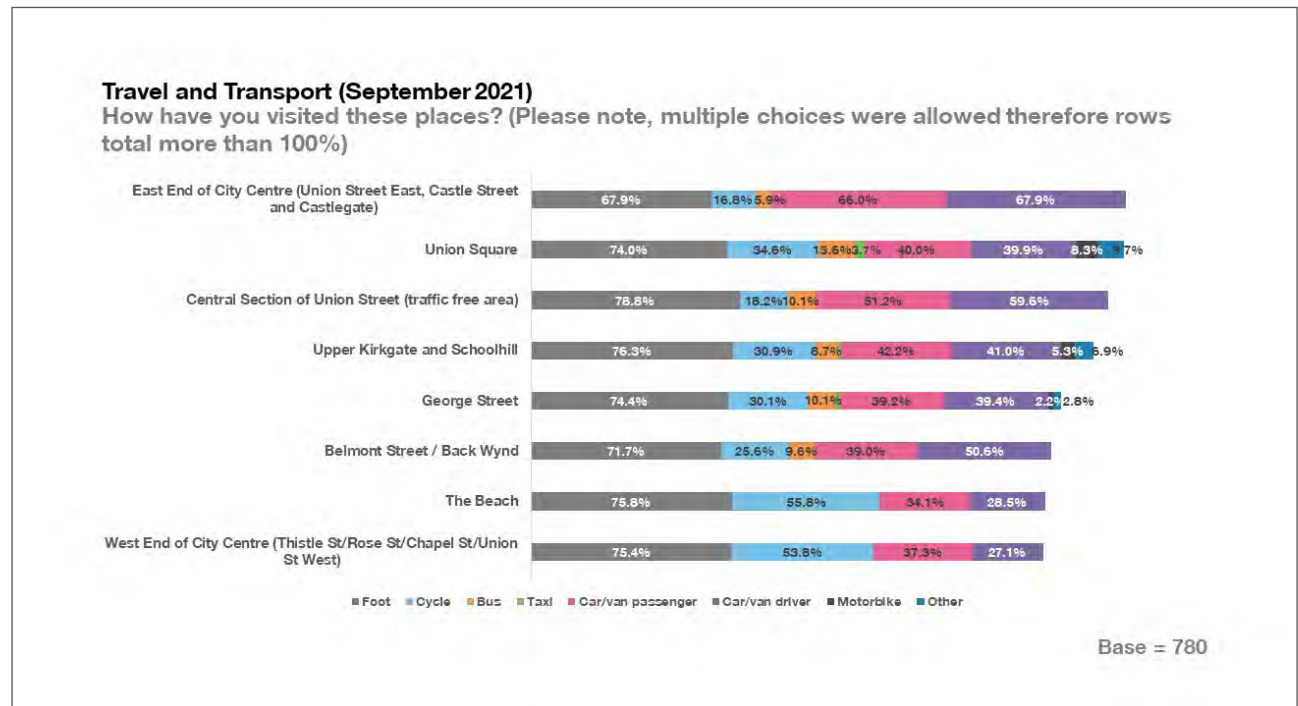
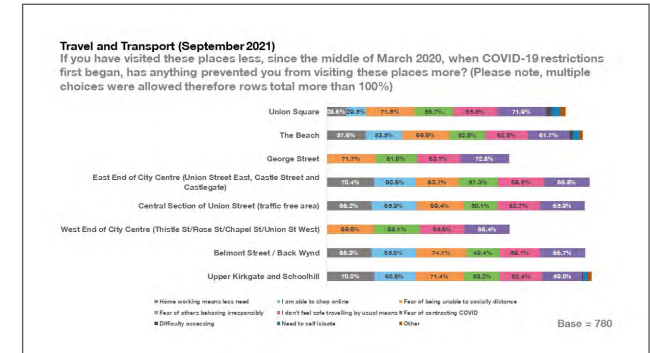
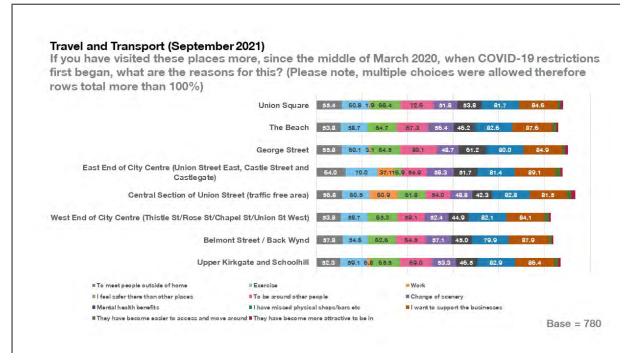


# Travel and Transport

In all locations, key reasons for visiting less frequently were cited as fear of being unable to socially distance, fear of others behaving irresponsibly, feeling unsafe travelling by the usual means, and a general fear of contracting COVID-19.

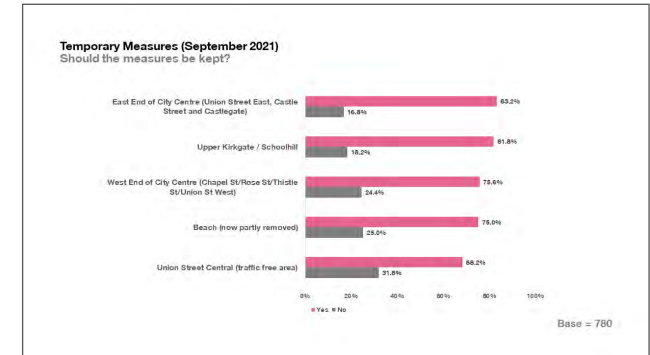
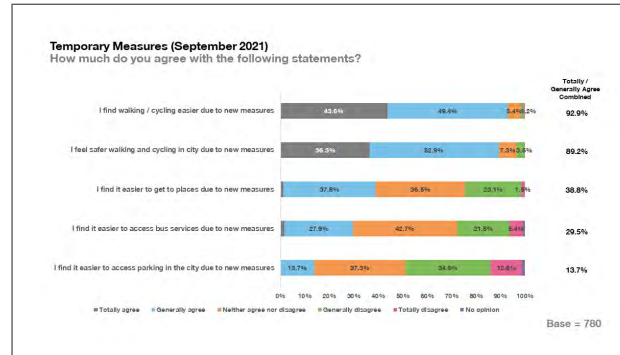
Where people have travelled more, the key drivers across all locations were to meet people outside of the home, to exercise, feeling safe compared to other places, being around other people, having a change of scenery, mental health benefits, a desire to go back to shops, bars and other businesses, and a desire to support those businesses as they recover from the pandemic.

Travelling on foot to these locations is consistently popular, with around seven in ten people using this mode of transport across all areas. Although there is some variation across locations, the other most popular forms of transport include cycling, driving a car / van and being a passenger in a car / van.



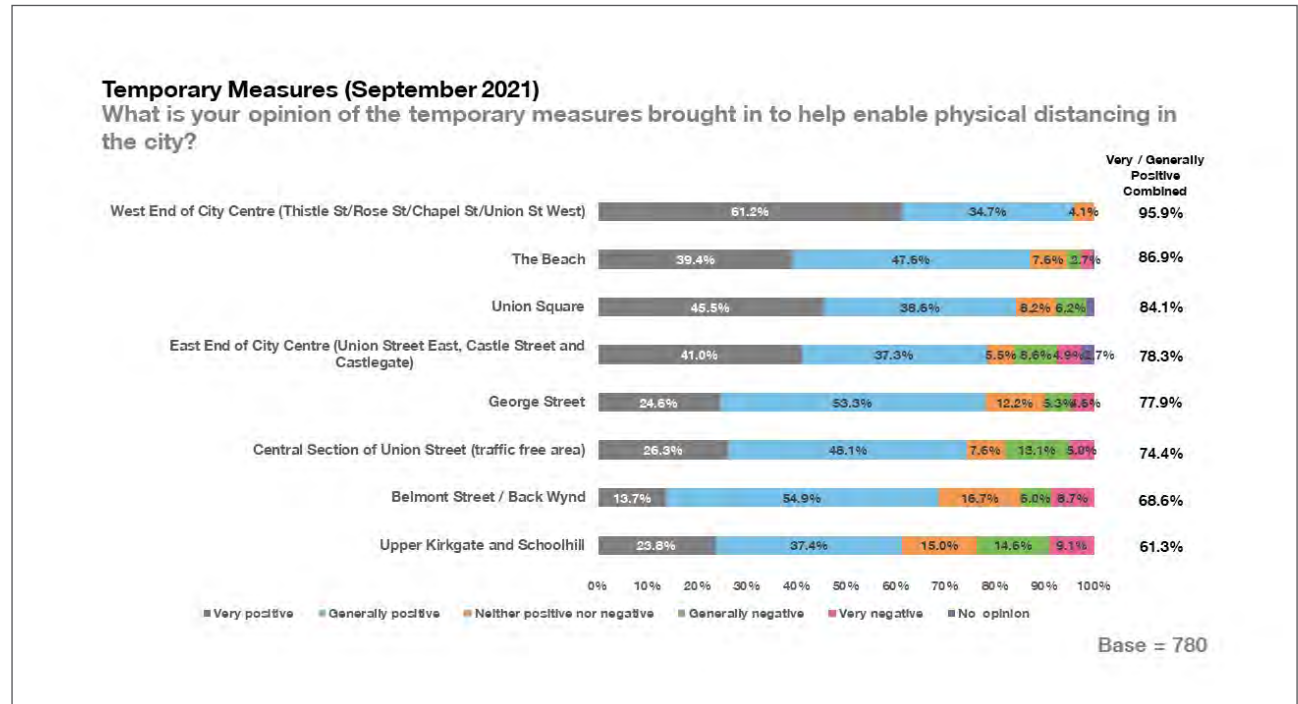
# Temporary Measures

Overall the temporary measures were received positively, with over 60% of respondents viewing them as ‘very’ or ‘generally positive in every location. Those in the west end of the City Centre, the beach, Union Square and the east end of the City Centre scored particularly well, with a relatively higher proportion of people rating them ‘very positive’. Belmont Street / Back Wynd and Upper Kirkgate and Schoolhill received the most ‘very negative’ scores at nine percent each.



Around nine in 10 respondents ‘totally’ or ‘generally agree’ that they find walking / cycling easier due to the new measures (93%) and that they feel safer walking or cycling in the City (89%). There was less positivity around accessibility of places and bus services, with similar proportions disagreeing as agreeing with these statements. When asked whether parking in the City has become easier due to the measures, 48% disagreed compared to only 14% who agreed.

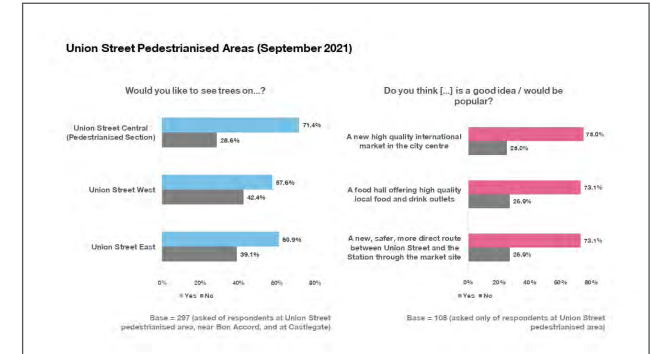
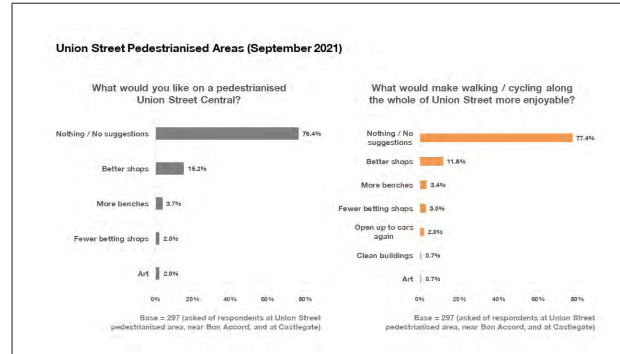
Although there was some variation in the strength of support, at least two thirds of respondents thought that the measures should be retained in all five locations tested.



# Intervention Areas

## Union Street Pedestrian Areas

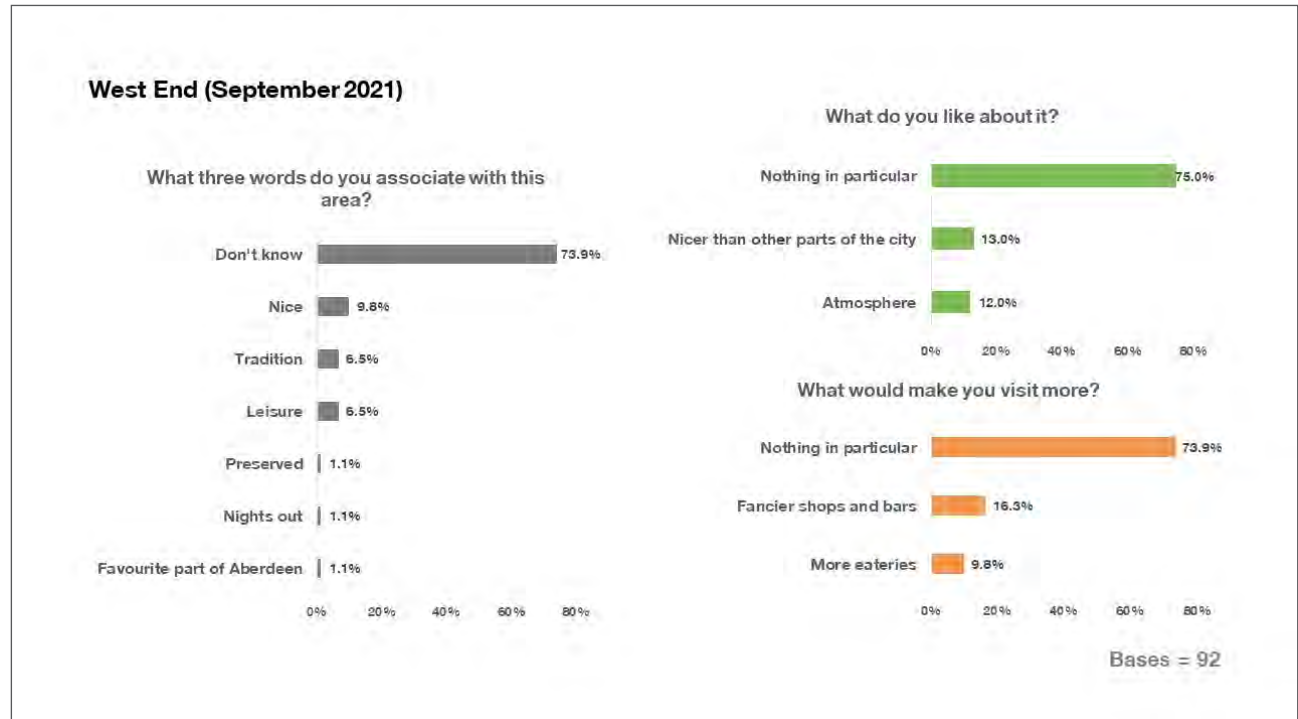
There were few suggestions for improvements to Union Street, although better shops was suggested. When potential improvements were suggested to respondents they were positively received overall, with support for trees on Union Street Central, East and West, as well as for a market, a food hall and a more direct route between Union Street and the Station.



## West End

Although many respondents did not offer a word they associate with the West End (potentially due to a desire to shorten the survey / concerns around speaking to people after COVID-9 restrictions), the words 'nice', 'tradition' and 'leisure' were suggested.

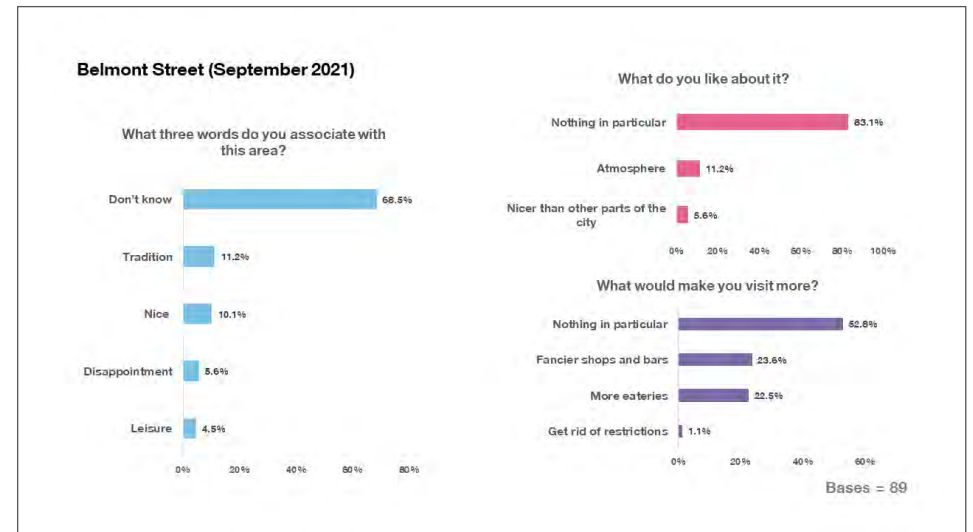
Some respondents feel this is a nicer area than other parts of the City and enjoy the atmosphere. In order to encourage more visitors, suggestions were fancier bars and more places to eat.



## Belmont Street

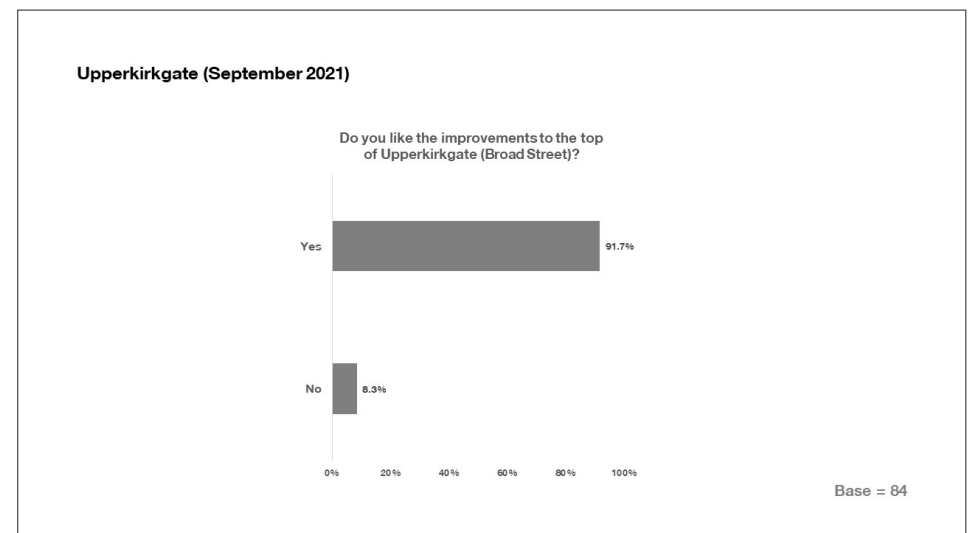
Opinions of Belmont Street were similar to those on the West End, with a small number of respondents suggesting more eateries and nice bars. The atmosphere is a positive trait of this area.

When asked which words they associate with Belmont Street, again responses were limited but suggestions included 'tradition', 'nice' and 'leisure'. A small number of people also said 'disappointment'.



## Upperkirkgate

Whilst the temporary measures were not particularly well received among the entire respondent cohort, the majority of those interviewed around Upperkirkgate like the improvements to the top of Upperkirkgate (Broad Street).





# Appendices

# Appendix 1

## Young People Engagement Analysis

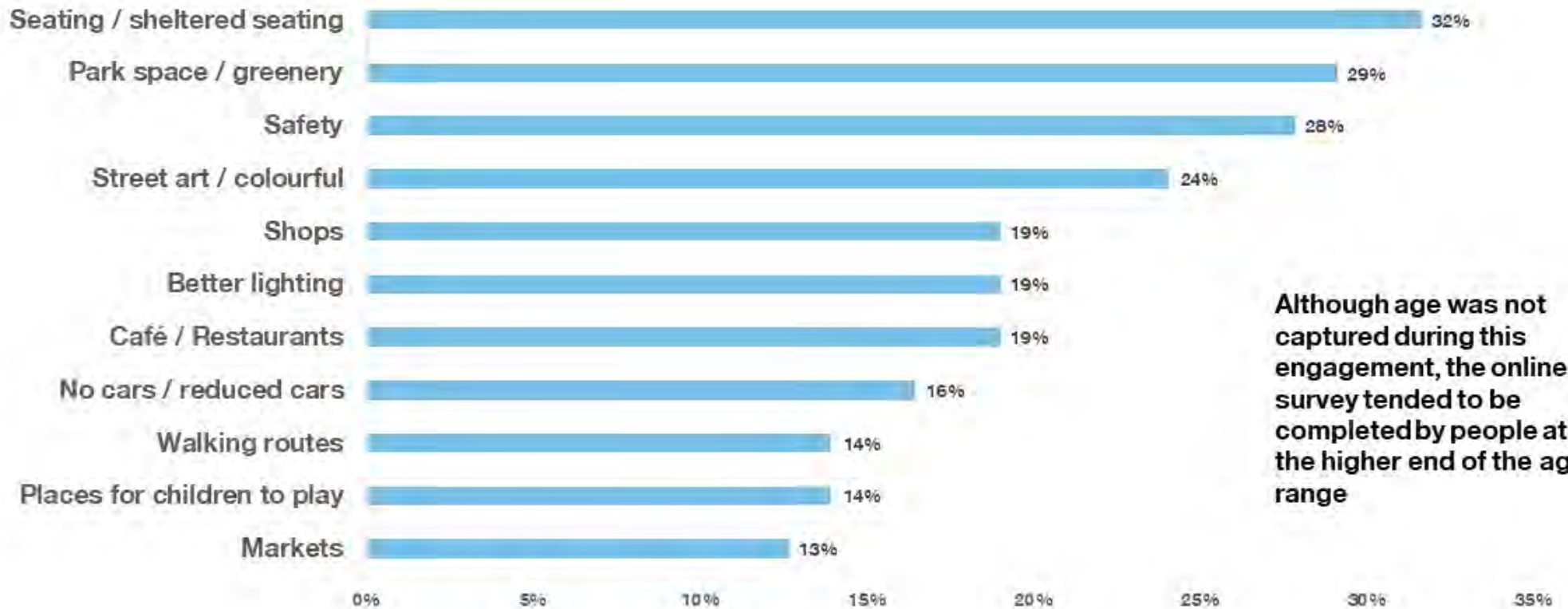
The online survey link was shared with the following groups:

- Youth Tenants Association ACC
- Denis Law Legacy Trust/Streetsport
- Aberdeen Football Community Trust
- CLD Team ACC
- Youth Work Team ACC
- Befriend a Child
- Foyer
- Includem
- Police Scotland
- City Warden team ACC
- Kings community church
- Aberdeen inspired
- Big Noise
- Sport Aberdeen
- SHMU
- ACVO
- Aberdeen Youth Council
- ACE Voices
- Transition Extreme
- Fersands and Fountain
- Mailing list Management Committees of community centre and learning centre associations

For young people aged 12-25, a pack was developed that could be distributed in person to high schools or youth groups, as well as a supporting online survey. A printed leaflet contained information about both the City and the beach. Participants could either write and draw on two postcards contained in the pack, one for each location, or scan a QR code to complete their feedback online.

The team received 119 postcards and 79 online surveys, totalling 198 responses.

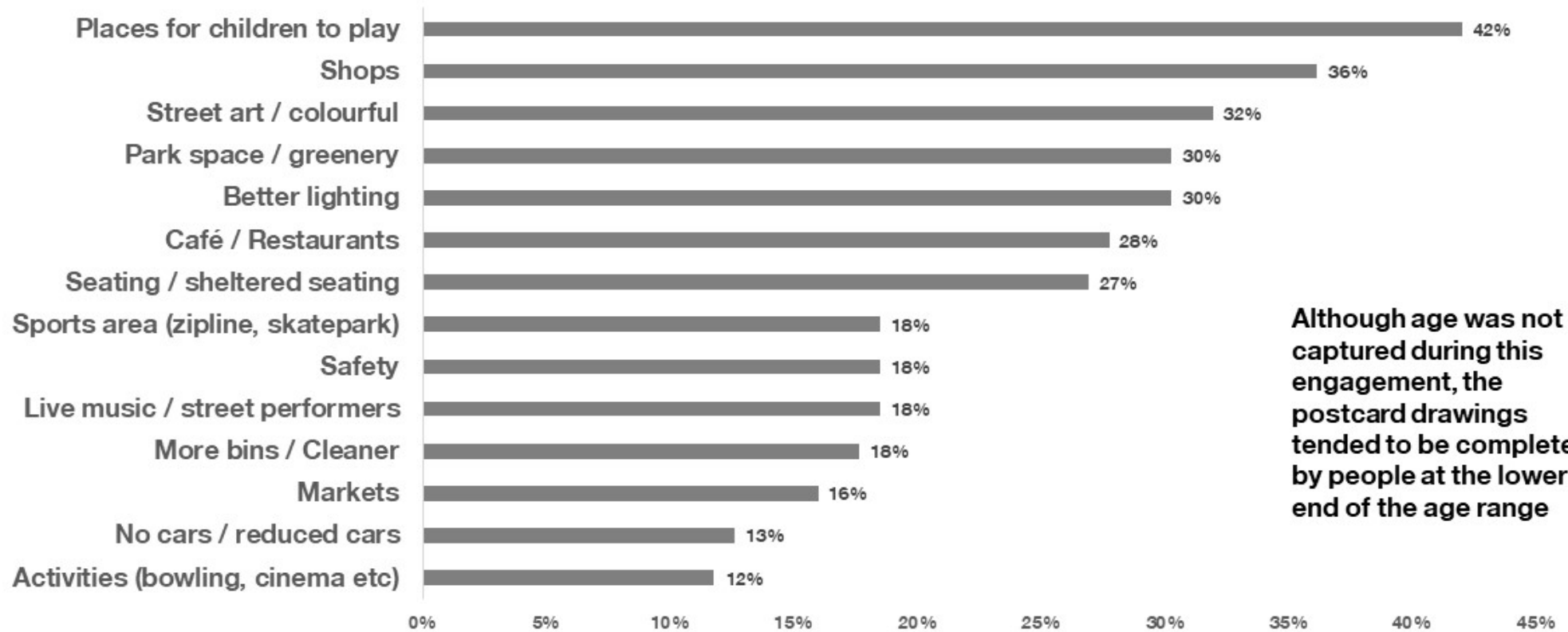
## Young People (Ages 12-25) Online Survey



Although age was not captured during this engagement, the online survey tended to be completed by people at the higher end of the age range

Base = 79

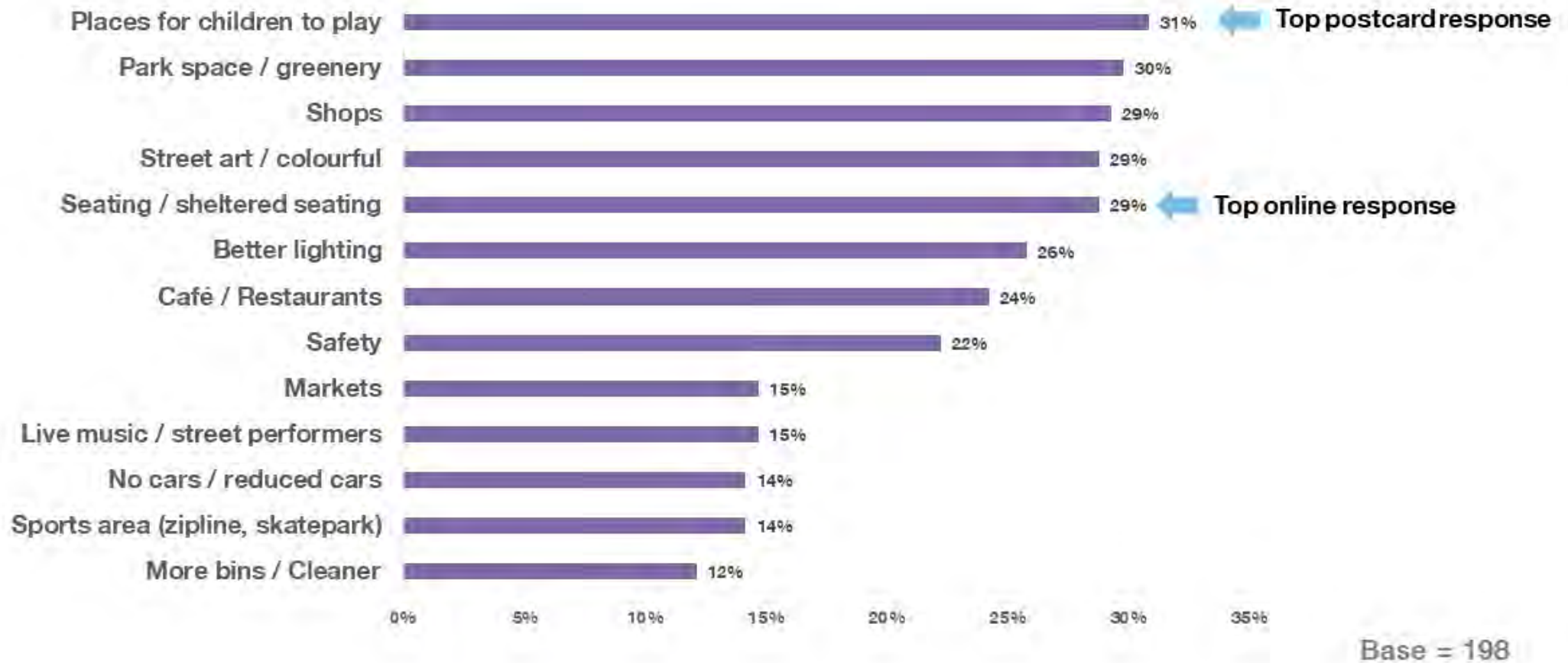
## Young People (Ages 12-25) Postcards



Although age was not captured during this engagement, the postcard drawings tended to be completed by people at the lower end of the age range

Base = 119

## Young People (Ages 12-25) Combined Responses (Online Survey and Postcards)



## Quotes – Young People

“I would like to see a fancy walkway and a lot of nature, maybe a nature walk.”

“Add a little park with a few trees and a small fountain. This is because it would help the environment plus a nice place to be in.”

“I would use this street space to either have a path with nature in the middle like grass and trees, and the grass really doesn't get cut to make it more natural. I think that would be quite nice having a strip in the middle with two paths either side.”

“Seating areas and plants would make it more exciting and allow people to sit and chat.”

“I could see my self using this new street space for meeting up with friends and I want to see places that we could sit down and chat.”

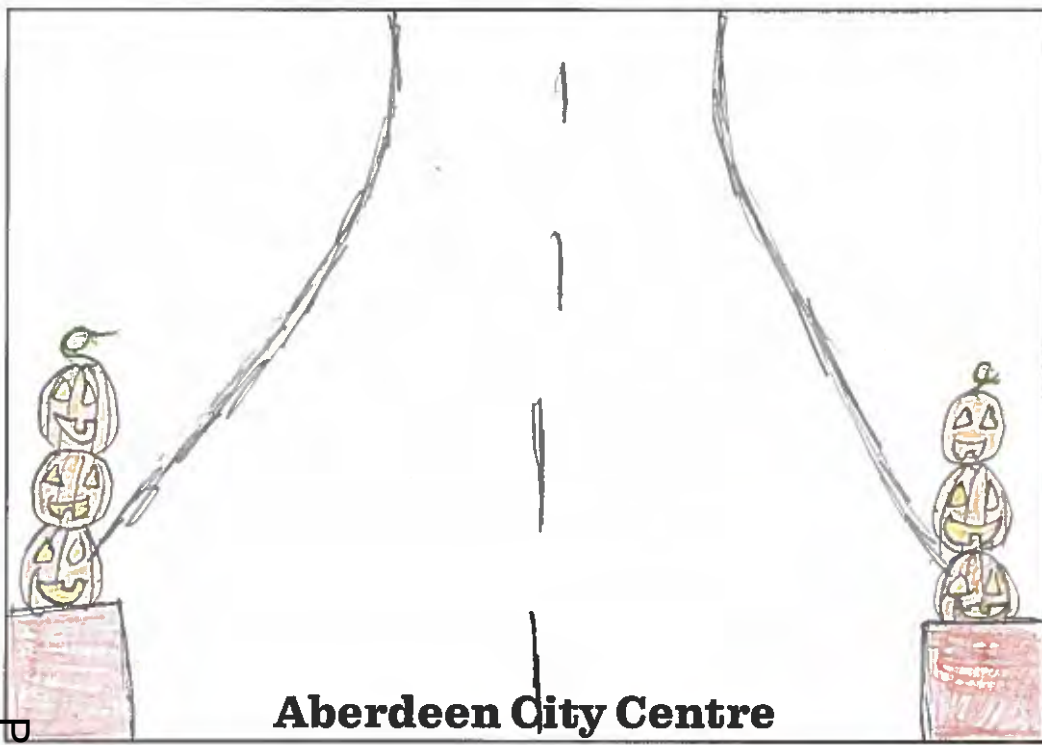
“A good walking space to run around and walk on. There could be outdoor sitting swings with comfy pillows and decking.”

“I think it would be cool to make more outdoor places for kids because at the moment it is just shops and restaurants and quite boring for kids.”

# Appendix 2

## Young People Post Cards

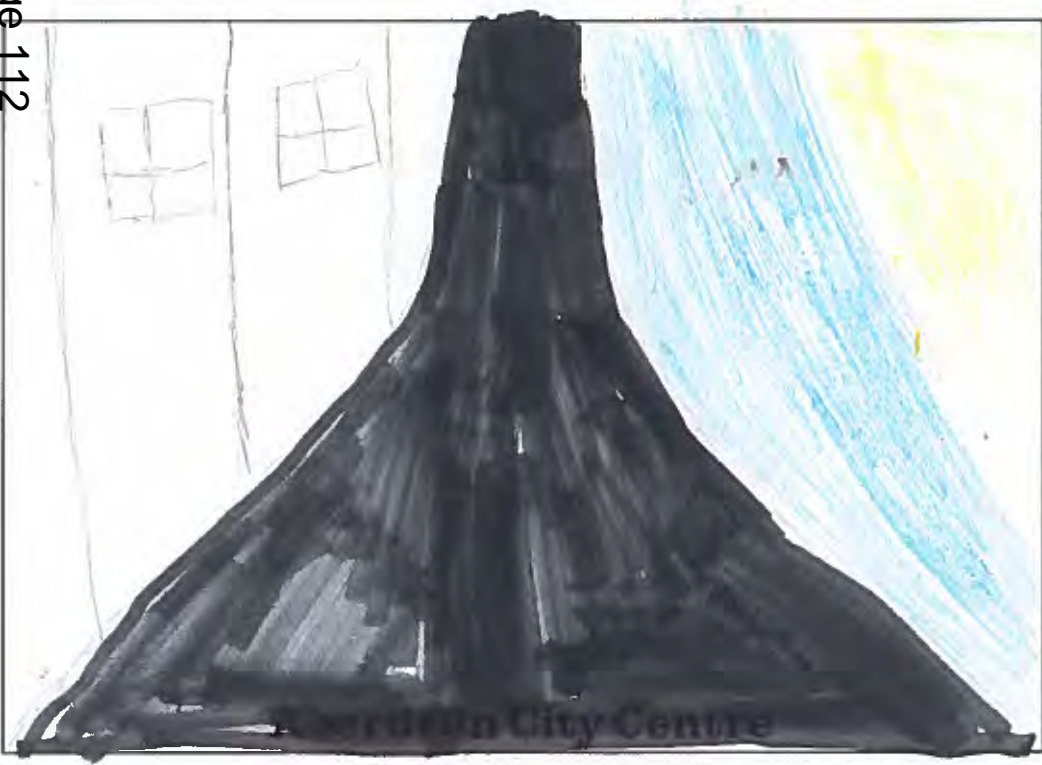
This section shows all postcards completed by young people during the engagement sessions in response to questions about the City.



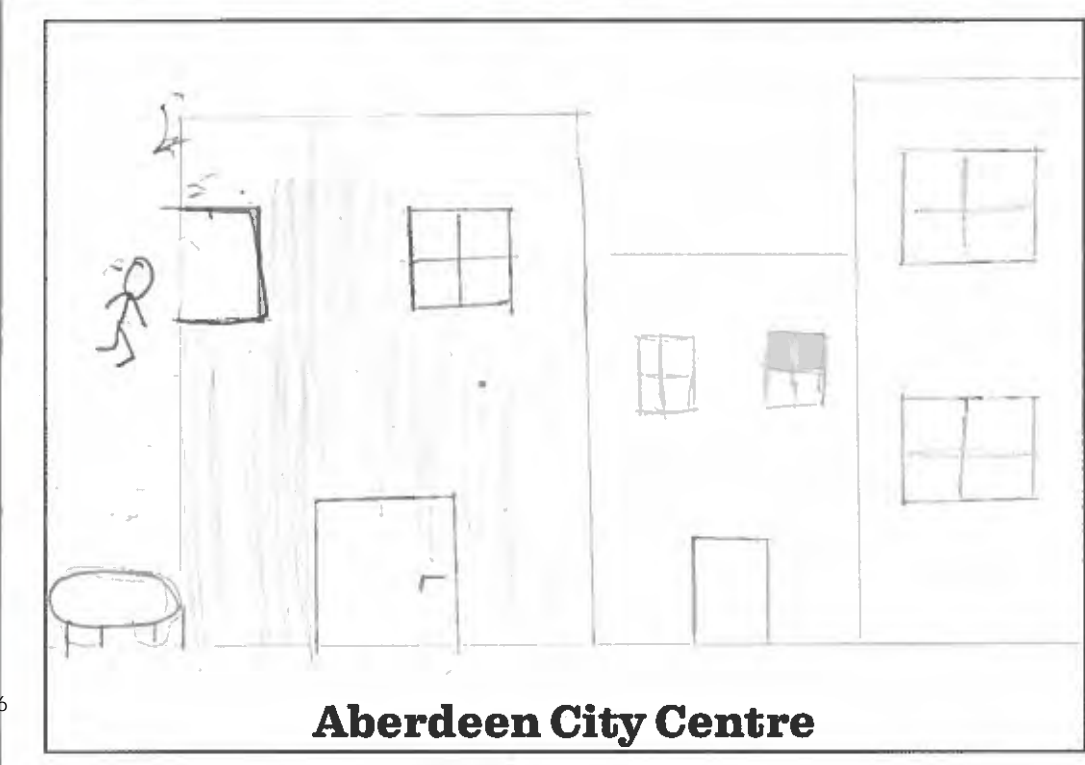
**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



PostCard



Five horizontal lines for an address.

PostCard

I think we should add an Aberdeen B'day in bright lights sparkly lights



Five horizontal lines for an address.

Page 113

PostCard

I would like the beach to see the shops



Dear Aberdeen city council

PostCard



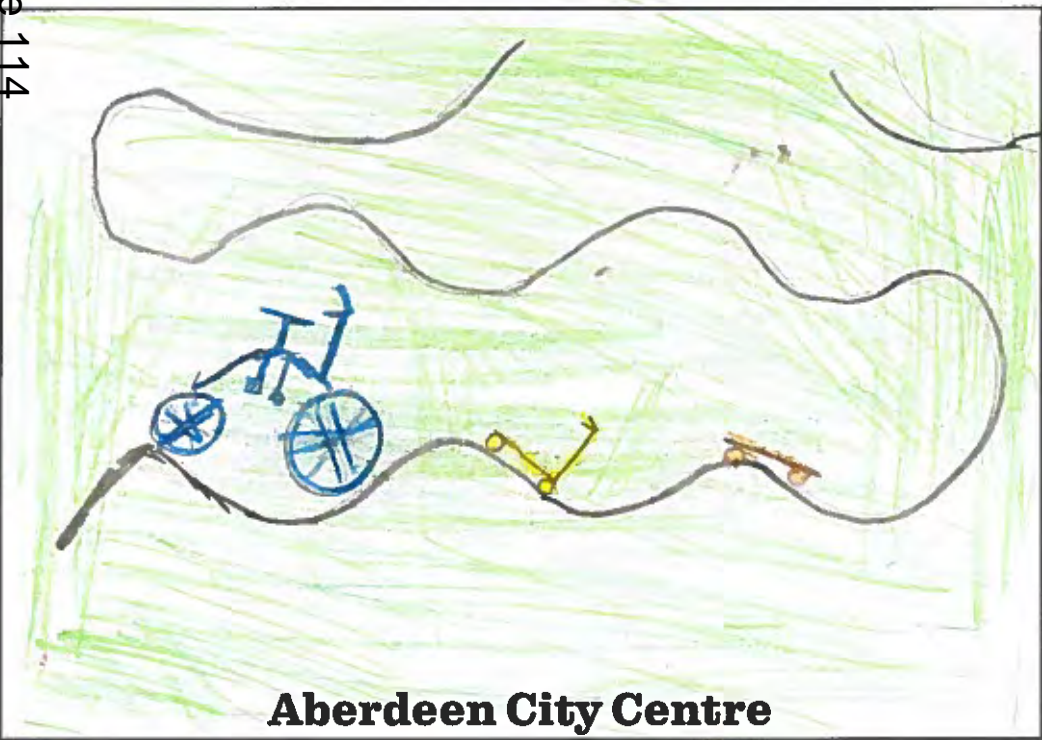
Five horizontal lines for an address.



**Aberdeen City Centre**

I want Union Street to be more lively, I don't want the cars to come back in my opinion. We need to make the buildings better looking. I think that's it for Union Street. For the beach I would like it if there was more fun stuff such as an inside football pitches. Maybe add some slides at the beach boulevard. Maybe add something to the park beside Codonas.

**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**

PostCARD



Horizontal lines for writing on the back of the top-left postcard.


PostCARD



Horizontal lines for writing on the back of the top-right postcard.

Page 115

PostCARD

It's a wavy road  
for bikes, scooters -  
ect. I think  
it would be  
really fun  




Horizontal lines for writing on the back of the bottom-left postcard.

PostCARD



Horizontal lines for writing on the back of the bottom-right postcard.



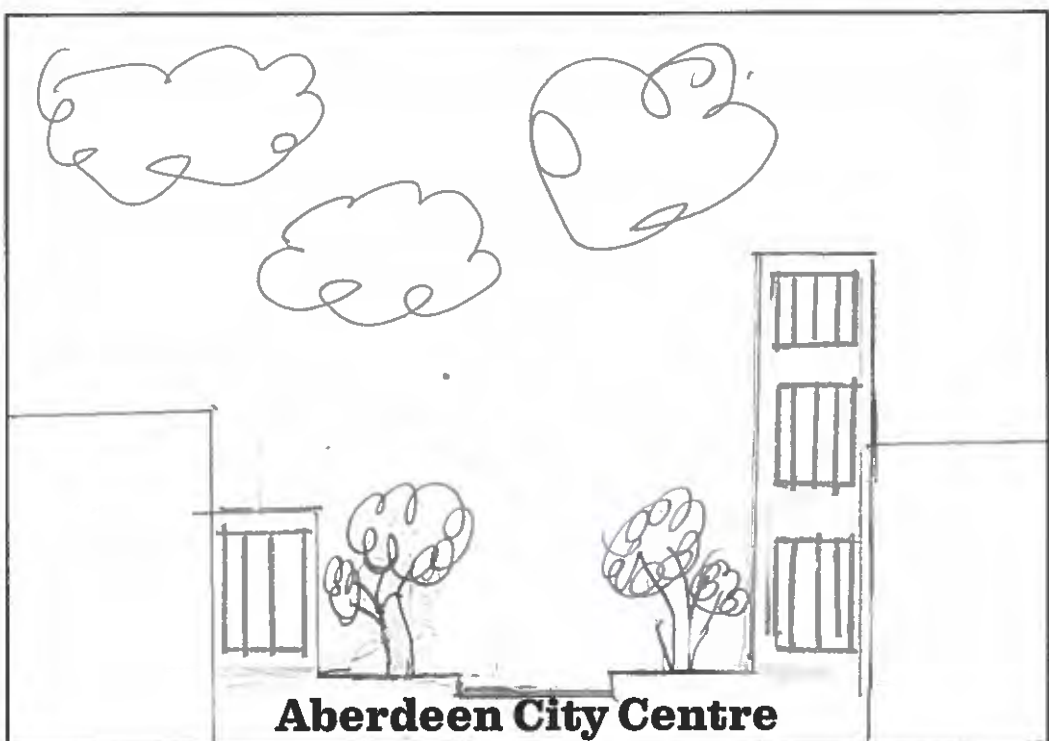
**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



this tram system would  
be good so




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side note - I imagine  
it like to kyo

I think give more colour  
more fun. Like adding  
coloured light and bill-  
boards. Or adding easter eggs,  
like a cat in sewage or  
a man in the wall  
so we get to see every  
corner & explore. also please  
fix the broken fire house or  
put something there.



There should also  
be more space horizonll  
like using a low bu-  
ing putting grass on it &  
stairs then restaurants  
so theres a outside  
eating bit



in town away  
from the night  
clubs there should  
be a movie screen  
with chairs outside  
where all families  
should get to  
watch a movie  
outside and they  
can sit in there




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I think you  
should have  
many things  
like the  
dolphin but  
use them they

Hand-drawn sketches illustrating various facilities: a cafe with a counter and menu, a soft play area with colorful blocks, and an activity centre with a table and chairs.

- New affordable shops
- Arcades for under 16 years
- Arcades for over 16 years.
- Colourful buildings

Activity centre for all ages.

**Aberdeen City Centre**

Hand-drawn sketch of a row of shops: Skateboard shop, Football shop, and Diner Store. Below the shops is a large park area with a 'big parkway' and 'A road'.

**Aberdeen City Centre**

Hand-drawn sketch of a building facade with a grid pattern and a small structure on the right.

**Aberdeen City Centre**

Hand-drawn sketch of playground equipment: swings, a central structure with a sign 'You on to', and a basket swing.

**Aberdeen City Centre**

In Union Street, I would love to see new soft play areas for under 12 years, Arcades for under 16 years and Arcades for over 16 years. More affordable shops that people can buy new clothes, shoes, and every day items. Buildings colourful and happy looking to enjoy going there.



Post (A)

Add more shops for teens and no road

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Page 119

Post (A)



Post (A)




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this is what I want the park to look like but it will have alot of room to do more stuff

# ANIME CAFE

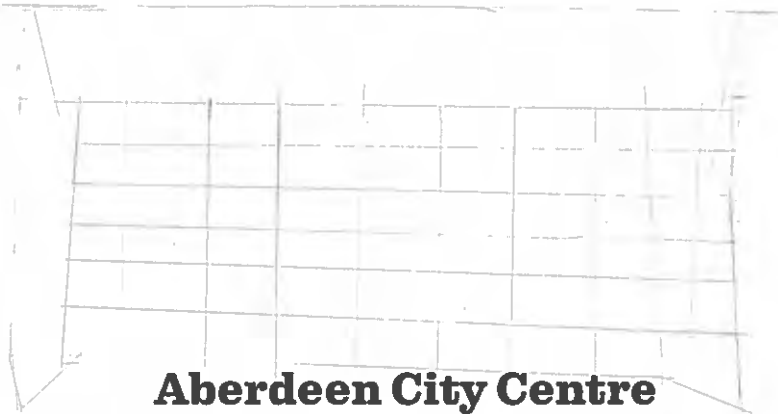
Cafe could  
be inspired by  
Demon Slayer  
or  
Attack on Titan

**Aberdeen City Centre**

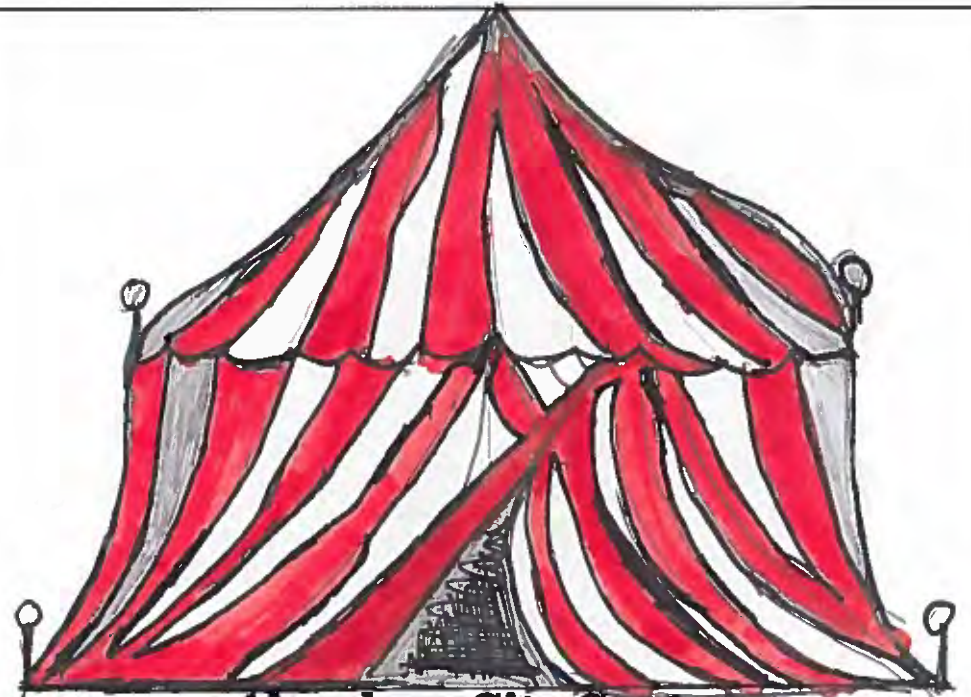
More Shops  
American candyshop  
Flannels

**Aberdeen City Centre**

Swimming  
lessons



**Aberdeen City Centre**



**Aberdeen City Centre**



PostCARD

An Anime cafe to give the anime community something!

The cafe could also have anime merch for sale!>



PostCARD



Horizontal lines for writing an address.

Horizontal lines for writing an address.

Page 121

PostCARD



PostCARD



Horizontal lines for writing an address.

Horizontal lines for writing an address.

A New Pixar Shop

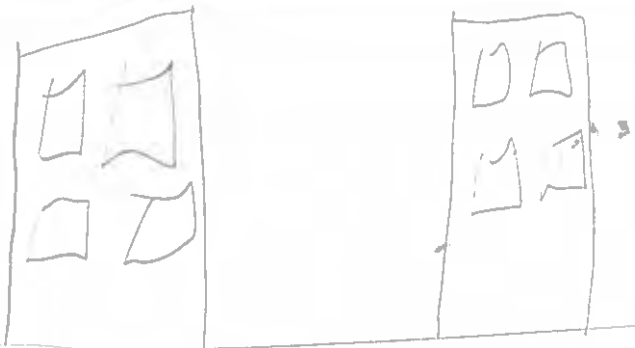


**Aberdeen City Centre**



**Aberdeen City Centre**

Page 122



no  
cars

**Aberdeen City Centre**

I think they need more fun places like soft play. I think that's what it's called. you know the cage thing that you climb and there's slides and all that. there needs to be more McDonalds and Pizzas shops cause the lives are huge. Maybe there could be more parks and y creating areas.

**Aberdeen City Centre**

PostCARD



I want a  
Knew Pixar  
Shop because  
in the old  
disney shop  
they did int have  
winnie toys

PostCARD



A Universal  
Shop like  
Universal  
from movies  
and for  
teddys or toys  
pillow blankets  
and costumes

Page 123

PostCARD



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PostCARD



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More places to sit  
More shops

**Aberdeen City Centre**

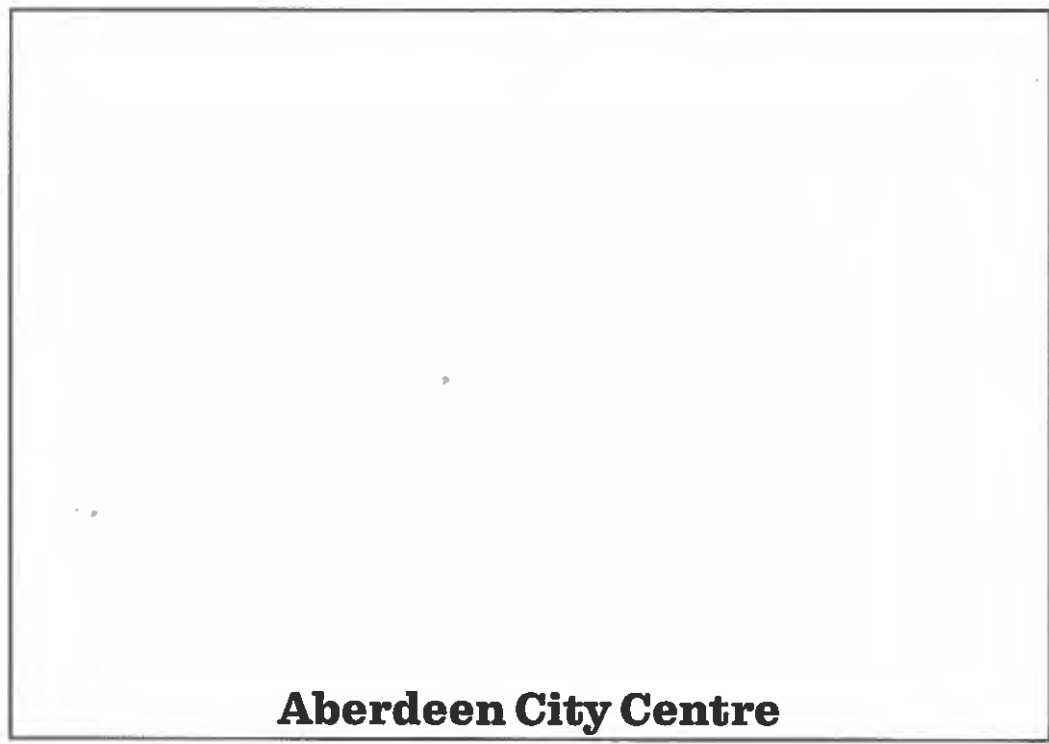


**Aberdeen City Centre**

Page 124



**Aberdeen City Centre**



**Aberdeen City Centre**

POSTCARD



Horizontal lines for address

POSTCARD



Horizontal lines for address

Page 125

POSTCARD



Horizontal lines for address

POSTCARD

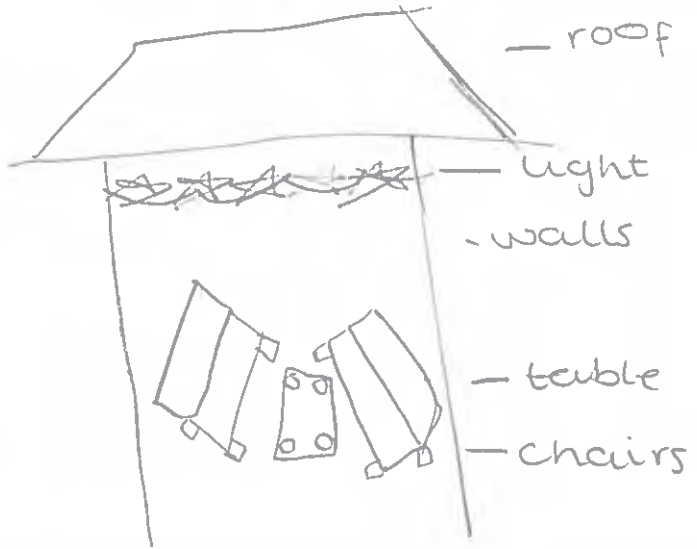
Paintball center where  
you can go paintballing

open the ~~see~~ shopping center  
next to Aldi in Cornhill



Horizontal lines for address

cosy little hut



**Aberdeen City Centre**

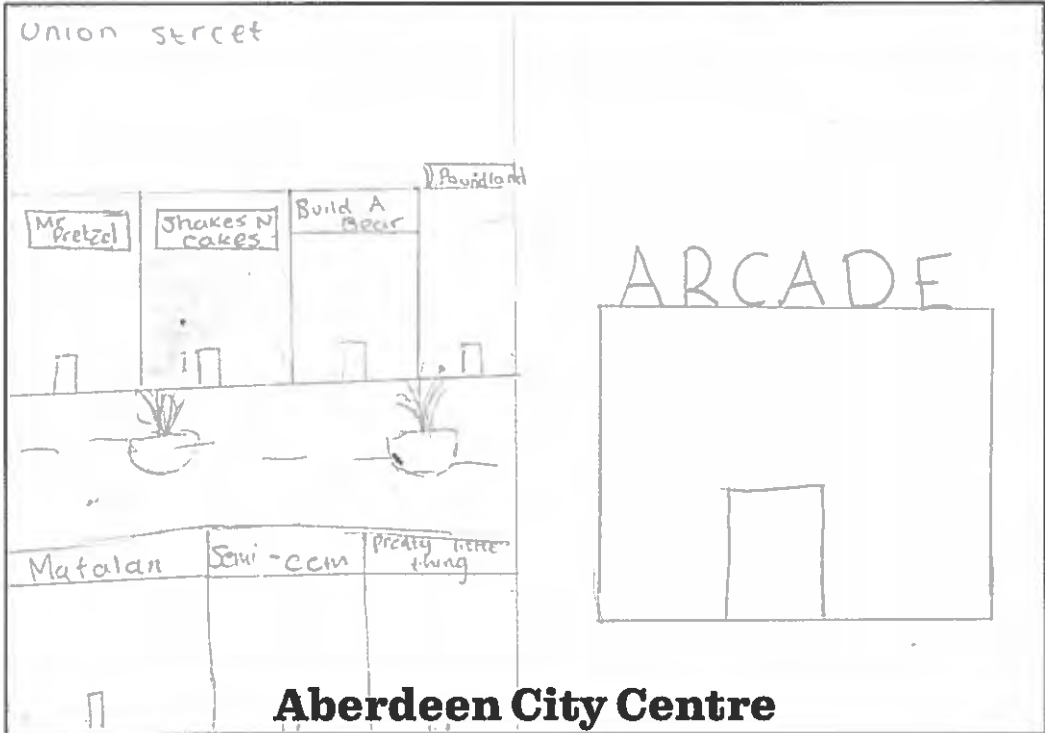


**Aberdeen City Centre**

Page 126



**Aberdeen City Centre**



**Aberdeen City Centre**

PostCard



I think this is a good idea because when my friend is getting her nail done I want to sit down and eat food but I don't want to eat inside the restaurant.

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PostCard



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Page 127

PostCard



There should be an arcade.

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PostCard



I think that they need to add more shops on union street because there aren't enough shops. I also think in the city centre there should be an arcade.

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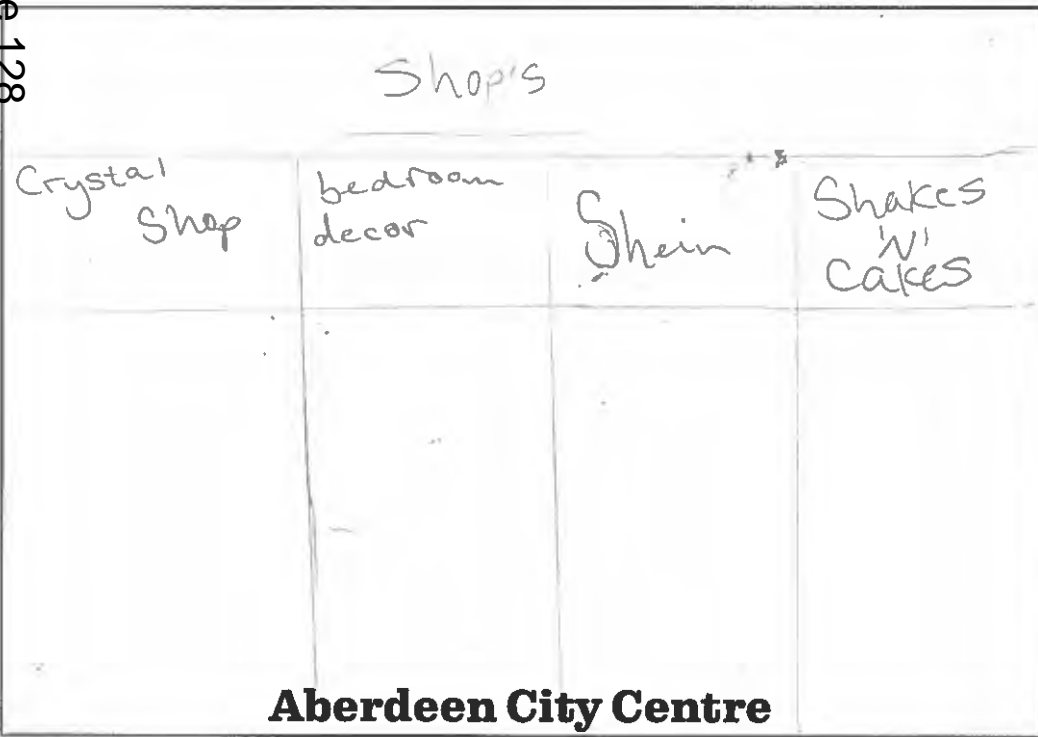
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**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



PostCARD

There should have  
ben in town.

They could have  
a picnic bench  
in summit area



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PostCARD

This is a hot/eatable \$  
I would put it on  
Union Street if you put  
paintings on them they  
would look really nice and  
Make people happy if it  
was just a picnic bench  
it would get wet when  
it rains then noone  
will use it. I would be  
good for eating, waiting  
on people ect



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Page 129

PostCARD



In my picture  
is shops I  
would like to  
be in town.

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PostCARD

There should be go kart centers  
around Aberdeen city centre, a  
graffiti wall where anyone can do  
graffiti for free and do  
whatever designs they want



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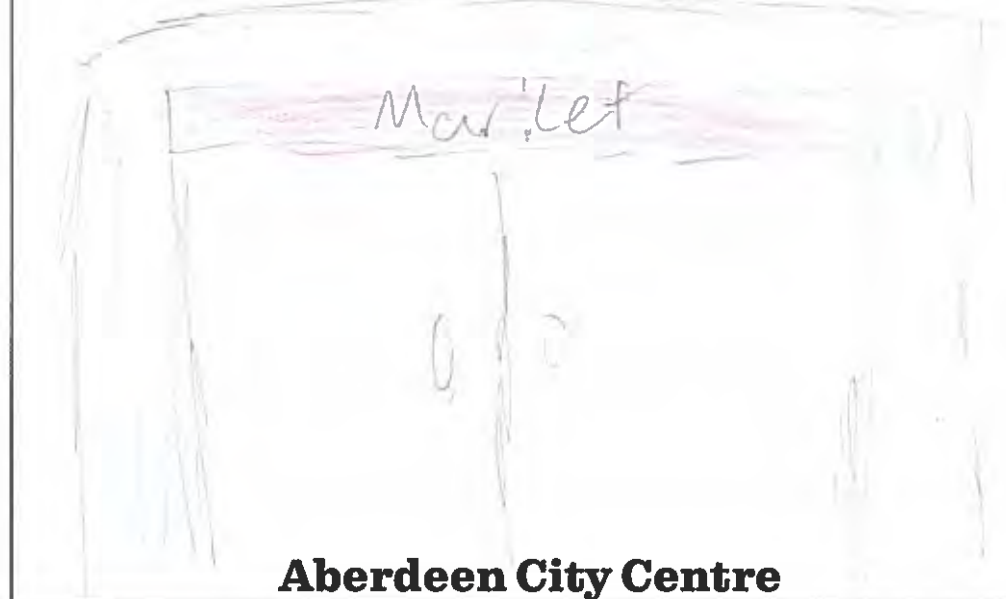
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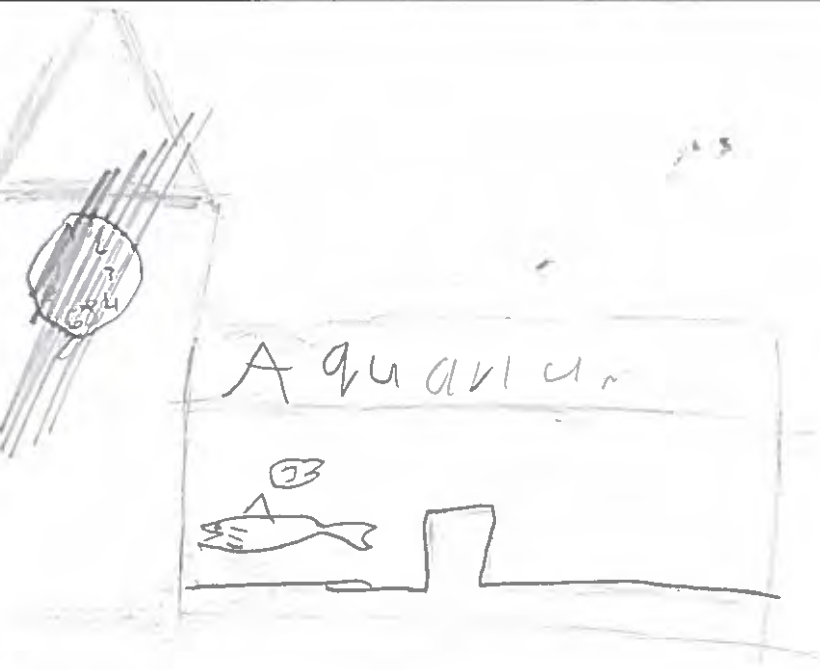
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**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**

PostCARD

Opening the shopping center  
next to Aldi Cornhill.



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PostCARD

in the city center  
they need to redo  
the market with better  
shops. The shops should  
be small businesses.



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Page 131

PostCARD

I think they should  
build a aquaduct  
with all assistance  
- the of the  
all made even a stream



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PostCARD



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**Aberdeen City Centre**

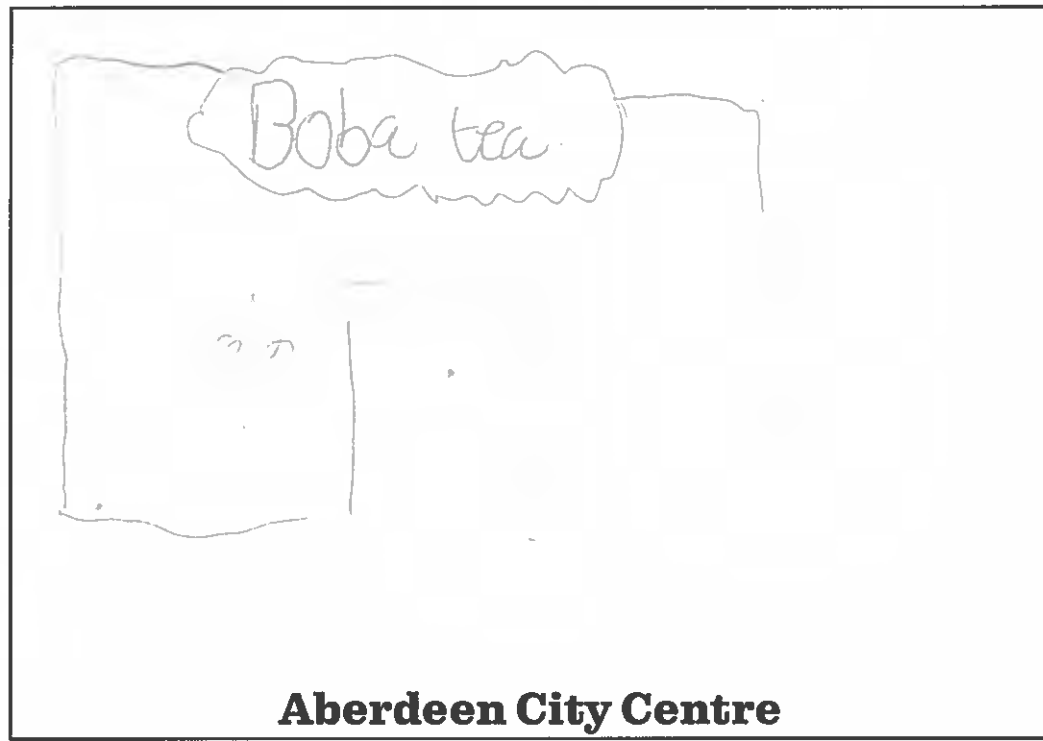


**Aberdeen City Centre**

Page 132



**Aberdeen City Centre**



**Aberdeen City Centre**

PostCard

Ice rink but it's a race of ramps and turns to find out the winner and every 2 hours a guy with a gun fires out food or gift cards if people reach the loud meter where they scream to get the loudest.



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PostCard

don't know what it's called but it's like you walk around and u get jump scared by people in horror costumes



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Page 133

PostCard

our idea is a christmas village but with a little pop up hut with christmas movies. Make the rides bigger and have more stalls and cafe's. Also for the christmas village instead of having to buy tokens for every thing, do all day bands that include free hot chocolate.

Merry Christmas! ☆



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PostCard



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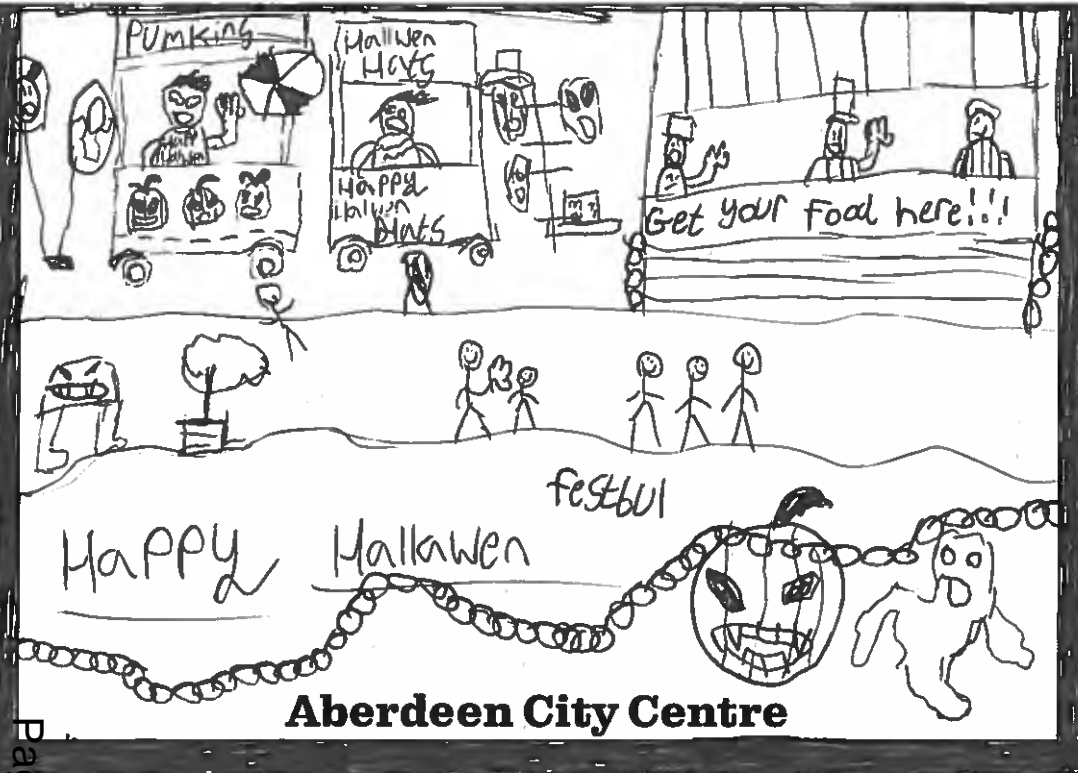
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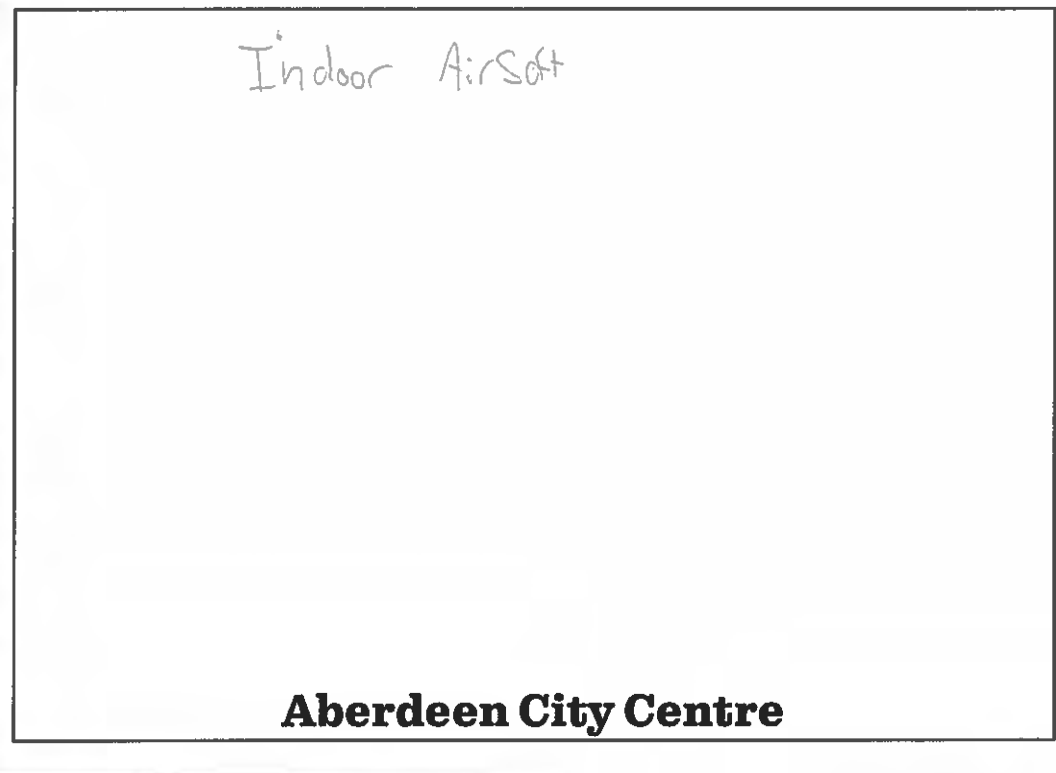
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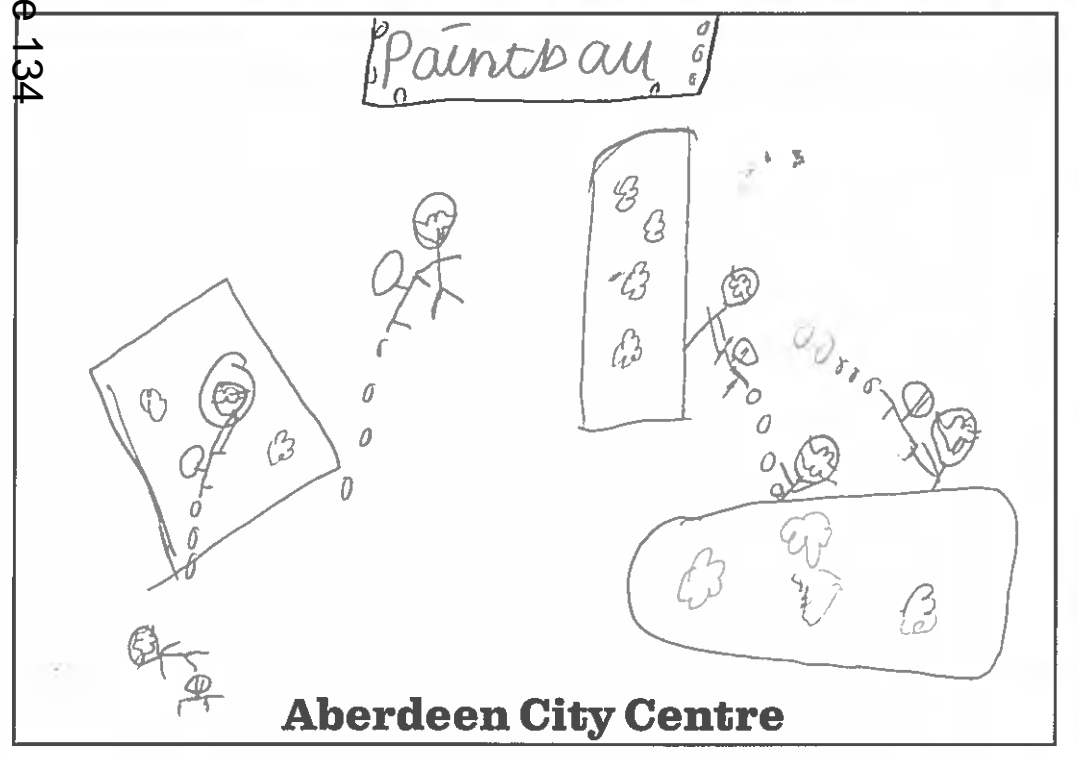
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**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**

Post (AR)



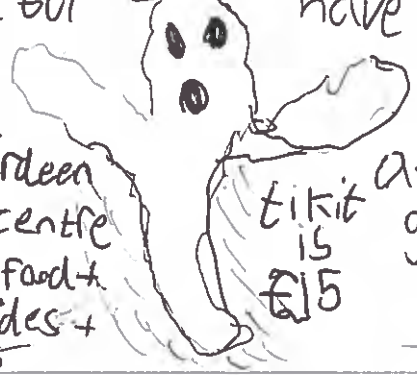
Post (AR)



Ghost Festival

Ghost Vibes

lojo  
Come off  
And  
have fun



Location  
at Aberdeen  
city centre  
includes food +  
free rides +  
games

Hear  
at  
ghost  
Festival  
ticket  
is  
£15

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Page 135



Post (AR) Seating for



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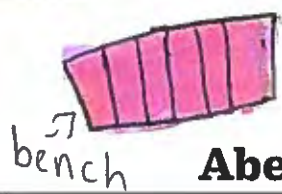
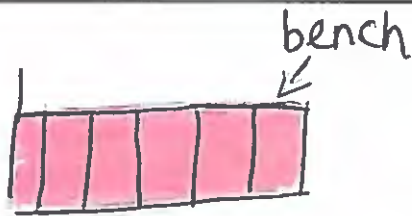
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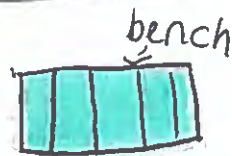
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Clean Streets



### Aberdeen City Centre

- More stalls
- More places to sit and enjoy events
- More bins
- get rid of drug dealers ect
- remove of alcoholics/toilets!!
- Benches for rain
- new stairs beside the entrance

### Aberdeen City Centre

Page 136

- Should be less messy etc litter picking
- Should be a bit more modernised
- Lots of plants would be a good idea to absorb carbon dioxide and fuels etc.
- More events like festivals/Concerts
- Some attractions

### Aberdeen City Centre



### Aberdeen City Centre



PostCard

It would be joyful  
you would want  
to come back.

It would be clean  
Lots of people  
would want to  
come. It would not  
be too expensive  
It would be safe



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PostCard



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Page 137

PostCard



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PostCard

Have a good time with  
your space with your family  
and playing tennis.



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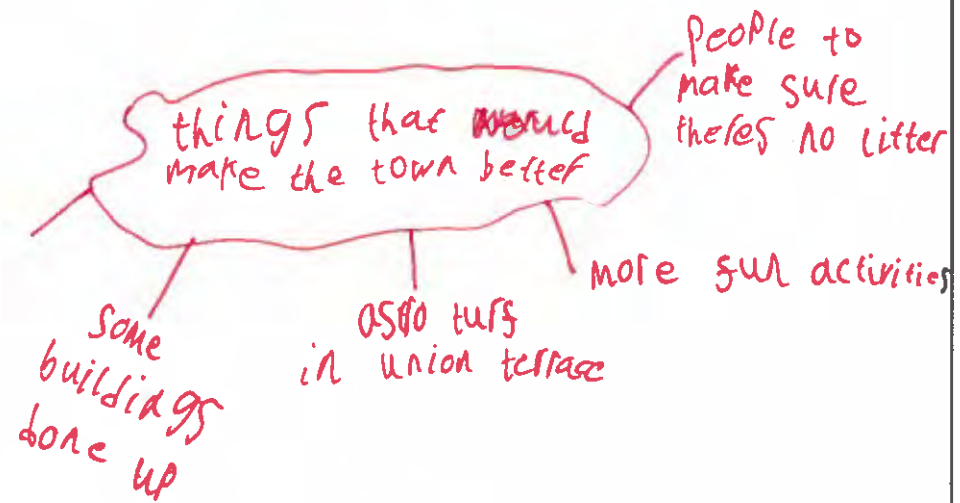
More restaurants from america and other countries.

More 5 a side astros

Better clothes shops

Places to sit on union street

### Aberdeen City Centre



### Aberdeen City Centre



### Aberdeen City Centre



### Aberdeen City Centre

PostCard



Horizontal lines for writing an address.

PostCard



Horizontal lines for writing an address.

PostCard



Horizontal lines for writing an address.

PostCard

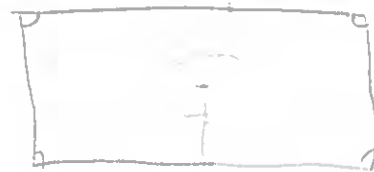
- More bright All on the walls
- More bushes around
- Statues of famous people (with a plaque)
- more plants
- Fairy lights (hanging)
- Coloured full lights
- trees
- police walking around
- Halloween / Christmas (recl) Events



Horizontal lines for writing an address.

- Food Stands / Hot dog and Burger Stands.
- Waterpark in the Bon Accord centre or Union Square
- Tour Bus around the City centre.
- Fix holes and cracks in the road.
- Ice Cream Shop
- Bowling place
- Laser Tag arena
- Cops looking out for bad & dodgy people
- Another cinema like VUE or Cineworld

### Aberdeen City Centre



11 outside astro.

+ basketball hoops around it.



- food stands
- cleaner
- better roads
- better Pavements and no more brick roads.

[P] more car parks

- outside playings field for smaller children.
- an ice cream center
- more colour.
- separate route for cars and for VUE S.

### Aberdeen City Centre

Page 140

Adding museums  
more stuff  
to be with  
history  
• modernize  
it

### Aberdeen City Centre

More sport brand outlets  
Outdoor markets  
More activities  
More seating areas outside  
football astro

### Aberdeen City Centre

PostCAR

This Place Feels like  
could welcome to me because  
I would be with family  
and friends and there  
would be alot more to  
do.



These Ideas would  
make me happy  
especially the  
Waterpark because  
I could meet my friends  
and I've never been to 1.

PostCAR - tomorrow

- 3d grafit paintings  
on the walls - outside.
- Skate board park  
with gra
- glass exhibits  
- Super cars, rare  
cars, many  
attractions.
- more food stands
- make homeless people  
place to live.
- more roads for cars.




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Page 141

PostCAR

I would like to  
new space because  
it would be great  
looking at the new  
stuff




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PostCAR




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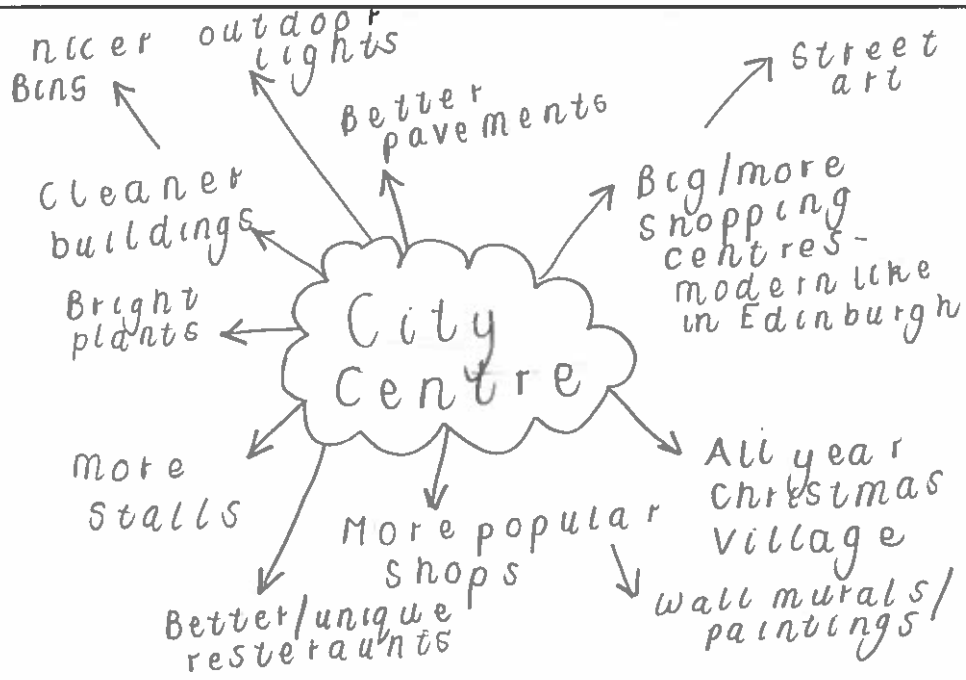
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**Aberdeen City Centre**

To Aberdeen city council. I think we should get at the city center a cool arcade with like soft play for little kids and like obstacle course for older kids. I also think it would be good if we get a indoor football pitch and that we could sign up with our friends and we would put in our age and we could play tournament against people our age.

**Aberdeen City Centre**

Page 142

- Sanrio shop or something like Artbox
- More shops like HMV
- More secure
- Cleaner streets
- Decorate streets with lights, plants ect
- Cleaner buildings
- More pleasing to the eyes
- More events
- Less sketchy areas
- Cat cafes and ect
- More ~~more~~ shop options like toy shops, different clothes shops ect
- Bring back Build a Bear
- More places to eat
- More brighter

**Aberdeen City Centre**

- Better shops on union street
- more things to do as a family or with friends
- something like edinburgh dungeons

**Aberdeen City Centre**

PostCard



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PostCard

I think it would  
bring these things it would bring  
people together. I think that  
could make new friends  
and it would get some  
people to meet and do things.



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PostCard



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PostCard



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- Better shops
- more exciting things to do

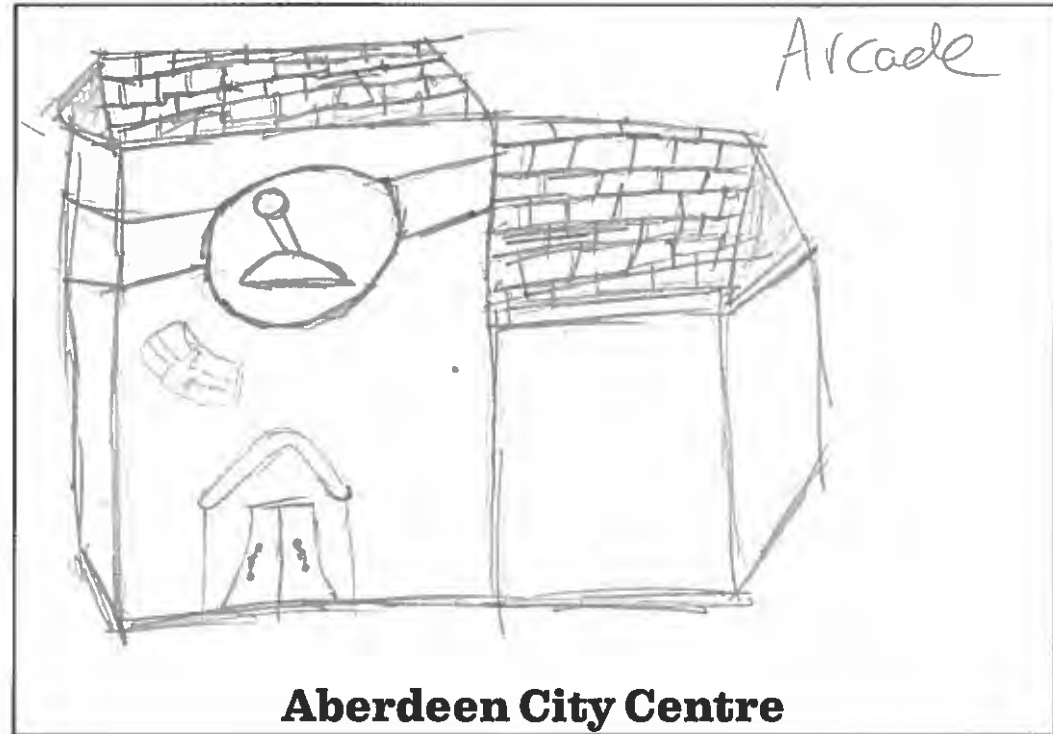
### Aberdeen City Centre

I think there should be more to do for teenagers because the atmosphere is boring and unjoyable. The city centre is dull and unhygienic. It needs to be cleaner and safer for young people.

### Aberdeen City Centre

- To much pot holes get rid of them
- Remove drug users/dodgy people
- Bring Winter Village permanently
- pro direct store
- New/modern buildings
- formal restrants
- Rubbish picker upper
- Popular stores

### Aberdeen City Centre



### Aberdeen City Centre



PostCard



PostCard



Horizontal lines for writing on the top-left postcard.

Horizontal lines for writing on the top-right postcard.

PostCard



PostCard



Horizontal lines for writing on the bottom-left postcard.

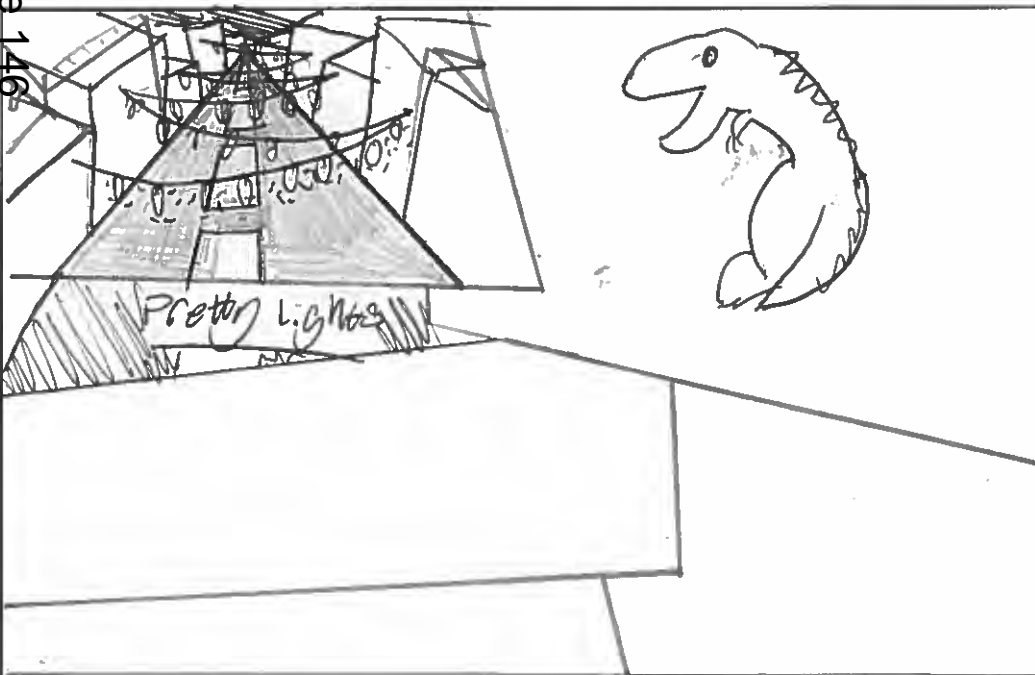
Horizontal lines for writing on the bottom-right postcard.

- water park
- brighter lights
- nice restaurants
- flowers
- less pubs
- kid parks
- Litter picker

### Aberdeen City Centre

- More seats on Union Street
- Cleaner environment
- Make it more bright and colourful (lights)
- More clothing shops on Union Street
- More modern looking (like Marishall College).

### Aberdeen City Centre



### Aberdeen City Centre

- grass area with benches and shelter
- solar smart benches to charge phone
- fairy lights around poles
- bigger pavements not so close to road

### Aberdeen City Centre

PostCard



PostCard



Horizontal lines for writing an address.

Horizontal lines for writing an address.



PostCard



Horizontal lines for writing an address.

Horizontal lines for writing an address.

- Something like the Christmas Village but for all of the different seasons, only for 1-2 weeks of the season so that the roads aren't blocked for a long time.

- Things for older kids to do while their parents are shopping, kind of like a mini park.

- More parking there is no swings though, it could hit someone. Not enough parking spaces and our parents could get parking tickets.

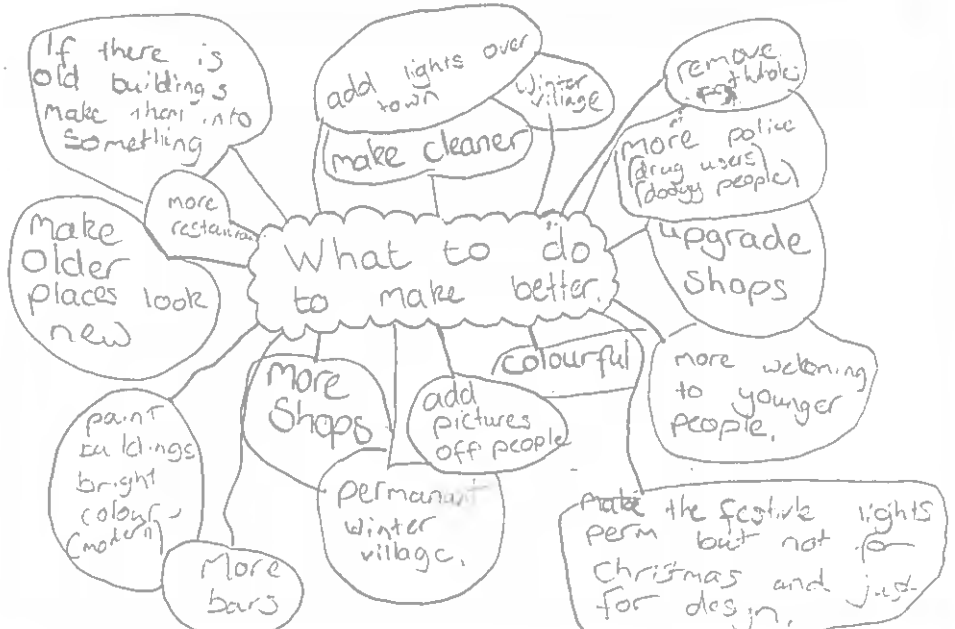


**Aberdeen City Centre**

- Nike shop
- Adidas shop
- Gymshark shop
- more cafes
- modern lights
- malls

**Aberdeen City Centre**

Page 148



**Aberdeen City Centre**

1. Have outside restaurants with heater etc.
2. Have more shops, to attract more shoppers then <sup>more money</sup>
3. Large light up signs that come on at night
4. Plant POTS along the edge of the Pavement
5. Rid of potholes.
6. More Police Patrol to removed drug dealers/users
7. Some Music Players on the Pavements.

**Aberdeen City Centre** 9. Street Sports

PostCARD



PostCARD

I think you should do some ideas since it would bring more people to our town and make Aberdeen prettier. ♡



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PostCARD



PostCARD



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## Aberdeen City Centre

- more shops like Nike, adidas, gymshark.
- more cafes/restaurants like Sweetie shop, ice cream shop ect...
- make it more modern insted of looking a mess (make it all like mackies, miller & carter).
- the cheese cake factory og aquarium
- smoothie place
- big mall (like dubai)
- crepe place
- more hotels (fancy, better)

## Aberdeen City Centre



## Aberdeen City Centre



## Aberdeen City Centre

PostCard

more asfjos  
places to play  
~~Area~~ Sports  
Nice Shops



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PostCard better for all weathers

I think you should do some of those ideas because the city centre is very old and nothing there so I think you should make it more modern (add more shops, cafes, restaurants & things to do). It will feel better.



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Page 151

PostCard

I'd like to see:  
• clean  
• more greenery  
• more colour + light  
- positive graffiti/street art (BLM, LGBTQ+, Feminism etc.)  
- colourful buildings  
• food + drink stalls.  
• street performers  
• play areas + interactive activities for young kids  
- park  
- tables

generally more clean + colourful everywhere



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PostCard



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Let traffic lights so that people can see from far back

The bollard changes colour then the lights change

steping stones, colour, textures, and bump on the side of the street for kids to play on.

Fairy lights on the shop/walls

vertical gardens

lots of plants e.g. vines, tree, flowers

More shops

vines around the perimeter

**Aberdeen City Centre**

1. Winter Wonderland

How you have Winter Wonderland have an easter or Halloween

2. Pride store

every a valentines one! :D

of doo ice cream

2. A place inst. of ordering offline a place where you can buy your pride thing

More Lights!! to light it up at night!

**Aberdeen City Centre**

I would like a bike lane on most pavements and I would like to have a station where you can rent a bike or electric scooter for a couple of hours.

**Aberdeen City Centre**

make the city centre bright and lively

have a huge Astro turf football pitch. where any one can go on and there will be Aberdeen and Scottish's footballs there. make candles a lot better.

Astro pitch

Roller coaster

Death rays

look it is Joe's

**Aberdeen City Centre**



Happy  
POSTCARD

I think they should do some of this things because the old traffic lights will be easy to see from far away. The articles, stairs bump e.g and the fairly light will make the city colorful and a fun place.



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POSTCARD 01. I would love more winter wonderlands but maybe Halloween or Easter (for little kids) to make it exciting. I hate ordering offline for the suspense of it not arriving especially my pride things. It would be awesome to have a store instead. 3. I think the city centre is already bright but instead of it being one month a year with Christmas lights have them all season! :)



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Page 153

Happy  
POSTCARD



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POSTCARD  
it would be so cool to play football with Aberdeen players. also if Unicsquare had a lot of lights and glow it will make the Amphitheatre really good. And a light there park would be the best



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- Jump in
- Making the place full of colour and graffiti
- more clothing shops like JD
- Market
- bike lane

### Aberdeen City Centre

• A place you can meet up with your friends -  beanbag

• More decorations like - Flowers -  flower

• Food stands -



### Aberdeen City Centre

Page 154

The buildings and streets can be more colorful and have artwork on them.

More comfy chairs

Neon signs and lights



new roads and pavements.

more parking spaces

more events and activities

free stuff, cheap good deals etc.

### Aberdeen City Centre

- Fun little statues
- bright, large lights statue
- bright buildings
- Old fashioned book shop
- More greenery and trees
- Artwork
- stage for street performers
- roof for rainy days
- tea rooms
- Asymmetrical buildings
- colour
- bubble tea 
- Outdoor cafés
- Pop up cafés
- Pet friendly 
- Librarians
- Free Live Performances
- Farmers market
- Pet shops
- fresh smelling
- seasonal decor (Summer Autumn)
- Floor water fountains in summer
- open dance floor
- hanging Ivy

### Aberdeen City Centre

PostCARD

I chose these because  
it would make me  
want to go to town more



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PostCARD

A place to meet up with my friends  
would be very helpful and I would go to  
city center more with my friends.  
More decoration would make the city  
center more colourful and look nice.  
Food stalls would be really good  
to get food instead of going into a C.



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Page 155

PostCARD

It would be a more of an  
interesting place to go because  
there would be something nice  
to look at, room to park,  
tempting offers and just generally  
something more stimulating  
to do.



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PostCARD

Smells of freshly baked goods.  
Happy atmosphere, bright and  
colourful, cherry blossom trees,  
night light statues. Inspiring  
and creative, interactive, nice to  
look at. Shops for everyone.  
Pet friendly areas and shops



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## What makes Union Street exiting?

- going shopping with your friends
- Union Street is not always safe when theres Drunk PPL around
- They should add a shop called New Yorker.
- Bigger Christmas villages.

### Aberdeen City Centre

Some of the alleys next to union Street would be nicer if it had more lights and a lot cleaner, so when it's darker it can be more safe.

rebuilding Aberdeen Market would also really improve town. plus matching the market to the same theme as around Marshall Collage.

### Aberdeen City Centre

- Colourful signs or buidings
- A stage for monthly or weekly festivals
- Screens around the city centre (showing something e.g. Adverts, photos of aberdeen etc)
- Theme park
- More cafe's outside
- Light Shows
- Performers from time to time
- Graffiti walls
- Entertainment rooms (Escape room, murder mystery, lasertag etc)
- Act Studios

### Aberdeen City Centre

- Sports Centre. Basketball, foot ball, and a mini gym
- Smoother roads
- Cheap drink and food trucks
- Painting all the walls in different colours
- Main Landmark
- Bakerys

### Aberdeen City Centre

PostCard

... by  
the one place ...  
... so maybe  
... until  
...  
... we don't ...



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PostCard City Centre

to keep the city clean  
and tidy. Make the shop  
on union street more alike.  
If town was more modern  
as well that would be good.

More popular shops would be  
good aswell.



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PostCard



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PostCard

It would feel great  
to live here because  
you can get food  
almost everywhere you  
go and it add a  
colourful new start  
to aberdeen, Also peop  
le who want to lose  
weight have a place to  
go to reach their goal.



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What i Would like to be added

- A Small but good park
- Shops With loads of teen clothes
- A Shop based on Skincare
- A go outdoor, or a Shop based on outdoor stuff
- different types of food. Shops/ restaurant e.g. italian, Sea food and a cafe
- A safe Place to go if you dont feel safe as if its late drunk people could be out

**Aberdeen City Centre**

Things that would make Aberdeen City Centre better

1. Hold more events. These events would be like the winter festival and Codonas' Carneil.
2. Add more greenery: This would be trees and plants.
3. Add more furniture. Things like benches and tables would be good because there arent many places to sit and eat.

**Aberdeen City Centre**

Page 158

I think you should add more seating and stuff down Union Street for older people who need rest or for people who just want to take a seat maybe add something and things like that.

**Aberdeen City Centre**

fix pavement, redo road, add more lively trees, add lights, add more decorations, colourful building, add art murals, add playgrounds, add festivals fix pot holes, add bike/ scooter parks, make it more habital for animals, bowling, extene mall, tiles that ring bells when you step on it.



**Aberdeen City Centre**

PostCard



I feel like we could have more restaurants as we could get people around the world to try it. A park could get children to come in and play while parents go and shop. Different shops could be good. We havent had a oo outdoors images.

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PostCard



These changes would be very good and would attract a lot more people.

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Page 159

PostCard



- More Shops • Ride Shops
  - Benches down Union Street.
  - Rights for at night when people go past.
- ~~Rights~~  
~~that go around~~  
~~the street~~

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PostCard



because it would be comfortable and more clean more naturey more music and it would just make it more appealing and not looking like its been in use since 1209

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**Aberdeen City Centre**

- ASZRO
  - Walks to see landmarks and buildings
  - Interactive events
  - Gardens  
fountains
- Aberdeen City Centre**

**Aberdeen City Centre**







POSTCARD



- more shops
- more parking spaces
- bright colours
- flowers & trees
- Police Patrol to remove  
Drug users
- Sweet shops
- crystal shops
- more christmas things

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Page 161



creative drawings  
spray paint on this wall



POSTCARD

Turning old buildings into new in the streets for children/teens but the inside stays the same and not just draw/write something on paper at walls add




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- Lots of stores.
- restaurants.
- car park
- Fountain
- Astro

### Aberdeen City Centre

- Redo the roads or fix potholes
- add more nature
- Scavenger hunt for kids
- more cafes and food shops
- add more lights to make the streets bright
- more paths for bikes and scooters
- mini football parks

### Aberdeen City Centre

The streets are gorgeous with the bright coloured buildings. It still feels as though I'm with nature, with all the planted trees. Much easier to get around now that they've fixed the potholes

### Aberdeen City Centre



### Aberdeen City Centre

PostCAR



PostCAR



Because other people and more people will go there and there are more activities to do and more bright lights so you can see where you are

Five horizontal lines for writing an address.

Five horizontal lines for writing an address.

Page 163

City/Town Louise



PostCAR

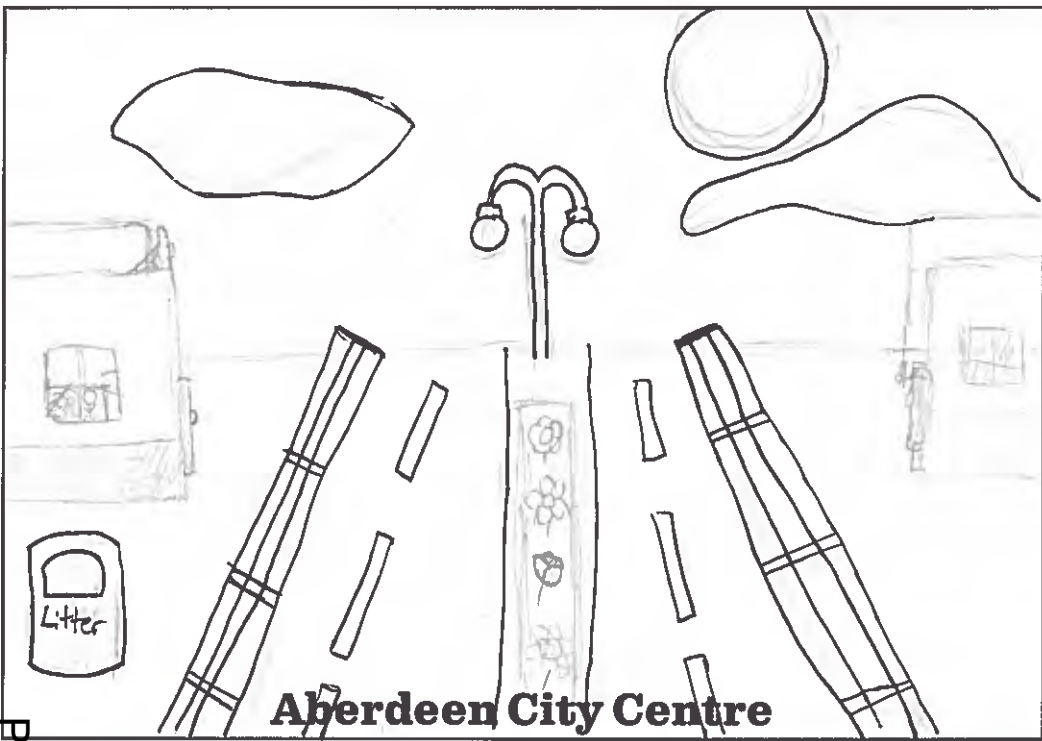


I want to make city centre more unique, fun and interesting, or for me, a more modern & stylish look

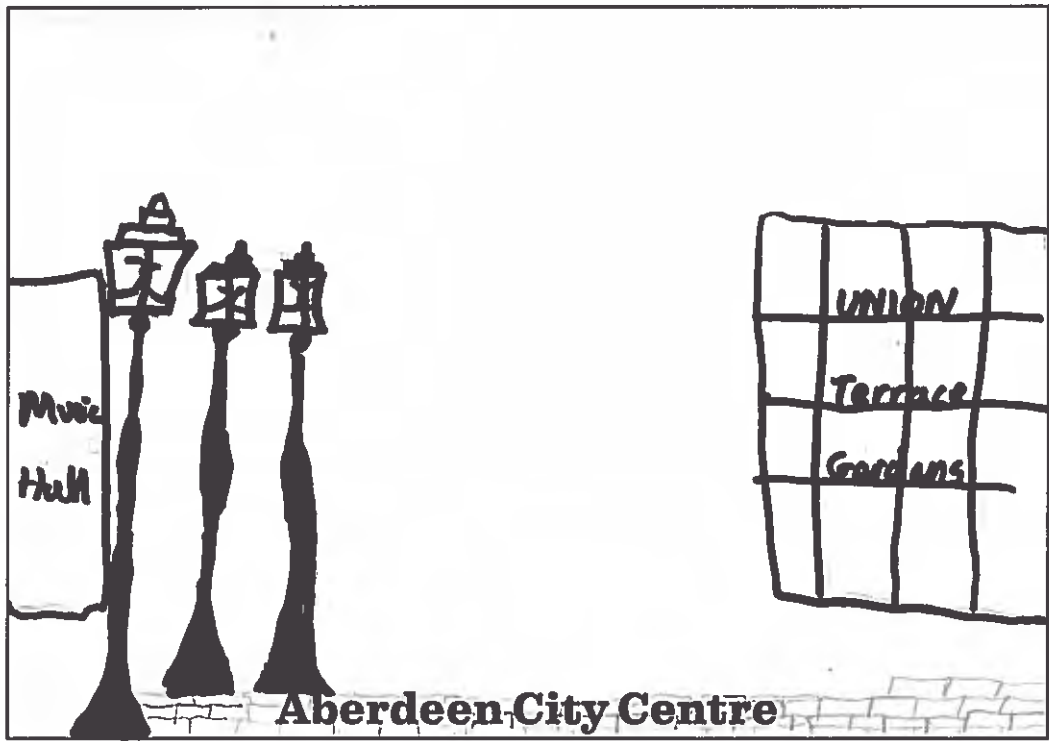


Five horizontal lines for writing an address.

Five horizontal lines for writing an address.



**Aberdeen City Centre**



**Aberdeen City Centre**

Page 164



**Aberdeen City Centre**

78



**Aberdeen City Centre**

Postcard



Aberdeen city centre is a fun place to hangout with friends. It is quite colourful and clean enough, but I think I would enjoy it more if there a loads o' event!

Postcard



Aberdeen City Centre  
Street pole lights all  
the way down the burnt  
road. UNION terrace  
on the right & Music  
Hall on the left.

Page 165



Postcard  
Sophie  
Ruzleherc Academy



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Aberdeen City Centre**



**Aberdeen City Centre**

Page 166

- we could have bright lights for decoration for night.
- food stands.
- make festivals

**Aberdeen City Centre**



**Aberdeen City Centre**

PostCAR

My city centre is a fun-filled place for families and friends to gather and make joyous memories



PostCAR

with tunnel going thru it to get thru



I think that there should be a master dragon coming out of the ground.

Page 167

PostCAR

decorate city

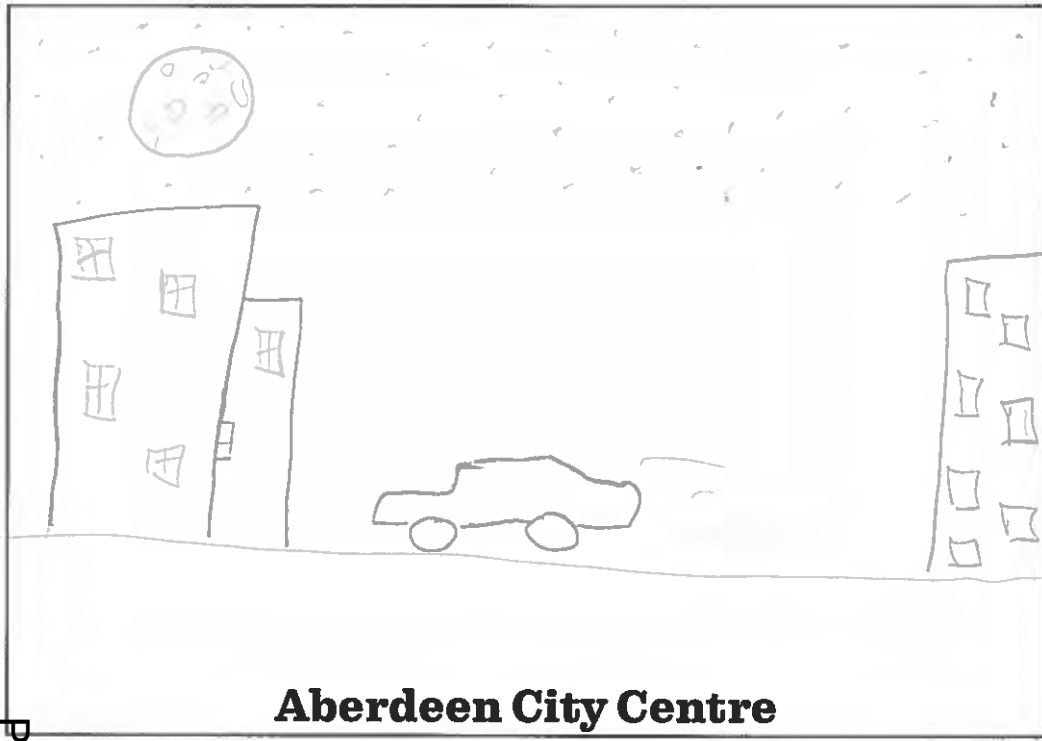


PostCAR



Horizontal lines for writing

Horizontal lines for writing



**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



**Aberdeen City Centre**



Postcard



Postcard



Four horizontal lines for an address.

Page 169

Postcard



Postcard

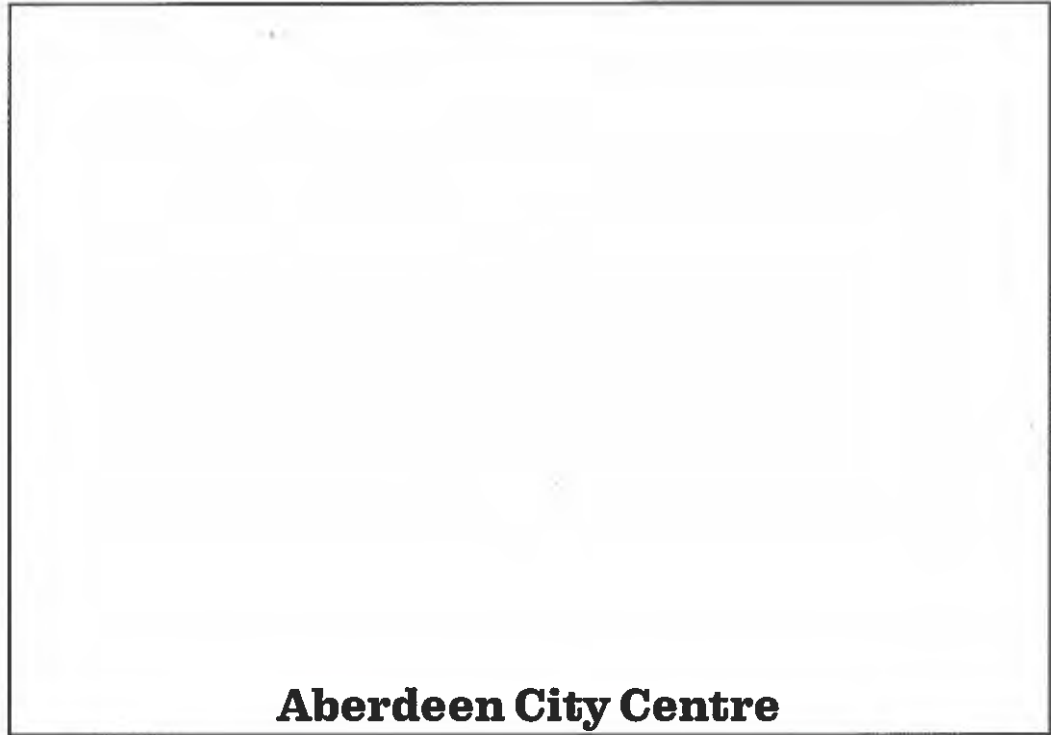


Some good things to add would be:

- More wall art and colour to make it more bright and welcoming.
- More trees and plants would be very nice - it would make it feel like a better atmosphere.
- Possibly more lights (fairy lights) I think it would look lovely later in the day.
- I think welcoming more street performances would be good, maybe add a little stage or place for people to sit and watch performances.

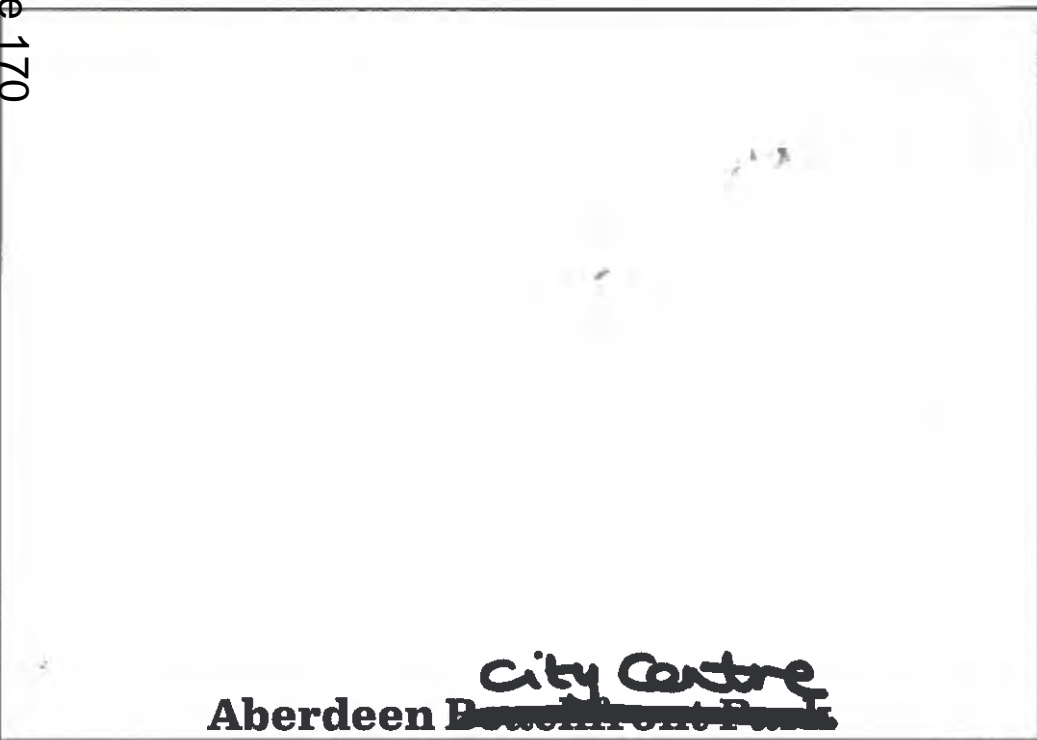


**Aberdeen City Centre**



**Aberdeen City Centre**

Page 170



**Aberdeen City Centre**  
**Aberdeen Beachfront Park**



**Aberdeen City Centre**

Dos (A?)



PostCard

City Centre



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- Make it cleaner
- Colourful lights
- Trampoline
- Big graffiti wall
- Nicer shops
- Toy shops
- Night clubs LED lights
- Entertainment
- More stuff like rooftops (top of bon accord)
- More village
- Make it look modern not old
- Non alcoholic drinks for kids

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Page 171

Dos (A?)



PostCard



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- Less litter
- more parking
- more bins

I feel like the city centre could be a bit more bright and organized like lights and some more organization on the closed off roads.

# Appendix 3

## Primary 6 Engagement Session

inflatables Sand castles Competitions at beach  
 more parks  
 FUN. mature. mack nor  
 PUCK. mor pasi like Ma Sat. mor  
~~pas~~. at mor pasi for AMUS.  
 mack a mo taipol  
 Easy to get to - not expensive  
 happy people  
 taken pole. - big statue that everyone likes  
 nature.

Pool



I would have a theme Park Because it would be so fun for people

Thing i would add to aberdeen -

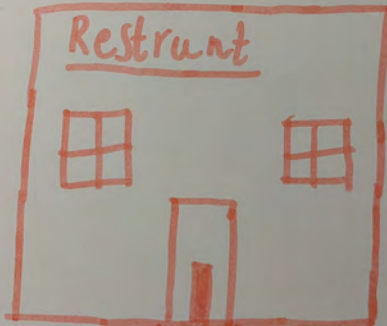
- Pools
- more shops
- loads of fun activities

if i changed aberdeen I would make it a theme park and let's more activities, and I would want it

Really Popular and fun, and smell like cotton candy, and to have a roller coaster in go carts. And everything's free!

included's <sup>school's</sup> scores like  
 more food stuff that animals  
 can eat. want more outside activities and other  
 Less cars, bike's and other  
 transport and give  
 animals something like  
 some food to eat  
 plant trees and give  
 food "vegetables" give some life.  
 in school's as well

More restrooms



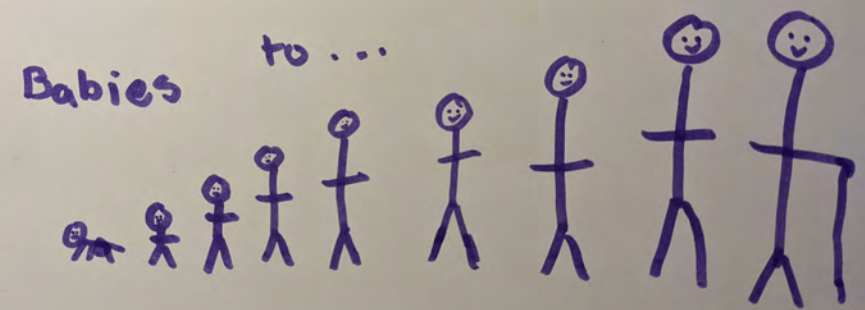
Places with ramps for disabled.



Page 174

More play areas, More drive thrus, More accessible shops for people in wheelchairs, More More acces and space for elderly's. More safe Places for kids. More dog parks. Animal rescue Helping around areas keeping people safe. around parks and close to shops. More restrooms. buildings with safe acces for kids. A waiting area for children to wait in. Activety's for children while they wait at the dentist. or at the dentist doctors.

We are helping People all ages  
 elders!

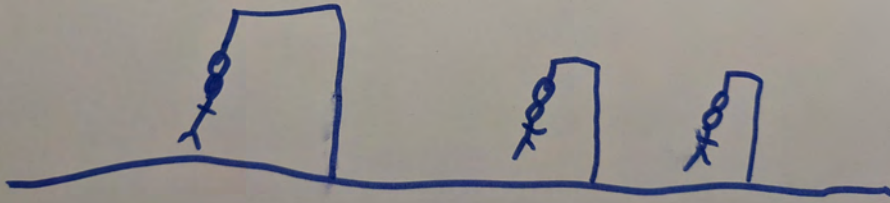





parks, school in union streets,  
 football pitch to play football,  
 new shops, more trees, new  
 roads, a gaming shop, a big  
 slide, more counters like ~~the~~  
 rainbow stairs, more parking  
 space, playing with my  
 friend tags, high ~~buildings~~  
 buildings, a sport shop, more  
 toilets. water fountain, well,

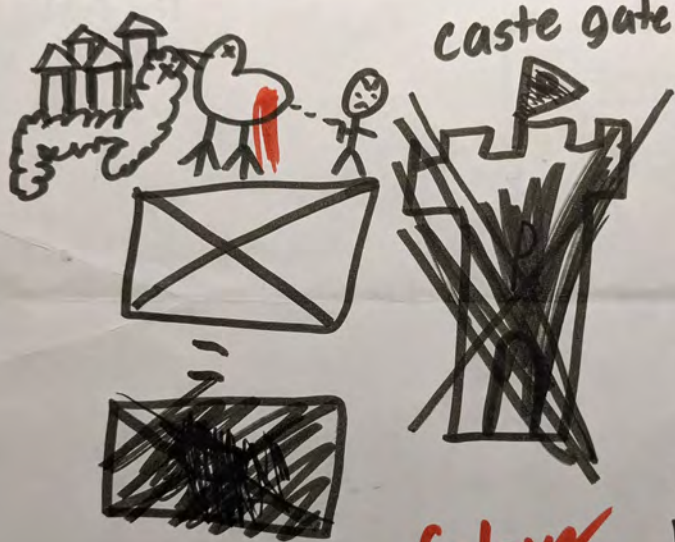
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~~Safe~~  Safe, welcomed & excited. feeling challenged  
 then achievement energised  
 cycle lane, ~~more trees along~~  
~~Safe~~ - directions for places like the  
~~toilets~~  
~~Swings~~ - bright colours for building  
~~tyres~~ - Plant <sup>more</sup> trees then attach  
 or rope <sub>make cheaper</sub> <sup>add more things to the park</sup>  
 challenged - Put a climbing wall that's difficult  
 then when you do it you feel achieved

castle gate = ~~Pigeon~~  
~~Castle~~  
 Cinema  
 Parks  
 Parade  
 Science  
~~Centre~~  
 Centre  
 Colour





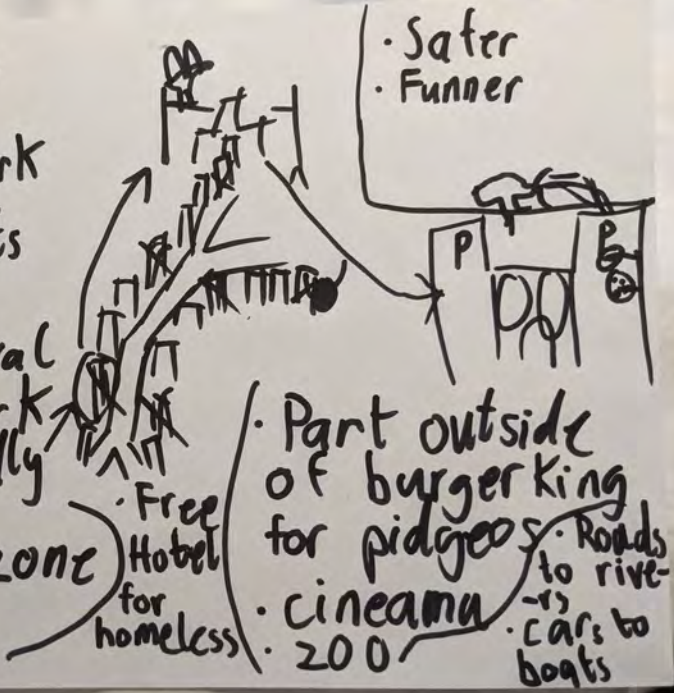
# More Color!



- More Dights
- More Paintings on building walls
- More street Music
- More Parades More comic book stores
- More lego stores

Page 177

- More cooler
- More Nature
- Big play park
- Flowers Plants
- Plant Pots
- small carnival
- Pidgeon Park
- Animal Friendly Place
- Non drunk zone
- Gitt shop



movement



Smell



drunc  
people  
See

more cooler

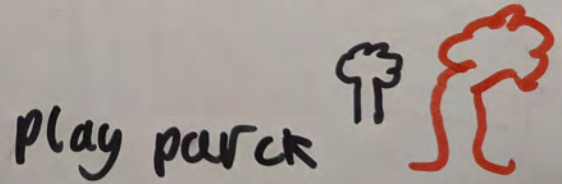
Sasty

more (M)

more nacher



more pegins



play park

Space for Piginis

art workshop

more green

Space

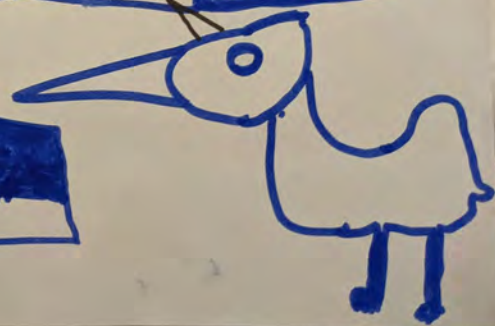
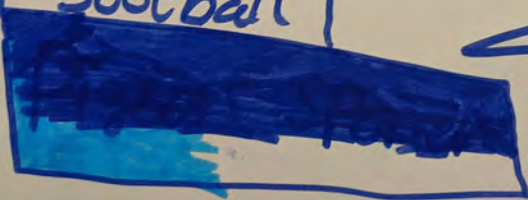
More Food

Paint more walls

Cinma

Zoo

Sootball



Page 178

Smell

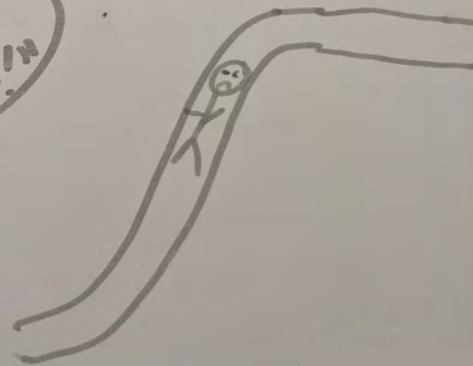
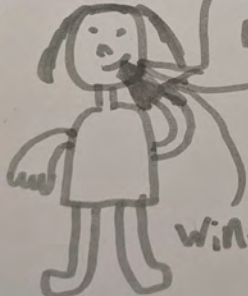
smoke

See

drunk People

hey kid!

wine



feel

people

cigarettes smell

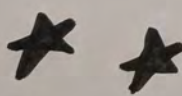
Movement

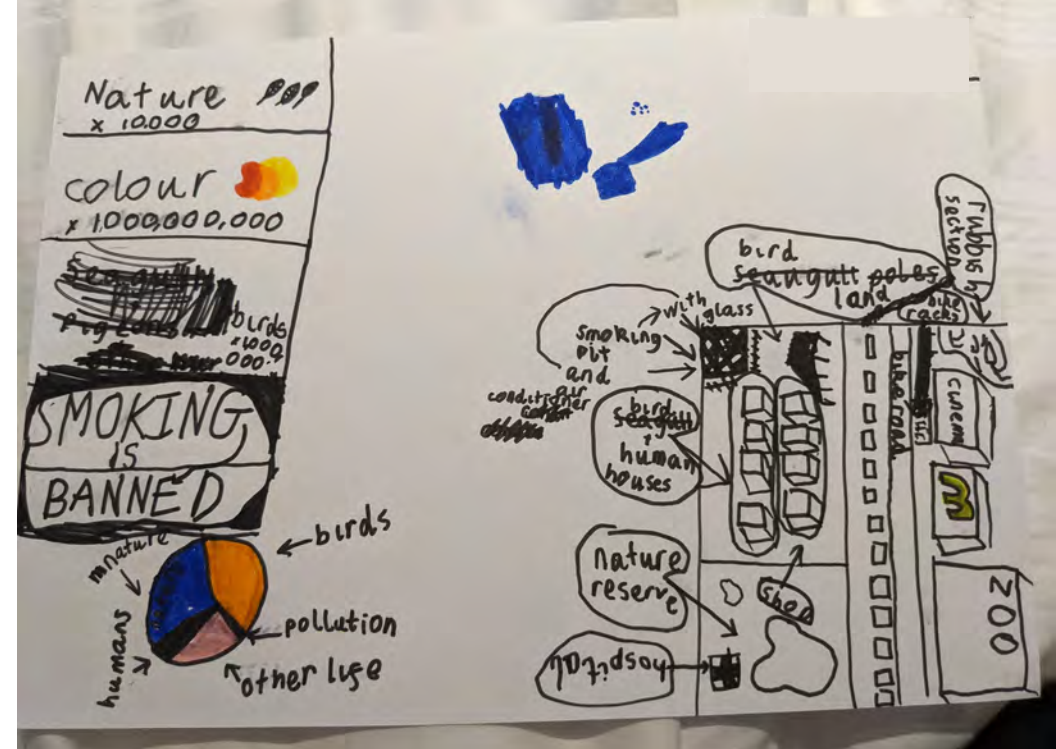
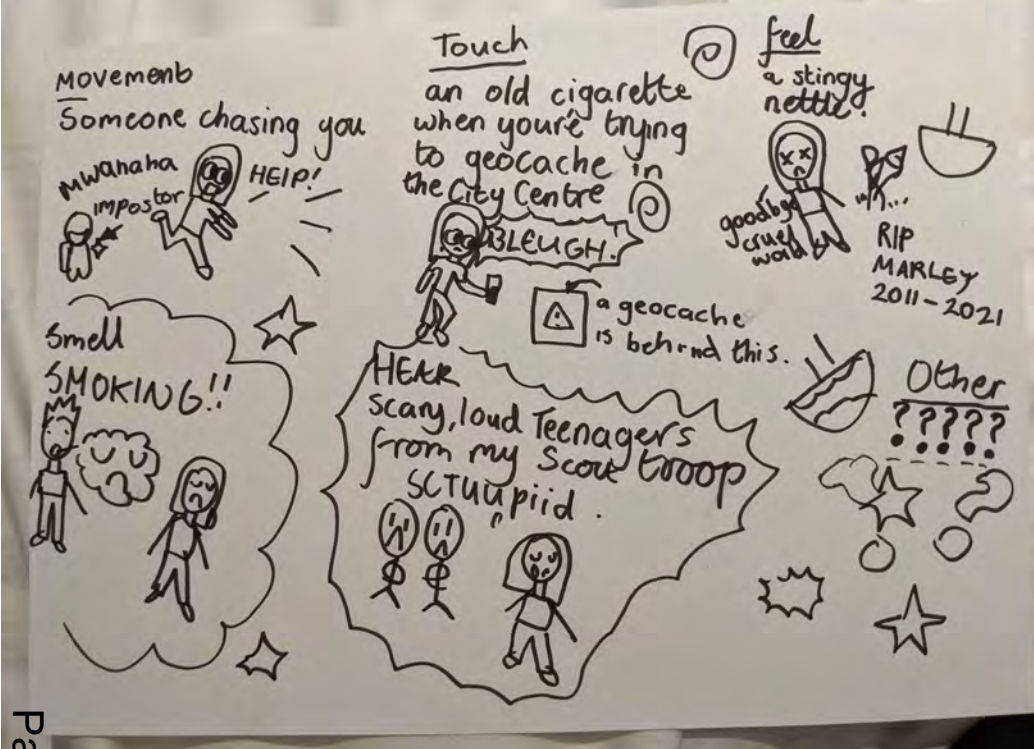
hear swearing

movements people chasing you

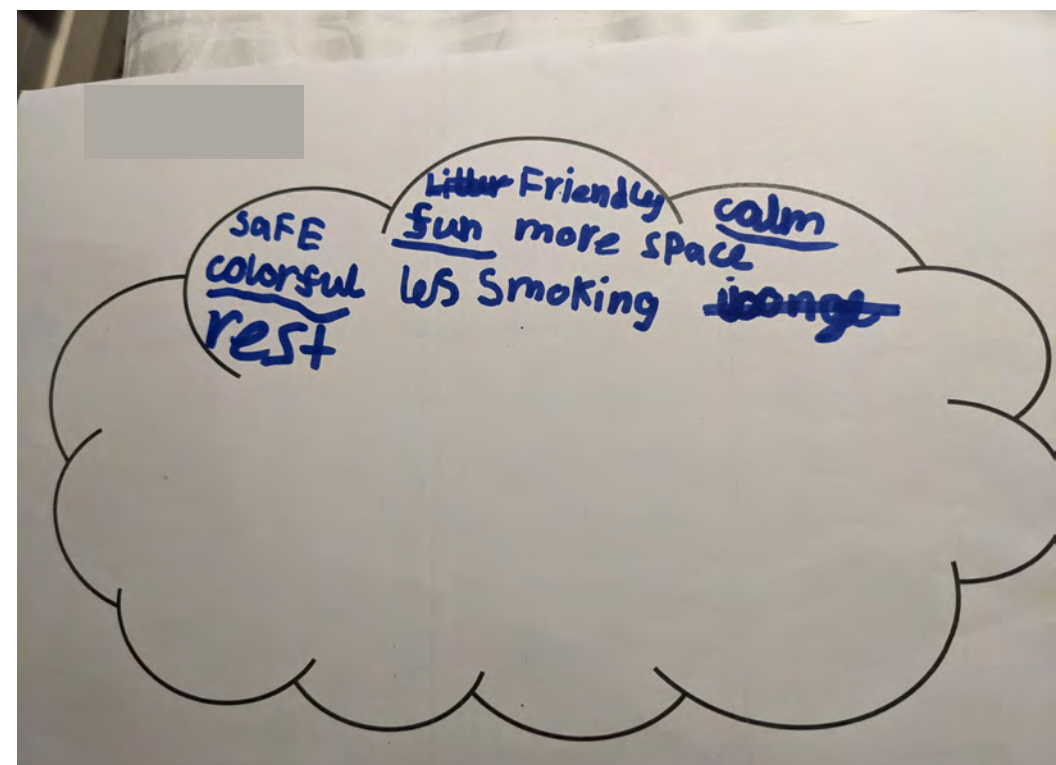
Sight

cars



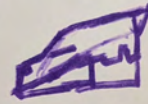


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- ~~Ban~~ cigarettes, drugs & Alcohol
- more Parks
- Chalk Stand
- more nature
- Police
- traffic light's
- lounge
- homeless shelter

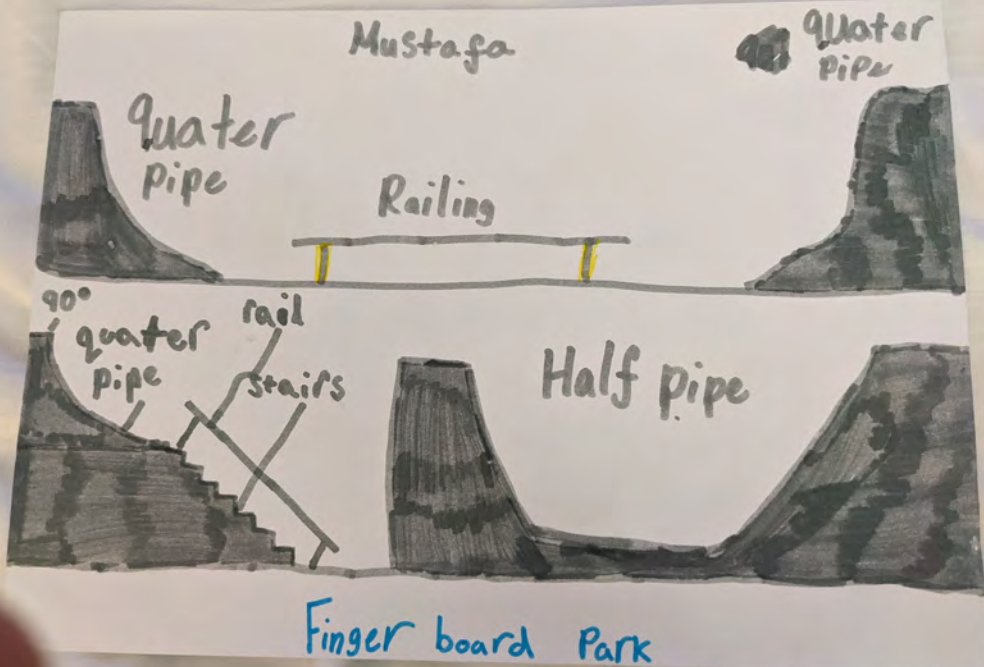
new Theatre for kids / adults,  
 Hote's / Lego Store ♡  
 fairy light's on trees



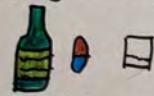
Every one's  
 Ideas !!

Gi  
 good ideas

our ideas



Ban drugs & Alcohol



# Our Safer PLACE / Aberdeen

Make Aberdeen more colour

Instead of bars  
 add kid friendly  
 bars with Slushies  
 juices, Smoothies &  
 for Adults develop  
 a drink that tastes  
 like it but without  
 the side effects  
 and without fags  
 ban cigarettes too.

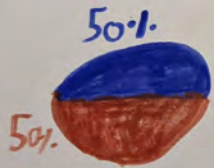


Right, now its gray &  
 boring also put Big  
 Rainbow Statues for  
 people to colour but  
 add bodyguards to  
 make sure they dont  
 mess it all up  
 with graffiti and at  
 night cover it tightly.  
 Also Rainbow or more  
 colourful buildings  
 you get to choose  
 the colour, and  
 shape and it will  
 paint it then search  
 for people with  
 the similar colour  
 & shade.

Our future is in  
 others decision  
 people who have  
 more power.  
 we should add  
 more parks  
 and bigger slides  
 like down the  
 beach into the  
 water. And we  
 should be the  
 ones to choose  
 and so one for  
 each generation.

I think color is more needed in Aberdeen like graffiti or more colorful places.

Humah



How about we could have a massive statue or a white plain wall for everyone to be included in and the people could paint on them.



Everyone is included!

We should add a pinch of rainbow concrete so it half/half. Half normal. Have rainbow



improvement to the park sketch  
25: More climbing frames, slide  
bikes and scooters  
a skateboard area because  
it does not feel as fun as it  
should be and there are  
not much areas that people  
can bring their bikes, scooters  
and skateboard

☺ Do  
No smoking zones. ☹

Double yellow lining  
should not be near  
houses.

Parkour Centers

More dog bins

More tuck shops

More Recycling compa-  
nies

Less polyester ★

Open the Park A Add more  
big car park next to beach M Per shops M Add Zoo somewhere!  
make bigger Parks A Baby shops Rainbow archway  
welcome to

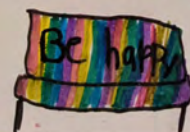
Add more furniture A  
Shops.

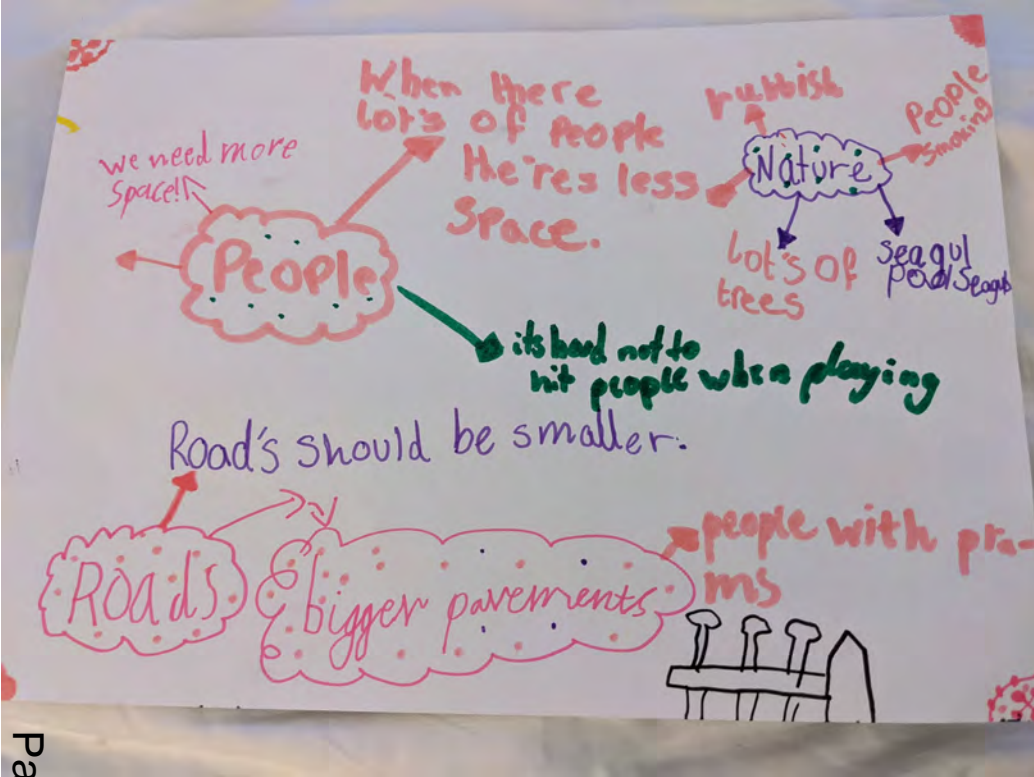
Rainbow stuff A Jewellery Shop

Water fall A Plushie Shop

Wishing Well A

fountain bin on beach M



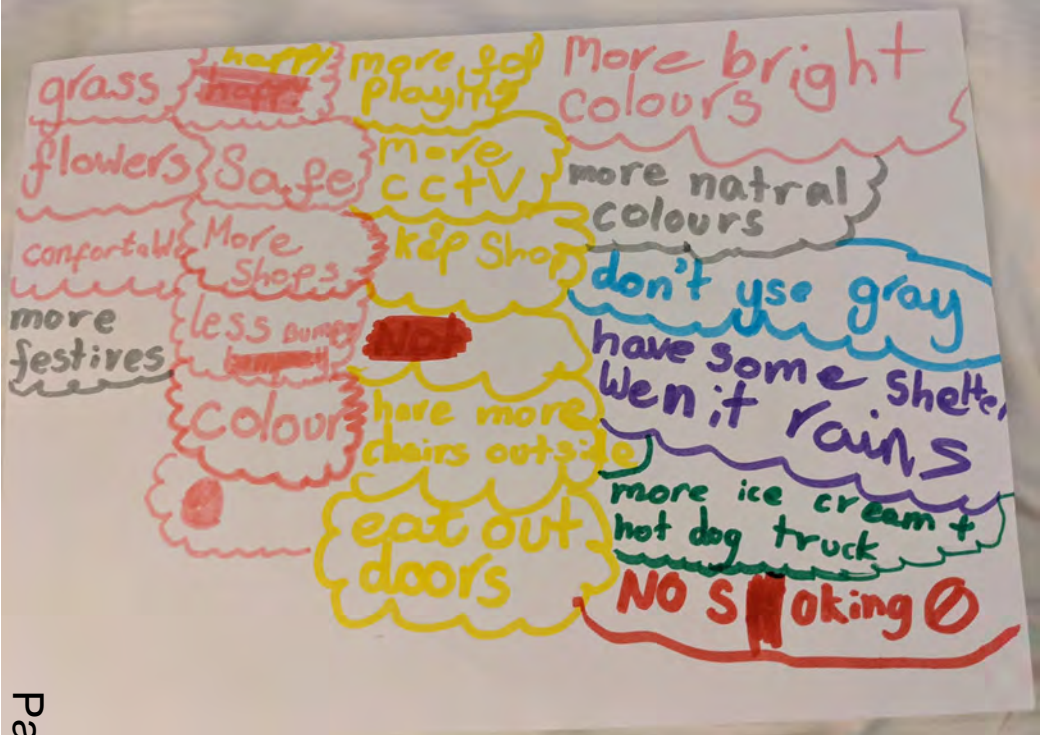


I want it to feel sporty. And you could change the empty field into a football or rugby or what ever sport you like area.

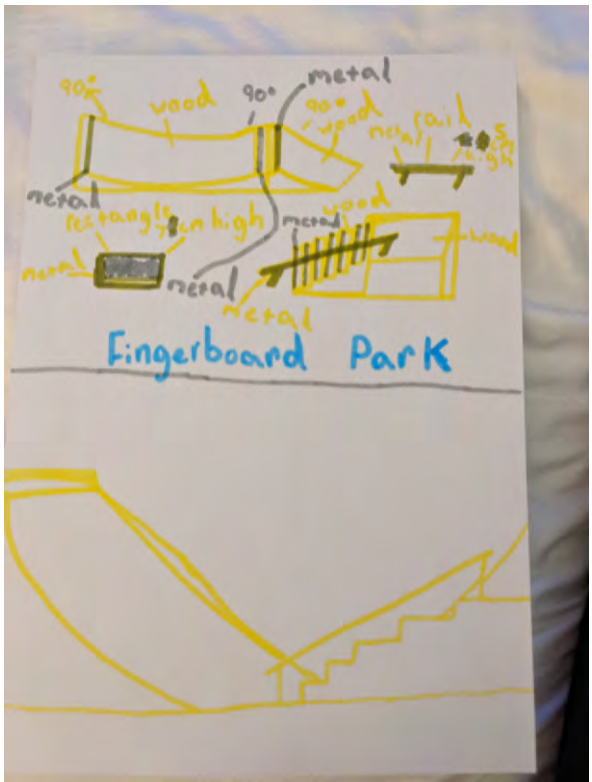
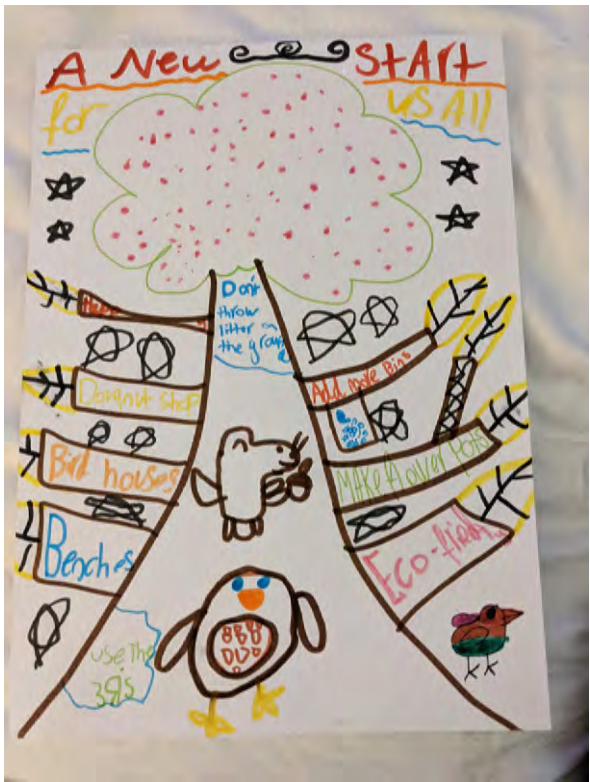
Add more grass to the concrete areas. Resurface the ground. It would help kids play out side more. It could also help the economy.

For me  
 make it clean / lots of **Bins**  
 / Sharing <sup>games foods</sup> With people / Arts  
 / Arts / **Gofunde** / Thank  
 dens / houses / <sup>giving</sup> **Shel**  
 Garden / Flowers  
 Swing Se Saw  
 Slide

1. more cafes and restruant's
2. a little play place for kids - if <sup>parent</sup> ~~it's~~ you to a clip and go don't want to, just play in the area
3. Add a fountain - Because its more beautiful to <sup>the environment</sup>
4. a bright sign that says "welcome to union sparv"
5. Hang out place with friends and family
6. paintings park paintings and garden painting
7. a question of the day and little puzzles and <sup>chall</sup> and escape rooms - so you can wake up your brain and start working for the day
8. lego competitions - to have fun and maybe you to gold a chocolate surprise or a teddy bear



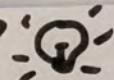

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↓  
Try an make the ~~roads~~ surfaces better for children by ~~no~~ making most of them soft so we dont get hurt when we fall. Instead of stones and concreat you could use tiles. So it wouldnt be as bad if we fall.

1. I want ~~to~~ ~~the~~ union street to be a fun and modern .  
2. We can do that by adding larger pavements with grass so that we can be more free. I'd also like to have benches so that we can sit down to talk to people I'd like to have more flowers to make the place pretty.

We would like it to <sup>add</sup> add more colour and not so much grey colours that would be a good idea to make it a nice place.

How do we want it to change?    
Idea 2  
We want it to change by putting more lights so it is light in the dark and so it is more safer on the roads and maybe make it more playful and more nature. Also make it more a happy place.

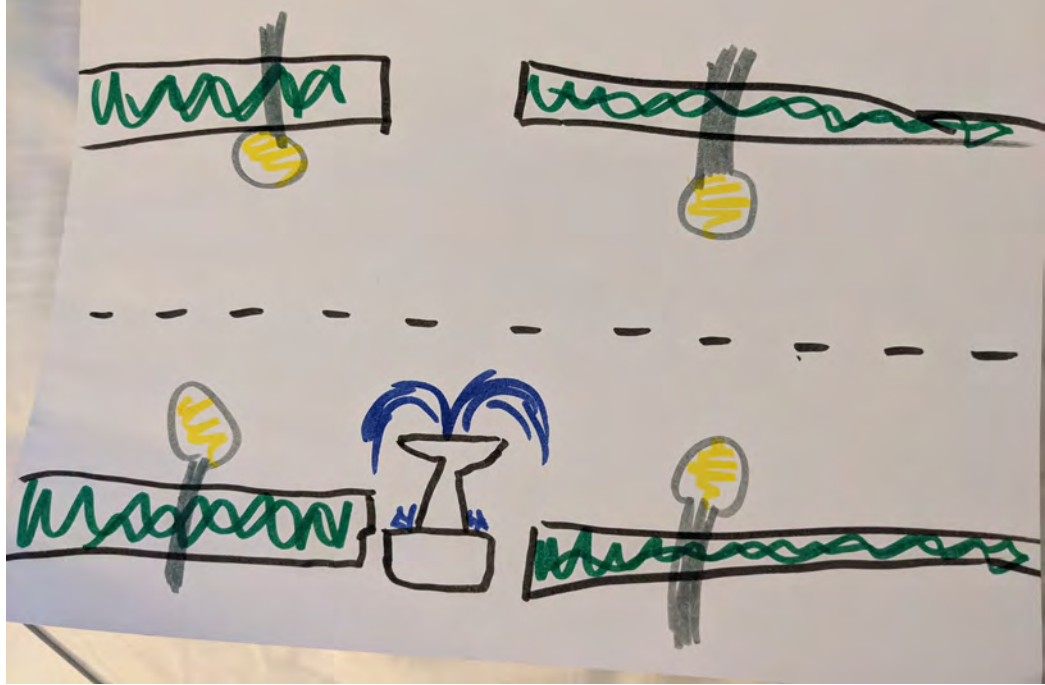


how do we want it to feel?

We want it to feel exciting  
colourful and nice and cheerful.

How are we going to make it that way?

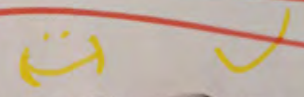
We are going to do that by adding lots  
more grassy areas and paint it more  
colours. Make it less dirty and less  
more places to have sun. dust bins  
We want to feel that it is lively  
safe and good for the environment.  
at. Also make it less busy so more  
pedestrians can cross.



Page 185

I want it to be  
colourful and modern  
Modern

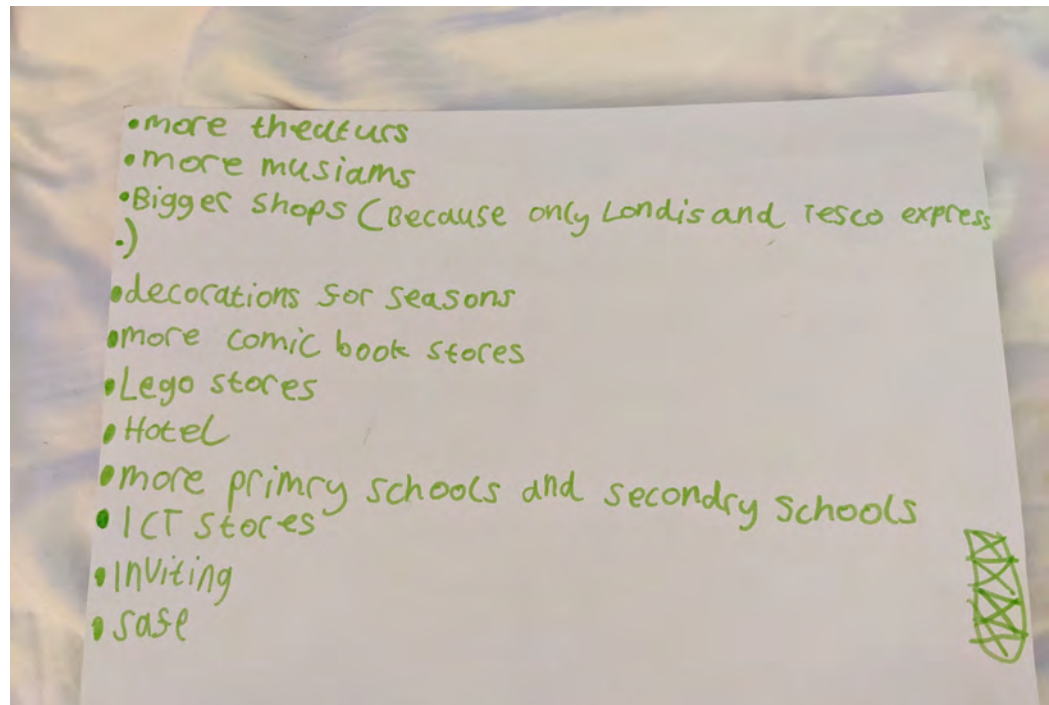
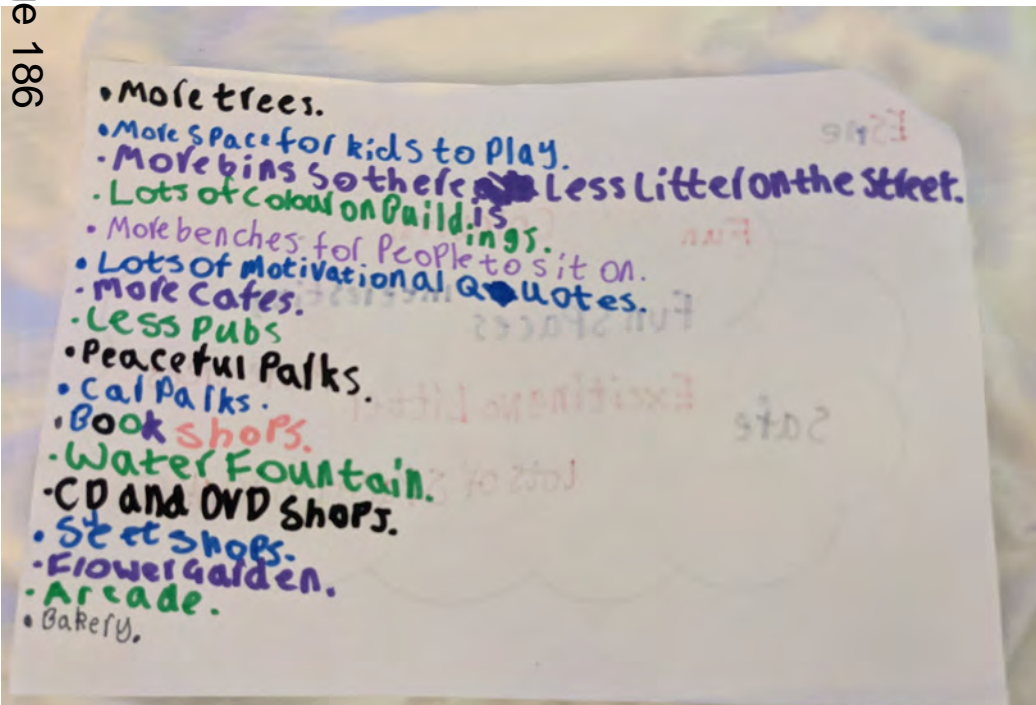
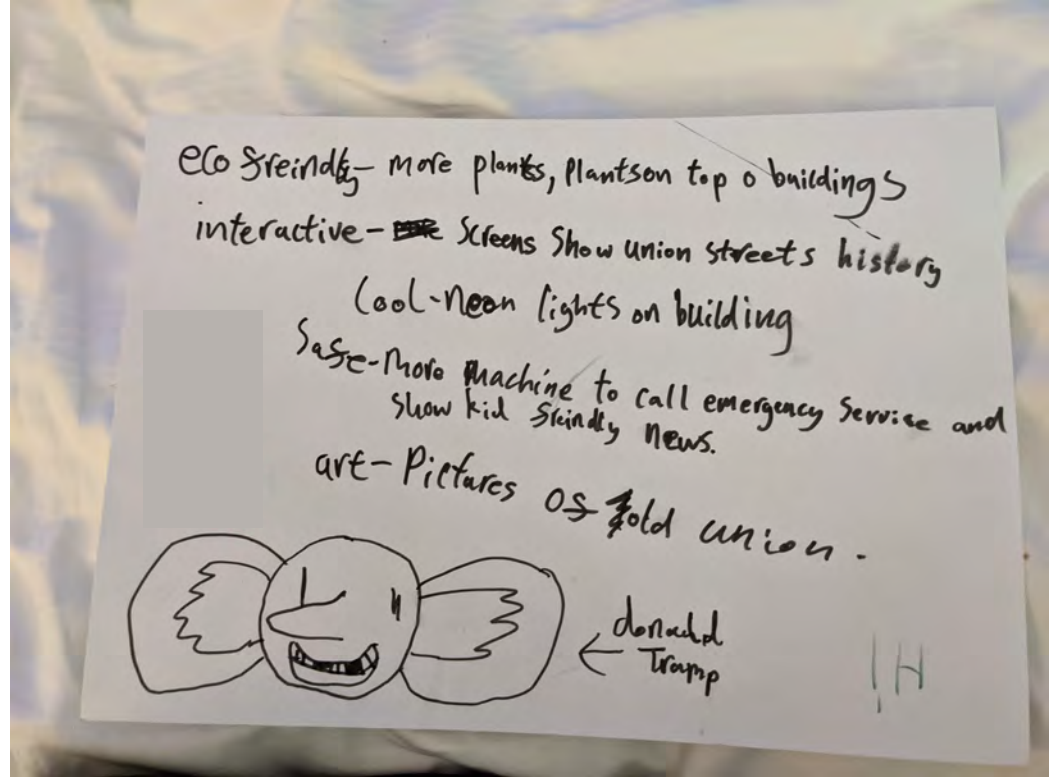
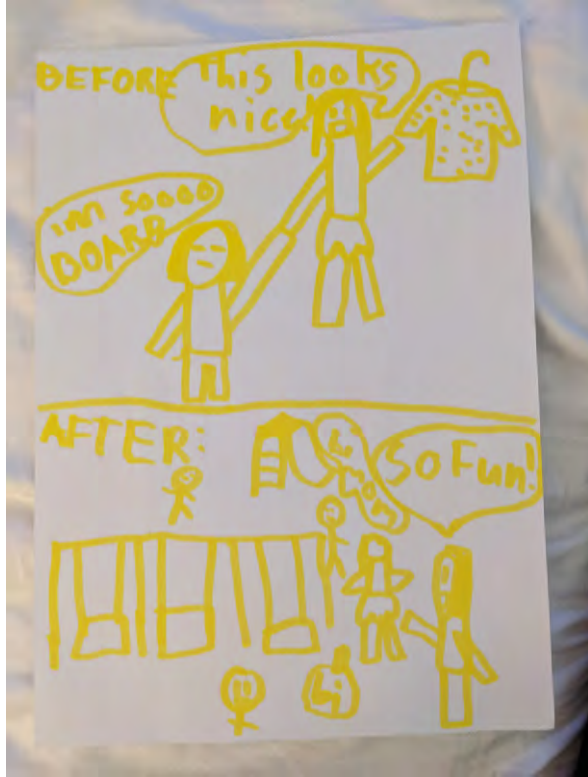
I want the shops  
clothes to be low prices  
seagulls having space  
but not eating all our  
food but chips to make  
animal and people to  
feel welcome and  
music soft floor, a  
few natures



we would like  
union square to have  
more parking spaces  
because some time when  
people go there know  
space.

and add  
a foot ball  
park and  
park for little  
kids.





ART  
more ~~art~~ ~~creations~~ ~~on~~ ~~walls~~ -  
creations on walls  
colourful lights  
more museums  
more music to calm people  
reduce amount of plastic

# Appendix 4

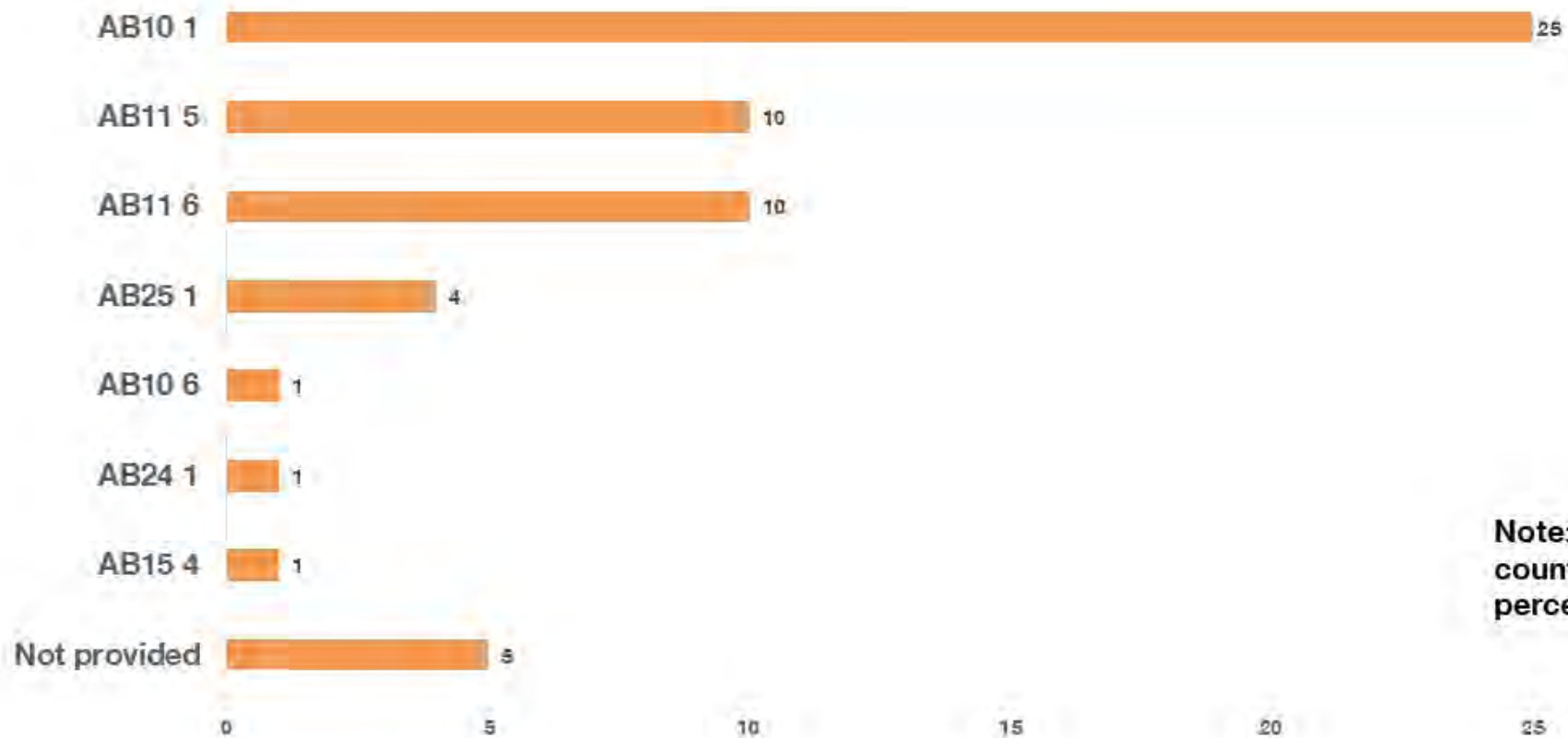
## City Centre Businesses Engagement

Businesses in the City were consulted to understand more about their priorities, challenges and day to day activities. This took the form of both face to face consultation and an online survey, which could be accessed by scanning the QR code on a flyer.

The online survey received a total of 57 responses. Please note that not every question was mandatory, therefore some were answered by fewer than 57 people. The number of businesses responding to a question is shown in the 'Base' below each chart.

This section shows the results of all questions in the online survey.

## Respondent Postcodes

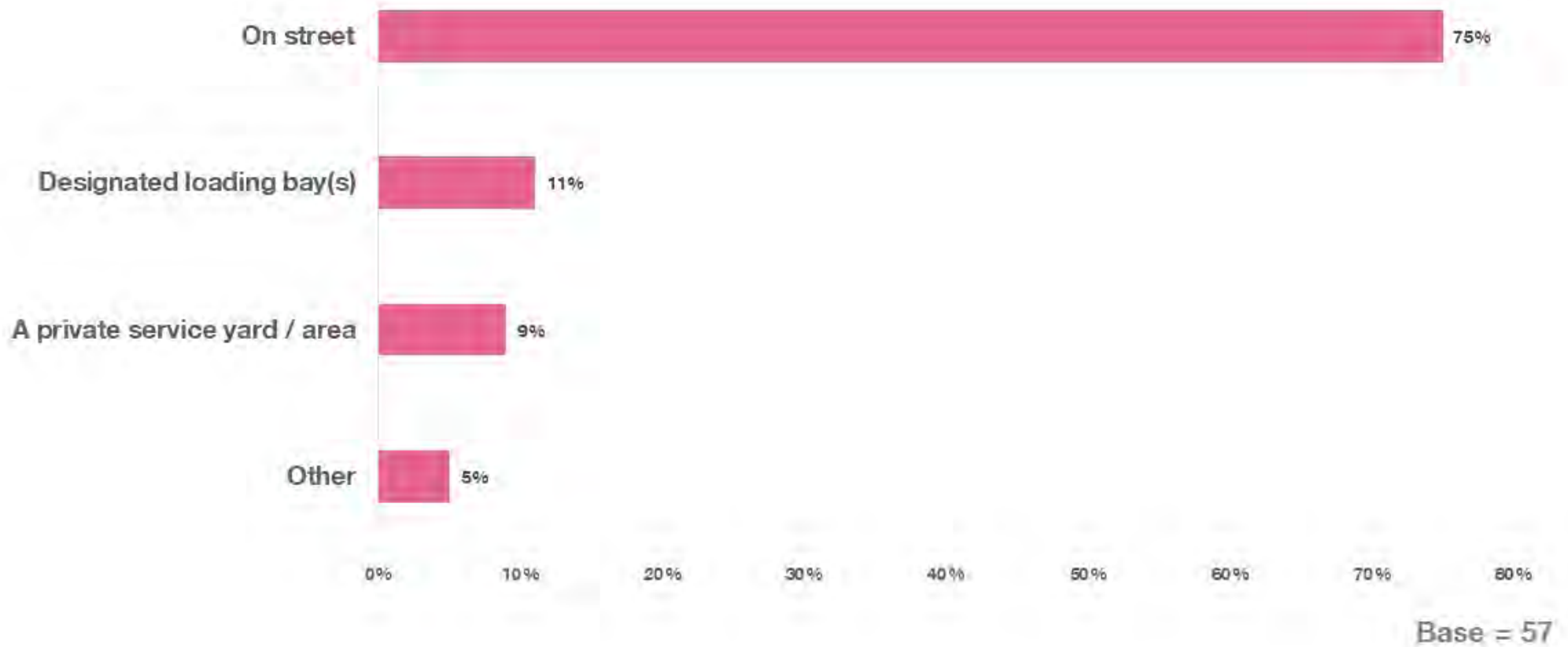


**Note: This chart shows counts rather than percentages**

Base = 57

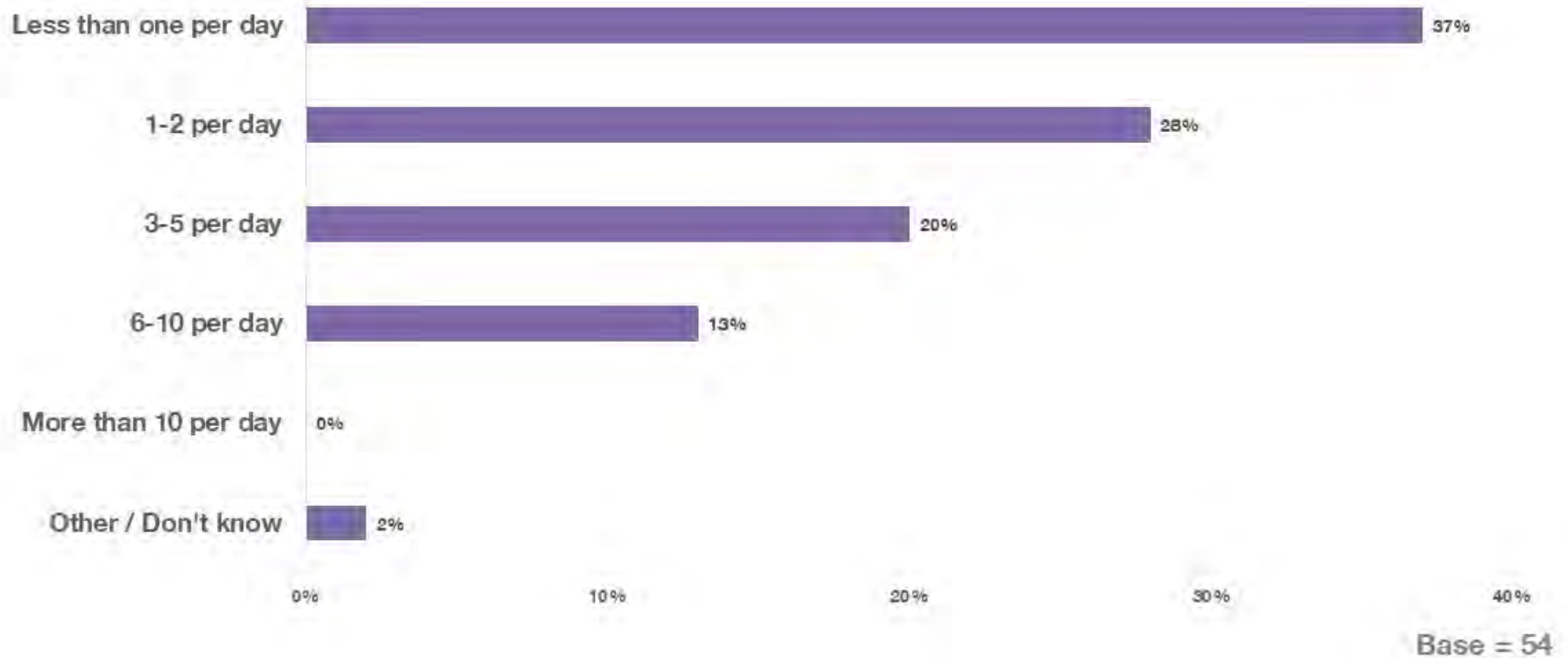
## Service and Access

From what location is your business typically serviced (eg receiving deliveries)?



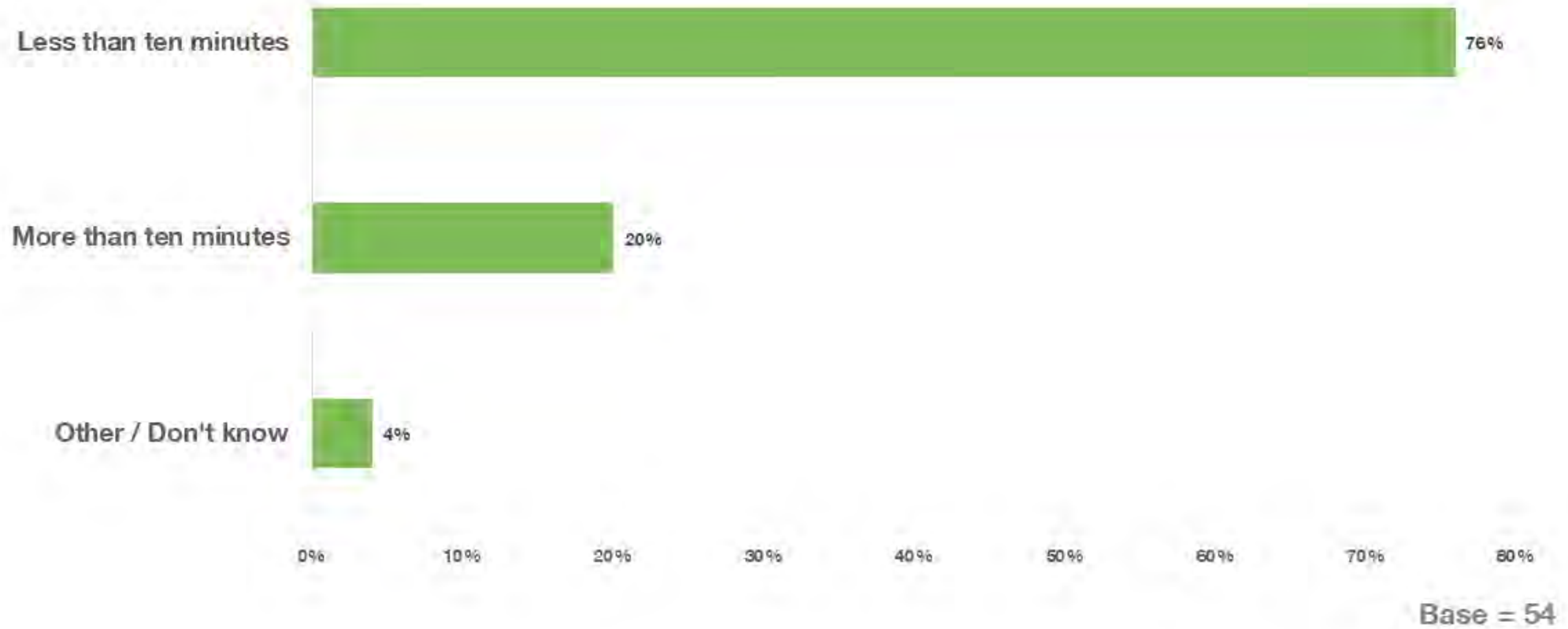
## Service and Access

On average, how many service vehicles / deliveries does your business typically cater for each day?



## Service and Access

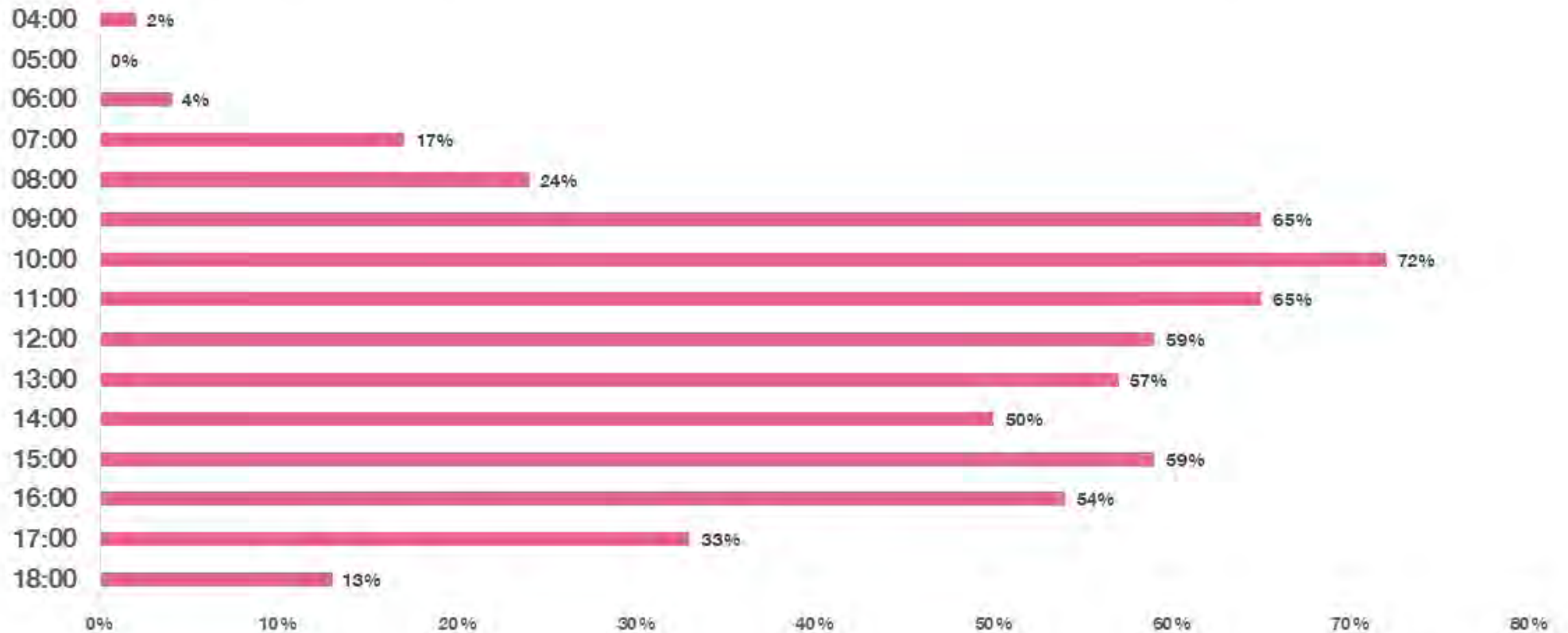
On average, what is the typical duration of stay for service vehicles / deliveries?





## Service and Access

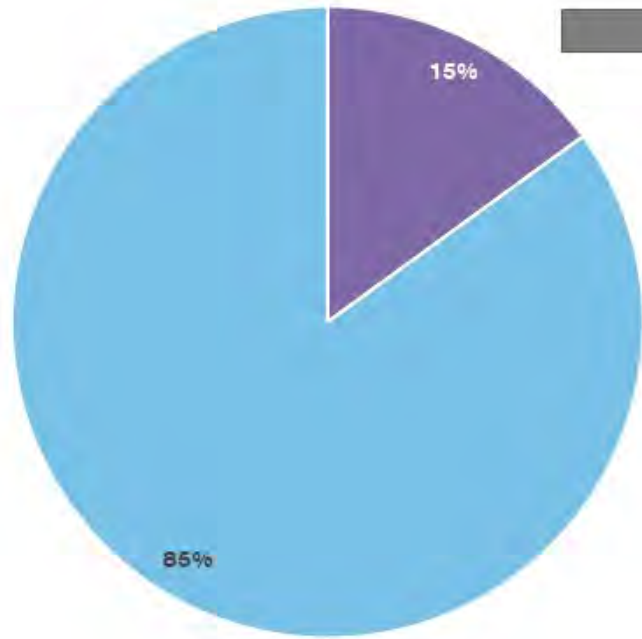
What time of day do you typically receive deliveries? Please select all that apply to your usual deliveries.



Base = 46

### Service and Access

Does your business use a service such as Uber Eats / Deliveroo?



■ Yes ■ No



For those that use a service such as Uber Eats / Deliveroo (eight out of 53 respondents) there are a variety of access requirements:

“At the rear of the building.”

“Access required to park on street 06:00-00:00.”

“On the street - all times of day.”

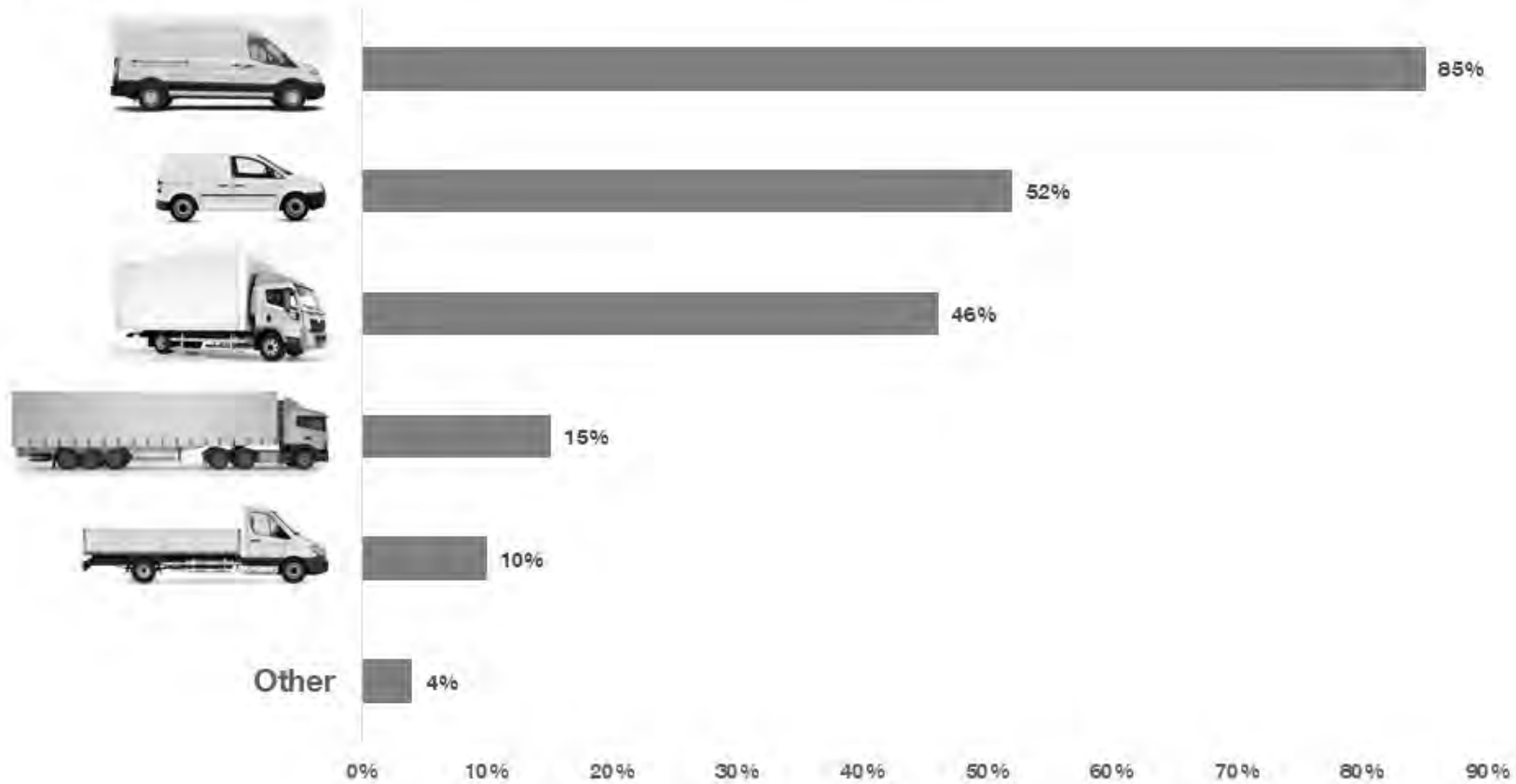
“Off street parking.”

“9-4pm cycle access.”

Base = 53

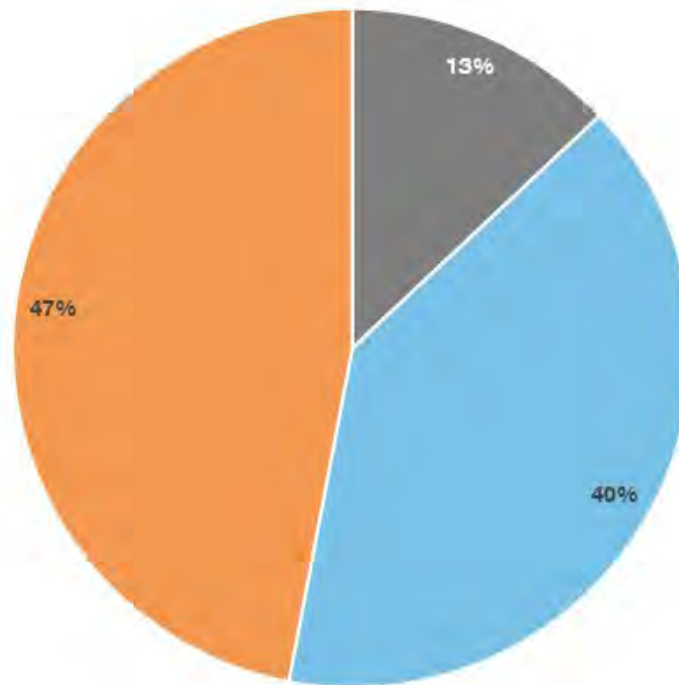
## Service and Access

Which of the following heavy goods vehicles typically service your business? (Multiple choice responses)



Base = 52

**Waste Collection**  
Who collects your waste?

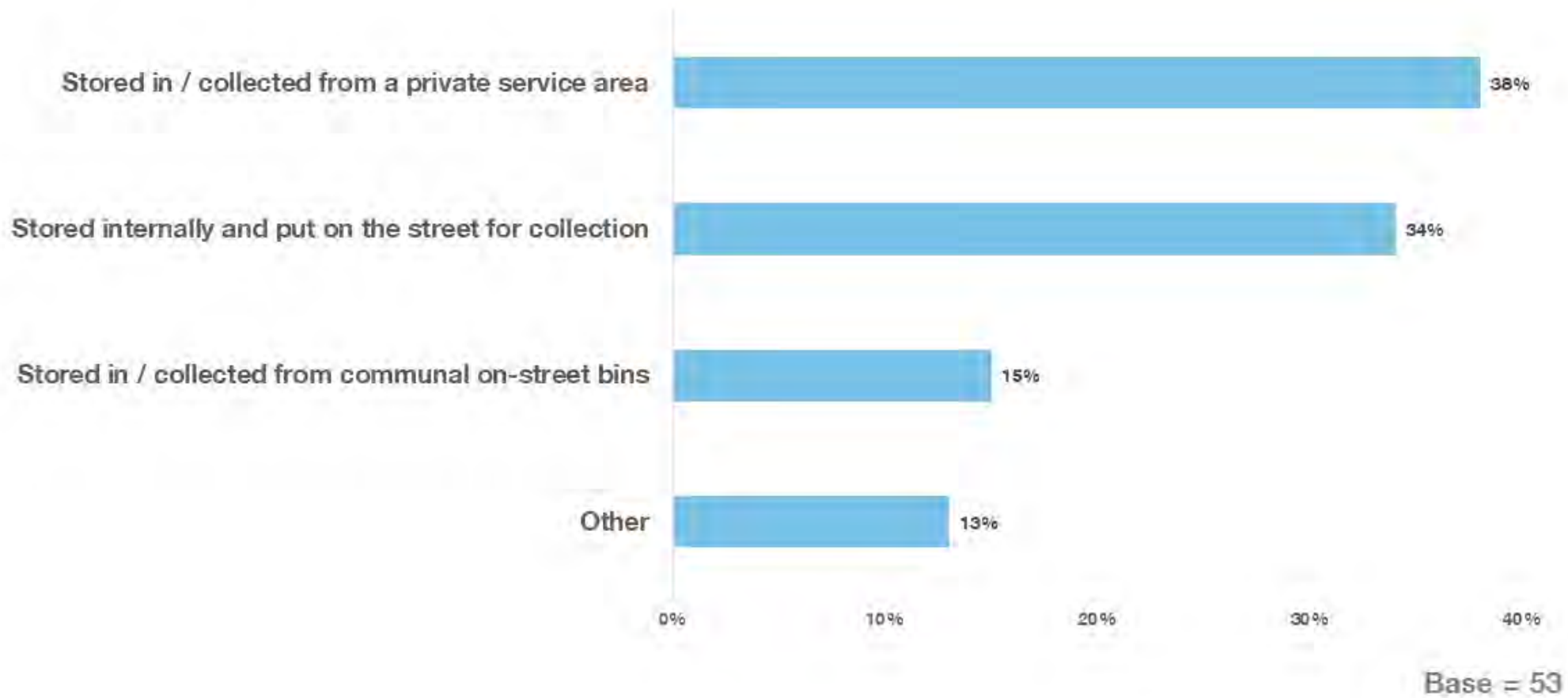


■ Other ■ Aberdeen City Council ■ A private contractor

Base = 55

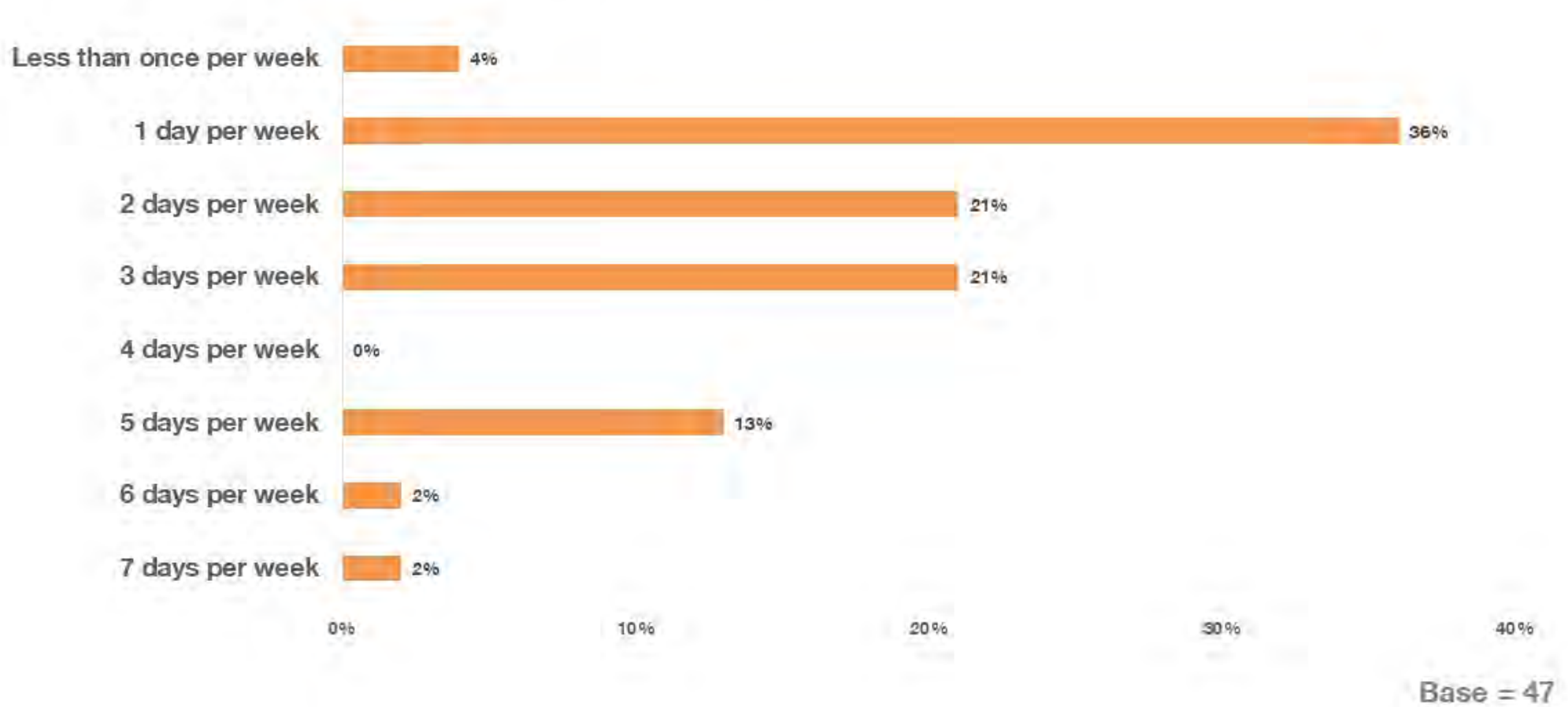
## Waste Collection

Where is your waste stored and collected from?



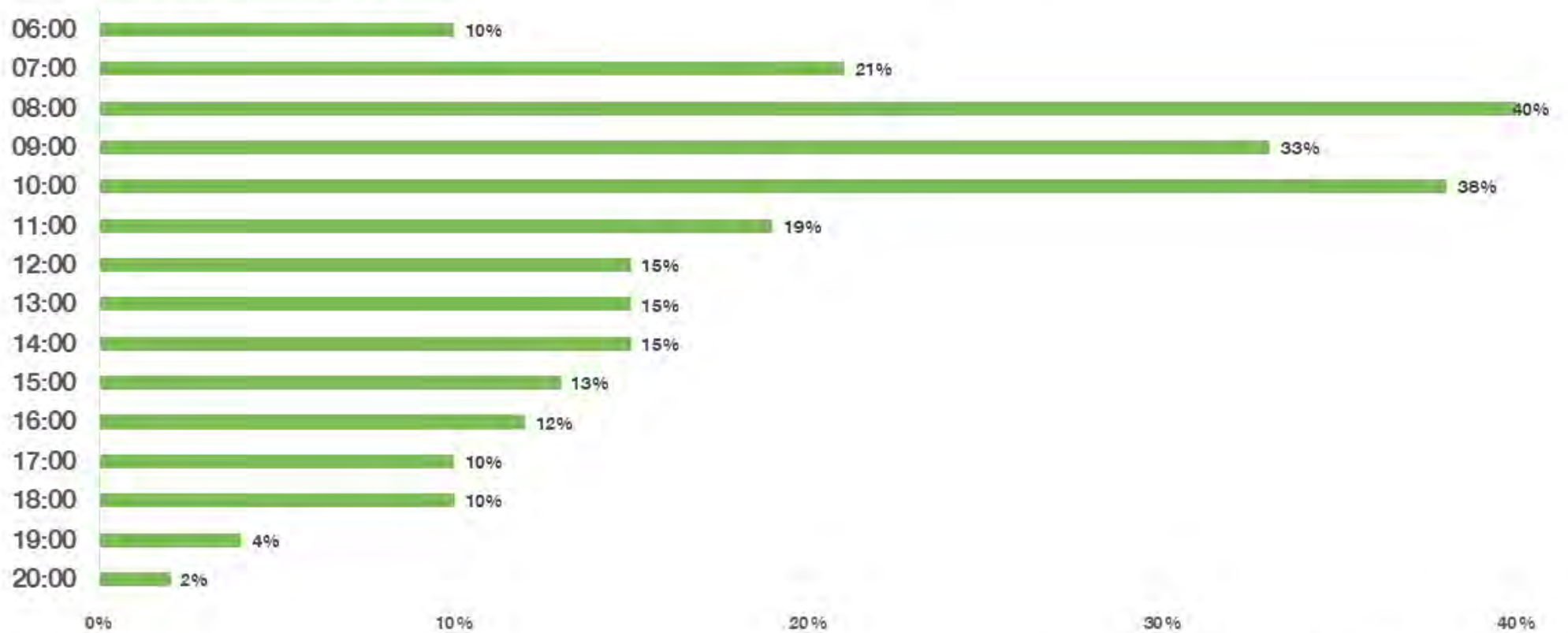
## Waste Collection

How often is waste collected from your business?



## Waste Collection

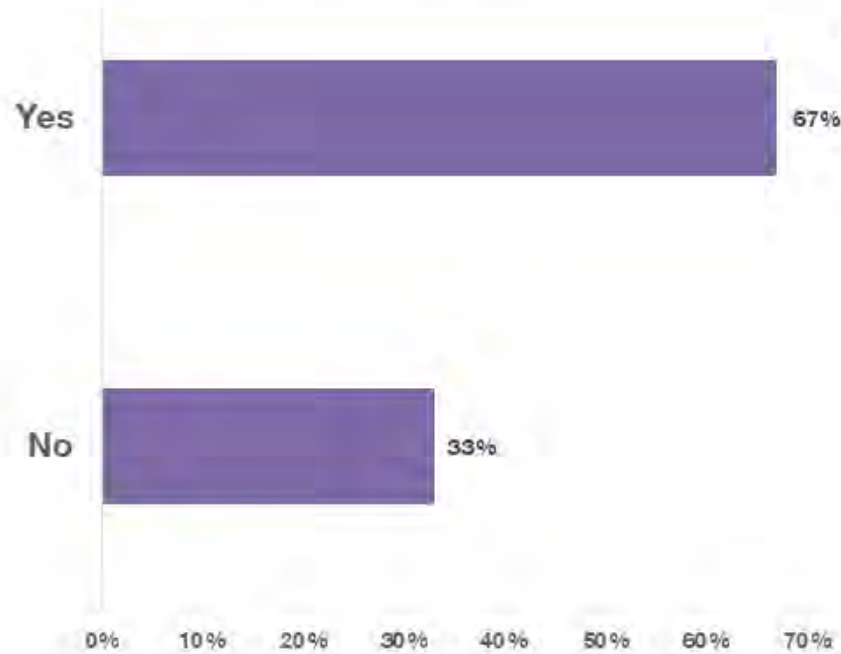
What time of day is waste typically collected? If it varies regularly, you can select more than one time (Multiple choice responses)



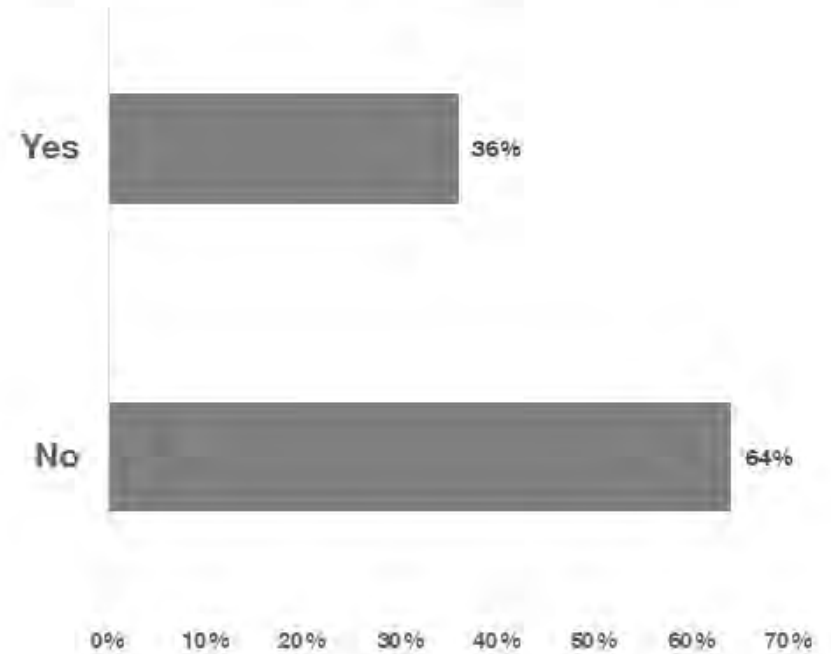
Base = 52 (including 16 'Don't know')

## Basements and Footways

Is there basement space associated with your property?



Does this basement extend into the footway?

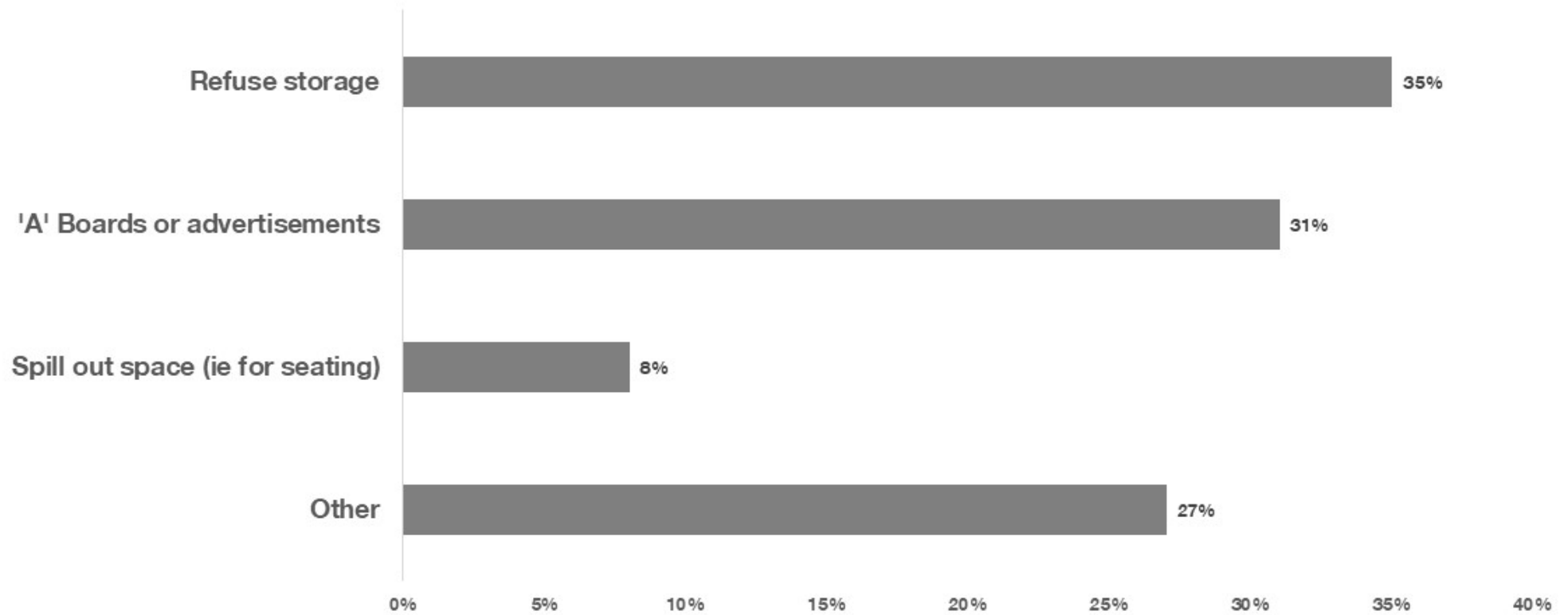


Base = Basement space (54); Footway (33)



## Basements and Footways

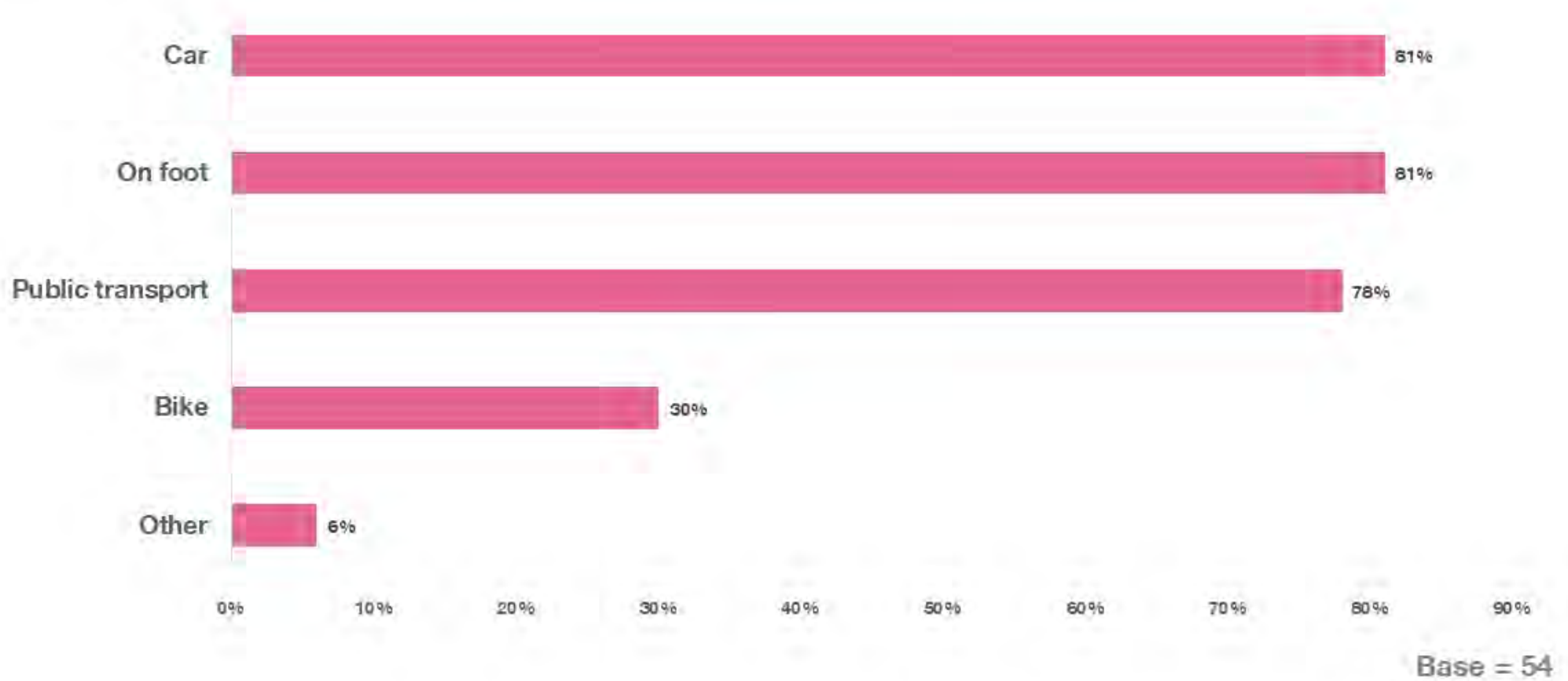
Do you utilise the footway for any of the following?



Base = 26

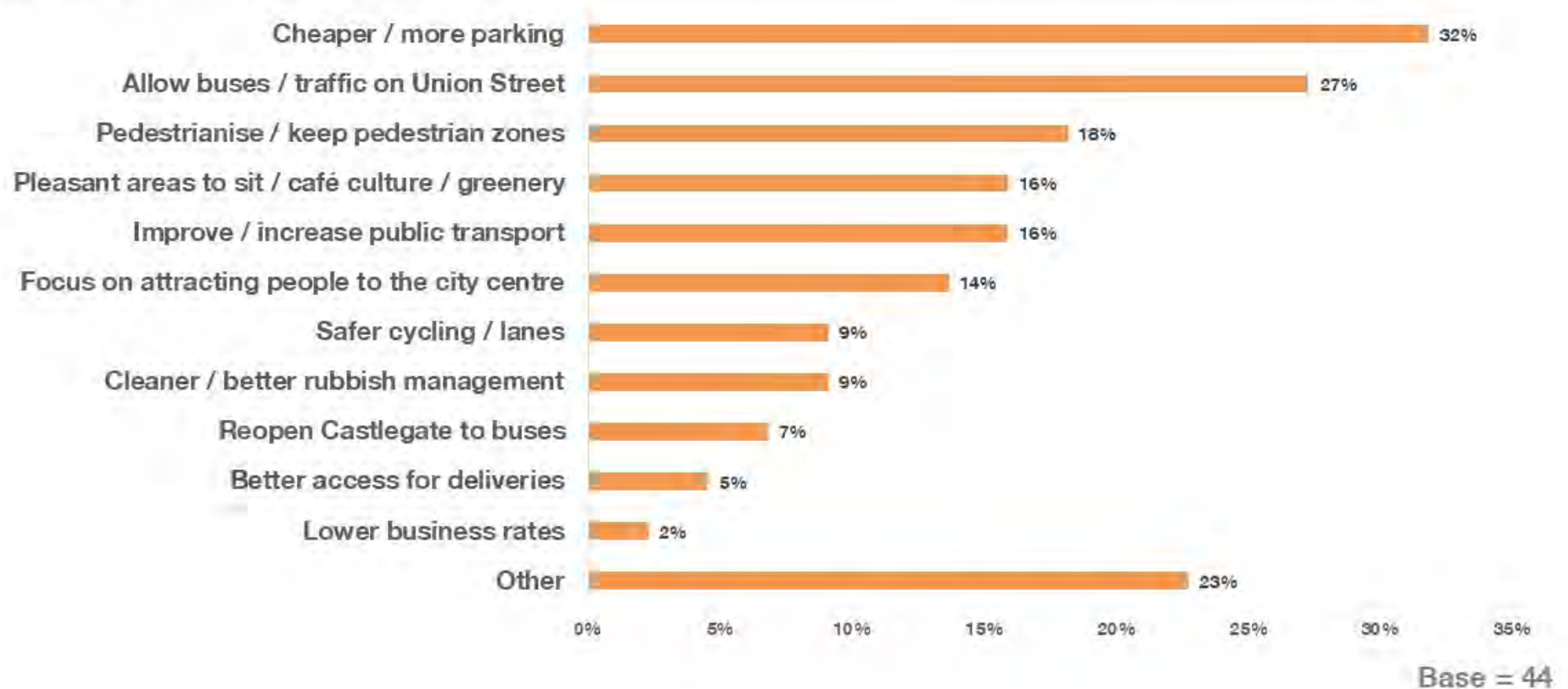
## Travelling to Work

How do you and colleagues travel to work? (Multiple responses permitted)



## Feedback on Key Spaces in Aberdeen

What improvements would you like to see in Aberdeen City Centre to the traffic, parking and use of public space? (Open question)



## Quotes – Traffic, Parking, Public Spaces

“Union Street could go traffic free but only with the use of free trams/electric bus etc running the whole length top to bottom. I think until Union Street is made more desirable we should open up Union Street to traffic.”

“Free 1hr parking on one side of Union Street or to Golden Square, North Silver Street would allow our customers quick convenient access. Many of our customers are not able to walk far or use public transport.”

“Create a café culture, Belmont Street works well, but the structures need to be of better quality, overall there appears to be little cohesion in the centre of Aberdeen. Traffic flow is very poor to the extent that personally I have stopped visiting the city centre. Parking is expensive and not easy to access, it is cheaper to order goods online and have them delivered to the door than it is to go into town and park.”

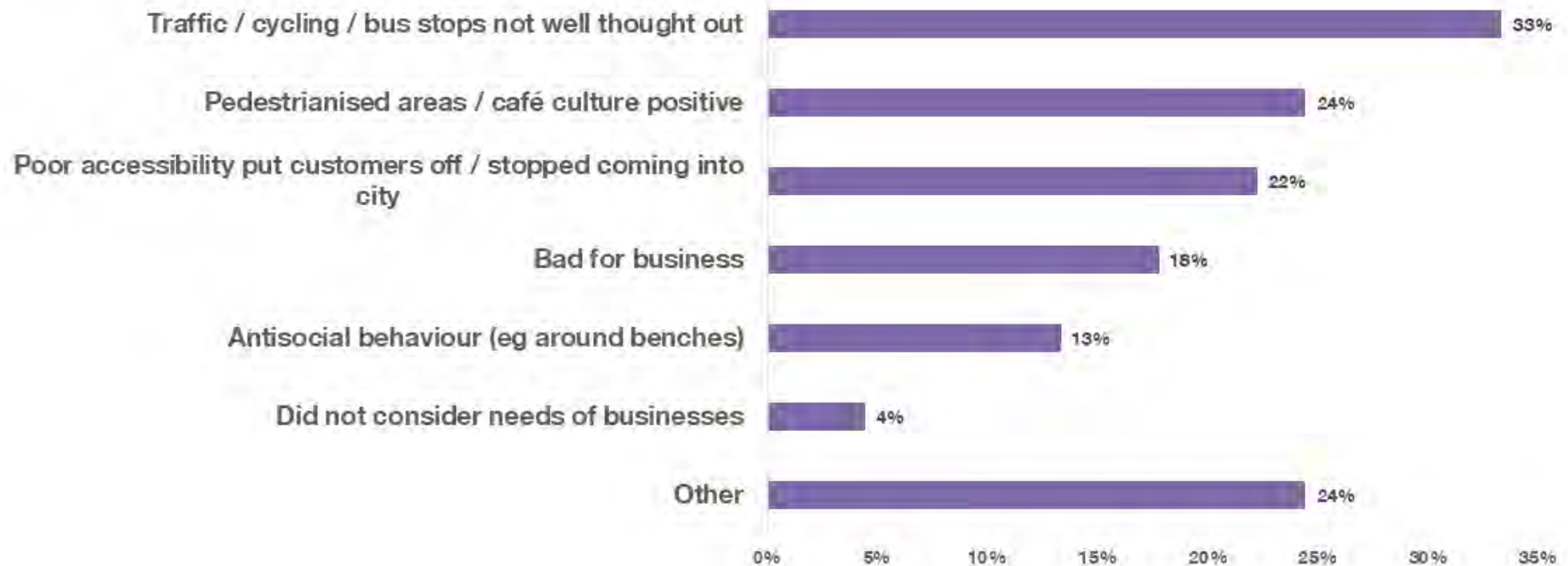
“Re-open Union Street to buses. Pressure on Guild Street at the present is awful and will only get worse nearer Christmas.”

“Re-opening of Union street to traffic. Customers are confused to how to get to us. [...] Customers arriving from the north are forced away from our end of Union Street – pushing all shoppers to Union Square.”

“Lack of access to the city centre is crucifying retail. More emphasis needs to be made on reinhabiting the city centre instead of developing greenfield sites on the outskirts of town.”

## Feedback on Temporary Measures (During COVID-19)

Are there any aspects of these measures you think have worked particularly well, or not so well?  
(Open question)



Base = 45

## Quotes – Temporary Measures

“Not well for our business, a good percentage of our customers are elderly making it impossible to visit us without local access/disabled badge parking and bus stops too far away.”

“The measures sterilised the city centre and confused / put off customers from coming into town. It did NOT help retail one bit. Actions taken shut down the city centre, where proactive, controlled one way flow would have helped everyone.”

“More space for pedestrians and more decking / outdoor spaces has been welcome but needs to look more attractive with less use of cones.”

“Generally these made sense. Now they need to be removed, other than the pedestrianisation of the bottom of Union Street which is better, but needs market stalls moved up from further down or stretched to make a longer shopping zone that joins Union Street to the shopping centres.”

“The benches have not worked at all as it seems these are being used as areas for people to congregate and drink alcohol.”

# Appendix 5

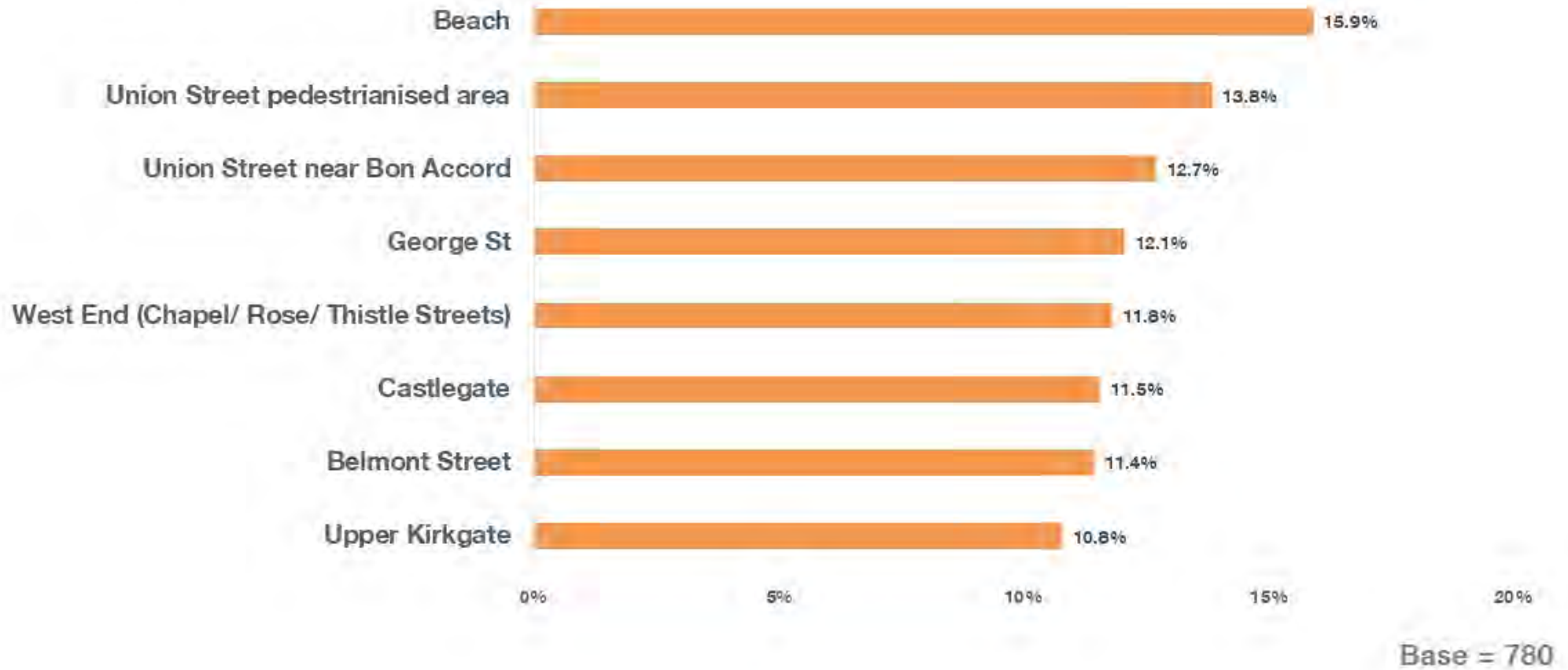
## General Public Engagement

Interviews were conducted with the general public (on street surveys) in September 2021 by a specialist fieldwork agency. A total of 780 interviews were conducted.

This survey was the third of three waves (the first carried out in December 2020 and May 2021), tracking public perceptions of the Spaces for People measures and their travel habits during the COVID-19 pandemic. The survey site list changed for September 2021 compared with the first two surveys. Rosemount was dropped due to the removal of its Spaces for People interventions and Chapel, Thistle and Rose Streets consolidated into one site. This allowed Castlegate, Belmont Street and Upper Kirkgate to be added instead.

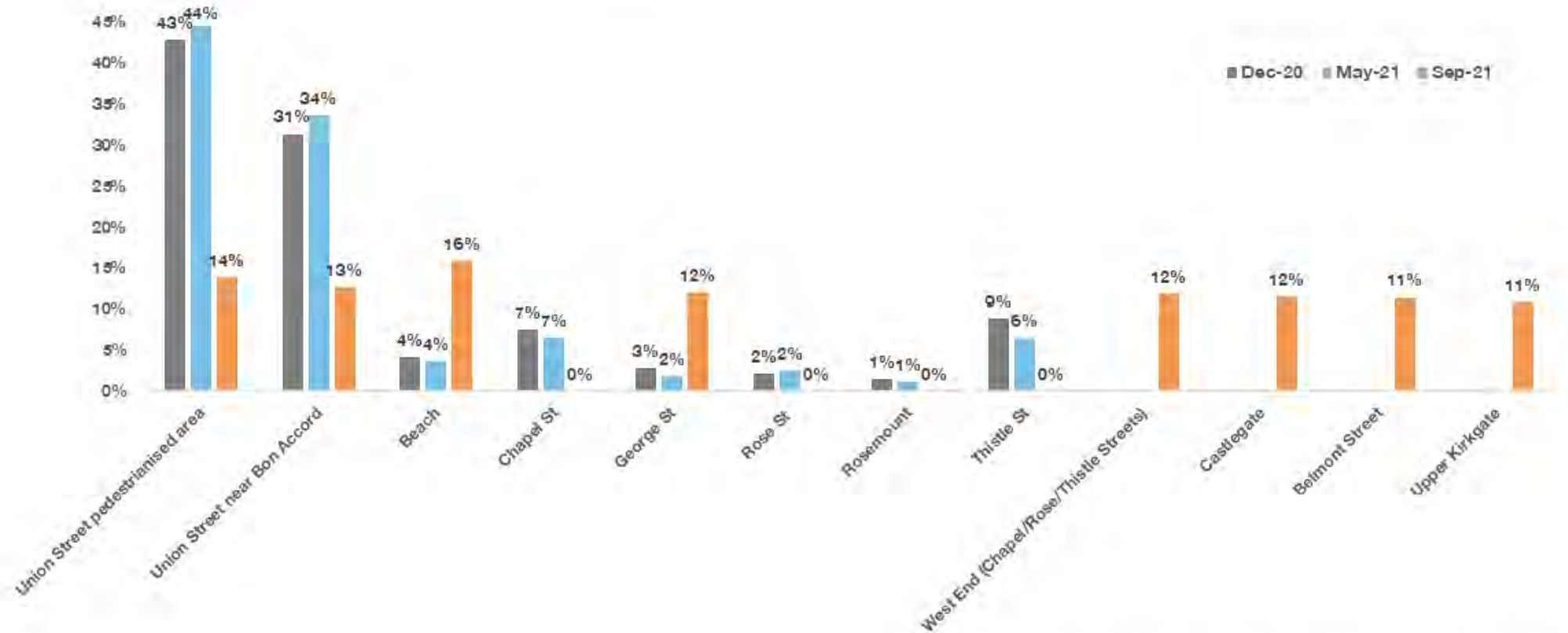
Due to the change in locations, this report displays only the results of the most recent survey as they are most applicable to the study and there are fewer comparable trends over time. This section contains results from all questions, where sufficient responses were received.

## Location of Interview (September 2021)



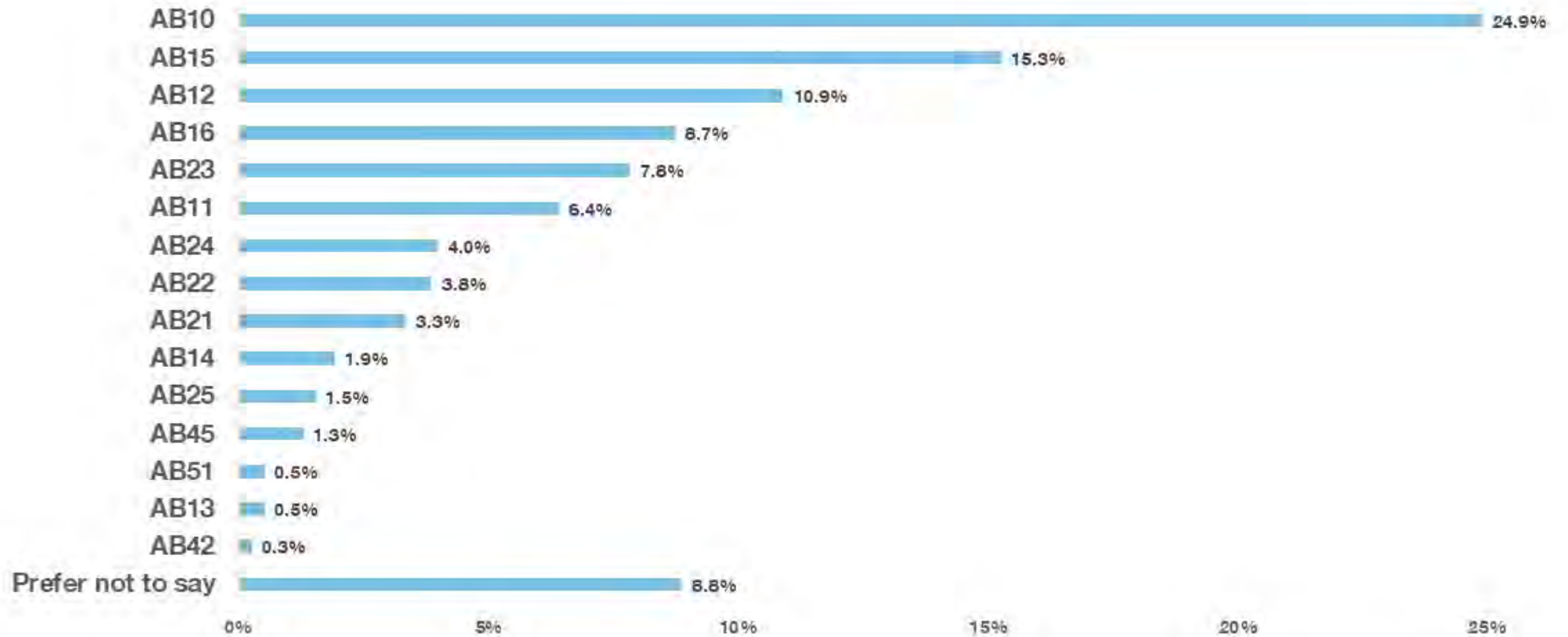


### Location of Interview (Trends 2020 – 2021)



Base = Dec '20 (956); May '21 (704); Sep '21 (780)

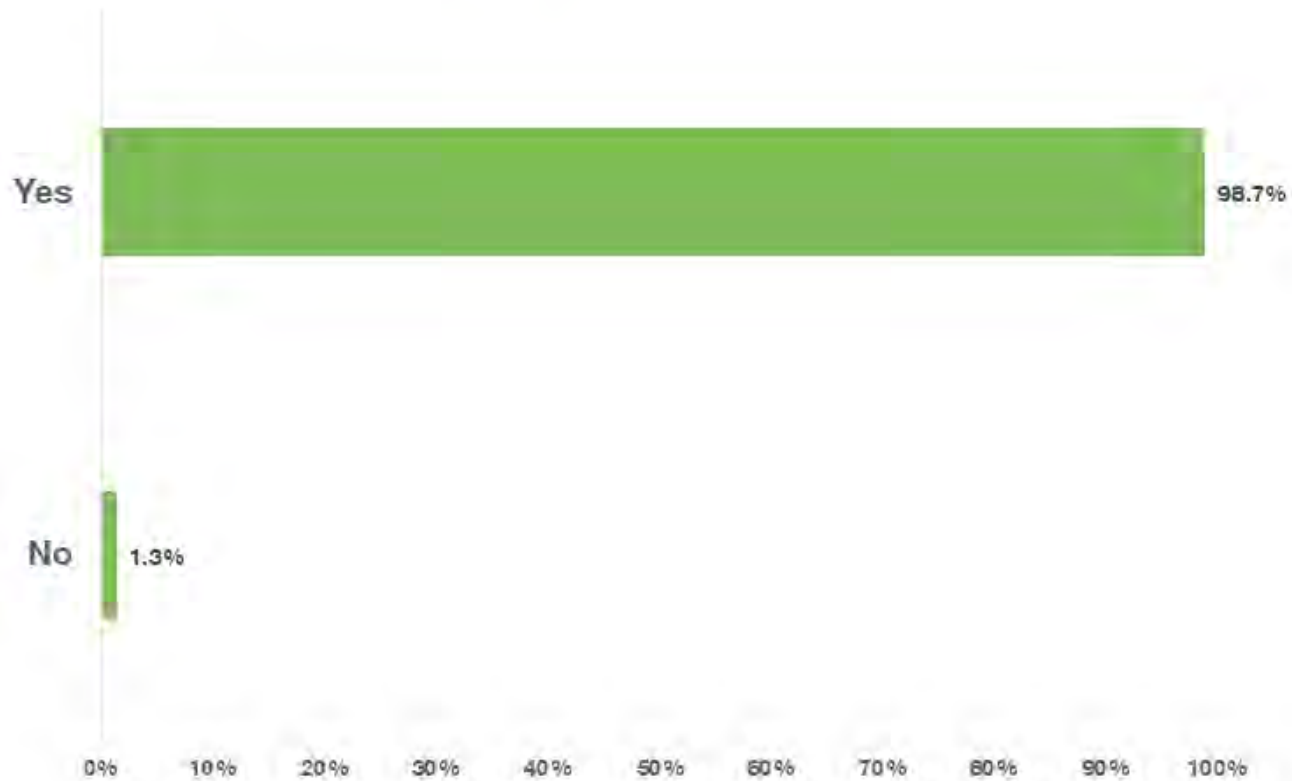
## Respondent Postcodes (September 2021)



Base = 780

## Employment and Education (September 2021)

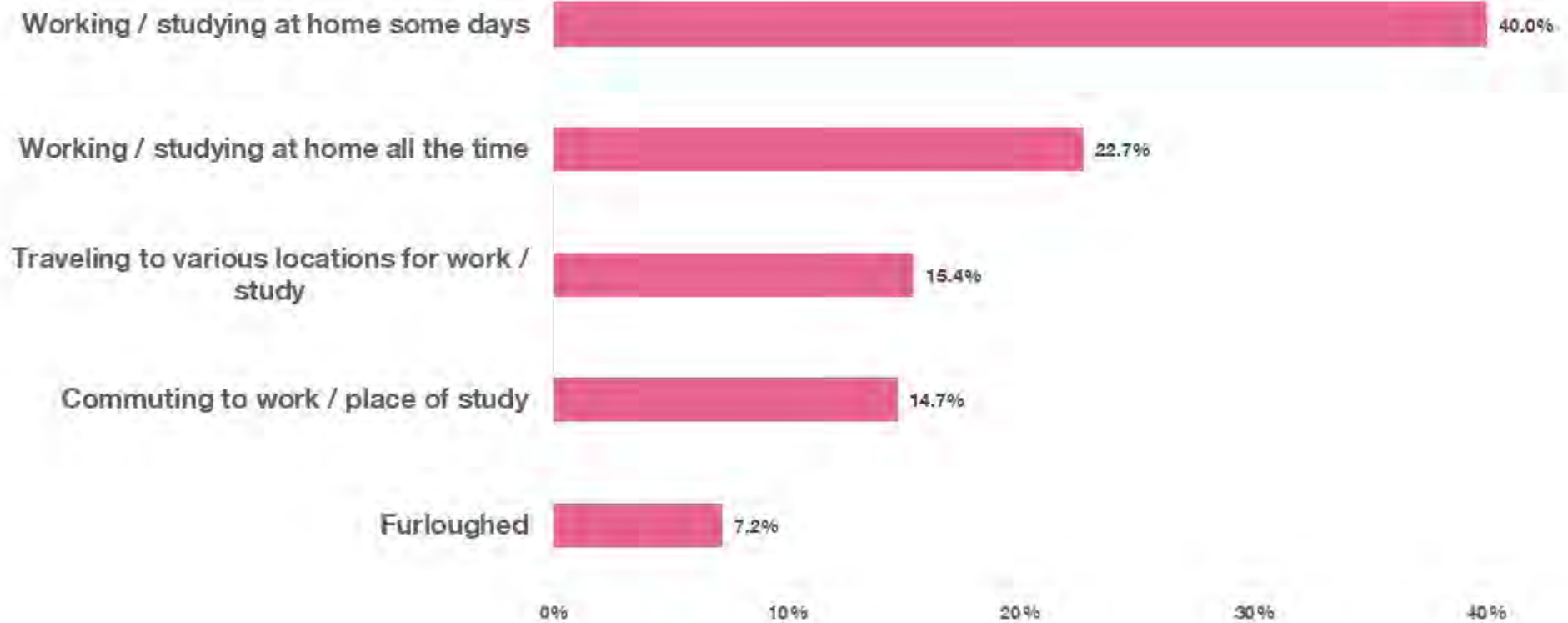
Are you currently employed or in education?



Base = 780

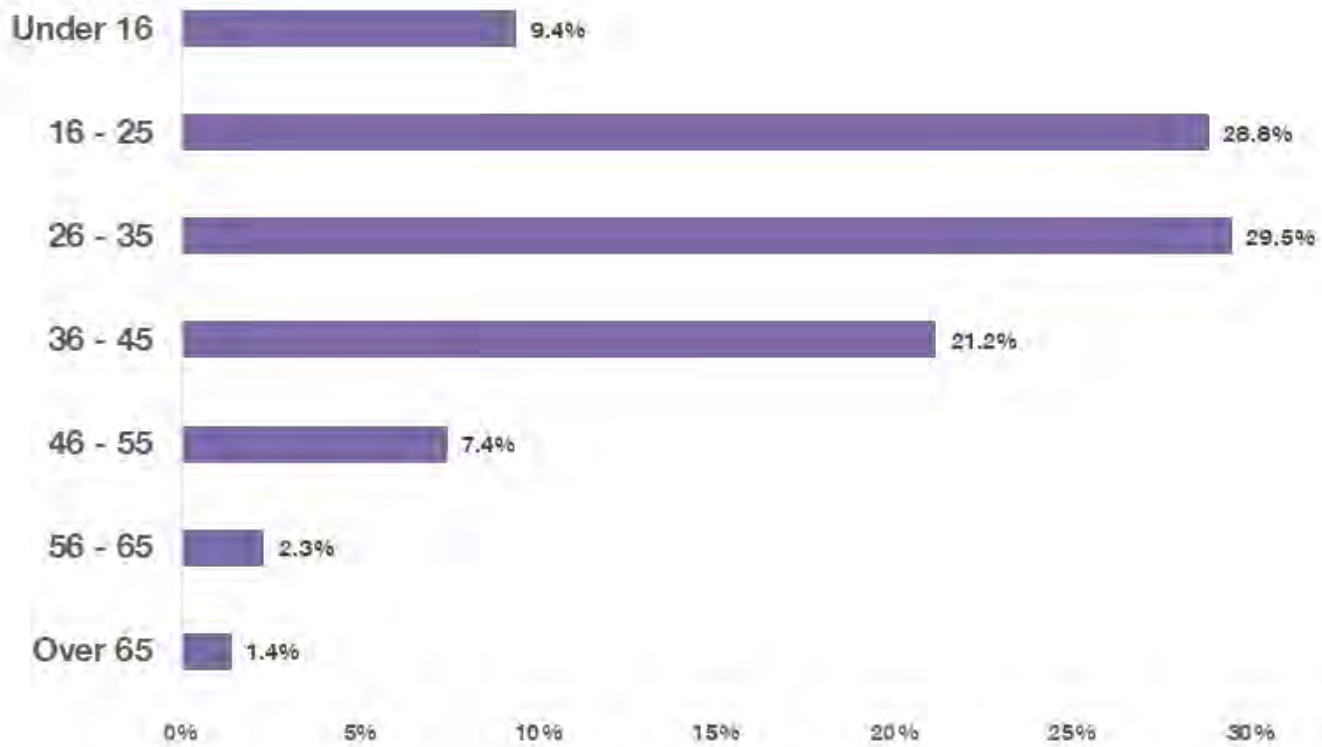
## Employment and Education (September 2021)

What best describes your working status?



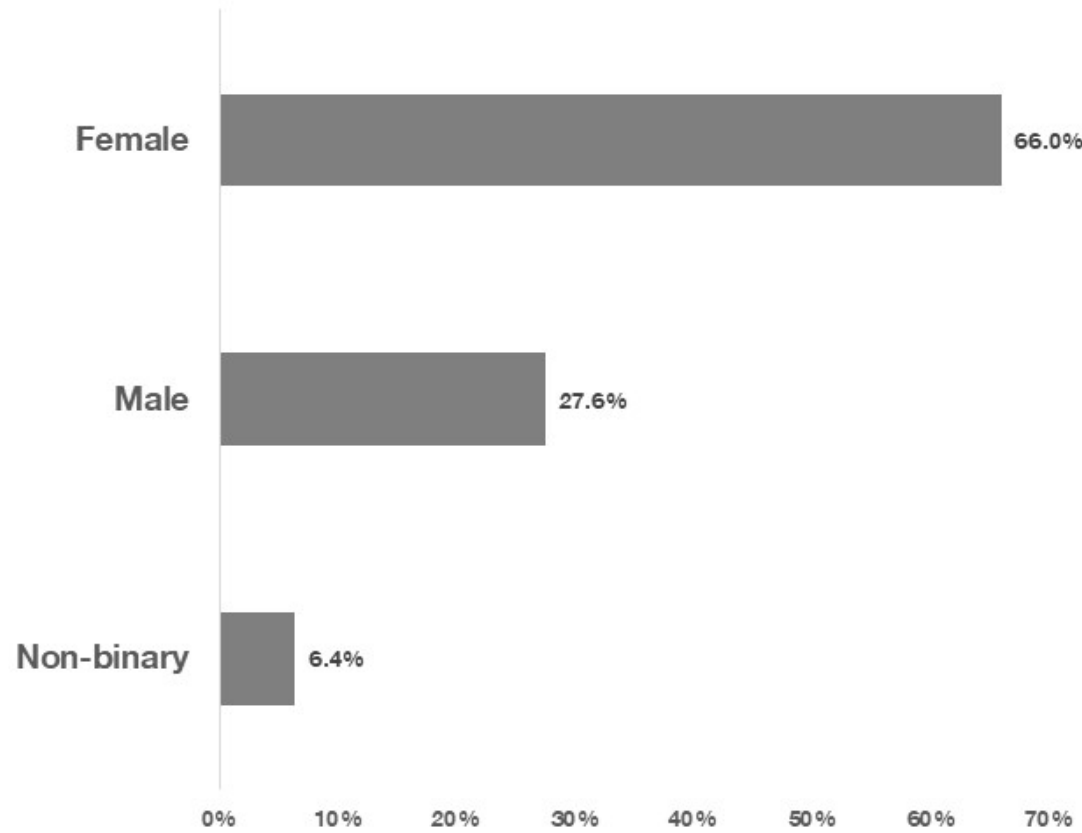
Base = 770

## Age (September 2021)



Base = 780

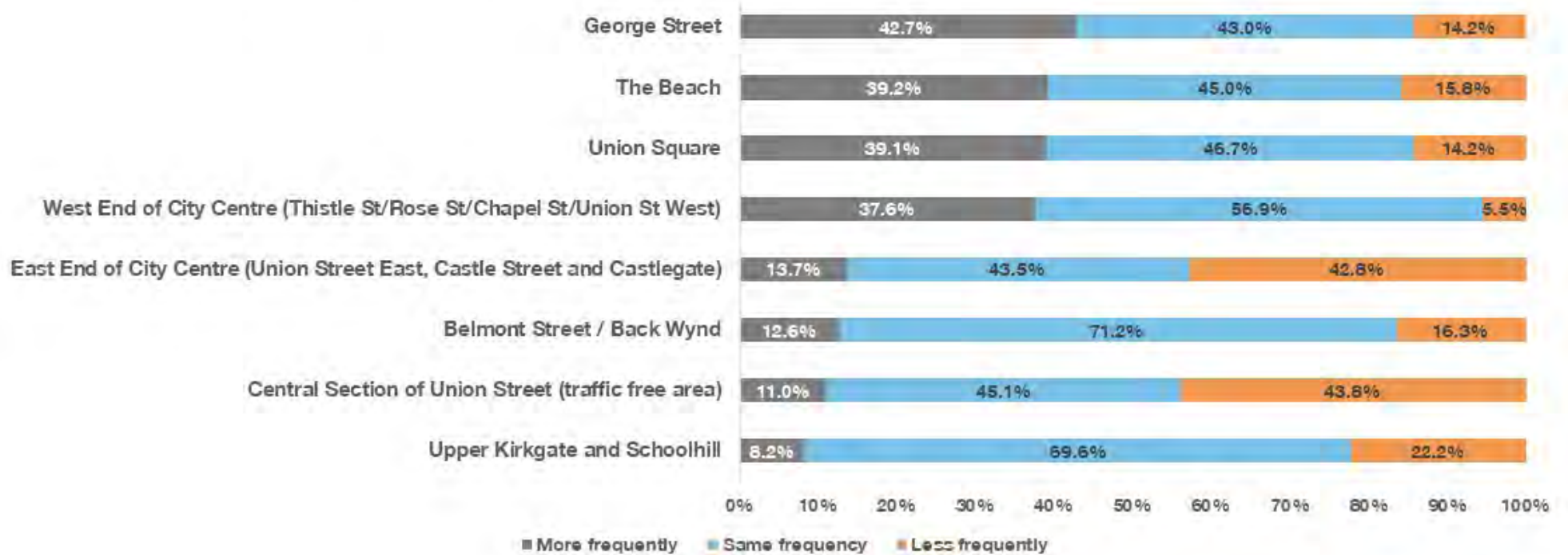
## Gender (September 2021)



Base = 780

### Visiting Key Locations During Lockdown (September 2021)

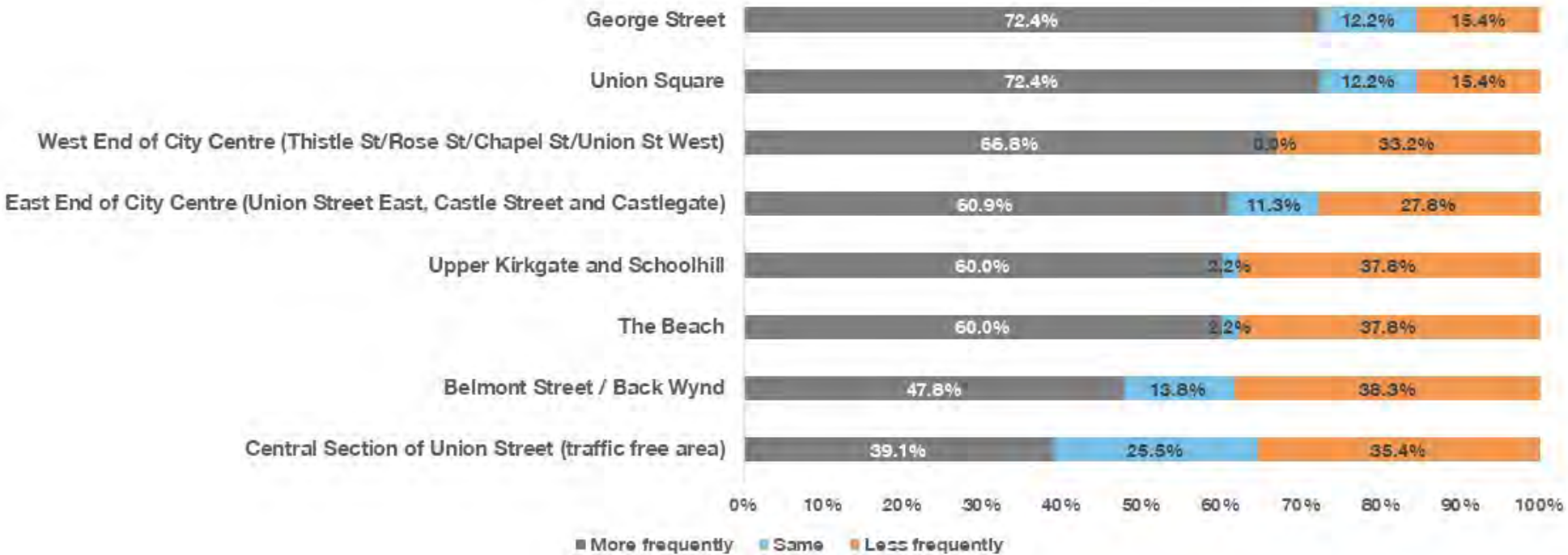
Between the middle of March 2020, when COVID-19 restrictions first began and April 2021, when restrictions began to lift, did you visit the following areas of the city more frequently, less frequently or the same amount as before?



Base = 780

### Visiting Key Locations After Lockdown Easing (September 2021)

Since 26 April 2021, when lockdown restrictions began to ease, have you visited the following areas of the city more frequently, less frequently or the same amount?



Base = 780



### Travel and Transport (September 2021)

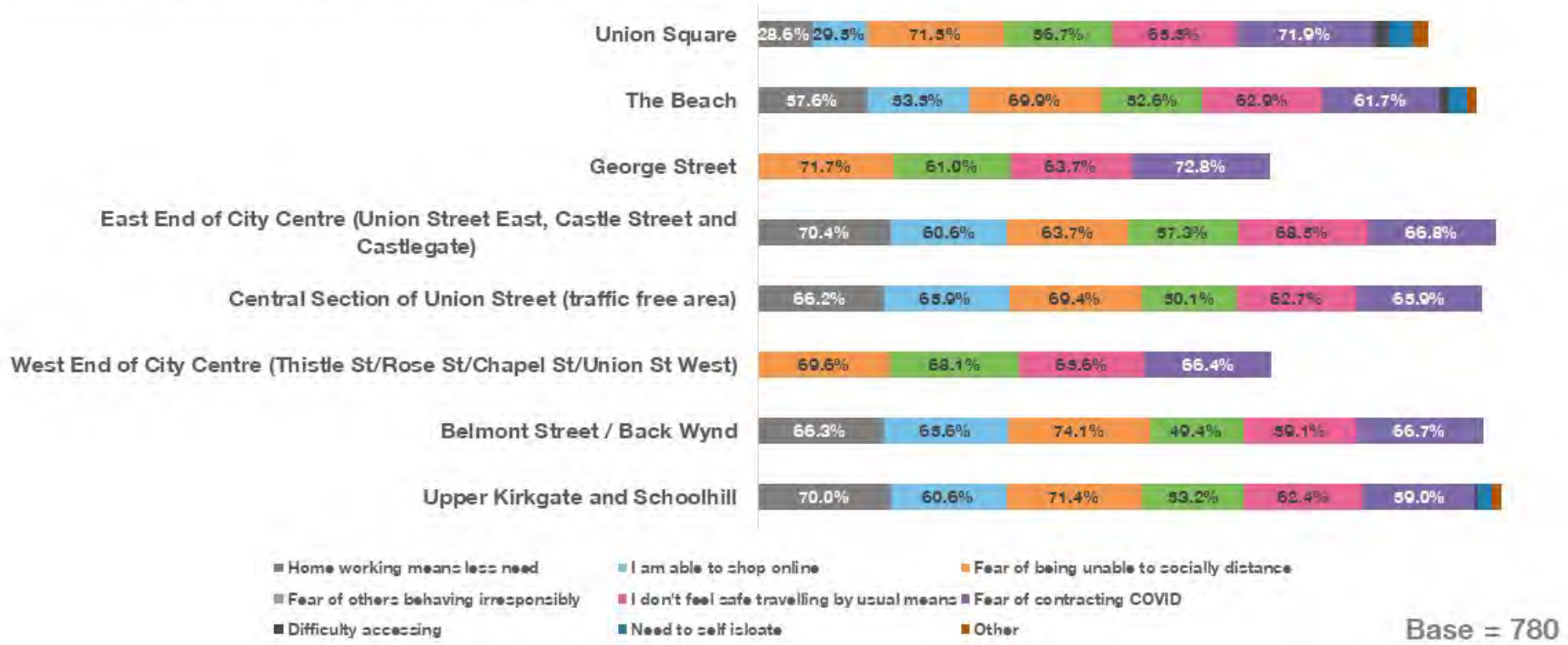
If you have visited these places more, since the middle of March 2020, when COVID-19 restrictions first began, what are the reasons for this? (Please note, multiple choices were allowed therefore rows total more than 100%)



Base = 780

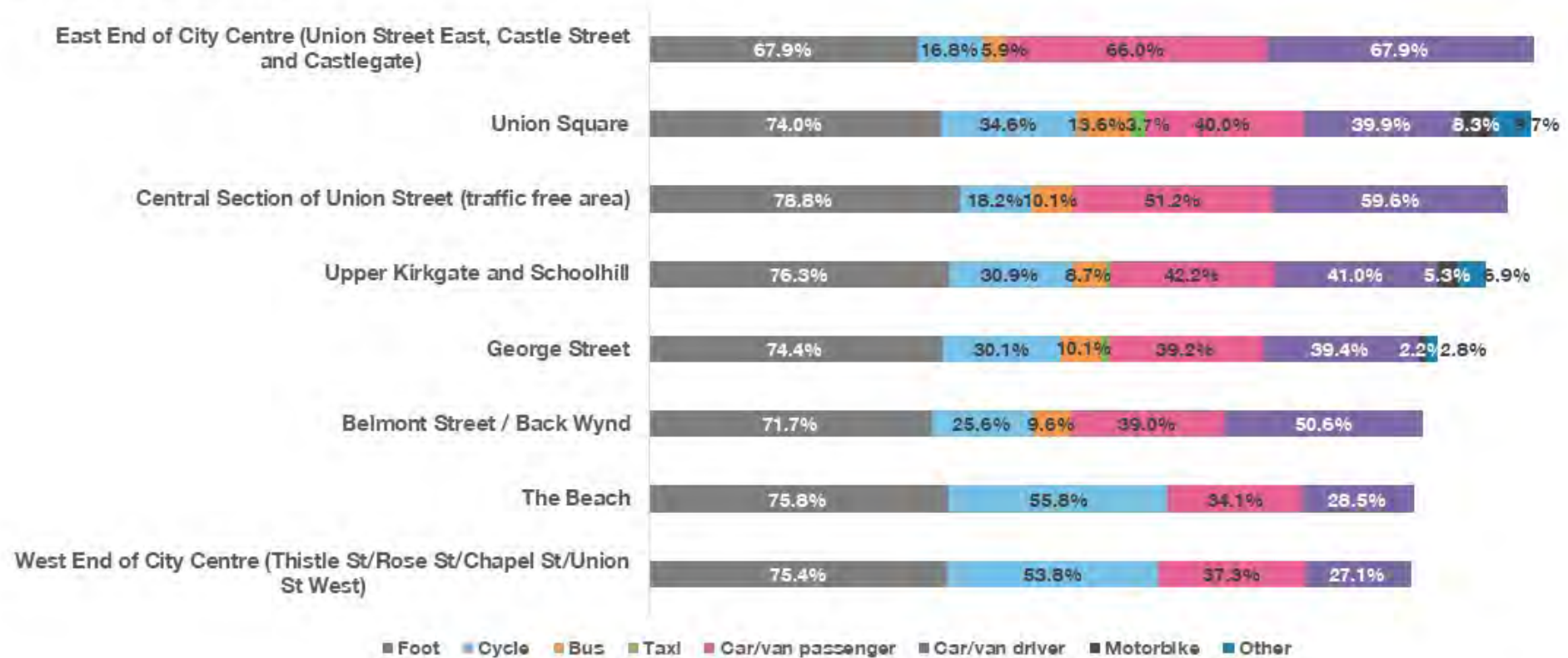
### Travel and Transport (September 2021)

If you have visited these places less, since the middle of March 2020, when COVID-19 restrictions first began, has anything prevented you from visiting these places more? (Please note, multiple choices were allowed therefore rows total more than 100%)



## Travel and Transport (September 2021)

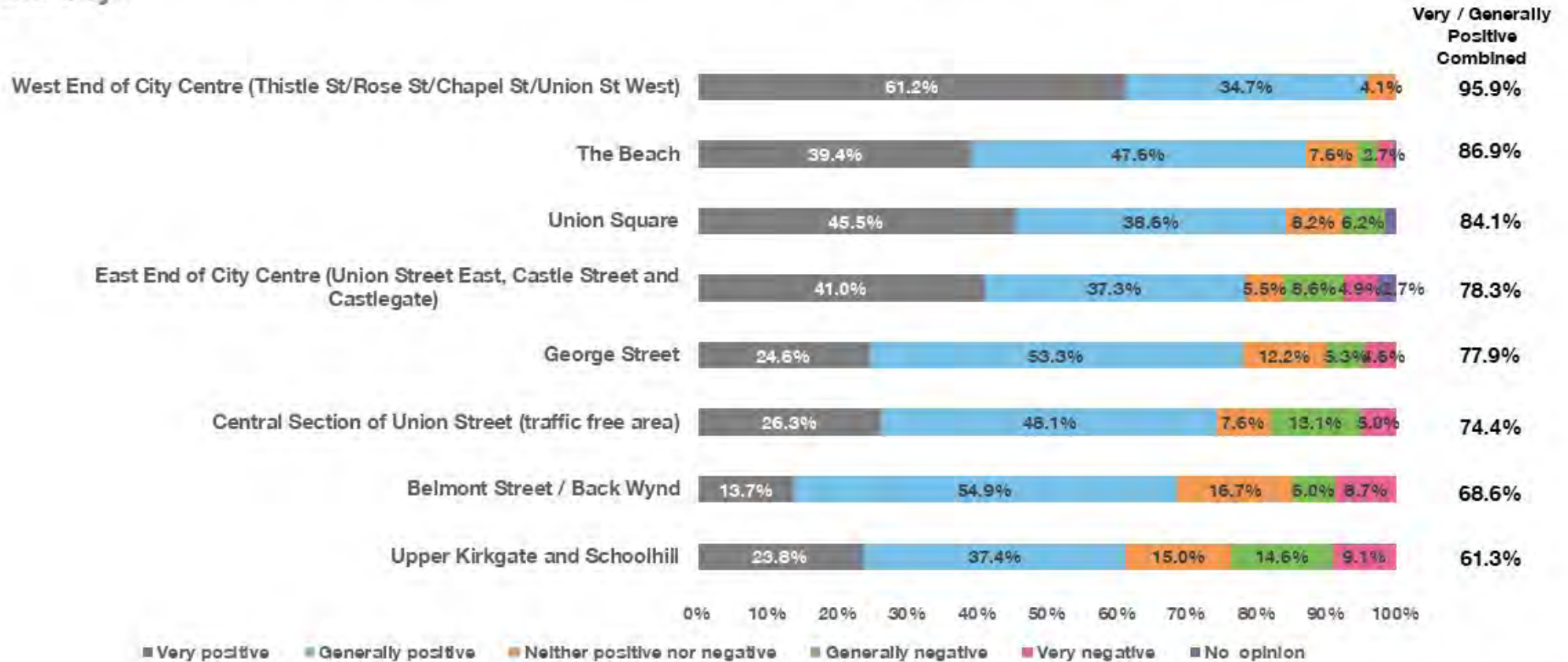
How have you visited these places? (Please note, multiple choices were allowed therefore rows total more than 100%)



Base = 780

## Temporary Measures (September 2021)

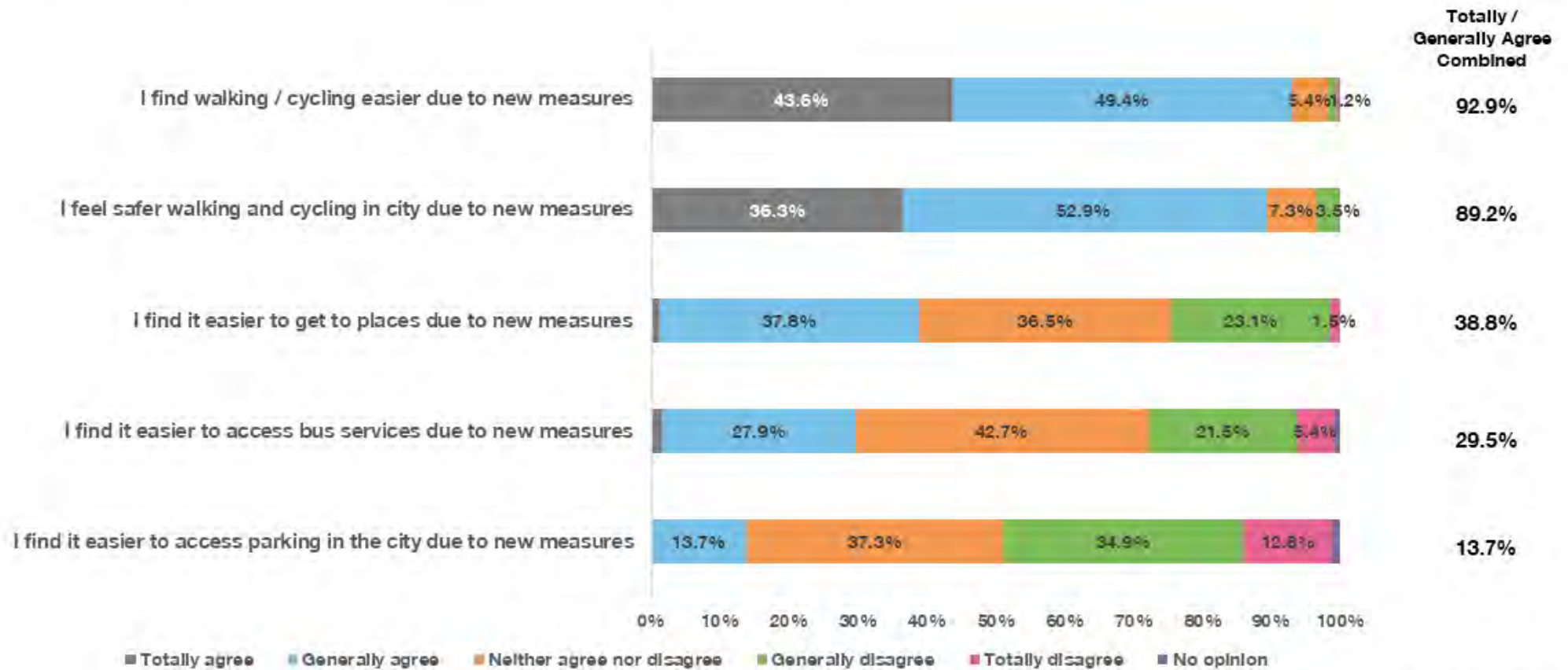
What is your opinion of the temporary measures brought in to help enable physical distancing in the city?



Base = 780

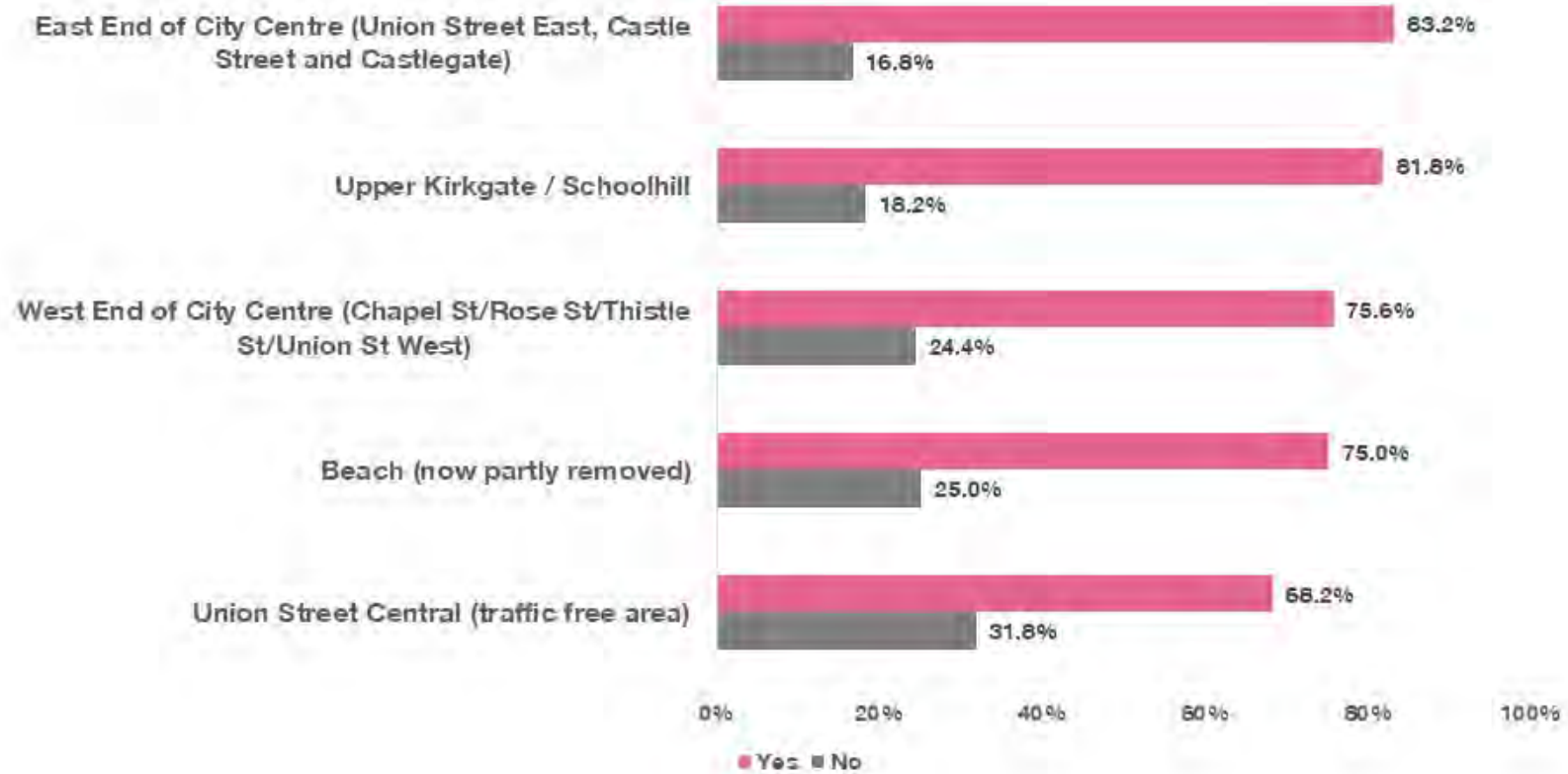
## Temporary Measures (September 2021)

How much do you agree with the following statements?



Base = 780

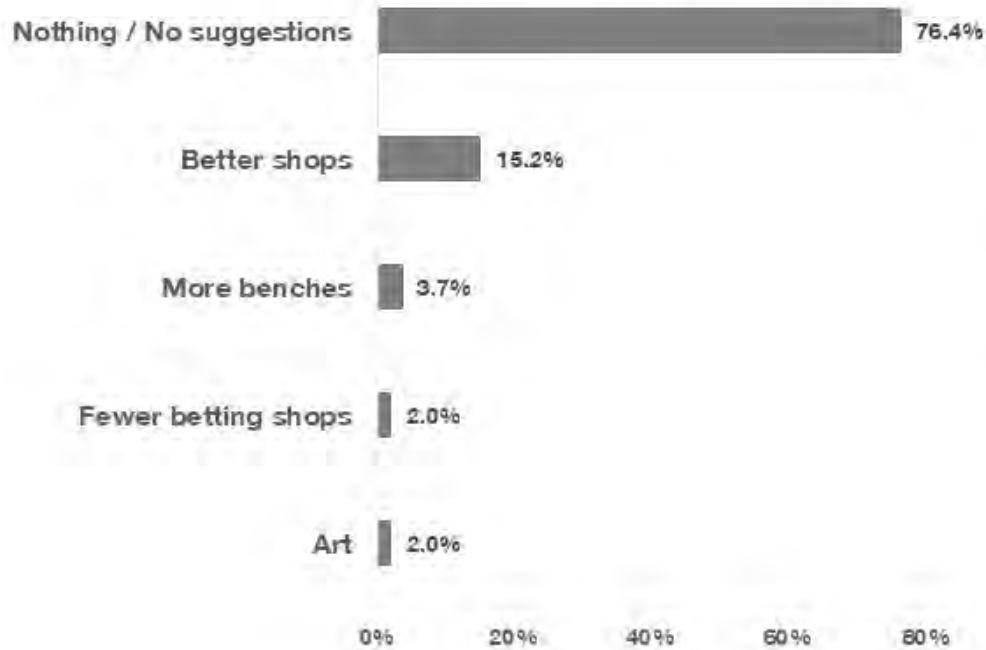
## Temporary Measures (September 2021) Should the measures be kept?



Base = 780

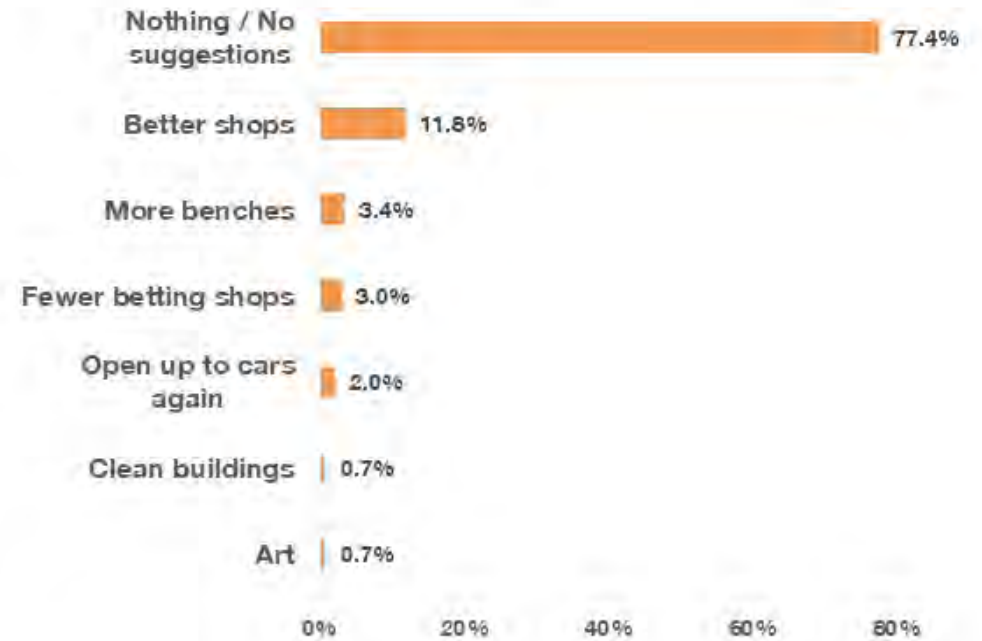
## Union Street Pedestrianised Areas (September 2021)

What would you like on a pedestrianised Union Street Central?



Base = 297 (asked of respondents at Union Street pedestrianised area, near Bon Accord, and at Castlegate)

What would make walking / cycling along the whole of Union Street more enjoyable?



Base = 297 (asked of respondents at Union Street pedestrianised area, near Bon Accord, and at Castlegate)

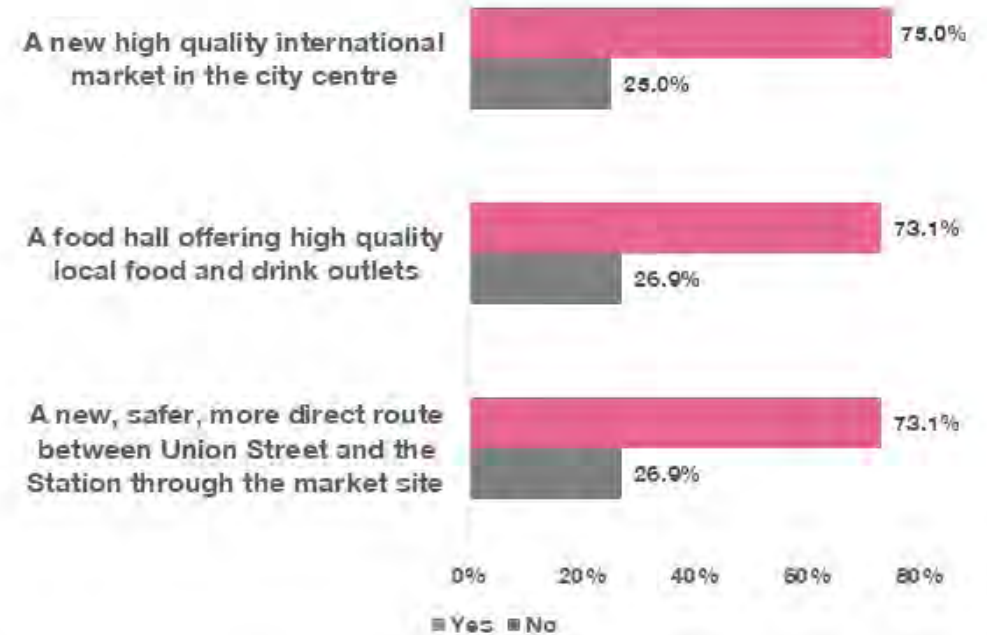
## Union Street Pedestrianised Areas (September 2021)

Would you like to see trees on...?



Base = 297 (asked of respondents at Union Street pedestrianised area, near Bon Accord, and at Castlegate)

Do you think [...] is a good idea / would be popular?

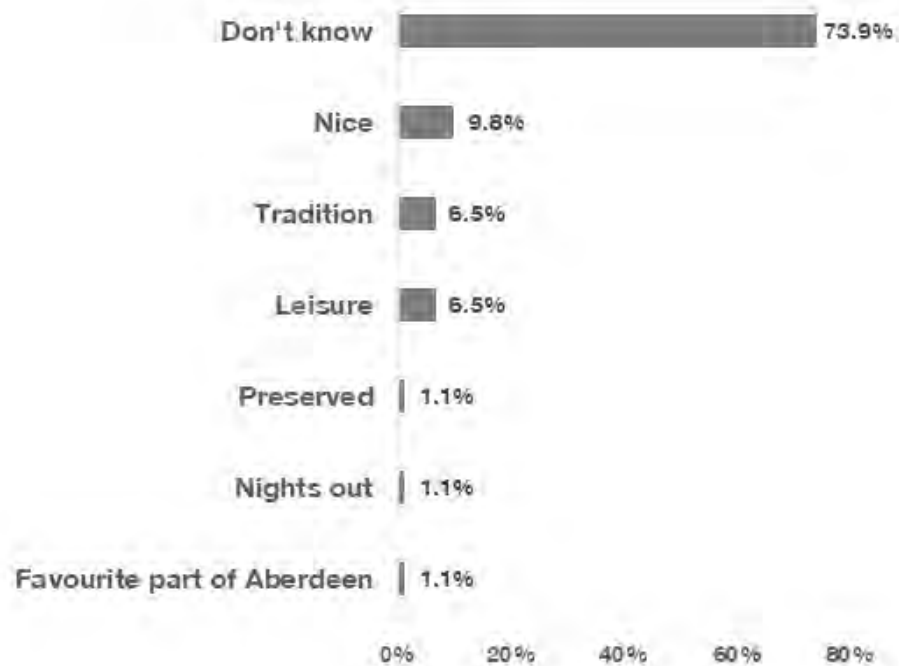


Base = 108 (asked only of respondents at Union Street pedestrianised area)

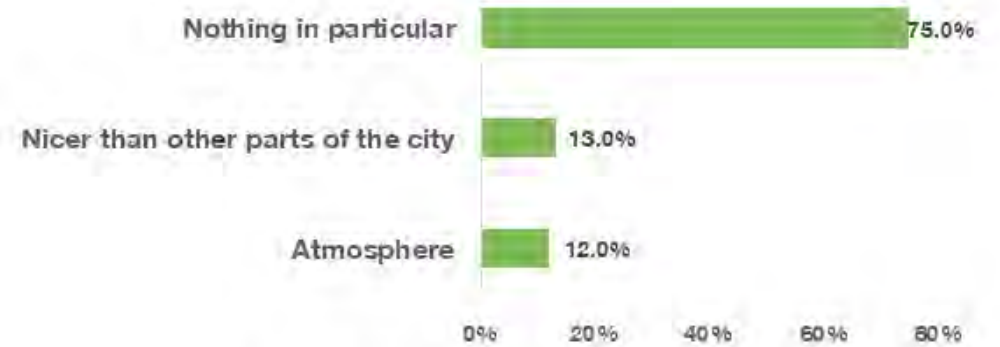


## West End (September 2021)

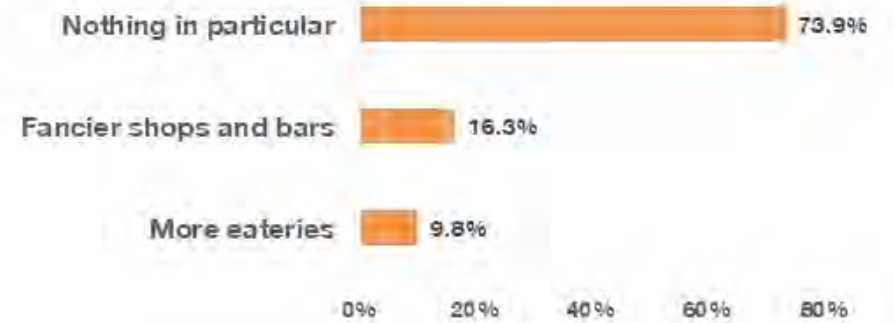
What three words do you associate with this area?



What do you like about it?



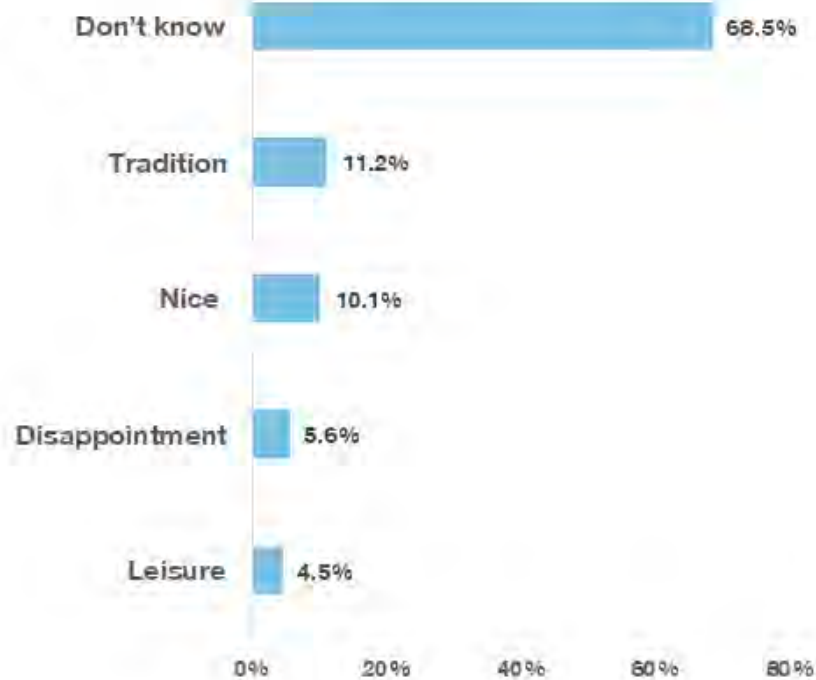
What would make you visit more?



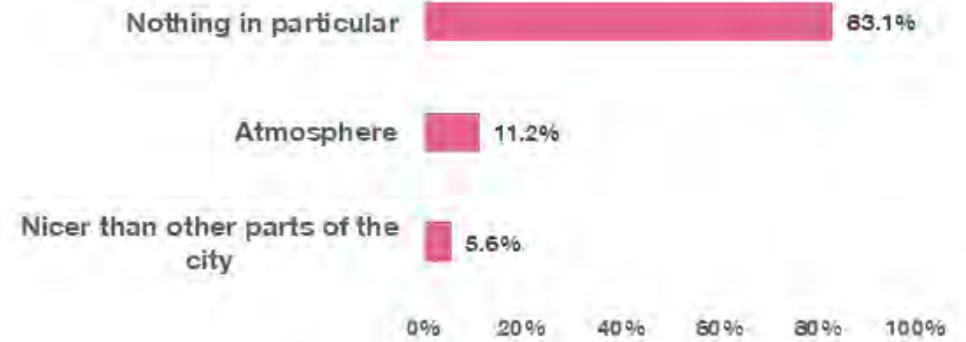
Bases = 92

## Belmont Street (September 2021)

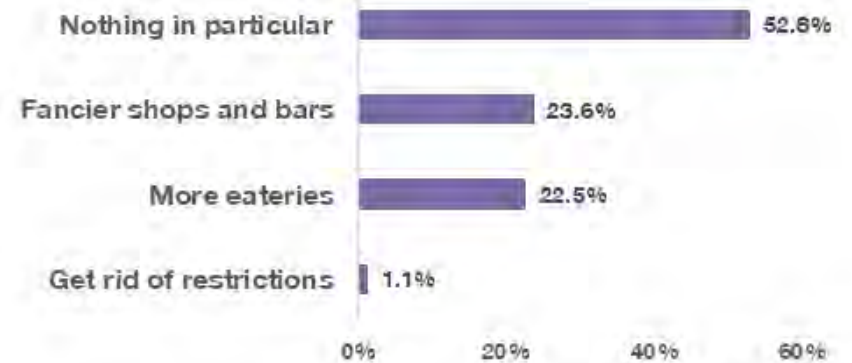
What three words do you associate with this area?



What do you like about it?



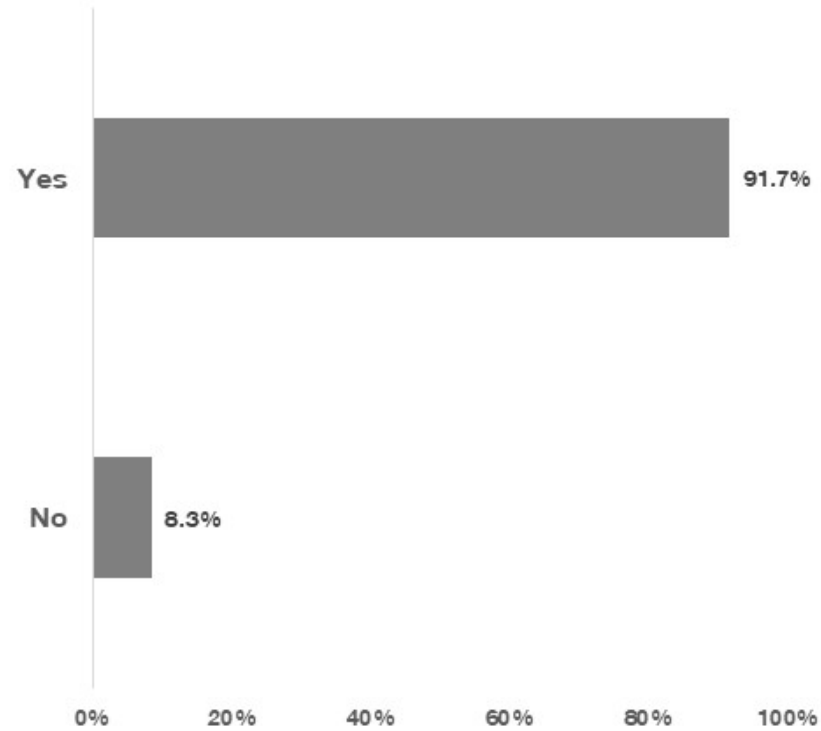
What would make you visit more?



Bases = 89

## Upperkirkgate (September 2021)

Do you like the improvements to the top of Upperkirkgate (Broad Street)?



Base = 84

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# Aberdeen Market

Outstanding Market Operator Opportunity



A development by  
Aberdeen City Council

Images for illustrative purposes only

Population  
**230K**

**GVA**  
per head

With a population of 230,000, Aberdeen is one of the most active economies in the UK with a significantly higher GVA per head than the Scottish average.



Images for illustrative purposes only



Market Street Entrance

Located in the heart of the city centre, Aberdeen Market will create an outstanding marketplace for local traders, businesses and artisan workshops, as well as leisure and cultural opportunities.

Situated on the site of the former British Home Stores, the site is being completely redeveloped to create a unique market hall opportunity and newly designed public realm space.

**3<sup>RD</sup>**

Aberdeen is the third most populated city in Scotland and ranks third in Scotland for shopping.



# Aberdeen Overview



# £10bn

PUBLIC & PRIVATE  
INFRASTRUCTURE  
INVESTMENT\*

\*Due to be delivered before 2030

Home to more than 20% of Scotland's top businesses and over 30,000 students, Aberdeen is a dynamic, vibrant and entrepreneurial region that is currently undergoing a significant transformational change.

Aberdeen City Council are currently progressing a 25-year City Centre Masterplan which will deliver 50 projects designed to enhance Aberdeen's economy, environment and infrastructure. With more than £10 billion of public and private infrastructure investment due to be delivered before 2030, this is a truly exciting time to become a part of Aberdeen.



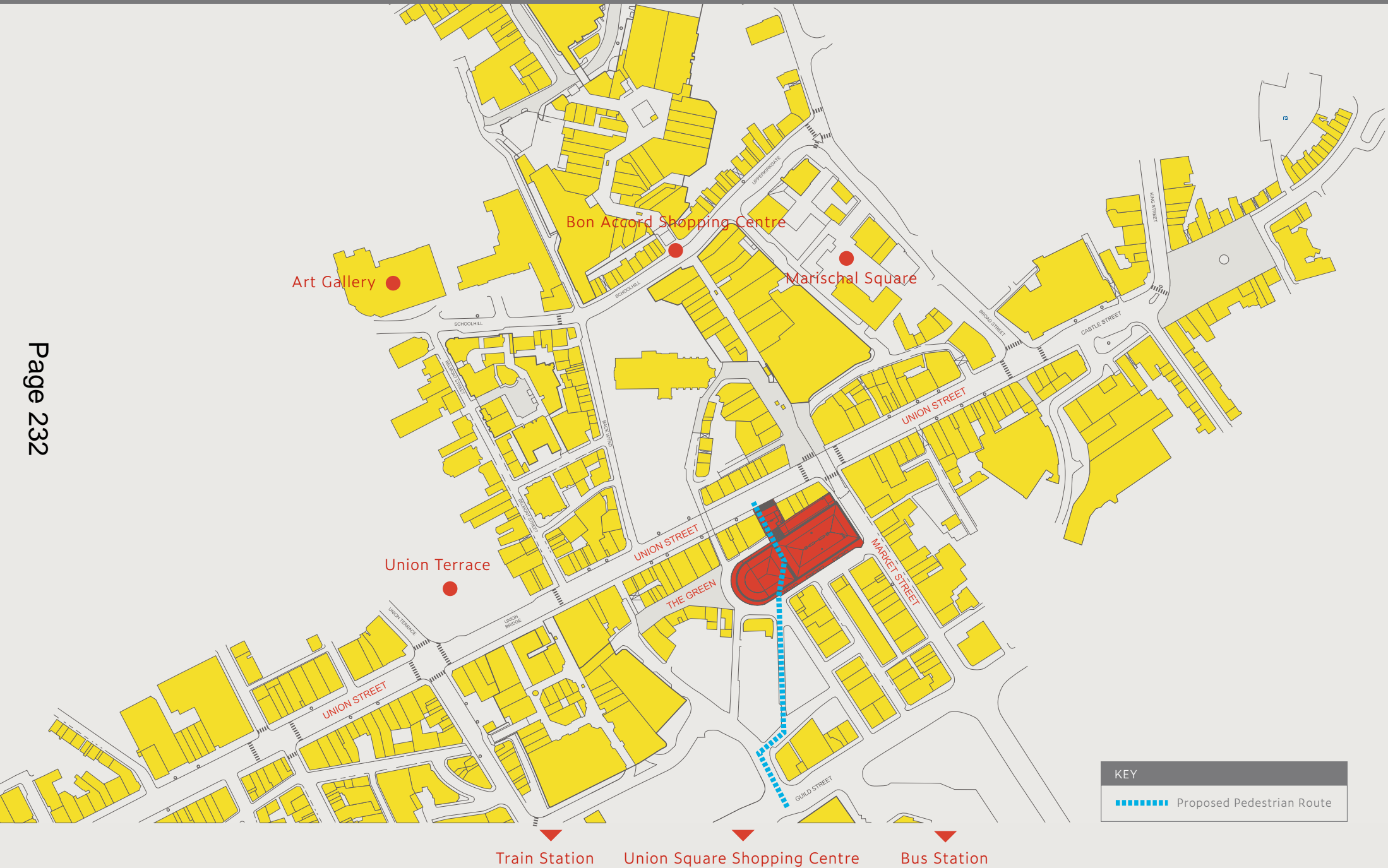
# 20%

OF SCOTLAND'S  
TOP BUSINESSES



# 30,000

STUDENT POPULATION







Internal View – The Green Level



View from Union Street



Images for illustrative purposes only

Internal View – Union Street / Market Street Level



An outstanding opportunity to form the heart of Aberdeen's most exciting new food market and leisure offering. Occupying the site of the former British Home Stores, the development will create an iconic destination within the heart of Aberdeen city centre linking many of the major areas of activity including Union Square and Bon Accord Shopping Centres, Marischal Square and Aberdeen train & railway stations.

**A truly unique and exciting marketplace for local traders and businesses, as well as leisure and cultural opportunities.**

Savills is seeking expressions of interest from local, national and international operators to manage and occupy the Aberdeen Market on behalf of Aberdeen City Council.

This unique opportunity will offer an operator the chance to help shape the future of Aberdeen city centre and create a world class destination, showcasing the very best of what the North East of Scotland can offer.



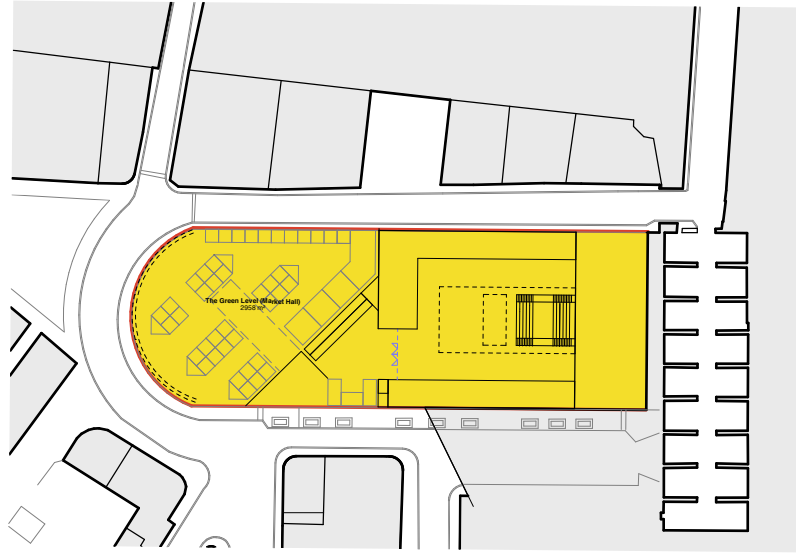


## Levelling up Fund

Announced by the UK Government, the Levelling Up Fund (LUF) will invest in infrastructure that improves everyday life across the UK. The fund will support town centre and high street regeneration, local transport projects, and cultural and heritage assets.

Aberdeen City Council have recently secured a £20m application to assist in the development of the Aberdeen Market, which will support our local economies through the regeneration of our city centre, supporting individuals into employment, improve local transport links and invest in local culture.





01 | The Green | 31,840 sq ft (2,958m<sup>2</sup>)



03 | Union Street (1st Floor) – The Studio | 2,174 sq ft (202m<sup>2</sup>)



02 | Union Street / Market Street | 16,480 sq ft (1,531m<sup>2</sup>)



04 | Union Street (2nd Floor) – Roof Top Bar | 1,722 sq ft (160m<sup>2</sup>)

# Expressions of Interest

On behalf of Aberdeen City Council, Savills are seeking expressions of interest in this unique opportunity.

**STUART MONCUR**

stuart.moncur@savills.com  
07887 795 506

**CHARLIE HALL**

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07807 999 693

**ISLA MONTEITH**

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07711 594 013



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# DESIGN PROGRESS

**7.0**



# 7.1 MASTERPLAN





# 7.1 MASTERPLAN

## INTRODUCTION

The Masterplan is centred around the re-imagining of the iconic Beach Ballroom, integrated with state-of-the-art Sport and Leisure facilities within an Urban Parkland setting, creating a transformational and vibrant new Beachfront destination for the City of Aberdeen.

The preferred Rope Works concept, inspired by the organic form of the rope weave, unravels into strands to form a hierarchical network of sinuous footpaths and desire routes, extending down from Beach Boulevard and opening up towards the heart of the Masterplan.

The open strands shape the Masterplan framework to create the geometry of the key elements of the proposal, including areas of Arrival, Play, Parkland, Gathering and Shelter. Natural landforms offer protection from the elements, with proposed dune formations providing shelter from North Easterly winds.

The Rope Works concept allows the main desire route from Castlegate to flow down Beach Boulevard and transition from a formal character to more natural, softer and playful forms, as the pathways extend out organically to link the key features of the Masterplan, culminating in a dramatic Boardwalk structure and viewpoint which extends out towards the sea.

The main features of the Rope Works conceptual Masterplan are outlined below:

1. Beach Ballroom
2. Stadium
3. Leisure
4. Boardwalk
5. Ballroom Plaza
6. Secret Garden
7. Amphitheatre
8. Gateway
9. Hub
10. Event Field
11. Play & Games Zone
12. Dunes
13. Beach
14. Esplanade
15. Beach Pavilion
16. Slipway
17. Broadhill
18. The Valley
19. Beach Boulevard
20. Community Gardens
21. New City Square
22. Castlegate



Key Features of Rope Works Masterplan





# CONNECTIVITY AND ARRIVAL

Getting to the park and improving connectivity to the City is a key aim of the Masterplan. The below sets out the strategy for arrival and movement to and through the park.

## Justice Street, Beach Boulevard and the existing Roundabout

One of the key challenges of improving the connection between the City and the Beach for pedestrians and cyclists is the existing roundabout which has to be negotiated. The roundabout poses a challenge due to several factors. Firstly, it makes crossing the road a longer and more difficult task, and secondly, the large scale and character of the road infrastructure defines the edge of the City centre and therefore diminishes both the legibility and attractiveness of this route.

A key aspiration of the Masterplan is therefore to reconfigure this roundabout to improve pedestrian and cycle connectivity between Justice Street and Beach Boulevard and to bring the character of the City centre across the A956, improving both the physical and psychological connectivity.

Traffic surveys and detailed layouts are required to develop and test these proposals further in relation to their possible impacts on the wider network.

## Beach Boulevard

Beach Boulevard is approximately 27.5m wide and roughly 67% of this is currently dedicated to vehicles. The Masterplan seeks to redistribute the available space here to increase the allocation for pedestrians, cycles, SUDS, planting and seating whilst maintaining vehicle and public transport access.

This reallocation of space will improve both the ease and the quality of the journey making it more attractive to pedestrians and cyclists and will provide environmental improvements through increased planting and improved water and air quality.

As above, traffic surveys and detailed layouts are required to develop and test these proposals further in relation to their possible impacts on the wider network.

## The Esplanade

Another key proposal of the Masterplan is the removal of vehicles (except maintenance/emergency/permitted vehicles) along the Esplanade. This has the advantages of allowing the park to connect directly with the beach and to improve the association between the two.

As above, traffic surveys and detailed layouts are required to develop and test these proposals further in relation to their possible impacts on the wider network.

## Arrival

There are several key arrival points to the Queens Links Urban Park, these are:

- Beach Boulevard
- Urquhart Road
- Links Road (from the south)
- Esplanade (from the south)
- Esplanade (from the North)
- Accommodation Road



Arrival points



**Pedestrian Movement**

As described above improvements to Justice Street, the roundabout and Beach Boulevard aim to provide a direct, attractive and welcoming pedestrian environment from the City centre to the Beach. A key element of this will be the provision of appropriate controlled or priority crossings. Connections and crossings into the park from the other arrival points highlighted should also be a key consideration to ensure safe pedestrian access. Once within the main body of the park there is a connected network of paths that will allow movement and exploration. Depending on location and route the path network has been sized as appropriate to accommodate larger flows of people (for example on a match day) or to provide a more intimate scale for exploring the park.

**Cycle movement and parking**

Cycle movement is proposed as a bi-directional segregated route on the south side of Beach Boulevard. As with pedestrian connectivity, appropriate controlled or priority crossings should also be provided. The bi-directional arrangement has been considered appropriate for the following reasons:

- There are not a large number of side streets to connect the cycle network to along Beach Boulevard and so some of the disadvantages of Bi-directional versus Uni-directional are not as important here.
- It is more space efficient to provide Bi-directional and therefore increases the amount of space available for other uses.
- The concentration of new landscape and cycle lane on the south side of the street creates the opportunity to form a consolidated area of new public realm of up to 15m wide, giving the feeling of a linear park connecting the City to the Beach.

Once in the park it is proposed to locate cycle parking facilities at each of the key arrival points and destinations within the park. No segregated cycle routes are currently proposed within the park however the central route connecting to the Esplanade in both directions, together with connections to key arrival points are proposed as the cycle network. These routes range in width depending on location.

- Connected pedestrian network
- Primary cycle connections
- Cycle parking



Pedestrian/cycle network

**Public Transport**

Public transport routes and bus stops will be maintained around the perimeter of the site, however current stops outside the Beach Ballroom and along the Esplanade would require removal.

It is proposed that Beach Boulevard and Links Road will be designed to accommodate bus movements and that a new road is formed along the eastern edge of Broad Hill connecting to Accommodation Road. This route could have a bus gate through the central section to reduce its use by private vehicles.

Detailed discussions with the bus operator around routing and requirements will be required.

**Taxi and drop off**

Taxis would be able to use the vehicle network to access the perimeter of the site and drop off passengers. A dedicated drop off area is proposed to the north of the Beach Ballroom.

**Private vehicles**

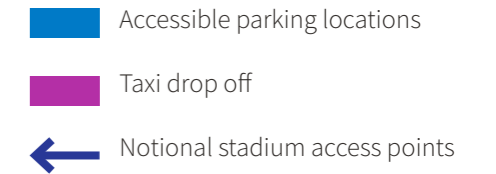
It is proposed to remove private vehicles from the Queens links and the section of the Esplanade within the site. A new street would be created which connects from Links Road to the Esplanade along the southern edge of the Queens Links.

Three locations have been identified for the provision of accessible parking around the perimeter of the site.

Accessible parking locations

Taxi drop off

Notional stadium access points



Indicative bus stop locations





Bus stops



Vehicle network

**Stadium coaches**

Coaches for football matches would generally access the stadium from Accommodation Road. For games where player drop off is required to the front of the Stadium controlled access would be permitted to the south of the Beach Ballroom and along the Esplanade.




-  Notional coach access/egress points
-  Controlled coach access for player drop off when required



Coach access

**Maintenance/ servicing and emergency vehicles**

Controlled access into the park would be provided for maintenance, servicing, event set up and emergency vehicles. The primary routes anticipated for this are highlighted on the plan opposite.

-  Controlled access points
-  Controlled access routes for maintenance etc.
-  Space for turning



Maintenance and emergency access





## DEVELOPMENT OPPORTUNITIES

The Rope Works strategy allows all individual elements of the Masterplan to flow together organically, while offering maximum flexibility for future design development.

The Design Team have explored a number of complementary architectural opportunities within the wider Masterplan area, with the potential for flexible structures to be integrated into the design:

1. Gateway Building
2. Hub Building
3. Beach Pavilion
4. Lightweight Canopy Structures
5. Amphitheatre Structure
6. Boardwalk

These flexible structures could be used for a variety of activities, with the ability to accommodate changes in use as the Masterplan design develops and evolves. Social Enterprise opportunities for supporting local business could be accommodated within a series of object buildings within the Urban Park, located at key junctions within the public realm network, offering opportunity to pause, engage and refresh on the Beachfront journey.

The **Gateway Building** acts as a sculptural landmark offering an enhanced sense of arrival to the Beachfront, with potential for an integrated Information Kiosk housed within a complementary lightweight structure. The **Hub Building** is located in the central plaza area at the heart of the new Urban Park. The flexible footprint could offer the opportunity to support local businesses with a potential Coffee Shop/Ice Cream Kiosk offering light refreshments.

The **Beach Pavilion** offers active frontage to the Beach Esplanade within a flexible structure which could be used for a variety of complementary activities, such as a Surf Village or Sports Clubhouse with integrated storage, retail, Beach Café or Juice Bar. A number of **Lightweight Canopy Structures** are located at key nodal points within the Urban Park, offering shelter, informal social and seating areas, with opportunities for integrated PV panels for solar energy collection.

The **Amphitheatre** offers a flexible external events space, with an integrated lightweight canopy structure which ties in with the sculptural roof forms of the wider Masterplan. This structure incorporates accessible facilities in close proximity to accessible parking. The **Boardwalk** structure follows the sinuous route of the Rope Works, flowing down from Beach Boulevard through the heart of the Masterplan and extending out into the sea, creating opportunity for a sculptural beacon with feature lighting at the focal view point. The elegant structure of the Boardwalk wraps round to tie in with the integrated Sports & Leisure complex.

The conceptual Masterplan encourages a common architectural language applied across all development opportunities within the wider Parkland area, creating a cohesive scheme that has been considered and designed as a whole. A palette of durable and sustainable natural materials will be considered, with the use of locally sourced timber species native to Aberdeen, where appropriate.



Architectural Development Opportunities

# OPEN SPACE STRATEGY

### Spacial Hierarchy

The Masterplan has been developed to provide a clear and legible spacial hierarchy across the site. This responds to the access and key nodal points within the site to ensure that there are appropriate gathering and meeting spaces in key locations. Through this spacial hierarchy a series of spaces of different scales, character and uses has been developed.

### Character

The open spaces within the Masterplan have been developed with the aim of creating different characters and opportunities for people to enjoy the site. Whether this be a relaxing walk along the promenade surrounded by grasses waving in the breeze on the proposed dune landforms, a visit to the vibrant, colourful and exciting play park or arriving at the grand and civic Beach Ballroom Plaza; the park will provide a variety of characters and experiences. The character of the park will also change from day to day and at different times of year. Events or match days will change the character of some spaces, particularly spaces such as the Central Square, Beach Ballroom Plaza and Events field.



# THE SPACES

## The Event Field

A large flexible space suitable for an informal kickabout, picnic or large event.

## The Amphitheatre

A more intimate outdoor venue, suitable for music, theatre, outdoor cinema or screenings.

## Beach Ballroom Plaza

A grand and civic setting for the Beach Ballroom

## Central Square

A key nodal point within the site, a gathering and meeting point.

## Secret Garden

A hidden gem, providing opportunities for Beach Ballroom events to spill outside.

## Arrival Squares

Spaces at key arrival and nodal points within the park, each with a unique character and feel.

## Play and games zone

A large section of the park incorporating formal play and games

## Esplanade

The esplanade to the front of the Stadium, modified to become less linear and to increase opportunities to sit and linger.

## The Dunes

Landform providing shelter and spacial definition with a continuation of the Esplanade on a new alignment.

## The Beachfront

A more gradual and accessible connection to the beach with improved visual connections.

## The Boardwalk

A journey out to sea providing a new perspective of the coastline.

## The Valley

The space between Broad Hill and the Stadium. This area will break down into three distinct sections, south, central and north. At the south and north the landform will be modified to provide access to the podium level of the stadium whilst the central section will remain lower to provide access to level 0 and a location for outside broadcast.

## Broad Hill

Broad Hill will remain with improvements to paths and additional planting and interventions. Opportunities to link the hill to the podium level of the stadium are being explored, as well as feature 'lookout' space.



# LANDFORM AND TOPOGRAPHY

Within the Masterplan it is proposed to generally work with the existing topography of the site however to make specific interventions in landform in some locations to achieve the following aims:

## Micro-climate

A key aim of proposed landform is to create shelter and help improve the micro-climate of spaces across the site, increasing the comfort of visitors and increasing dwell time.

## Accessibility

Another key aim of the manipulation of levels across the Masterplan is to achieve accessible routes. The two key areas where this applies are the proposed modifications to the line of the sea defences and access to the stadium podium from the 'valley' below Broad Hill. Within the main body of the park the sea defences have been pulled back into the site, allowing a more gradual gradient and approach to the beach from the park. Access to the podium level from the 'valley' below broad hill will also include landform modifications which will allow the ground to build up to the stadium podium level.

## Definition of spaces

Landform will be used to help define and enclose spaces within the park, creating 'rooms' of different sizes which can accommodate the various programs of use.

## Exploration, discovery and play

The introduction of landform has been designed with the intention of increasing the opportunities for exploration and discovery within the park. The landforms will also be developed so that these can contribute to the play value of the site.

## Framing of views

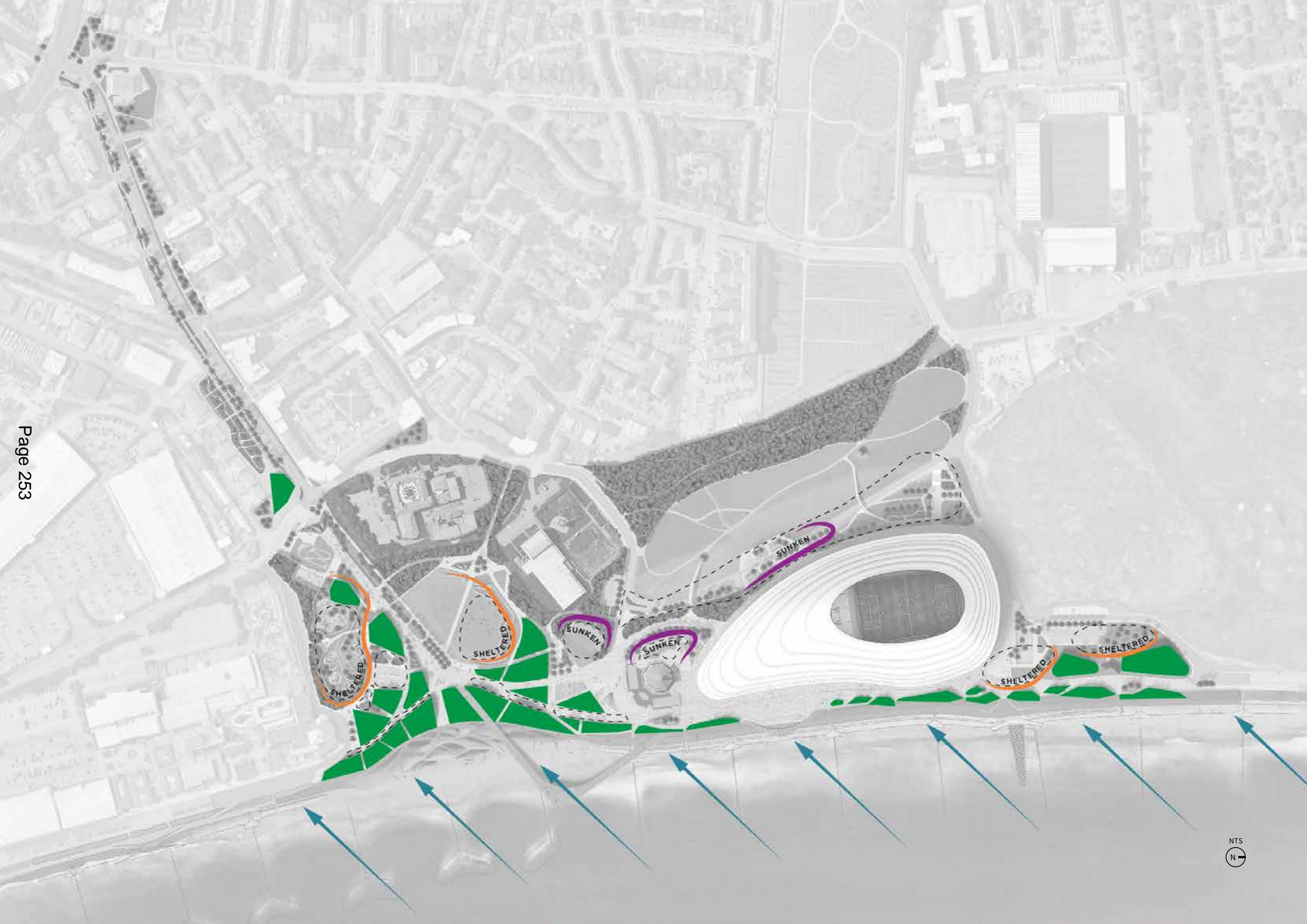
The use of landform will be developed to frame and create views. This could be creating choreographed views to the sea from the esplanade level in the park, framing the view of the Beach Ballroom, adding extra drama to the view out along the pier or simply setting up vistas to sculptures or interventions within the park.

## Connection to the beach

The modification of levels to allow better access to the beach has already been mentioned however the aim of modifying the levels here is also to allow a better visual connection between the park and the beach.

Detailed levels information has not yet been developed and to undertake this a topographic survey of the site will be required. Equally proposed alterations to the sea defences will require further exploration, discussion and study.





# WORKING WITH NATURE

We are living in a time where public awareness of our natural environment is heightened like never before – and so it should be. Climate change is a very real threat to our planet. Around the world this is no more acute than in our coastal regions.

Aberdeen needs to lead by example.

The design of the overall beach Masterplan looks to harness the natural environment and enhance it. The aim of this is multiple and interlinked just like nature itself.

Firstly, we need to work with coastal influence in a more harmonious way, using natural systems to protect the beach area while allowing people to enjoy the unique environment.

Secondly, we need to create shelter and develop micro-climates that not only offer usable spaces but create conditions for a more naturally diverse landscape, allowing new species to colonise and enhance biodiversity. Shelter and adaptive micro-climates can be formed by natural topography and landform (much like the Hill does now), and by creating the right conditions for tree planting and in particular afforestation by pioneer species. As a whole for the betterment of our environment we need to plant more trees. The plan opposite highlights the planting structure proposed which will help create this micro-climate.

With enhanced landscape and increased biodiversity, we can start to respond to one of the toughest challenges we have in connection to our cities and development and that is flooding and drainage. With the ‘working with nature’ approach we can truly integrate sustainable drainage systems that become part of the landscape. ‘Working with nature’ will showcase the beachfront Masterplan as a working example of how to work harmoniously with our environment.



Planting for pollinators



Photograph by Göran Ekeberg, Addlight AB. (Image courtesy of Karavan landskapsarkiter)



Sustainable drainage



Enhanced Natural Structure



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## 7.2 URBAN PARK



## 7.2 URBAN PARK

### INTRODUCTION

The Queens link urban park is a tremendous opportunity to create an outdoor destination for the city in a unique context. The urban park is part of the wider landscape Masterplan that glues together many of the proposed and existing buildings and uses in the area, and importantly facilitates connections back to the city centre.

The potential of this beachfront urban park will not only be on a city and regional level but should also be seen as distinctive in a national and international context.

The urban park can be seen in several ways, perhaps as a gift to the city and from the city in equal parts. Hence, its perception as a public park for all is a key aspect of the overall process.

Successful public parks from around the world, are by their very nature invariably designed with the public. The exercise of mutual understanding and design is in fact the start of the actual project. There has been limited consultation with various youth groups to date, and this needs to continue, and wider public consultation needs to happen. Out of this process a truly rich and varied design can be developed, full of 'indigenous' character, working with the inherent natural characteristics of the site and the aspirations of the people of Aberdeen.

A public park must be accessible for everyone, such is the egalitarian existence of true public spaces. The richness of the park will come in its form and uses. Play and games are an obvious part of this mix and creating the physical environment for this to flourish is key. The whole park should be seen as incorporating elements of play opportunity, with areas that are more focused and defined along with the more natural and incidental play integrated throughout the park. To ensure this engagement with the youth groups of Aberdeen needs to continue.

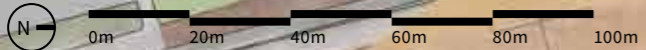
There are many other uses to be considered, and careful analysis of what is best is important as flexibility will be key in the evolution of a public park along with its functionality and flexibility to cater for yet unforeseen city uses. Being considerate not to over prescribe space is a restraint that needs to be exercised. Let people evolve with the structure of a good space – that is what will make it a place to be proud of and allow for the citizens of the city to take ownership.



Concept Visualisation of Urban Park



Scale 1:1500 @ A3



# GATEWAY BUILDING

The Gateway Building acts as a sculptural landmark at the entrance to the Queens Links, offering an enhanced sense of arrival at the Gateway to the Beachfront. The flexible building footprint is set within a complementary lightweight structure which spans across the main desire route, increasing visibility from Beach Boulevard and drawing people down towards the new waterfront destination from the City Centre approach.

An integrated Information Booth and Reception area is proposed to assist with orientation within the new Urban Park, with enhanced directional and digital signage.

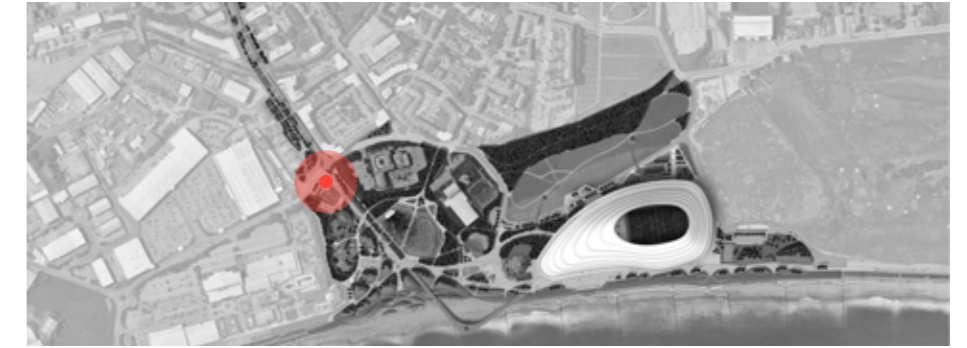
The Gateway proposal offers potential to explore more sculptural elements, feature lighting and opportunities for public art within the design, adding the wow factor upon arrival to the Beachfront.

Accessible/Toilet/Changing facilities will be housed within the proposed structure which will be clad in durable, natural timber cladding, with an angular roof formation to echo the other lightweight architectural interventions within the wider Park.

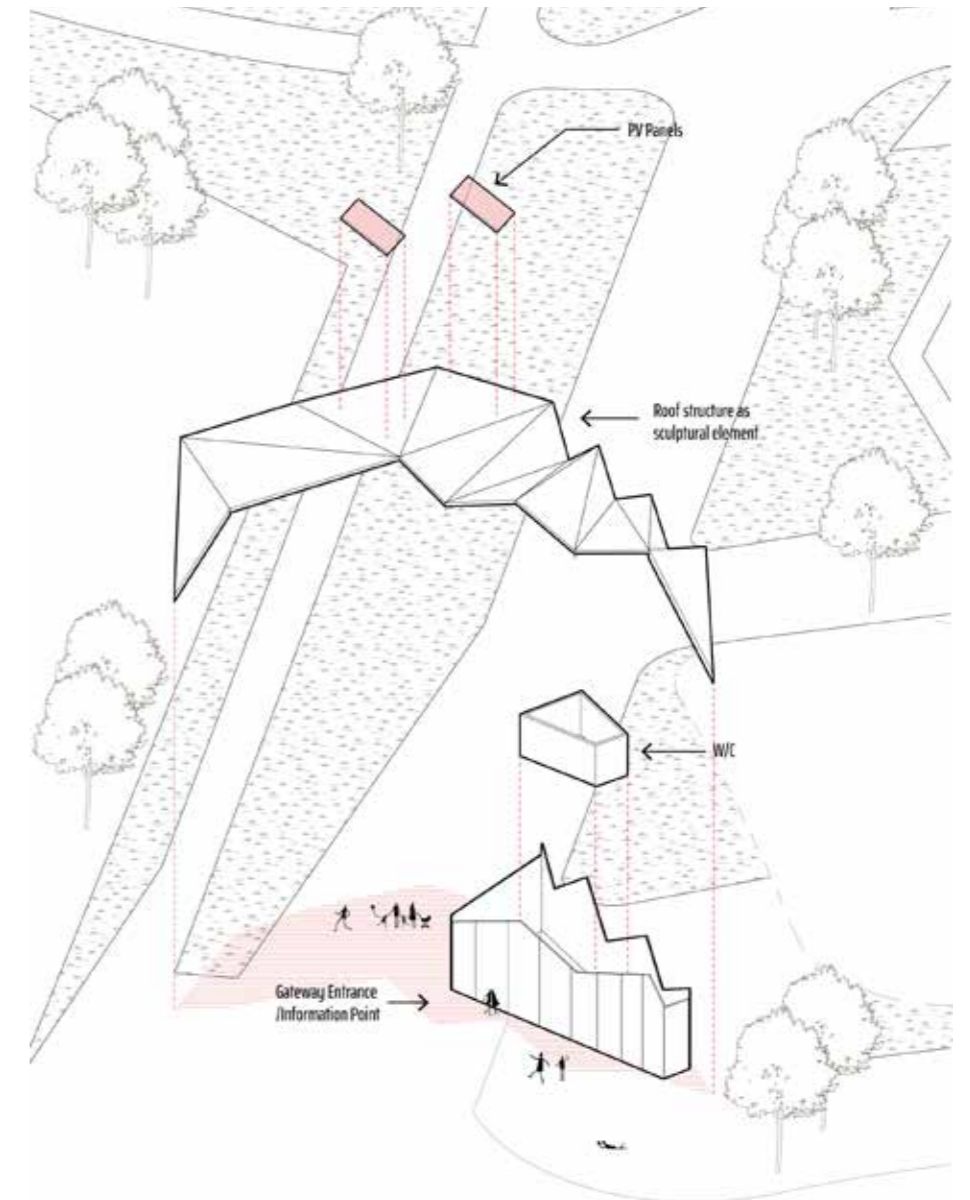
The height of the Gateway canopy will be designed to accommodate vehicular access onto a shared surface if required for managed events.



Plan



Key Plan



Isometric View



Precedent



3D View

# HUB BUILDING

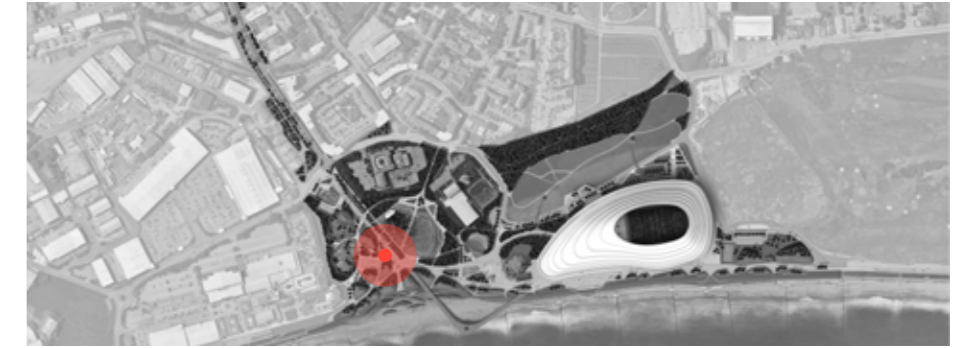
The Hub Building is located in the central plaza area, creating a focal point at the heart of the new Urban Park. Positioned at a key nodal point junction on the main Avenue, the building will capitalise on footfall sweeping down from Beach Boulevard towards the reimagined Ballroom, Stadium & Leisure complex, offering a place to pause, engage and refresh on the primary desire route.

The flexible building footprint could support a variety of uses, with opportunity for Social Enterprise and supporting local business with a potential Coffee Shop/Ice Cream Kiosk offering light refreshments.

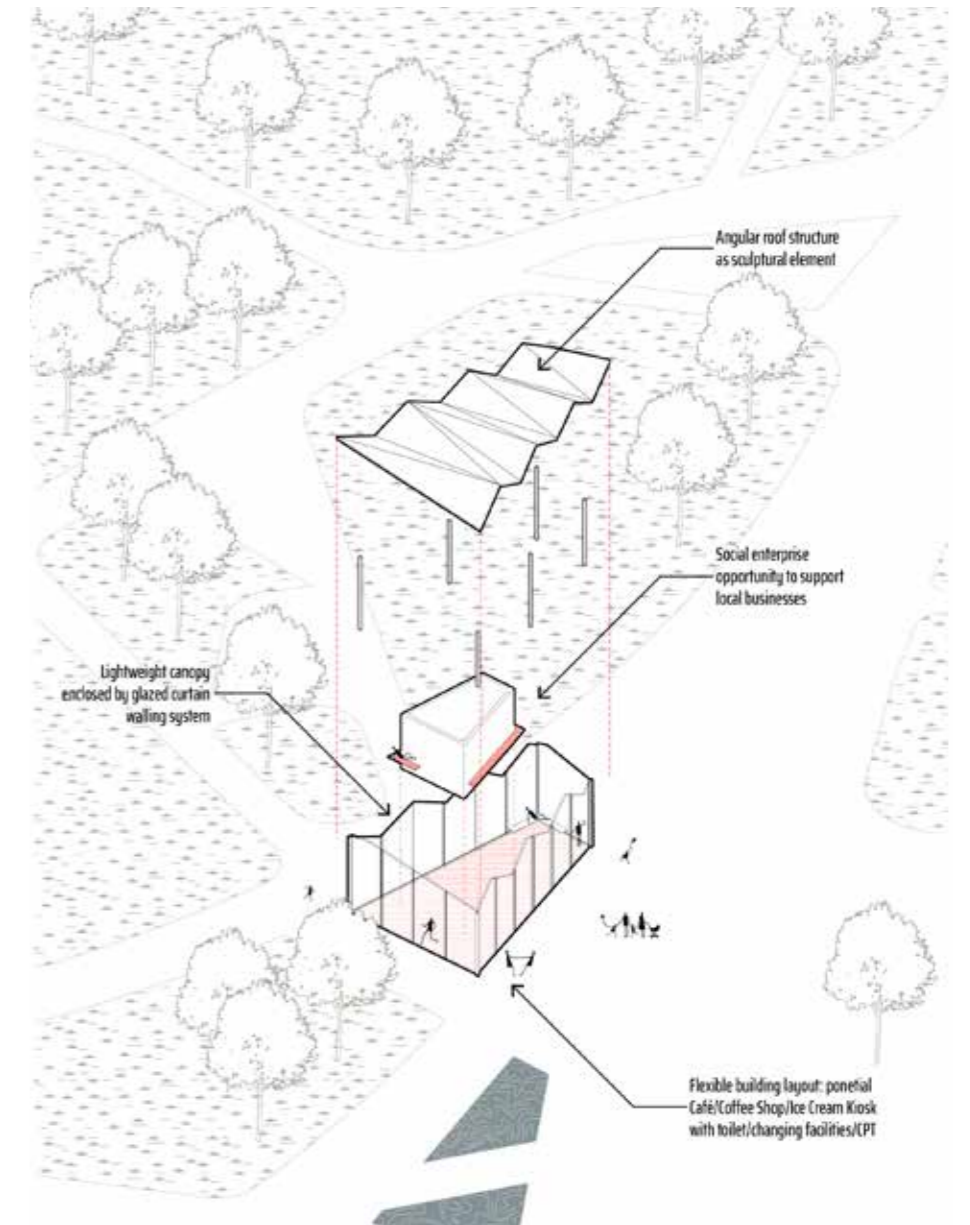
Toilet and Changing facilities would be provided including centrally located accessible facilities/CPT. The proposed Hub will incorporate a sculptural angular roof structure, aligned with the wider family of lightweight structures located throughout the Urban Park.



Plan



Key Plan



Isometric View



Precedent Imagery



3D View

# BEACH PAVILION

The Beach Pavilion offers a flexible layout that can be used for a variety of different Beachfront activities. The building provides active frontage to the Beach Esplanade which could potentially house a Surf Pavilion, Sports Clubhouse and other complementary uses such as retail, Beach Café or Juice Bar. Changing/Toilet Facilities would be accommodated alongside First Aid provision and equipment storage areas.

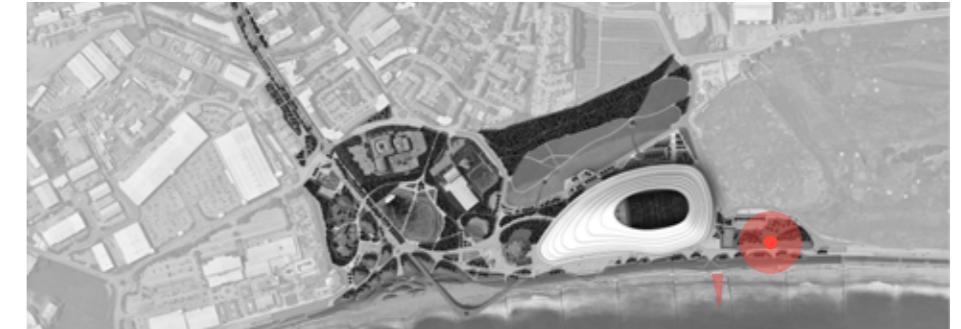
The building will be located in close proximity to suggested accessible parking and will be fully accessible with ramped access integrated into the landscape design. The proposed associated Slipway will be accessible via the existing underpass route which we be maintained and enhanced, giving direct access to the Beach. The Pavilion could form part of a wider Surf Village or potentially be utilised for future extreme sports facilities, linking in to the new Stadium and Leisure complex.

In line with proposals for other lightweight structures located within the Masterplan vicinity, locally sourced larch timber cladding is proposed – a species native to Aberdeen. This will offer a durable, natural and cost-effective cladding solution, with appropriate fixing/ weathering details to suit the coastal/marine environment.

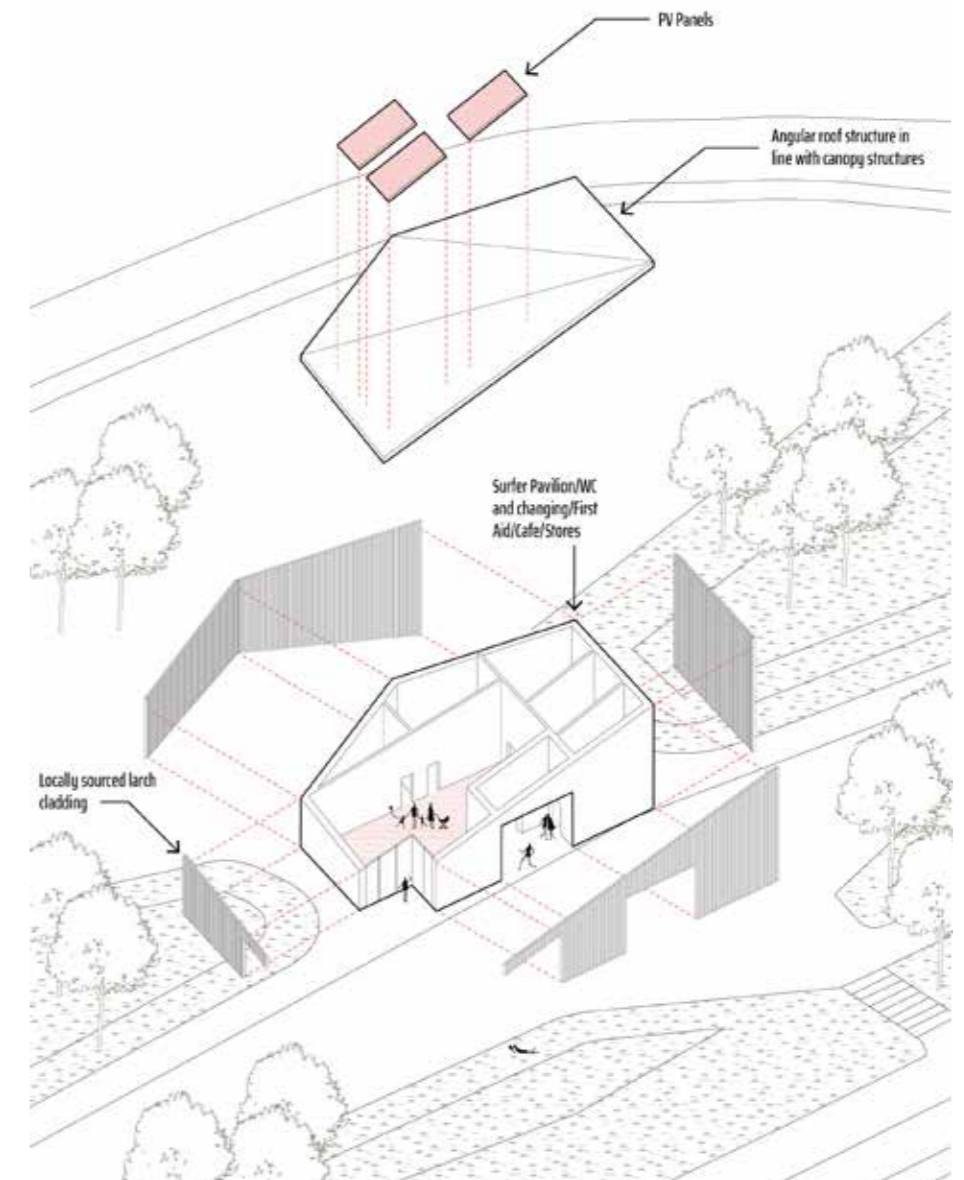
PV panels will also be explored on the angular roof form to generate solar power, in conjunction with other lightweight canopy structures offering solar collection through the Masterplan area.



Plan



Key Plan



Isometric View



3D View



Precedent Imagery



# LIGHTWEIGHT CANOPY STRUCTURES

A number of canopy structures are proposed at key nodal points within the Urban Park to aid orientation on the Beachfront journey. The angular roof structures proposed will provide shelter from the elements and seating areas for rest and reflection.

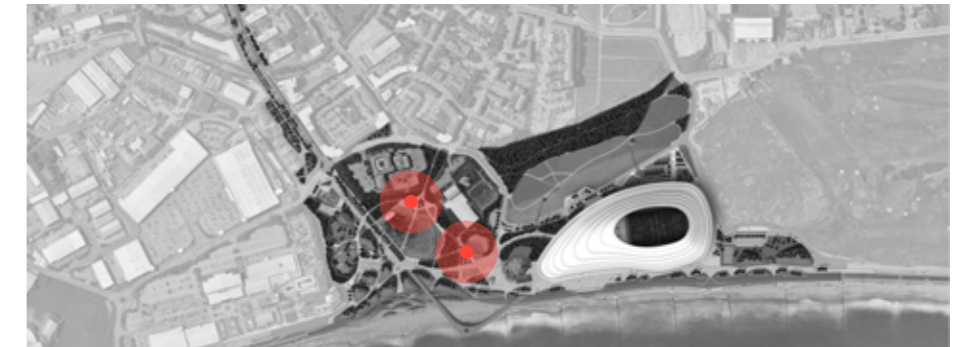
A variety of seating, including back and arm rests will be provided, as well as accessible spaces for wheelchair users. These flexible structures offer opportunity for social/meeting points, picnic areas, recycling points, individual seating and quiet areas.

Feature structural columns are proposed as sculptural elements, supporting an angular roof form with opportunities for integrated PV panels to provide solar energy to potentially illuminate the public realm areas, with feature up-lighting of the canopy forms.

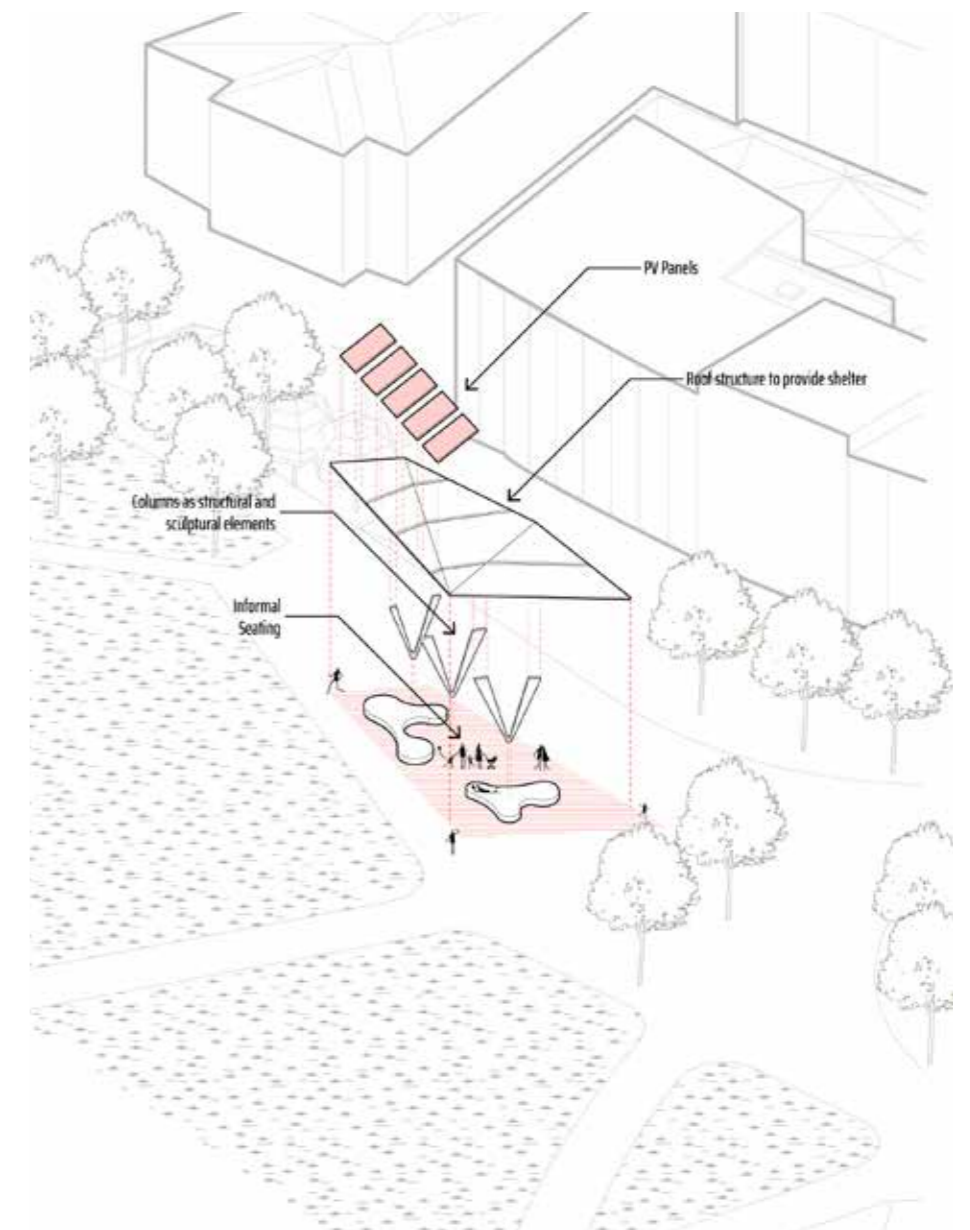
Durable, locally sourced, sustainable materials have been suggested, creating a family of structures which follow a common architectural language and materiality to tie through with wider Masterplan interventions.



Plan



Key Plan



Isometric View



Precedent



3D View

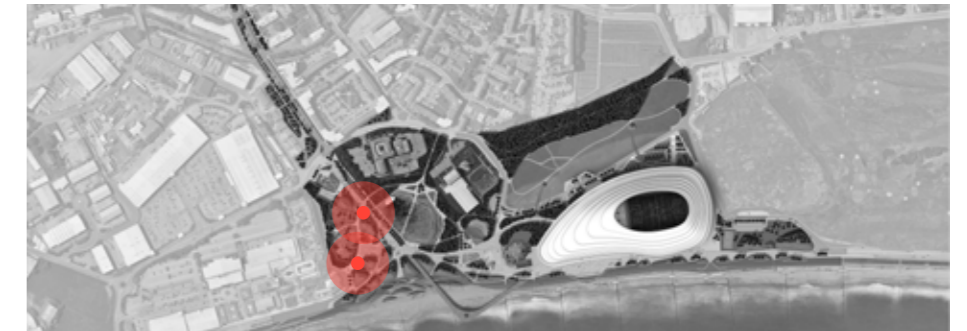
# LIGHTWEIGHT CANOPY STRUCTURES

Adjacent to the Play and Games Zone within the Queens Links Urban Park, alternative organic lightweight structures have been explored with a more playful geometry and roofscape, reflecting the sinuous nature of the overall Rope Works Masterplan concept.

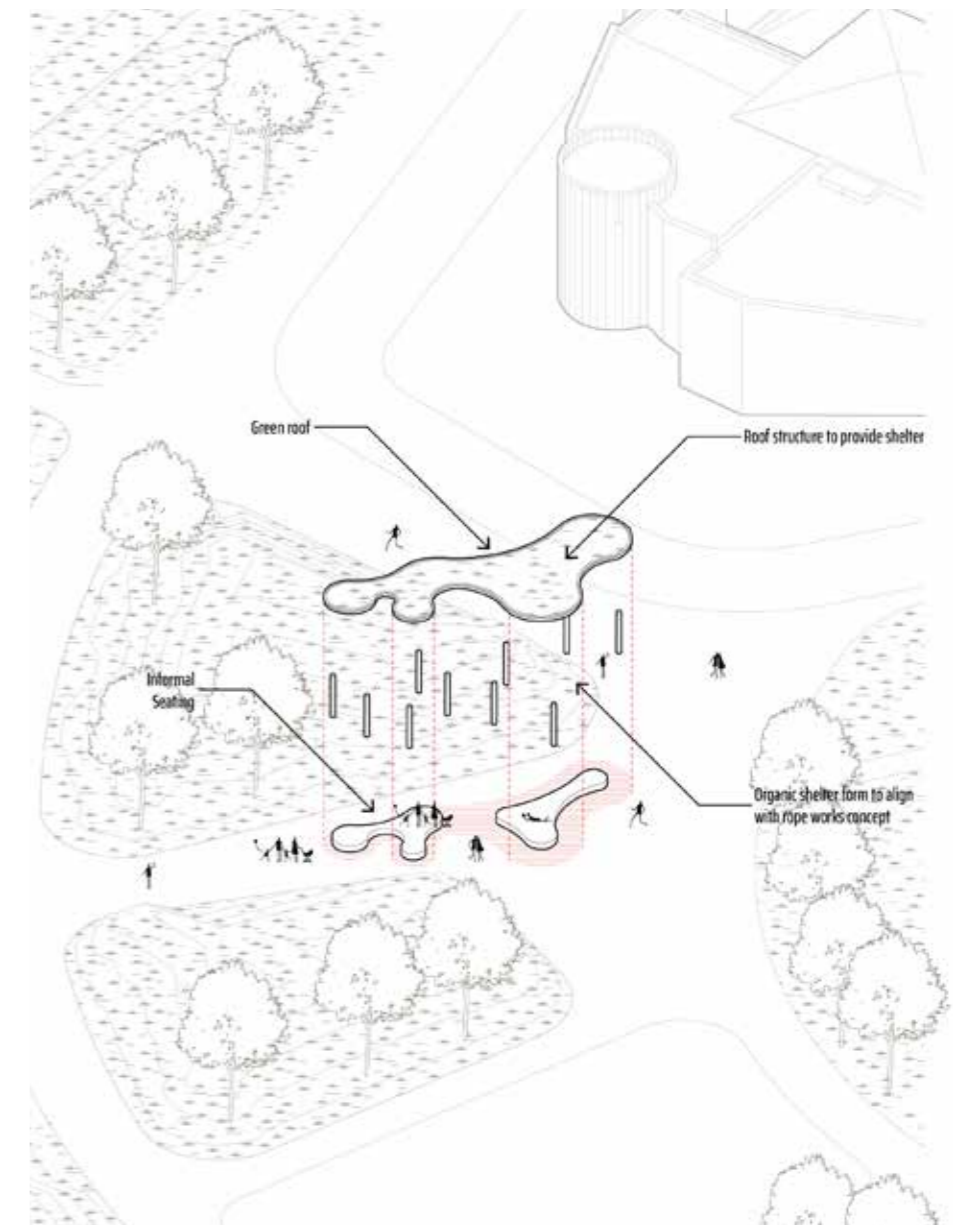
These structures offer more informal sheltered seating areas, with opportunities to explore green/sedum roof solutions with a variety and mix of species to enhance biodiversity within the Park



Plan



Key Plan



Isometric View



3D View



Precedent



# AMPHITHEATRE

Within the Urban Park the opportunity to create a more intimate outdoor venue, suitable for music, theatre, outdoor cinema or screenings is provided with the creation of a small external amphitheatre located adjacent to the Beach Ballroom.

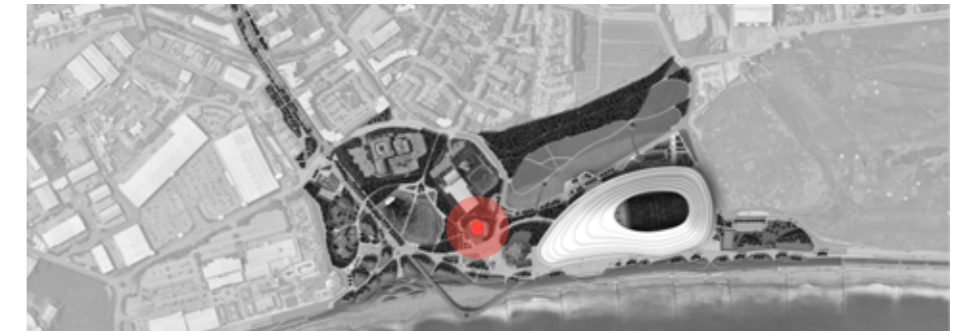
The amphitheatre is supported with a lightweight angular canopy structure, tying in with the sculptural roof forms of the wider Masterplan, providing an element of shelter to the seating area and simultaneously offering opportunity for localised accessible toilet facilities adjacent to the accessible parking on the West part of the site.

Taking advantage of the existing site topography/ levels, the location for the Amphitheatre naturally shields the adjacent buildings to the West, whilst the orientation of this space provides natural screening and acoustic benefits which can be enhanced with strategic planting to provide an additional level of privacy to the space.

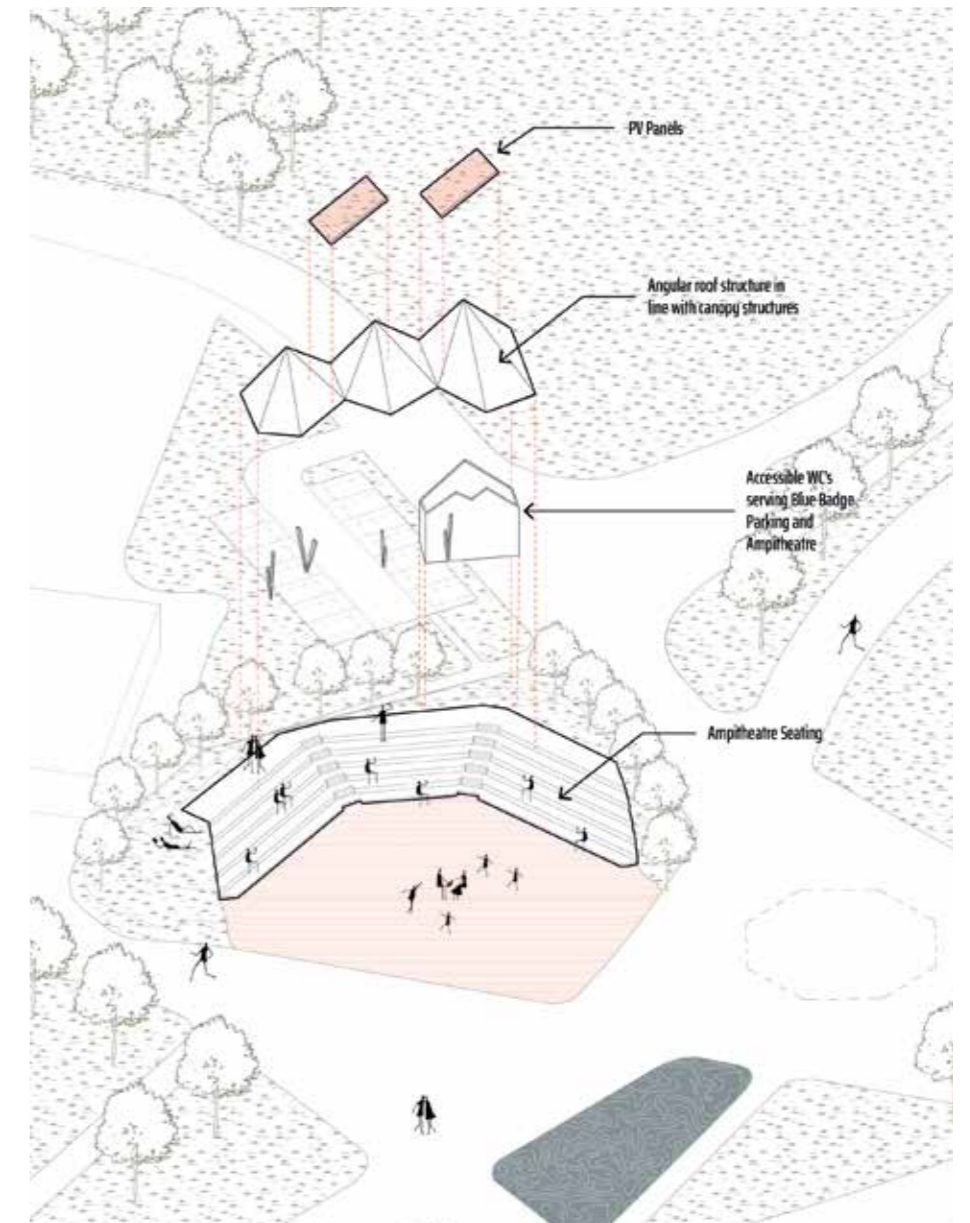
The vision for this space is to create a flexible, intimate external events space with the potential to tie in with larger events hosted at the Beach Ballroom/ Stadium.



Plan



Key Plan



Isometric View



Precedent



3D View

# BOARDWALK STRUCTURE

The proposed Boardwalk allows for the creation of an enhanced beach frontage with opportunities for views towards the sea. This new structure will become a focal point at the Masterplan's periphery, forming a new key public space and creating a threshold between Beach Boulevard, the Esplanade and the North Sea.

Formed as an extension of Beach Boulevard, the Boardwalk enhances the fundamental relationship between the boulevard and Beach Ballroom. These two principal paths are joined through the creation of a centrepiece at the nose of the Boardwalk in the form of a sculpture with a key light element to symbolise Aurora (Northern Lights). This sculpture is to be designed by a local artist in cohesion with the Masterplan concept.

In addition to the large Boardwalk at the end of Beach Boulevard, a smaller Boardwalk structure facing the leisure entrance is designed to create a humble public space with further views towards the sea.

The form of the Boardwalk aligns with the Masterplan's rope concept to create an organic and intuitive journey. In order to ensure protection of the elements, the structure slopes up outwards towards the sea. It further provides the opportunity for level change in order to ensure accessibility to the beach.

Structural support elements are located at 10m centres to ensure robustness, with the columns and structure designed in a similar architectural language to other interventions within the Masterplan for the purpose of continuity and consistency.

There is an opportunity for animation along the Boardwalk through the incorporation of landscaping and seating. Glass balustrades are to be used in order to create a sense of openness towards the sea. Locally sourced materials, such as larch species native to Aberdeen will be used for the purpose of sustainability and consciousness of the location.



Precedent



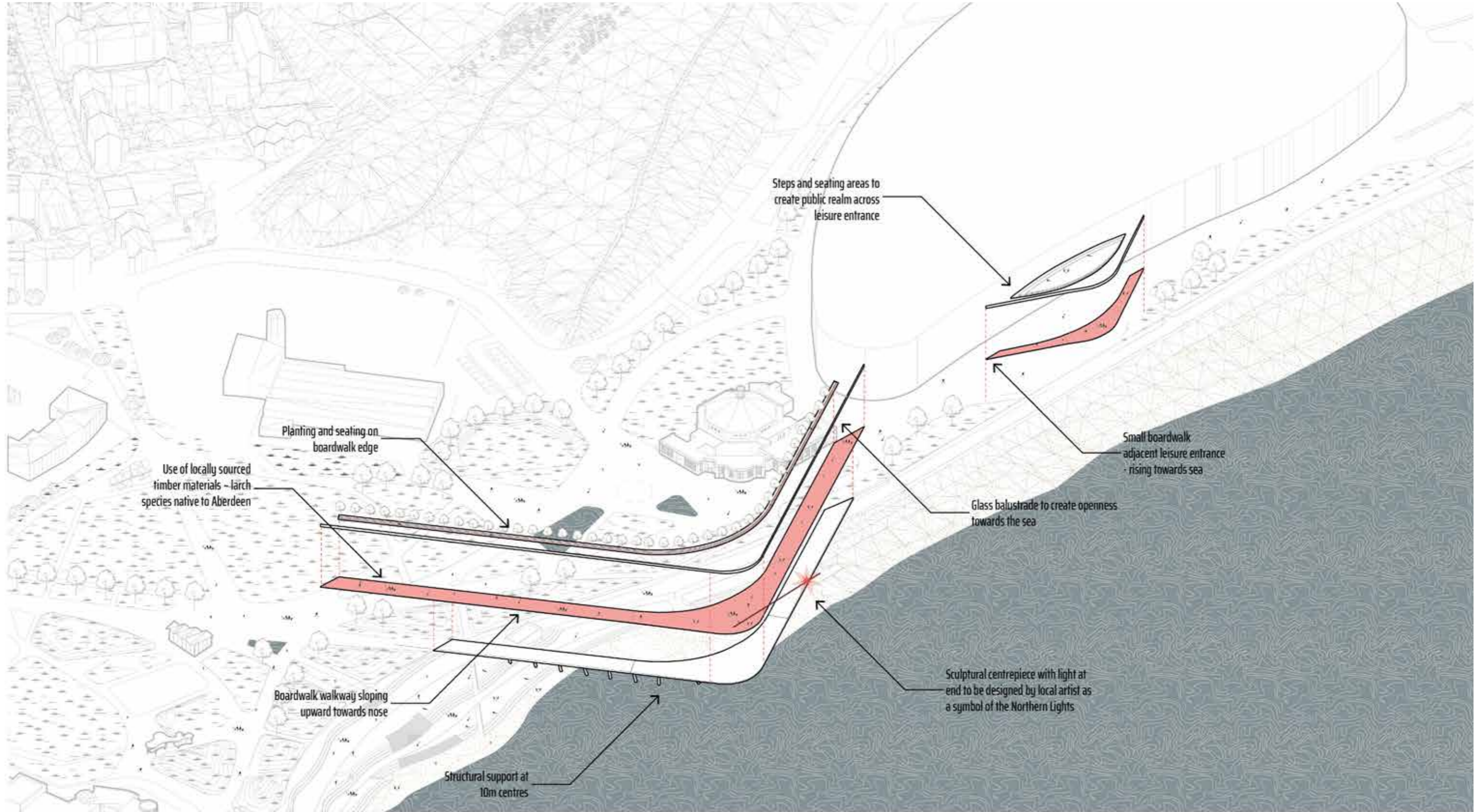
Key Plan



Precedent



3D View



Isometric View

# EVENTS FIELD

The events field has been designed as a flexible space capable of holding events, festivals, larger concerts etc. but also to provide a large grassed area for day to day use including informal sports and games such as football, touch rugby, ultimate frisbee, and passive recreation such as picnicking.

The field covers an area of circa 8,800m<sup>2</sup> however additional space is also provided by the adjacent hard landscaped public spaces.



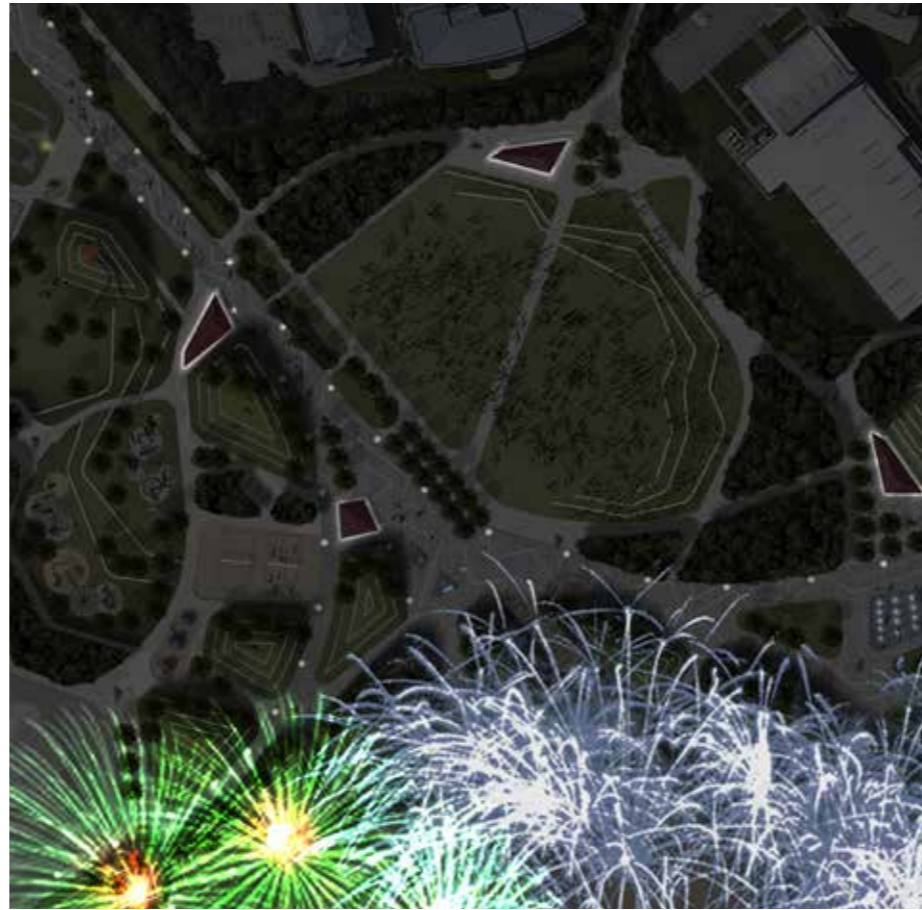
## CONCERT

The below plan illustrates a possible arrangement of a larger concert/festival within the park.



## FIREWORKS

The below plan illustrates a possible arrangement of a fireworks event within the park.



## CHRISTMAS MARKET

The below plan illustrates a possible arrangement of a large Christmas market within the park.



# CENTRAL SQUARE

The Central Square is formed where the different strands of the rope works concept split apart. It is a key nodal point within the site and also forms a part of the main circulation route to the Stadium on match days. The design of this space has been carefully considered to ensure an appropriate width to accommodate the flows of people required on a match day whilst maintaining an appropriate scale and character on other days. A small pavilion, water features and trees in hard landscape help bring interest and animation to this space and a varying width from circa 25 -30m allows the possibility of this area being used to set up small markets of food trucks stands etc. on non match days.





The new central square forming a meeting and gathering point within the park.

# BEACH BALLROOM PLAZA

The Beach Ballroom Plaza will create a grand setting for the building. The main circulation routes of the site pass either side of the space ensuring that pedestrian movement to the Stadium on match days is accounted for and that the Beach Ballroom is a key landmark and part of this journey.

The space formed between the two routes will have less through movement within it and therefore provides a calmer space in which people can sit and relax out of the main flow of the park. Water features proposed within the space will add sound and animation to the space and provide opportunities for play whilst enhancing the grandeur of the building.







Arrival at the Beach Ballroom through the new plaza space

## ARRIVAL SQUARES

The arrival squares are a series of smaller hard landscape spaces within the park. These have been typically located at key arrival or nodal points within the site. These spaces will provide areas to meet, park a bicycle, take shelter, have a game of chess or sit and relax. They are of a scale which would also allow them to accommodate smaller events, markets or food trucks etc. helping to animate these spaces. They should be locations which assist legibility and way-finding within the park, either through unique identities and landmarks or the inclusion of way-finding information.

The provision of power, water and data within these spaces should be considered.

## BEACH BOULEVARD ARRIVAL

This space will provide a welcome point and main arrival into the park from Beach Boulevard. A Gateway building, described in more detail elsewhere within this document will act as a sculptural landmark at the entrance to the Queens Links, offering an enhanced sense of arrival at the Gateway to the Beachfront and providing facilities including Accessible/Toilet/Changing facilities.

## AMUSEMENTS SQUARE

This space will provide a welcome point into the park from the promenade and adjacent arcades. It will also act as a key pick up/drop off point for the Park.



## PLAY GATEWAY

This space will provide a main gateway into the play area off the main route through the park. It will create a place to meet and explore the park from and will include opportunities for shelter.



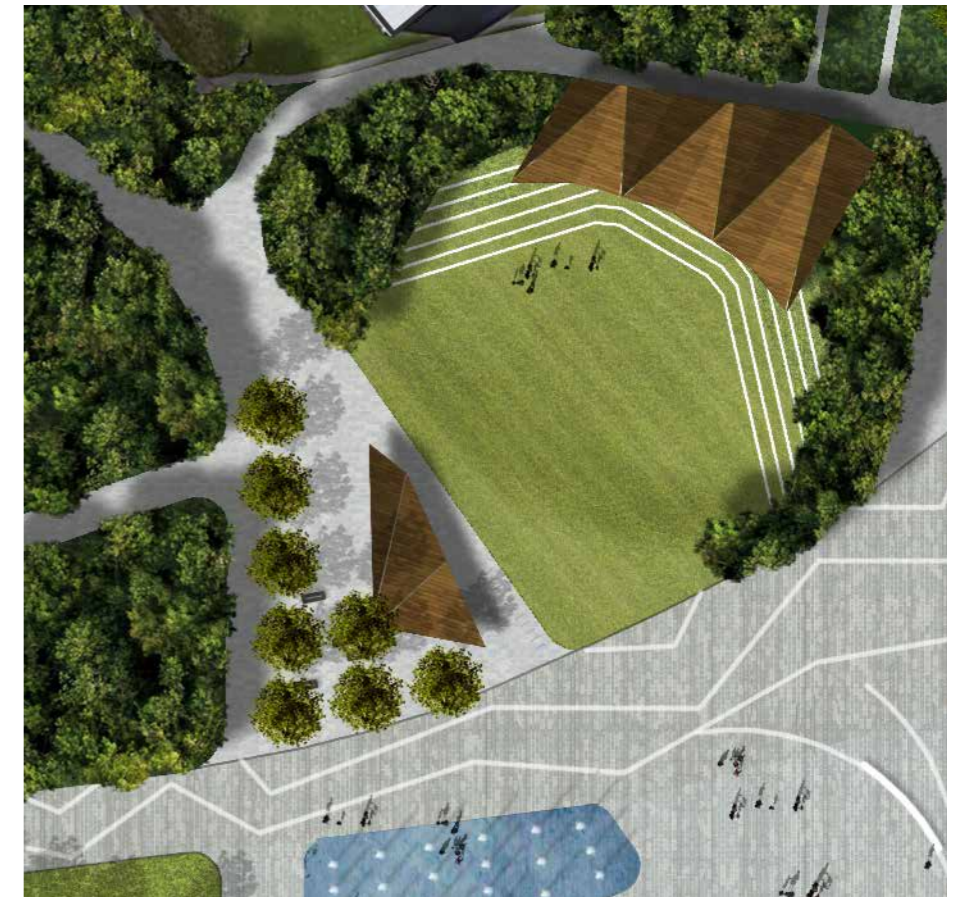
## TRAMWAY SQUARE

This space will create an arrival into the park from Urquhart Road. At its southern end it incorporates an element of the existing tram lines which could be incorporated into this space to create character and a link to the history of the site. At its northern end this space could also form a connection to Transition Extreme Sports. At its eastern edge this space has a direct relationship with the events field which would allow these two spaces to be used in conjunction with each other for larger events.



## AMPHITHEATRE SQUARE

This space adjoins the naturally sheltered and sunken space of the amphitheatre, working with the distinct topography of the area. The space provides an arrival at the Beach Ballroom and a space to meet and linger off the main pedestrian thoroughfare which forms the route to the Stadium.



Scale 1:750 @ A3  
N  
0m 10m 20m 30m 40m 50m

## PLAY AND GAMES ZONE

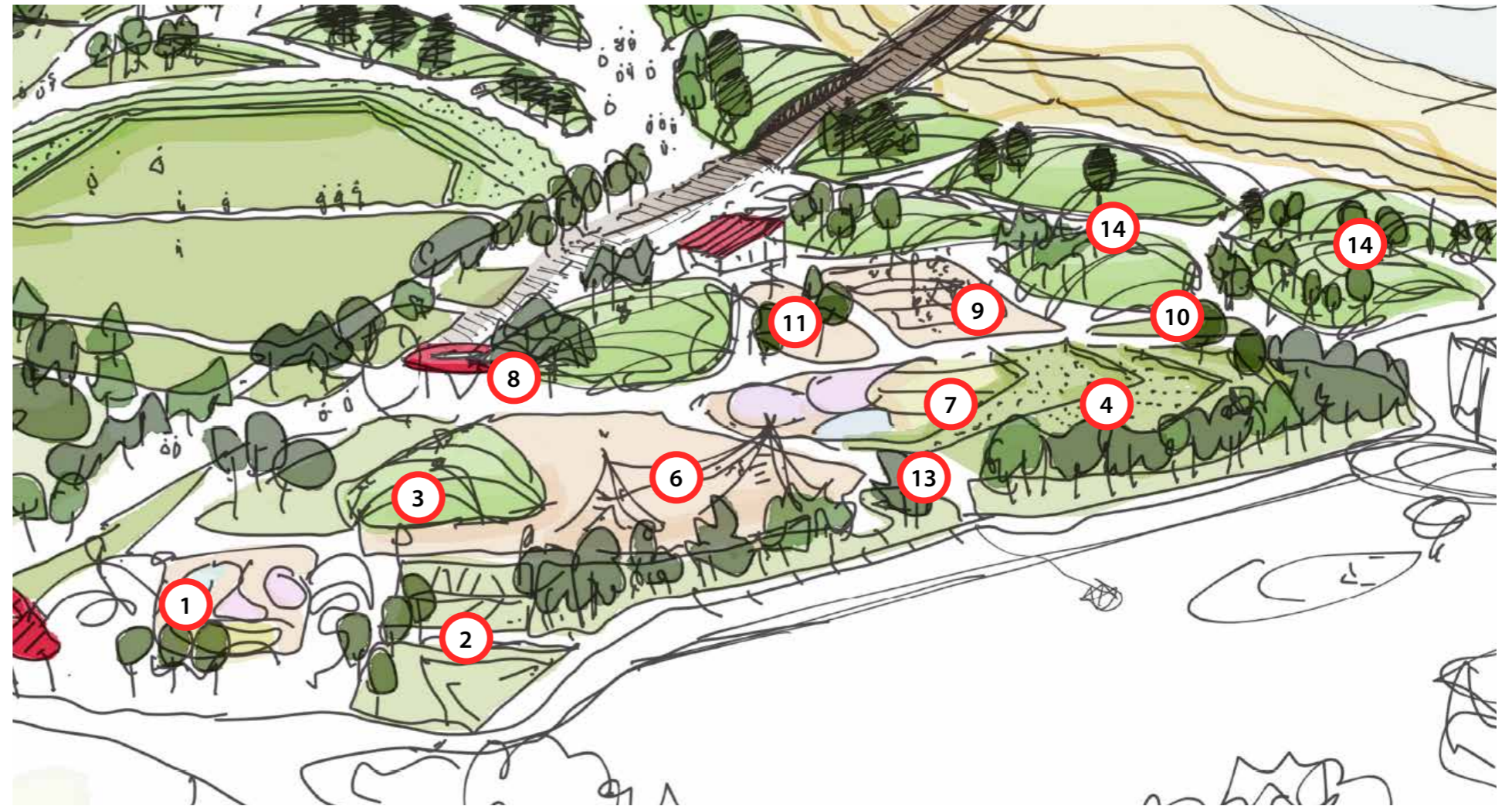
Although this area has been termed the play and games zone it is not intended that opportunities for play will be constrained to this area of the site. The intention is that informal play opportunities will be present through out the park. Equally the intention is that this area is a fully integrated part of the park landscape and is permeable and able to be explored as part of a visit to the park.

The play park has been enclosed to some degree by landform/tree planting in order to help create a suitable micro-climate and provide a comfortable year round space. Equally the aim has been to provide some shelter from the wind which is particularly important for games such as table tennis and volley ball.

A structure for the play and games zone has been developed which can accommodate a variety of play. At this point the content of the play parks is still being developed however approximate areas have been set aside for separate younger and older children's play areas. Recently undertaken consultation with children and young people is helping to inform this process and refine the types of play which should be included within these areas.

Other uses with a larger footprint have been included within the development of the plan to ensure space is allowed for these uses within the plan, these included a pump track/skate park, a basketball court and volleyball courts all of which were raised during youth engagement.

Other smaller uses have been indicated on the plan such as chess tables, table tennis tables etc. the final location of these elements is more flexible due to their smaller size.



Photograph by Göran Ekeberg, Addlight AB.  
(Image courtesy of Karavan landskapsarkiter)

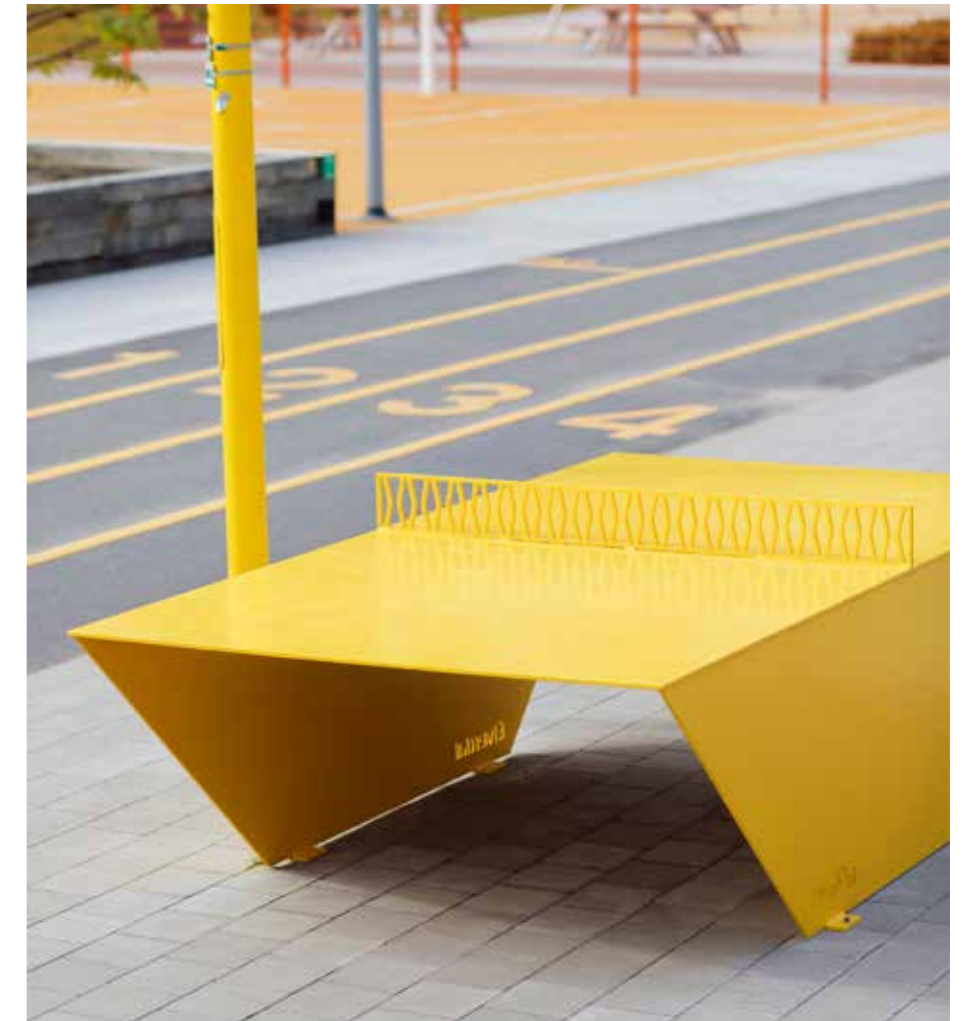
### Legend

1. Pump track/skate park (total area illustrated 1,190m<sup>2</sup>)
2. Basketball Court
3. Lookout dune with slides
4. Low seating/parkour walls
5. Seating
6. Older children/youth play area (total area illustrated 2,620 m<sup>2</sup>)
7. Small children's play area (total area illustrated 2,770 m<sup>2</sup>)
8. Shelter
9. Volley ball sand pit
10. Climbing boulder sand pit
11. Table tennis
12. Chess tables
13. Spinning boulder
14. Lookout binoculars



# PLAY PRECEDENTS

The content of the play parks is still being developed however a recently undertaken consultation with children and young people is helping to inform this process and refine the types of play which should be included within these areas.



Photograph by Göran Ekeberg, Addlight AB.  
(Image courtesy of Karavan landskapsarkiter)



Photograph by Göran Ekeberg, Addlight AB.  
(Image courtesy of Karavan landskapsarkiter)





Shelter and sense of place created within new play area

## THE 'DUNES' AND THE BEACHFRONT

The intention at the beachfront is to modify the beach edge, pulling this back into the site and creating better visual and physical connectivity between the park and the sea. Behind this modified edge, dune landforms will help provide shelter to the park and will frame views out to sea.

The modification of the landform in this area, due to the removal of the road, will play a key role in heightening the relationship between the beach, the park and the city. It is important that the humanising of this interface is a priority, while maintaining the necessary coastal defenses by investigating more natural flood defense systems which can afford to utilise a greater area therefore introducing a distinctive and unique environment. One of the out turn aims will be making the beach bigger and more accessible.





## LIGHTING

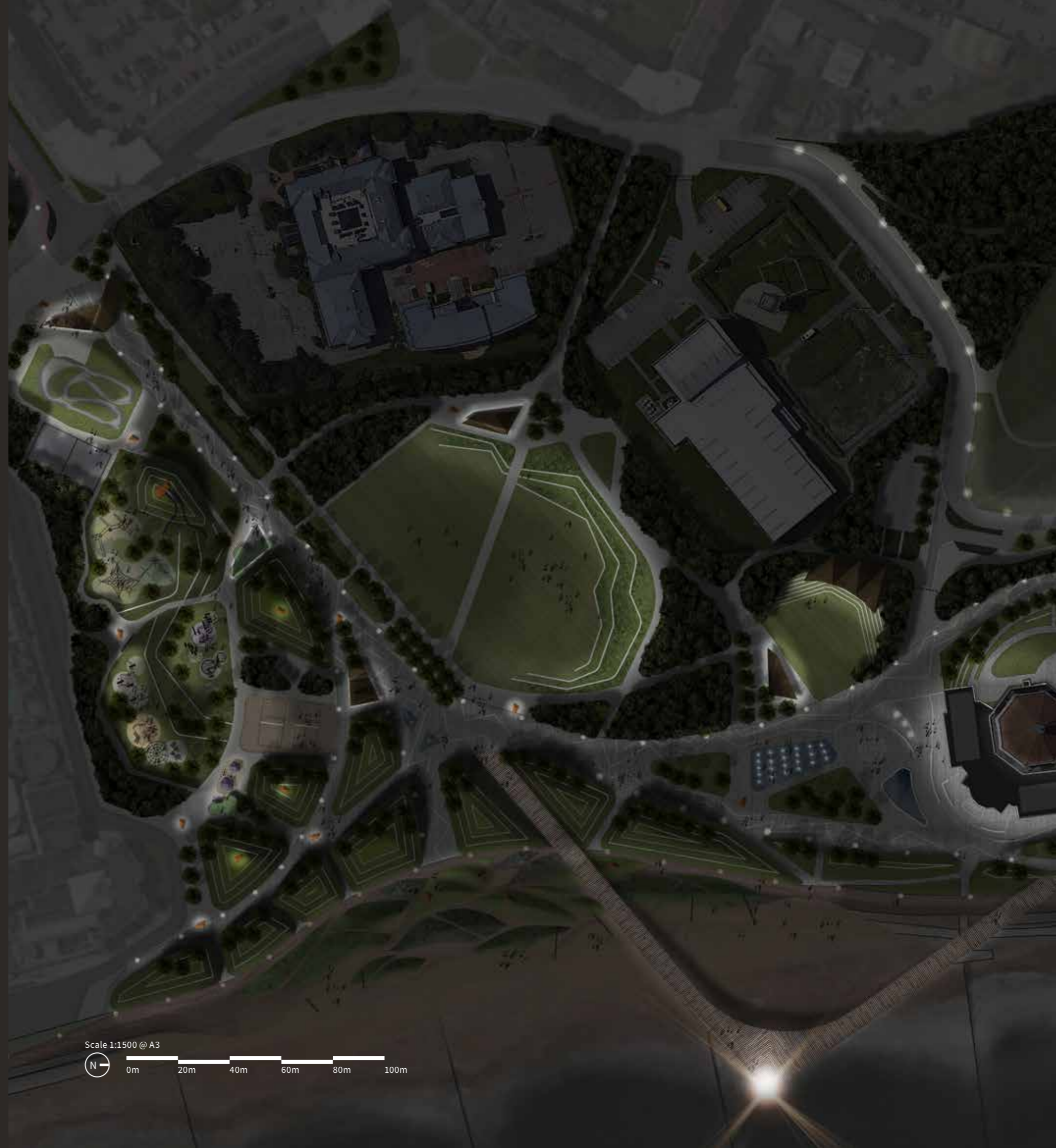
The night time appearance, usability and safety of the park should be a key consideration within the design. Lighting therefore has an important part to play. As well as functional lighting, lighting which enhances the character of the park and provides additional play opportunities should be considered. The plan opposite illustrates how a hierarchy of lighting across the park could illuminate key routes and spaces and also provide character and interest. In addition to this base scheme temporary seasonal lighting and street dressing could be considered adding a further level of interest which would change throughout the year.



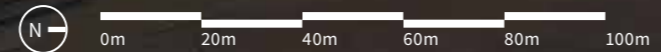
## POWER, DATA & WATER

Provision of power, water and data should be considered through out the park to ensure the maximum flexibility of spaces for events and seasonal dressing.

The inclusion of USB charging integrated within street furniture and provision of WiFi could also be investigated.



Scale 1:1500 @ A3



## INFORMAL PLAY

The consideration of play should not be limited to the Play Zone of the park, all elements should be designed with the aim of maximising their play value. Whether this is low seating walls which could be used for parkour, fountains or water features which can be used for play, or informal elements which can be used for clambering on these opportunities should be actively sought out within the park design.



## BINS AND RECYCLING

Litter and recycling was one of the recurring themes within the consultation undertaken with the Primary 6 students.

Bins should be provided at regular intervals within the park and especially at entrance points and nodal points. Bin provision should allow for and encourage recycling. In the design and specification of bins consideration should be given to seagulls and measures to prevent them from accessing the bins. Bins should not be located directly next to benches where they may attract

## SEATING

There should be a variety of seating within the park. This should include but not be limited to the following types:

- Solitary seating to provide individuals space
- Seating with back and arm rests to assist the elderly and infirm
- Seating positioned in social groupings, particularly allowing those who may be hard of hearing to face each other to assist communication.
- Spaces for wheelchairs to be positioned adjacent to benches
- Opportunities for picnicking



## HARD LANDSCAPE

A detailed materials palette has not yet been developed however this should consider sustainability, longevity and ease of maintenance as well as creating an attractive and welcoming environment.

## SCULPTURE AND ART

There are opportunities for sculpture and art of various scales to be included throughout the park. These could help create character and assist way-finding. These could respond to the consultation undertaken with children and young people and could incorporate bright colours, informal play, street art and graffiti.



## WAY-FINDING

Way-finding within the park will be helped by a clear hierarchy of paths. Existing and proposed landmarks such as the Sea, Broad hill, Codona's amusements, the Beach Ballroom and the Stadium will also help with orientation. Additional way-finding information could be included within the proposed arrival squares.



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## 7.3 THE BEACH BALLROOM



## 7.3 THE BEACH BALLROOM

### INTRODUCTION

The Aberdeen Beach Ballroom, affectionately known as the finest dance hall in Scotland, adopts a prominent position along the City's beachfront esplanade. Opened in the 1929, this important Art Deco entertainment venue has experienced much change, not least the major development of the 1970s Star Ballroom which provided additional function space on the eastern side overlooking the coastline.

The building boasts a wealth of cultural history, having hosted many of Scotland's leading bands over the decades and is held in high esteem amongst Aberdonians who share fond memories of their time at the venue.

The Ballroom is to be considered as a primary focal point in the new Masterplan development, due to its central position but also because of its cultural significance.

Over the years, the Ballroom has made attempts to adapt to new cultural and business trends, which has led to areas of inefficiencies within the interior fabric and planning of the building. This, combined with poor maintenance of the building envelope, the harsh coastal environment, cultural changes and underfunding for refurbishment, has led to a Ballroom in need of a holistic strategy for renewal.

This report aims to identify opportunities for development, from interventions such as upgrades to internal fitouts to high level re-imaginings of current and proposed revenue generating spaces.

It is accepted that any opportunity for redevelopment must and will respect the heritage and memories defined by the Beach Ballroom to ensure it can continue to contribute to the lives of those who visit it.



Proposed Development Plan, 1923



Main Entrance Approach

## EXISTING GA PLAN - LOWER GROUND (LG)

Below the main entrance esplanade level, the lower ground floor of the existing Beach Ballroom features the main Ballroom dance floor with its maple sprung floor and Art Deco styled carpet surround. The Ballroom itself follows the octagon geometry of the overall building with the main stage located at the northeast corner and the main bar to the north.

An almost continuous circulation route runs around the Ballroom behind the primary structure supporting the viewing gallery above. This also acts as a service route for catered events using temporary satellite stations remote from the main kitchen; staff use these stations to plate up and serve food and beverage to catered guests.

Various level changes occur within this floor and can also be experienced between the peripheral circulation route and the Ballroom floor itself; a number of ramped transitions occur on the eastern and southern vertices.

The main stage has undergone a remodelling since the original curve on which it was founded; the stage is supported by a high level lighting rig, draped curtain and a back stage circulation area leading to various dressing room space. The dressing rooms and cellar stores are located within a northern extension to the original building.

The main bar accommodates 1 vertex of the octagon with the bar surface itself spanning between pillars. A false wall offset from the original structure provides a narrow services route for plumbing equipment.

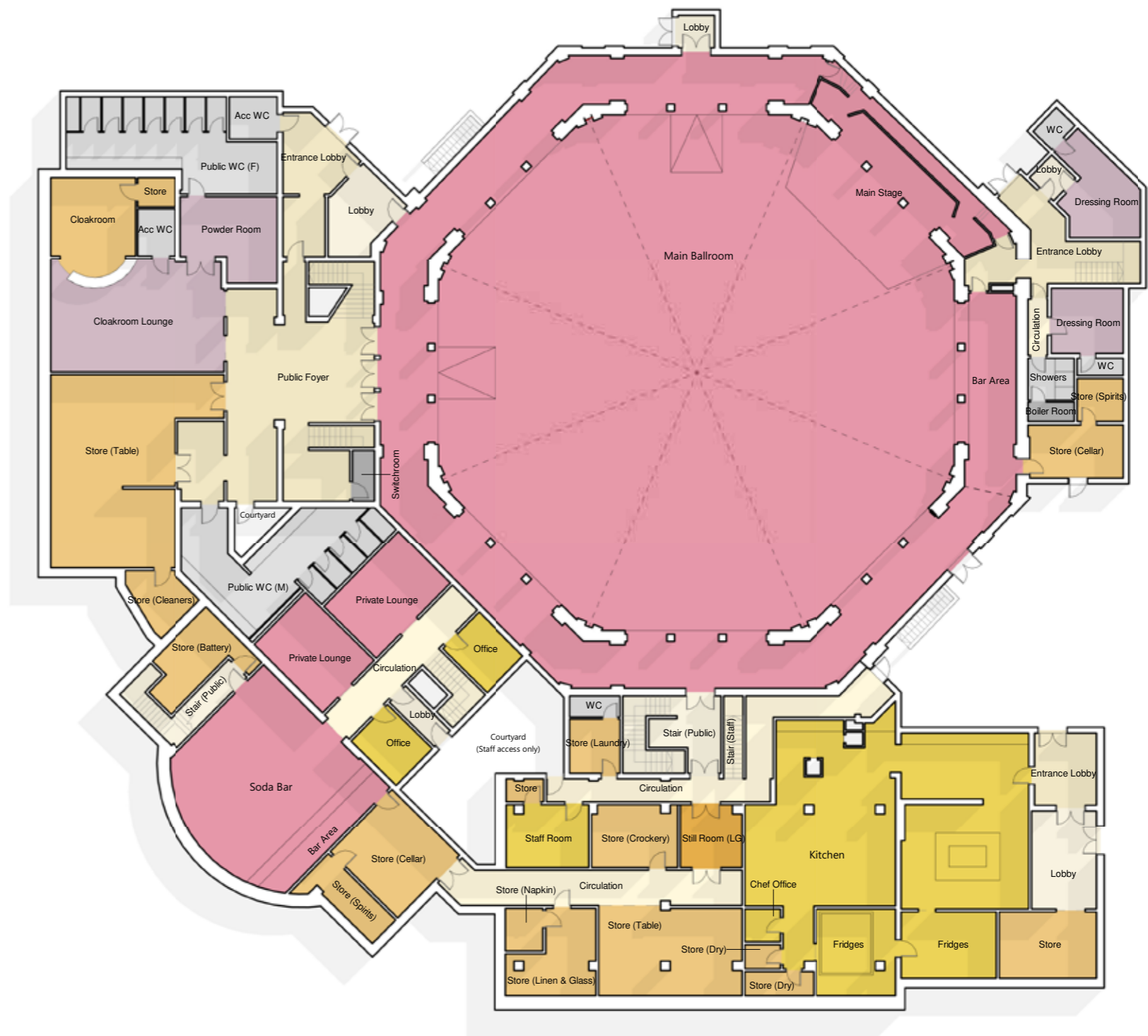
A large public foyer to the south provides some breakout space away from the Ballroom floor. Here, the public can access the main toilet areas and a large cloakroom and lounge area. A separate powder room is available adjacent to the female toilets.

Catering is served from the western vertex passing through a main staircase to the Ballroom floor. The kitchen is serviced externally from the rear parking area. Numerous store area serve the kitchen ranging from open plan to cellular cupboards which house crockery, glassware, food, liquids, linen and laundry.

A large table store is used to serve the range of functions which are provided.

The more intimate Soda Bar is located on the southeast vertex which acts to serve as a smaller function space or breakout area for buffets etc; the retrofit interior reflects the Art Deco style. Separate access is provided via an independent staircase leading to Esplanade level.

Two external courtyard spaces extend down to this level providing some modest staff breakout space and roof maintenance access. Access to two basement boiler rooms are granted using the external steps provided around the Ballroom perimeter.



Existing GA Plan: LG Lower Ground

## EXISTING GA PLAN - ESPLANADE LEVEL (L0)

The main public entrance to the Beach Ballroom is located at Esplanade level (or ground level) from the south facade opposite the nearby arterial road and roundabout. The original drop off area with landscape buffer has been removed.

Upon entering, the entrance foyer acts as an ante room to the main public foyer and feature staircases beyond. A small reception desk is joined to the main admin/office space. A medium sized manager's office is located opposite as well as a small bridal suite called the Silver City Suite. This acts as a private lounge with sanitary facilities away from the main function spaces to the east of the building.

The main Ballroom gallery level is accessed beyond the public foyer and provides additional high level seating for the public. The wraps continuously up to the main stage area which is served with a back stage corridor. Timber balustrading completes the theatre style environment. Dressing room spaces are also provided at L0 as well as a direct physical connection to the adjacent Leisure Centre; however this connection is no longer utilised by public or staff.

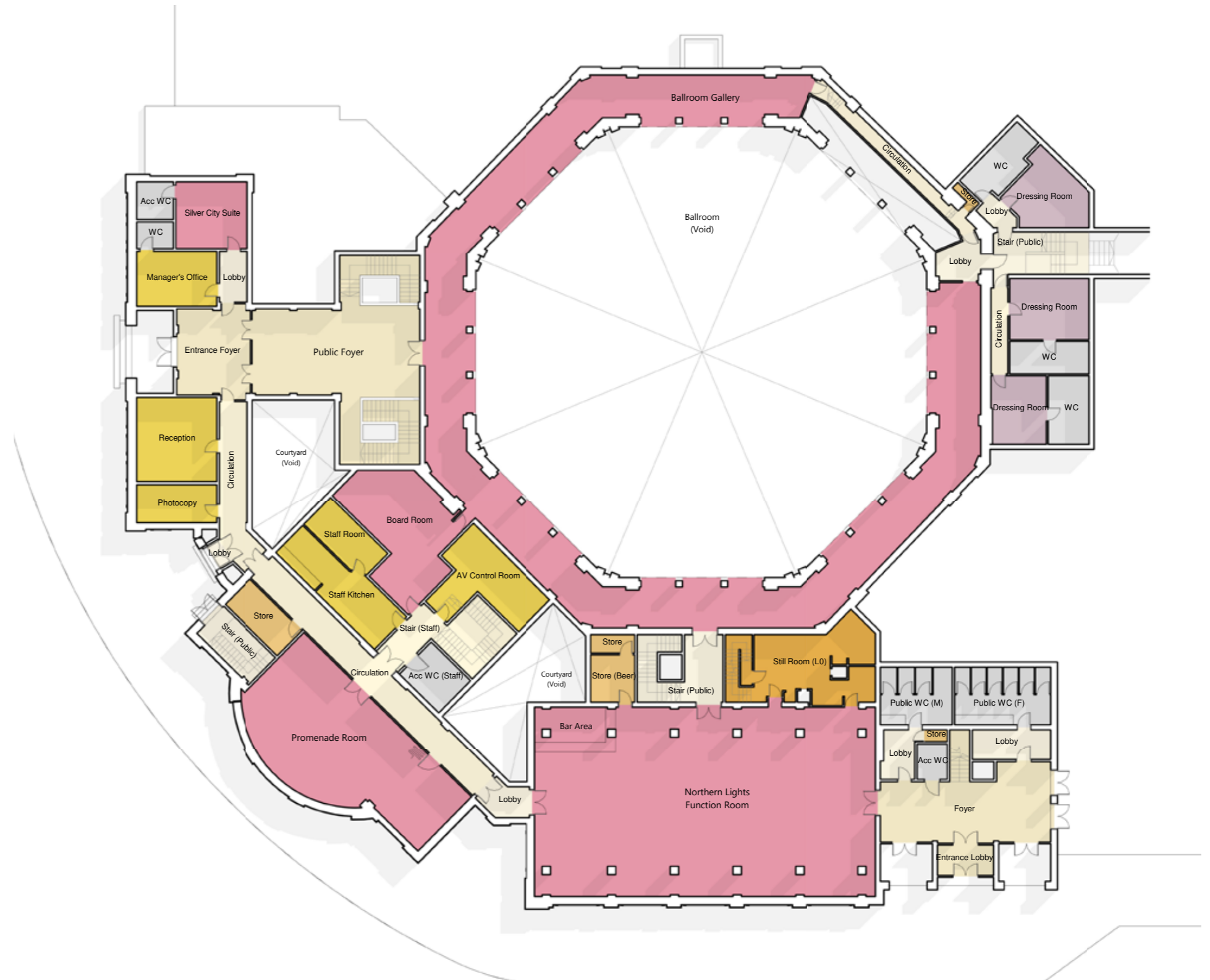
On the southeast diagonal, an existing AV control room provides space for a technician to manage all sound and lighting for Ballroom events. This is accessed via a series of steps to manage changes in level. Nearby, a series of staff breakout and toilet spaces are available as well as a medium sized 'internal' meeting room which forms part of the lettable offering for public events.

The two courtyards continue beyond this level, providing daylight into some cellular rooms, one of which increases in size from the level below.

The Promenade Room, a medium sized function space, follows the curvature of the Art Deco facade and is used for meetings and small functions; it can also be subdivided using curtains.

At the end of main circulation corridor is the Northern Light function room. This large open plan rectangular room serves as the main events space aside from the Ballroom itself. It has undergone internal refurbishment over the years, not least due to the inclusion of the Star Ballroom above and now accommodates a 1970s bar area and Art Deco influenced interior finishes. Originally the primary columns were equally space across the width of the room but are now offset to the perimeter to maximise flexibility and aid servicing. A small back of house still room connects the Northern Lights room with the main kitchen below.

This large function space can be independently accessed via the dedicated entrance to the north east, along with public toilet areas, a foyer and lobby area. Originally, external door were used to connect to the Leisure Centre, however these are now concealed with curtain and furnishings.



Existing GA Plan: L0 Esplanade Level



## EXISTING GA PLAN - FIRST FLOOR (L1)

During the 1970s, the Star Ballroom was added at first floor level providing additional function / events space. Constructed primarily from a glazed curtain wall facade, the extension provides panoramic 270degrees views looking eastwards towards the North Sea. This steel framed structure sits above the Northern Lights Ballroom below.

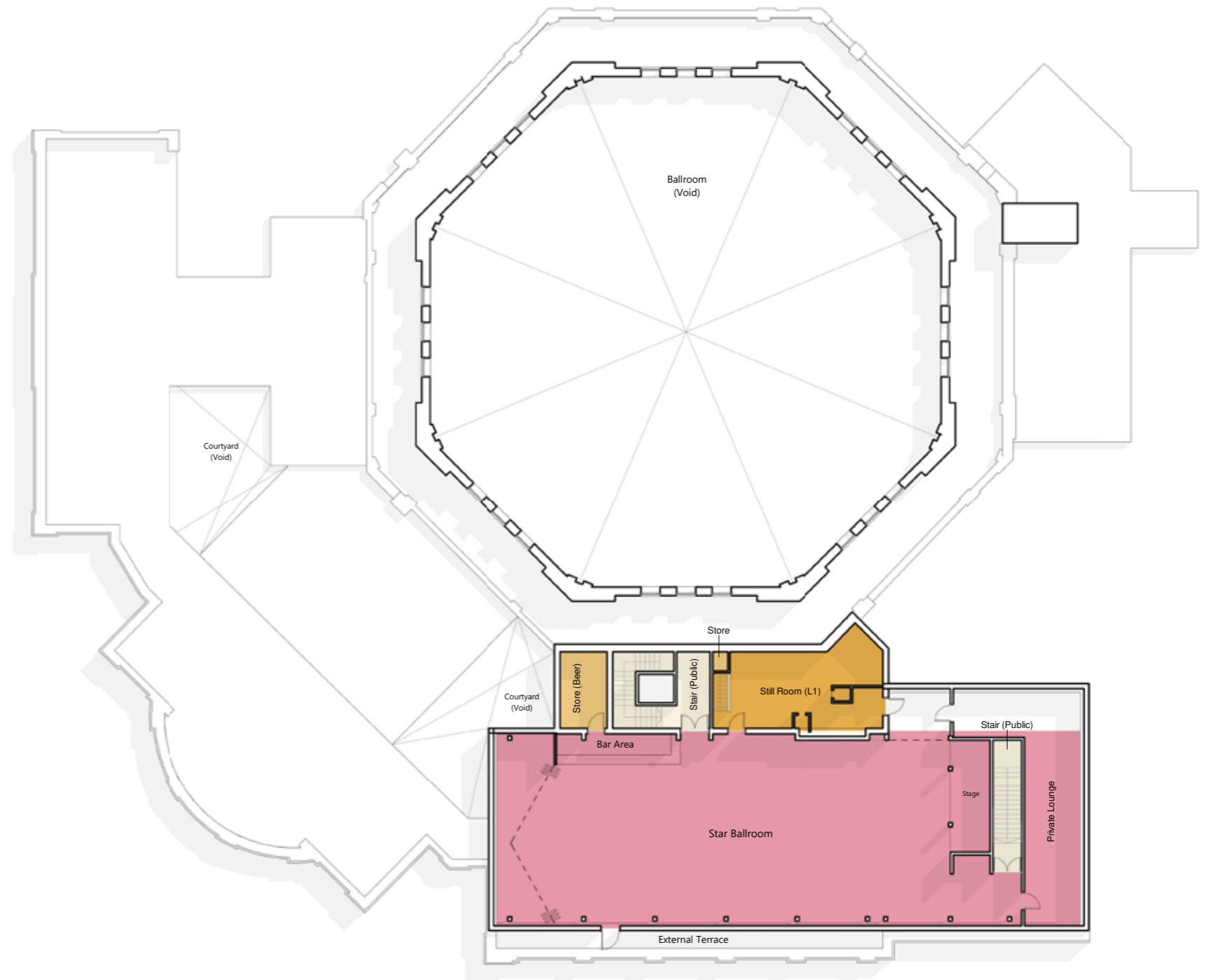
The interior space and ceiling geometry is represented in part by the dynamic roof form. At present, the main Ballroom is subdivided at either end by partitions and curtains to provide informal storage spaces for furniture and equipment (noted adjacent as a 'private lounge'). A small stage area backs onto the main public stair and is offset slightly within the rectangular space.

Back of house areas including a beer store and still room act as a servicing spine between the extension and the Ballroom void.

There is provision for public access to an external terrace overlooking the sea, however the level change and low perimeter parapet makes this space redundant and is therefore not currently used.

Similarly, on all floors there are two dumb waiters, however one of these is no longer in use.

There is no access to the main L1 roof from the Star Ballroom, however there is a vertical cat ladder within one of the external courtyards, providing maintenance access only. Low level parapets runs around the perimeter of the L1 roof, however there are significant areas of flat roof with no edge protection.



Existing GA Plan: L1 First Floor

# ANALYSIS OF EXISTING SERVICING AND ACCESS

- 01 Kitchen deliveries
- 02 Ballroom / Leisure Centre link (unused)
- 03 Raised loading bay door (unused)
- 04 Ballroom fire escape
- 05 Staff entrance / exit
- 06 Accessible public entrance
- 07 Main entrance to car park / service route
- 08 Cat ladder access to flat roof
- 09 Shared waste storage area / bins
- 10 Service vehicle area
- 11 Stage BOH entrance
- 12 Accessible parking bays
- 13 Step access to basement boiler room
- 14 Muster point for all occupants
- 15 Shared substation

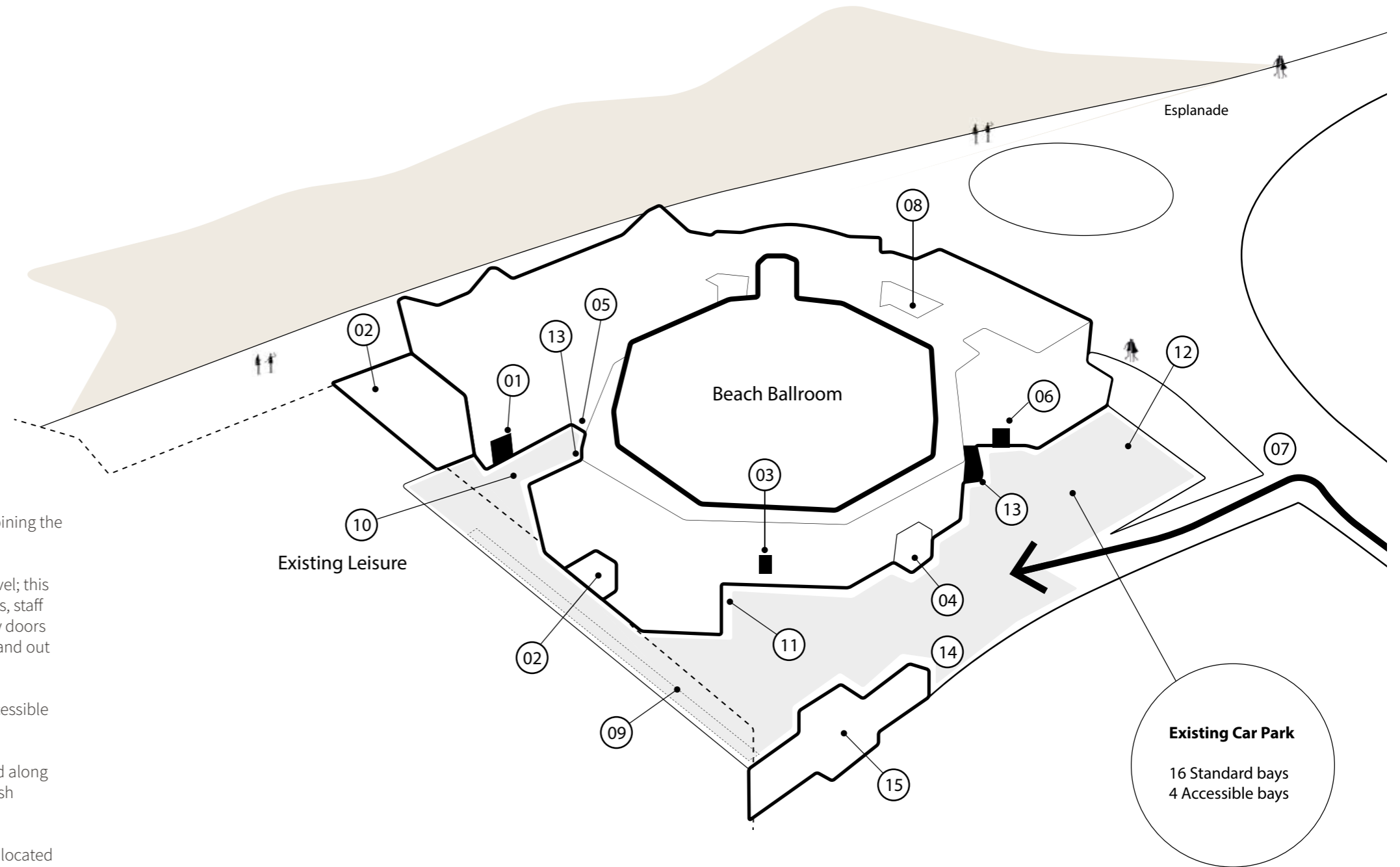
The beach Ballroom is currently serviced primarily from the rear car park adjoining the Leisure Centre.

The main car park entrance is approximately 3m lower than the esplanade level; this is the only vehicular entrance and exit to the site. As such, servicing, deliveries, staff and the public all share this space. In addition, the Leisure Centre loading bay doors are accessed from this area, further exacerbating the management of flow in and out of the site.

For members of the public who are unable to access on foot, a secondary accessible entrance is provided at 06.

There is no dedicated waste compound, therefore bins and recycling are lined along the rear wall of the Leisure Centre. This includes empty kegs, palettes and crash barriers.

Vertical CAT ladder roof access is achieved using the small external courtyard located centrally within the building at LG level. This provides insufficient maintenance accessibility and does not meet escape / health and safety requirements. Any proposed developed moving forward will need to consider improved/compliant maintenance access as well as sufficient barrier protection.



Analysis of Existing Building Servicing: L1 (View from Rear)

# ANALYSIS OF EXISTING EVENTS STRATEGY

The Beach Ballroom currently markets six key function and event spaces, each of which caters for a variety of party sizes; these are summarised as follows;

The Boardroom:	10 Guests
The Promenade Room:	40 Guests
The Soda Bar:	53/106 Guests (Seated / Standing)
The Northern Lights Room:	100 Guests
The Star Ballroom:	120 Guests
The Main Ballroom:	400 Guests

The adjacent diagrams outline a series of varying scenarios to identify how the existing spaces are used to choreograph the sequence of events and specialist requirements therein.

At present the building does not easily lend itself to catering for concurrent events due to the facilities available and the current internal planning and flow between spaces. For example, to host one wedding the facility typically offer up three key function rooms plus the additional Silver City Suite adjacent to the main entrance. This is done to manage the sequence of events throughout the day and allow for turnaround between daytime and evening events. As such, this means that the ground and first floor levels cannot be used for other functions.

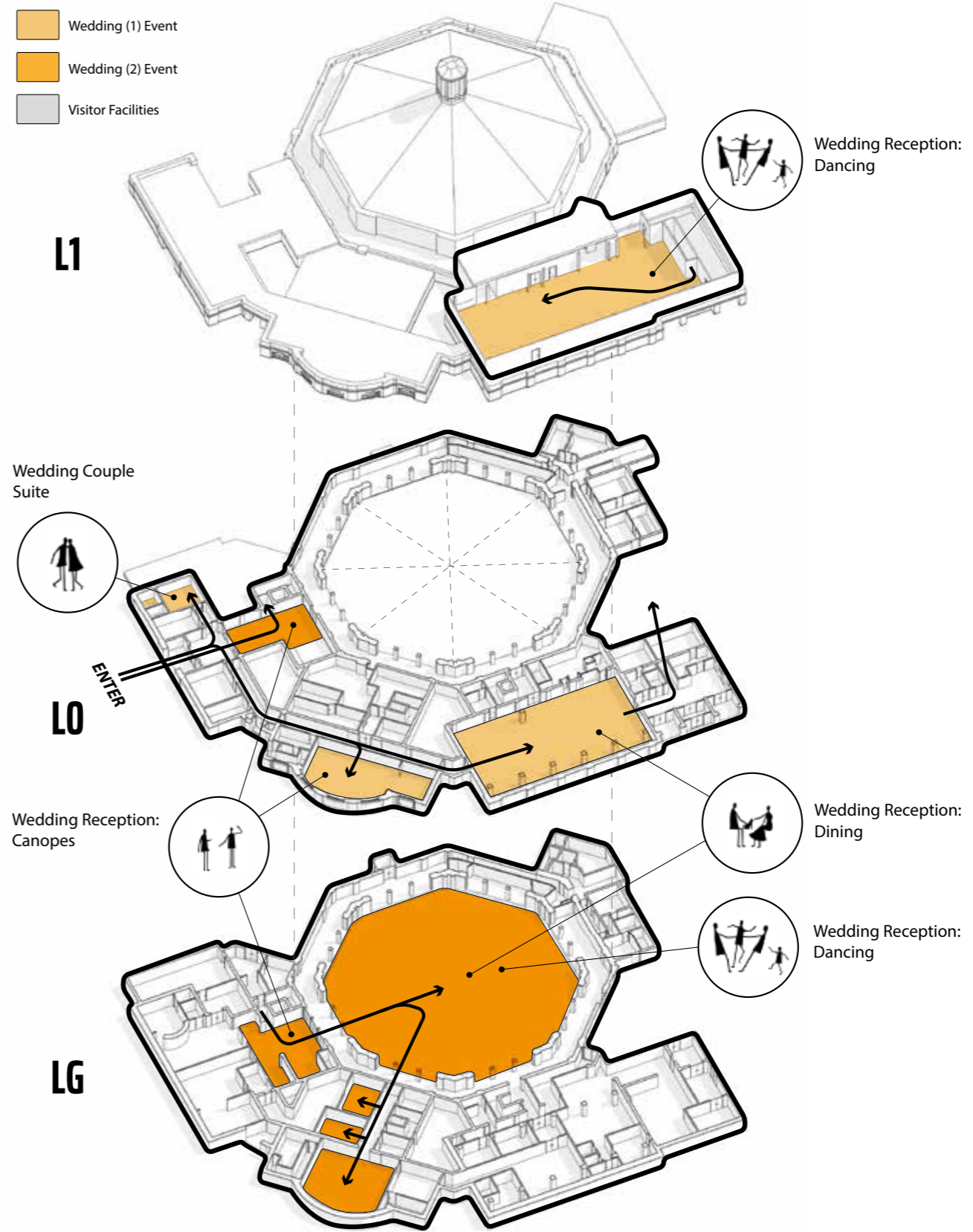
In theory, a second wedding could take place by using the main Ballroom, gallery space and the Soda Bar at the LG level. However, there would be some degree of crossover between guests and staff. Indeed, it is unclear as to whether the existing kitchen has the capacity and staffing levels to cope with two concurrent large events.

The building has the potential to host events concurrently in each of the six key spaces save for the inadequate provision of level access, vertical transportation between levels, lack of storage space and management of visitor flow / entrances.

In particular, storage is a key problem in part due to the lack of physical space but also due to the poor arrangement of internal planning and proximity to key function spaces. At present over 1000 standard chairs are stored throughout the building in sometimes physically restricted areas. This has given cause for some key lettable spaces such as the Star Ballroom, to be underutilised as storage space.

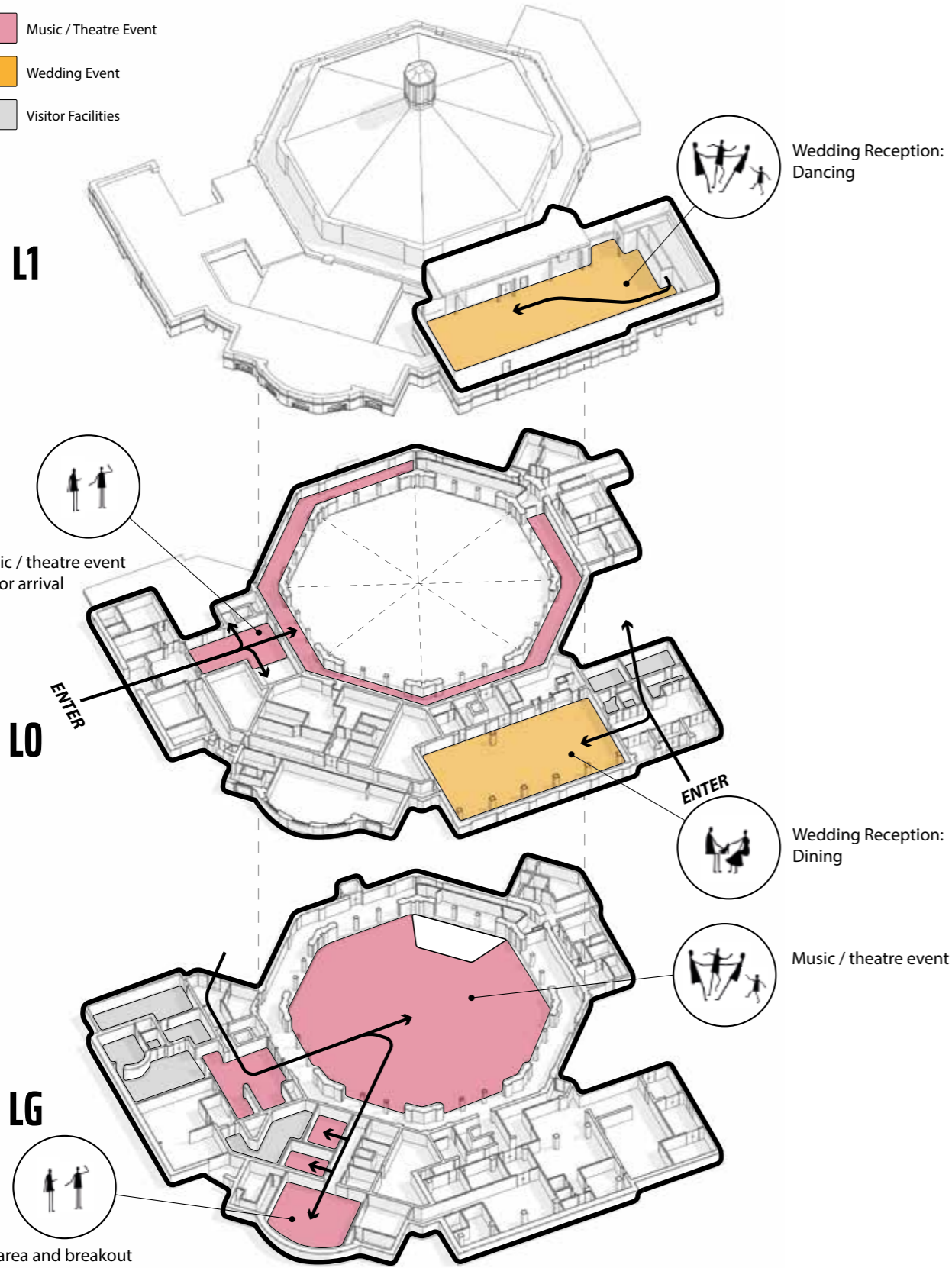
Provision of external function space or breakout areas are also not catered for, due to the lack of public realm space at the main building entrance or to the rear of the building.

Optioneering studies have sought to improve flexibility and ensure a variety of events can be better serviced. These also look to orchestrate a more efficient flow between spaces with a view to allowing parts of the building to function in isolation e.g. in the event of a wedding. Improved flexibility, flow and efficiency will seek to improve revenue and commercial opportunities.

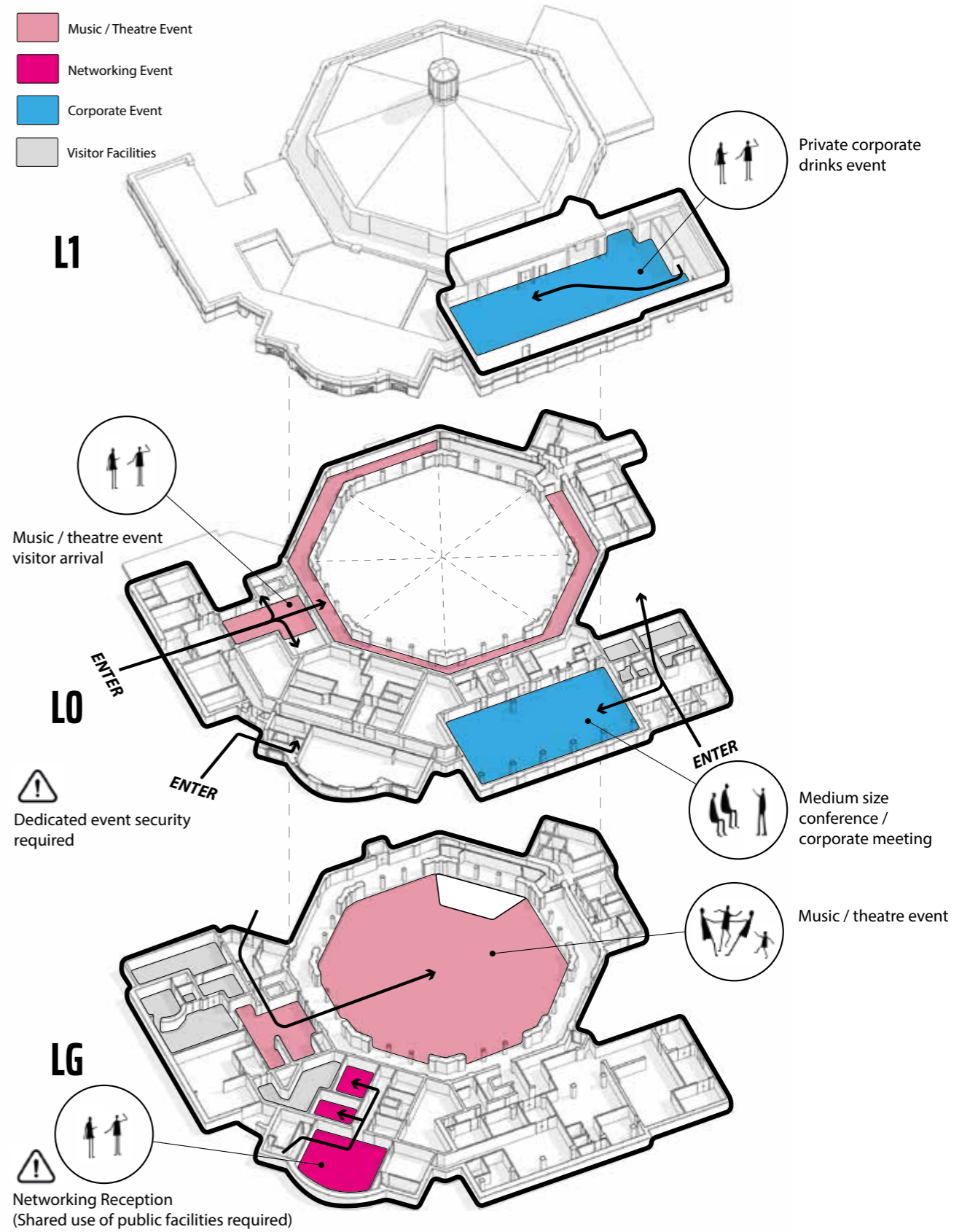


Concurrent Event Scenario 1 (Existing)

- Music / Theatre Event
- Wedding Event
- Visitor Facilities



- Music / Theatre Event
- Networking Event
- Corporate Event
- Visitor Facilities



Concurrent Event Scenario 2-3 (Existing)

## ANALYSIS OF EXISTING CIRCULATION

Throughout the building there are various means of vertical access for members of the public and staff. In general, visitors enter from the main entrance to the south at Esplanade level and staff enter at lower ground level adjacent to the service yard / kitchen delivery bay.

Clarity of visitor movement is not sufficiently defined, nor is it sufficiently separated from back of house area in some areas. Due to various changes in level at L0, there is no provision for accessibility; instead wheelchair users etc are required to enter at lower ground level.

However, despite this there is no lift at any level to allow those users to access all floors. This means that a proportion of visitors are restricted to the Ballroom floor only. This is a significant failing of the current layout.

Furthermore, there are no clearly defined protected lobbies to separate means of vertical escape from the main function areas of the building. Any future development must define an improved and compliant fire strategy within the constraints of the existing building to ensure adequate means of egress.

At lower ground level there is not a clear separated clean and dirty flow between food entering and leaving the kitchen. Indeed, the only direct route for food/waste to leave/enter the kitchen towards the Ballroom is through the shared public/staff staircore (see 04). At present, this creates an unprotected crossflow within a main escape route that may be required as a safe means of primary/secondary escape.

Of significant concern is the lack of separation between staff stair 05 which connects the LG main kitchen and the still rooms at all levels. Consideration as to the fire protection of the redundant and is-use dumb waiters should be given. The adjacent image illustrates the open stair configuration. There are also instances of door providing escape without require fire seals and areas where storage of flammable materials are not separated from circulation / escape routes.

There are a number of unused connections to the Leisure Centre and a loading bay at lower ground level servicing the stage; now boarded up. As mentioned previously, two dumb waiters exist, with only one in use.

An porch type extension has been added to the lower ground serving the Ballroom, assumed to be a secondary means of escape. However, it is unclear if the currently lobby / corridors and doors satisfy required minimum clear escape widths. This should be reviewed in further detail moving forward as part of the development proposals.

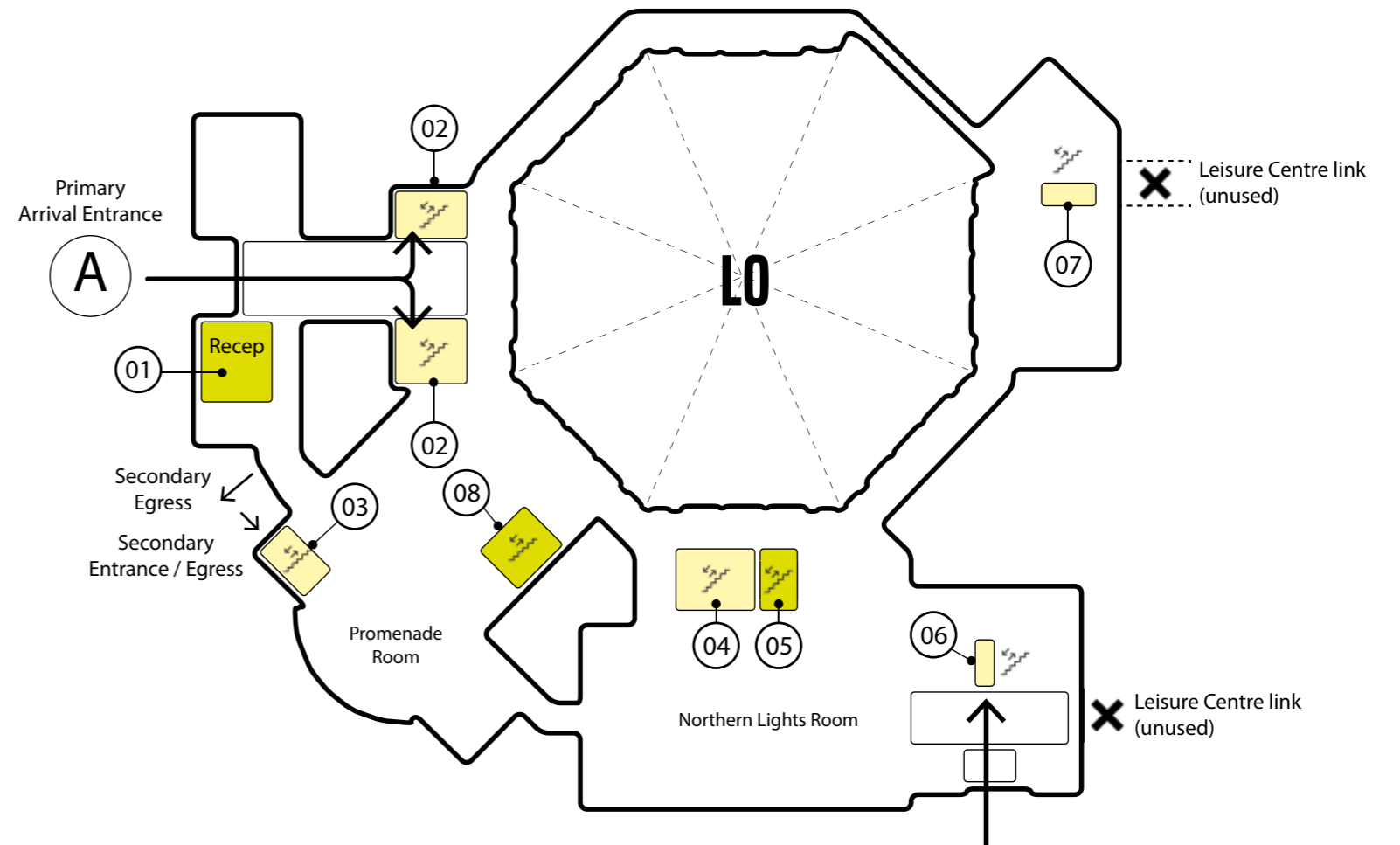
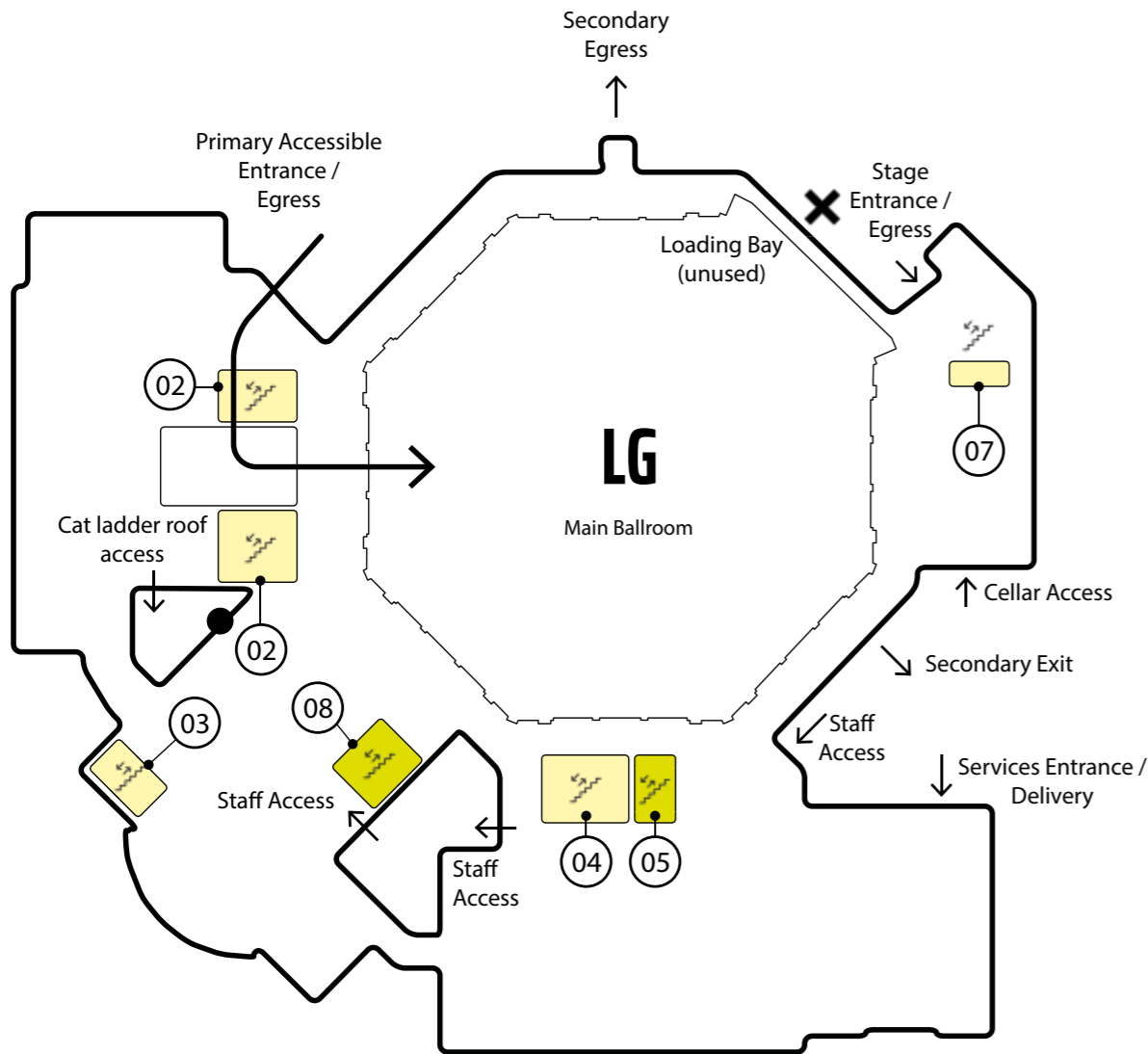
Although there are numerous secondary public entrances serving key function spaces, these are not all supported by dedicated reception points or individual security measures; this restricts flexibility of use and commercial opportunities.



Unprotected escape staircase and exposed services

# ANALYSIS OF EXISTING CIRCULATION

- 01 Main public reception
- 02 Main public staircases providing access to Ballroom floor, wcs and cloakroom (LG-L0)
- 03 Independent public staircase providing access to Soda Bar (LG-L0)
- 04 Shared public/staff staircase providing access to northern lights, main Ballroom and star Ballroom (LG-L1)
- 05 Staff staircase providing access to northern lights, main Ballroom and star Ballroom (LG-L1)
- 06 Public staircase providing access to star Ballroom (L0-L1)
- 07 General staircase providing access to BOH stage area / dressing rooms (LG-L0)
- 08 Staff staircase providing access to Soda Bar and BOH staff support (LG-L0)



Existing Vertical Circulation (LG and L0)

## ANALYSIS OF EXISTING BUILDING - CONSTRAINTS (LG)

To inform the optioneering studies within this report, it is necessary to evaluate the existing condition of the current building, facilities and interior spaces. The following diagrams identify key internal areas ranging from low level interventions and refurbishment to high level redesign.

The interior condition of much of the building is the result of decades worth of adapting to changing needs. This has resulted in varying levels of quality, furnishings, servicing, fitout and decoration without the benefit of a holistic planning and refurbishment strategy.

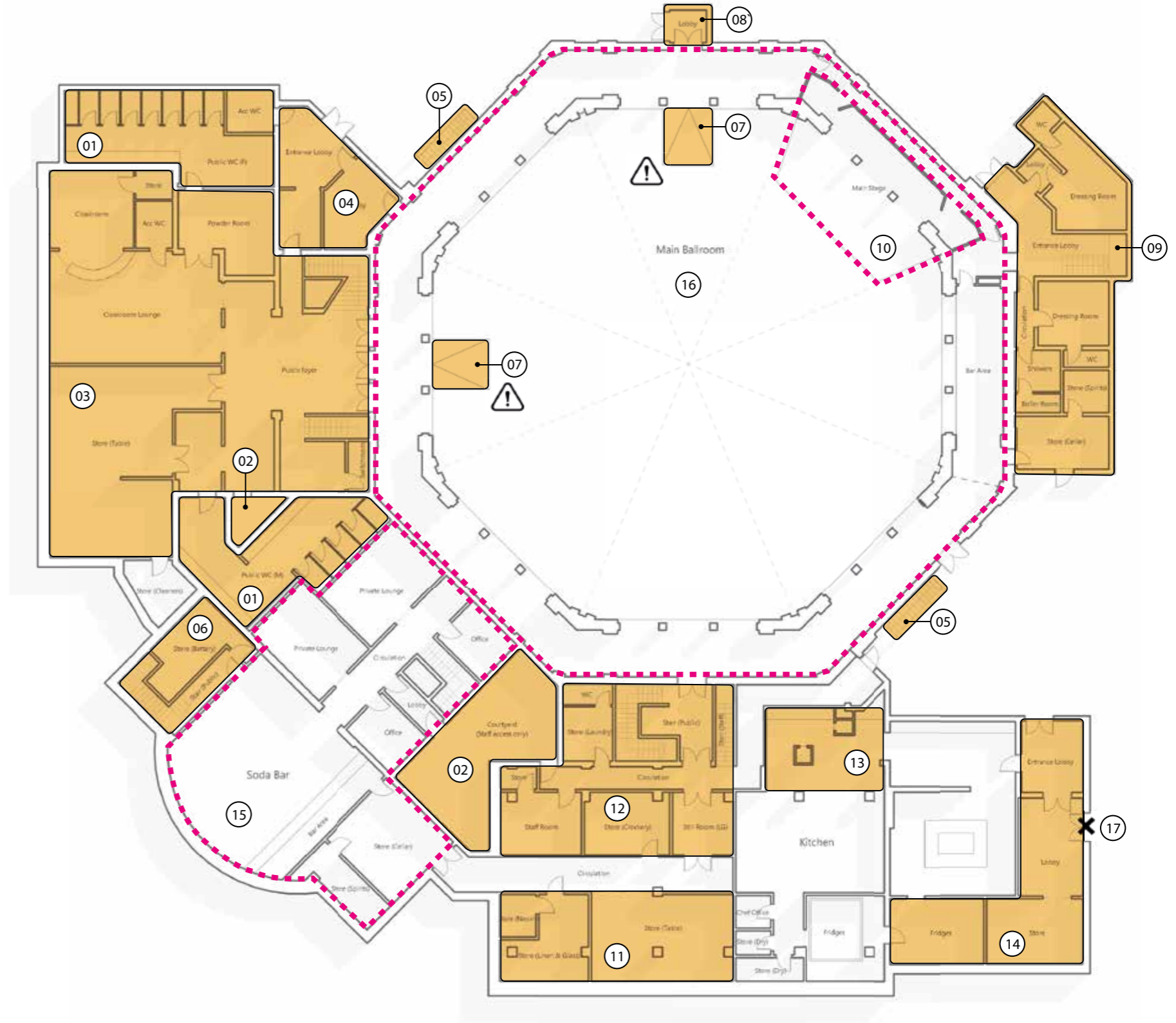
To establish the Beach Ballroom as a destination once again and to future proof the business case, it is recommended that the analysis and studies herein are considered as a whole.



Existing Soda Bar Interior

- 01 It is acknowledged that the public toilets as highlighted, have been upgraded recently, however the quality of finishes should be enhanced for a building of this importance and setting
- 02 Existing courtyard is extremely restrictive and serves no purpose other than to provide roof maintenance access which is noted as being inadequate and unsafe.
- 03 The cloakroom, foyer and store area does not maximise the space available and is inefficient in terms of planning and storage space. Interior fitout is cluttered, generally dated and inconsistent with the overall building.
- 04 The accessible entrance lobby provides a convoluted route to the main Ballroom by passing beneath the feature staircase. The interior is cluttered and there is no means of controlling / managing access.
- 05 External stair access to basement boiler rooms is restrictive and has a negative visual impact on the public approach to the entrance foyer. Within the basements, there is significant lengths of redundant plant and the space itself is of limited height.
- 06 Soda Bar staircase consists of low quality interior finishes which do compliment the grandeur of the Art Deco style. Refurbish existing dedicated Soda Bar staircase; upgrade finishes, lighting etc.
- 07 Ramps within the Ballroom manage the changes in level but are a retrofit solution and not considered holistically; they also present a trip hazard.
- 08 This small porch extension provides a secondary exit from the Ballroom but is unlikely to satisfy regulations relating to maximum occupancy, escape widths etc in the event of escape. Externally, it does not compliment the original architecture.  
  
Future development should consider demolition of this extension in support of the overall Masterplan
- 09 Current dressing room extension block is generally poorly utilised and in need to complete upgrade. The extension itself is not in keeping or of the same quality as the main Art Deco Ballroom building; it is also detached from all areas of the building.  
  
Future development should consider demolition of this extension in support of the overall Masterplan
- 10 Current dressing room extension block is generally poorly utilised and in need to complete refurbishment. The extension itself is not in keeping or of the same quality as the main Art Deco Ballroom building; it is also detached from all areas of the building.  
  
Proposals should consider demolition of this extension in support of the overall Masterplan

- 11 Storage area is poorly utilised and should be replanned to maximise storage space
- 12 Storage area, staff facilities and circulation is poorly utilised and should be re-planned to maximise storage space and provide clarity of flow. The stair is currently kept open to the Ballroom acting as a main food distribution route - this is not an appropriate use of the staircase and must be reviewed in line with the fire strategy of any future refurbishment
- 13 Two vertical dumb waiters (one redundant) dominate this kitchen area and make the use of space awkward and inefficient.
- 14 Excessive underutilised lobby and storage areas.
- 15 The interior fitout of the Soda Bar is dark and uninviting with generally poor quality finishes. Separate lounge areas feel remote and enclosed; the main bar dominates the bar area and does not express the features of the original curved facade. Space behind the bar is ergonomically restrictive for staff.
- 16 The main Ballroom decor is dated and has a feeling of poor upkeep. Although the carpet was replaced within the last 10 years, it only adds to a general lack of cohesion in terms of interior strategy. The lighting is understated and limited in scope, resulting in a very dark periphery behind the main octagon pillars
- 17 Link to Leisure Centre not used.



Analysis of Existing Building: LG



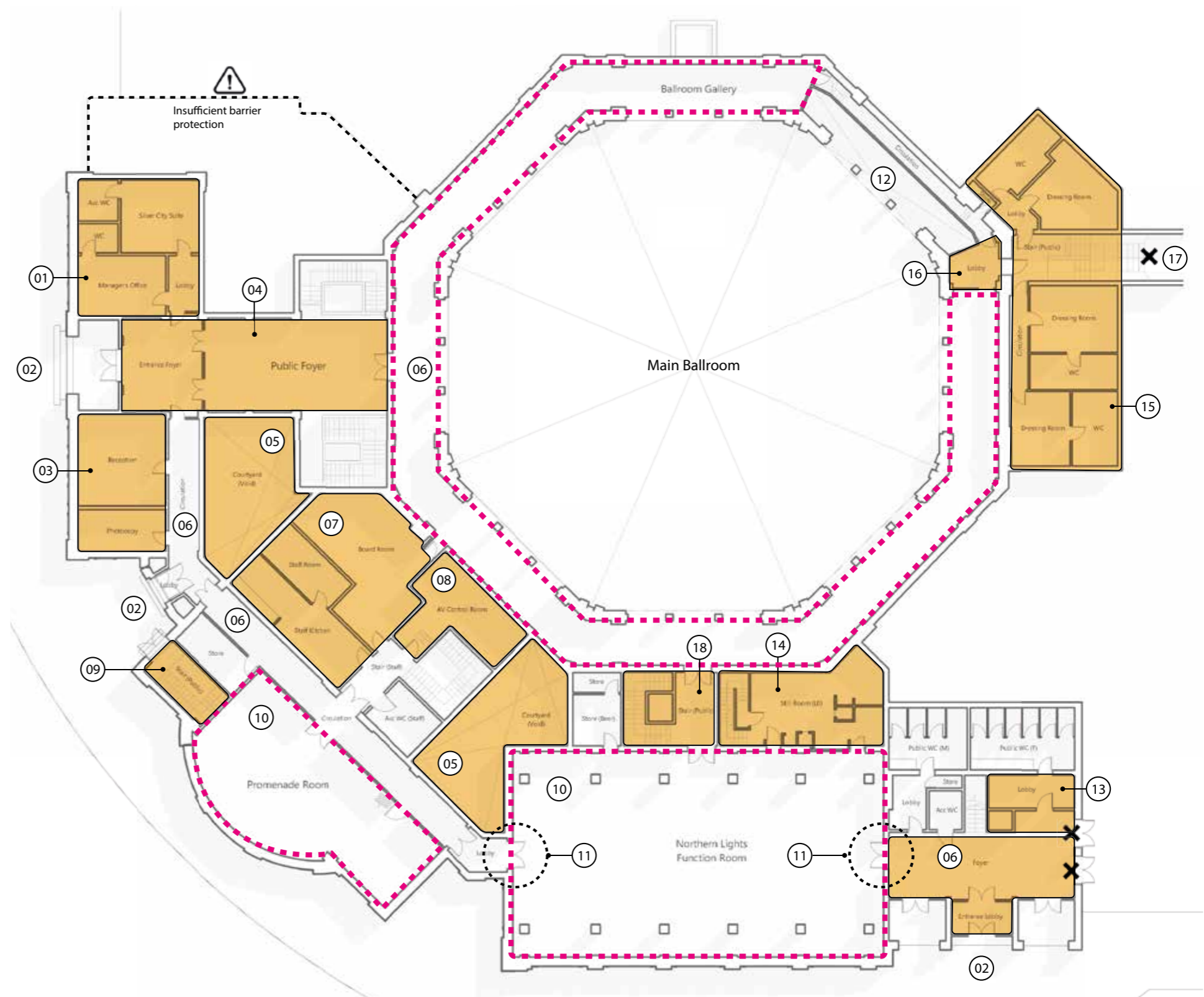
# ANALYSIS OF EXISTING BUILDING - CONSTRAINTS (LO)

- 01 Potential for lettable space at prime location from esplanade. Current usage not maximised and some areas assigned as general storage. Silver City suite would be better relocated adjacent to function rooms to improve flexibility
- 02 Level access not achieved at this level - site levels to be redefined at all access / egress points to ensure access for all.
- 03 Admin/reception space is in need of refurbishment. Reception hatch does not compliment the Art Deco style or importance as a focal point of the building. Adjacent photocopy room is outdated and filled with redundant services - opportunity to accommodate more desk space; consider removal/upgrade of existing services in photocopy room
- 04 The standard of interior fitout and finishes within the public foyer needs to be enhanced; removal of outdated cabinetry, furnishings etc. Establish a new satellite reception and information desk.
- 05 Courtyard spaces are underutilised, difficult to purpose and insufficient escape / access requirements. Potential infill to acquire additional internal space
- 06 General upgrade of internal finishes within circulation / gallery areas required; paint, artwork, wall linings, carpets, skirtings, lighting, fittings etc
- 07 Current staff areas and board room of low quality re. finishes, useable space etc. Potential to replan and relocate admin / office space to free up lettable area.
- 08 Existing AV room is full of redundant equipment / fittings. Refit required in conjunction with new audio / visual requirements. Improve level change.
- 09 Soda Bar staircase consists of low quality interior finishes which do compliment the grandeur of the Art Deco style. Refurbish existing dedicated Soda Bar staircase; upgrade finishes, lighting etc.
- 10 The Northern Lights interior fitout is dated and of low quality finishes e.g. plastic chandeliers. The 1970 bar extension and overall colour scheme should be replaced with a contemporary design which is flexible for variety of uses. Consider removal of retrofit bar areas in favour of flexible movable bars.
- 11 Some internal doors do not provide sufficient fire seals etc; consider full review of internal and external doors to ensure compliance with building regulations where possible.
- 12 The stage and supporting apparatus should be reviewed to ensure it is fit for a variety of uses and is future proofed in terms of equipment and technology; general upgrade of stage lighting, fittings, servicing, curtains. Consider demountable stage.



Existing Promenade Room Interior

- 13 Underutilised space; re-plan lobby space to meet poor storage requirements. Integration of satellite reception to improve security strategy and also public experience.
  - 14 All stairs must be reviewed to ensure compliance with building regulations where possible e.g. incorporate protected lobby to staff stair and re-plan still rooms to improve flexibility / storage.
  - 15 Current dressing room extension block is generally poorly utilised and in need to complete upgrade. The extension itself is not in keeping or of the same quality as the main Art Deco Ballroom building; it is also detached from all areas of the building.
  - 16 Future development should consider demolition of this extension in support of the overall Masterplan
  - 17 Removal of lobby area in support of point 15
- The existing L1 bridge link to the current Leisure Centre is cordoned off and access is restricted. Consider demolition of link in conjunction with new proposed Stadium and Leisure Centre development



Analysis of Existing Building: L0

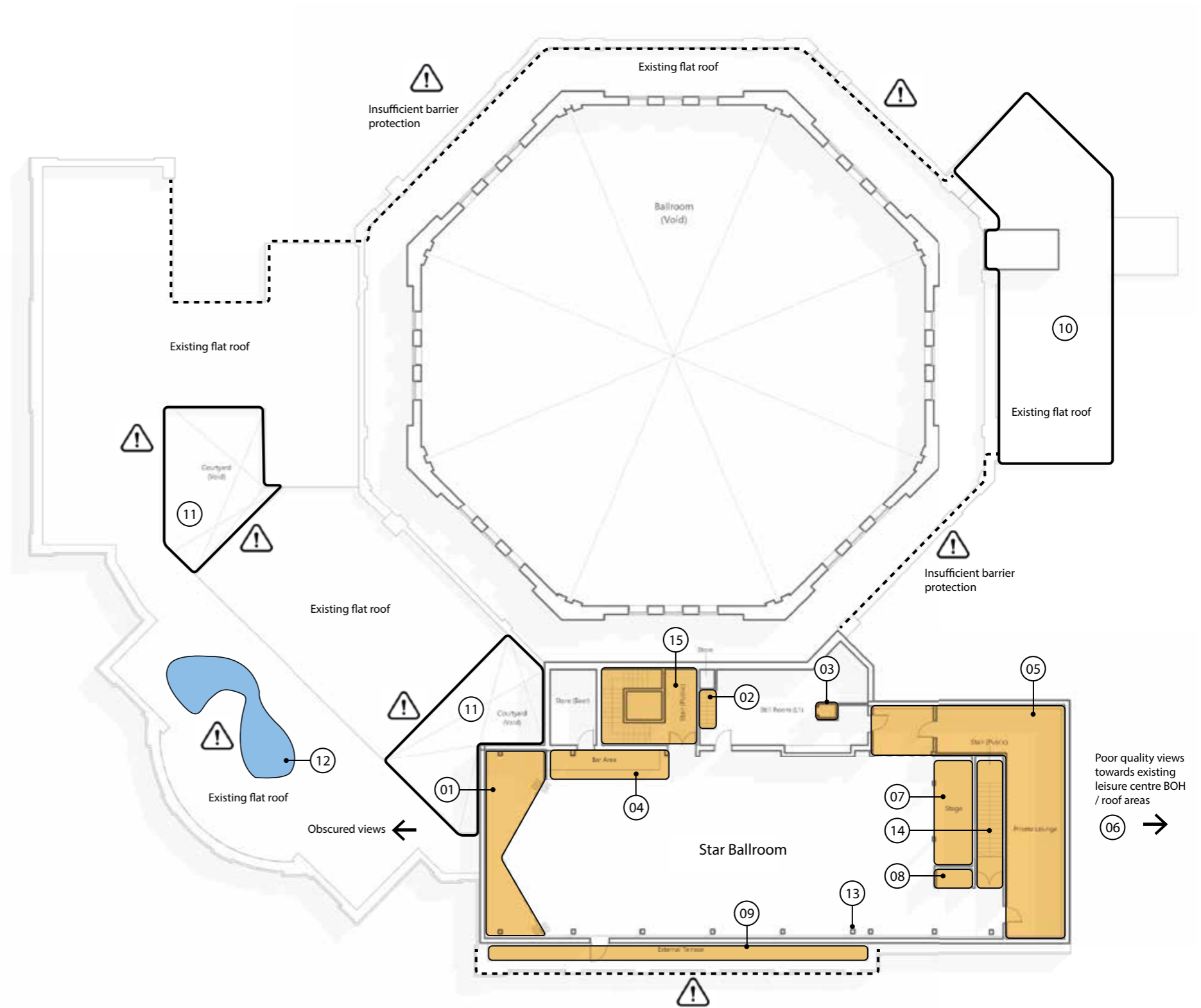
# ANALYSIS OF EXISTING BUILDING - CONSTRAINTS (L1)

- 01 South end of Ballroom is cordoned off with curtain screening which reduces usable space and does not maximise opportunities for views towards the beach
- 02 Staff stair access does not provide sufficient fire separation / escape route from food prep / still room
- 03 Location of dumb waiter encroaches on useable space within still room
- 04 Bar area encroaches on useable space of Ballroom and negatively impacts on flexibility of lettable space
- 05 Private lounge space currently used as furniture / general store area, screened from the main Ballroom with curtains to obscure current use. Inefficient and uneconomical use of space
- 06 Poor quality of views to the north overlooking the rear of the existing leisure centre
- 07 Poor quality of stage / performance space with columns obscuring view of entertainment. Stage offset from centre of Ballroom which may affect acoustic quality
- 08 Seating recess used but provides no privacy from main Ballroom area
- 09 External terrace does not provide accessible level access or suitable barrier protection at perimeter; currently unused.
- 10 Dressing room north extension is under utilised and physically distant / separated from main building functions including BOH. Character of this extension is not in keeping or of a comparable quality of that of the original Art Deco development. The accommodation does not facilitate a suitable back stage loading strategy
- 11 Restricted courtyards provide little benefit in terms of quality of daylight, exterior space or functionality. No roof parapet or barrier protection at roof level - considerable safety risk
- 12 Existing flat roof over Esplanade level is showing signs of water ponding and general poor quality construction in parts as well as no edge protection.
- 13 Existing facade envelope is showing signs of corrosion due to the marine environment and general poor upkeep / maintenance. Weathering of materials likely to worsen over time. Single glazed curtain walling will continue to contribute to poor EPC rating (G-).



Existing Star Ballroom Interior

- 14 Existing public stair is narrow and not sufficiently fire separated from other areas of the building. Enclosure contains non fire rated glazed panelling and no protected lobbies.
- 15 No protected lobby to separate escape stair from adjacent spaces; all levels.



Analysis of Existing Building: L1

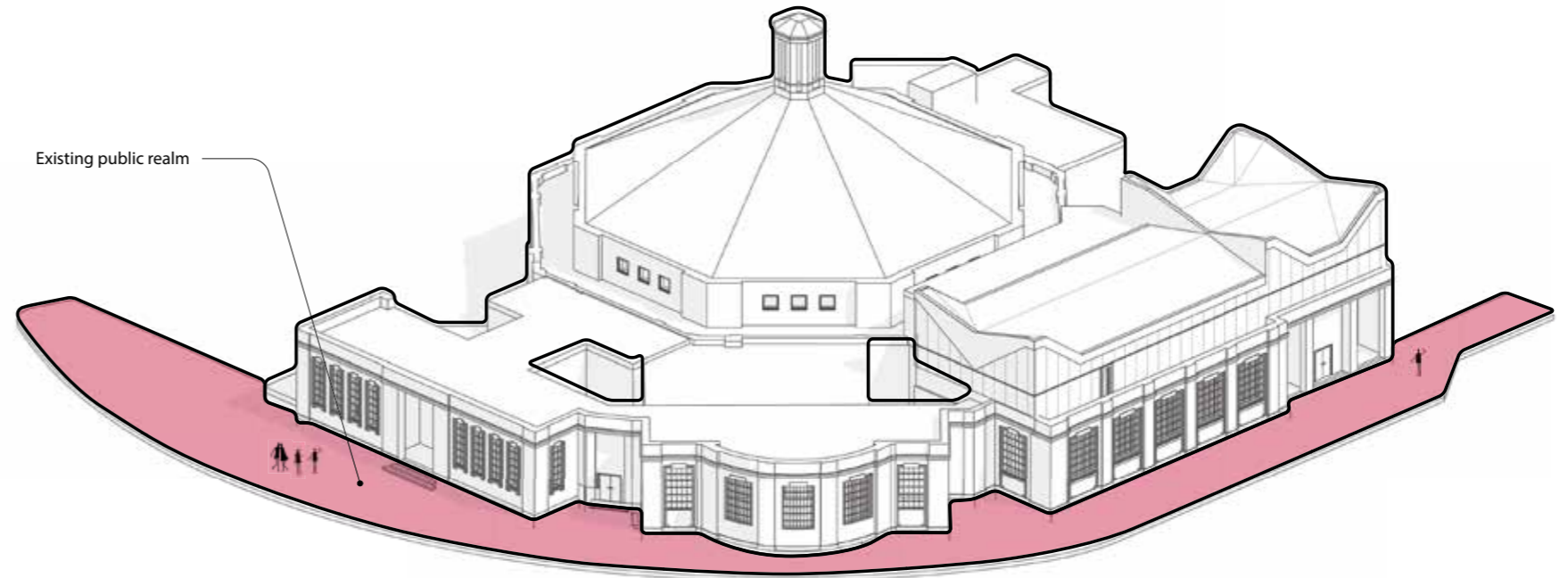
# ANALYSIS OF EXISTING BUILDING - OVERALL CONSTRAINTS

A number of key constraints are identified which have significant impact on the functionality of the building, the quality of interior space and the overall building mass. These include but are not limited to;

- External public realm and public accessibility
- External courtyards
- L1 roof finish
- The Star Ballroom at L1
- The north extension

By addressing each of these within any future development, it will establish positive moves towards re-imagining the Beach Ballroom as a destination venue in a way which can reignite the authenticity of the original building. Positive impacts include;

- Ensuring access for all visitors and staff
- Integration of the Ballroom within the overall Masterplan
- Connectivity with new stadium / leisure centre development
- Clarity of main entrance
- Opportunities to maximise floor space and release area for commercial opportunities
- Reduced ongoing maintenance costs
- Enhanced safety measures
- Enhanced aesthetic from ground level and above
- Opportunities to exploit toplight within new interior spaces
- Enhanced external roof terrace space for commercial benefit
- Redefined building mass and internal volume / spaces
- Enhanced quality of interior finishes and fittings
- Compliance with current regulations
- Enhanced energy efficiency, reduced carbon footprint
- Celebration of original building mass / concept



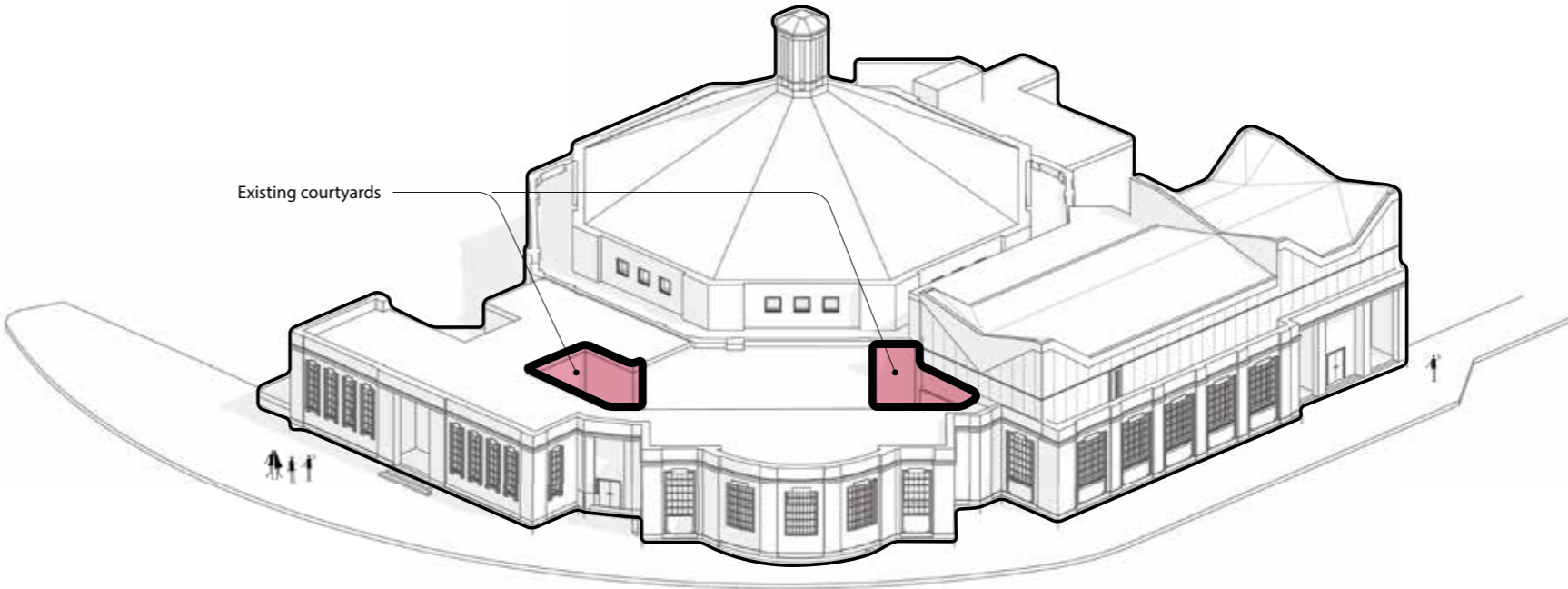
Existing Public Realm Area



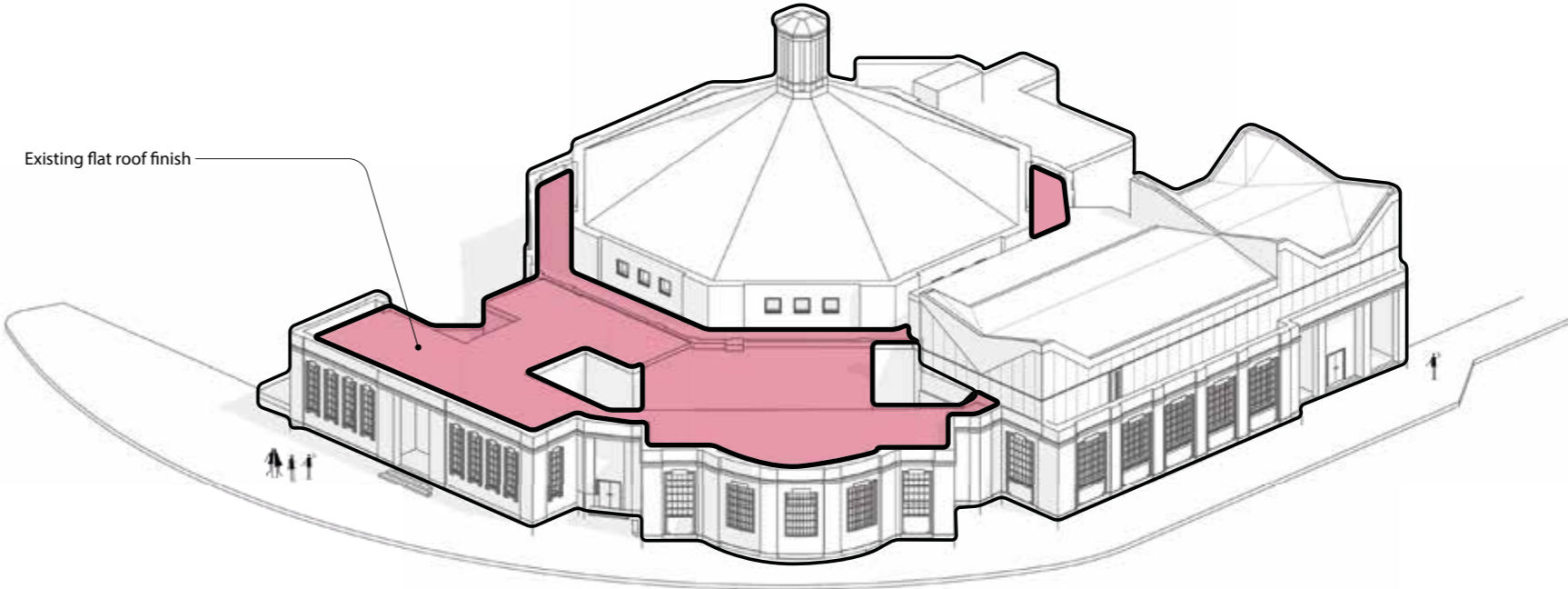
Inaccessible Entrance for Wheelchair Users (left), Constrained and Underutilised Courtyards (centre, right)



Ponding on L1 roof (left)



Existing Courtyards

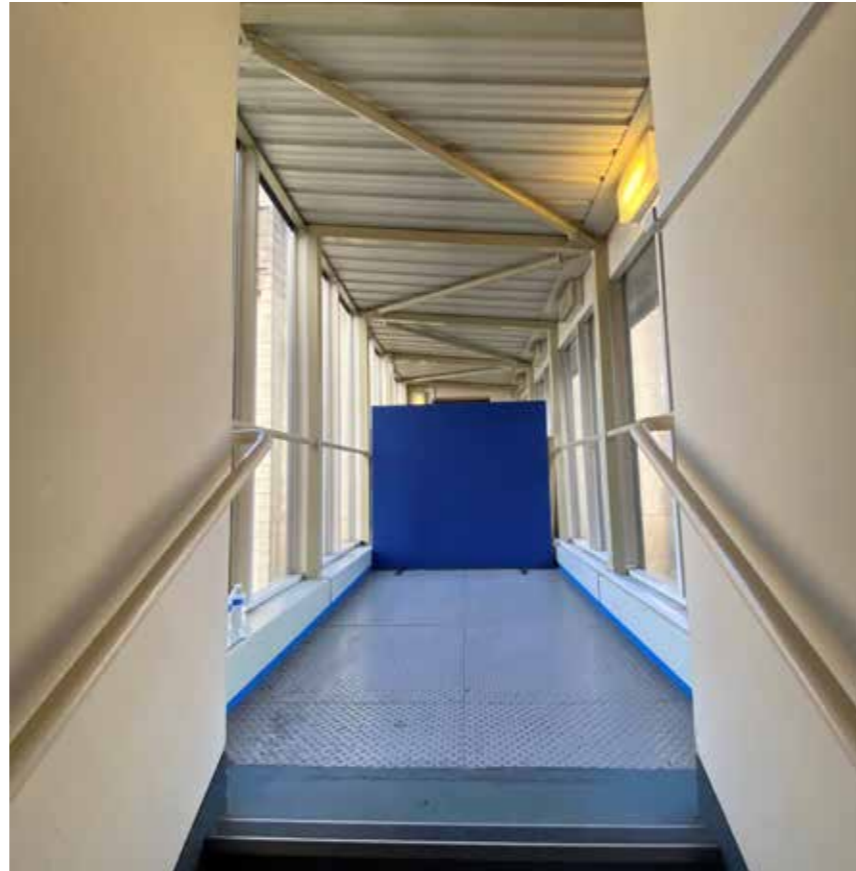


Existing L1 Flat Roof Finish

# ANALYSIS OF EXISTING BUILDING - OVERALL CONSTRAINTS



Poor quality extension to original building



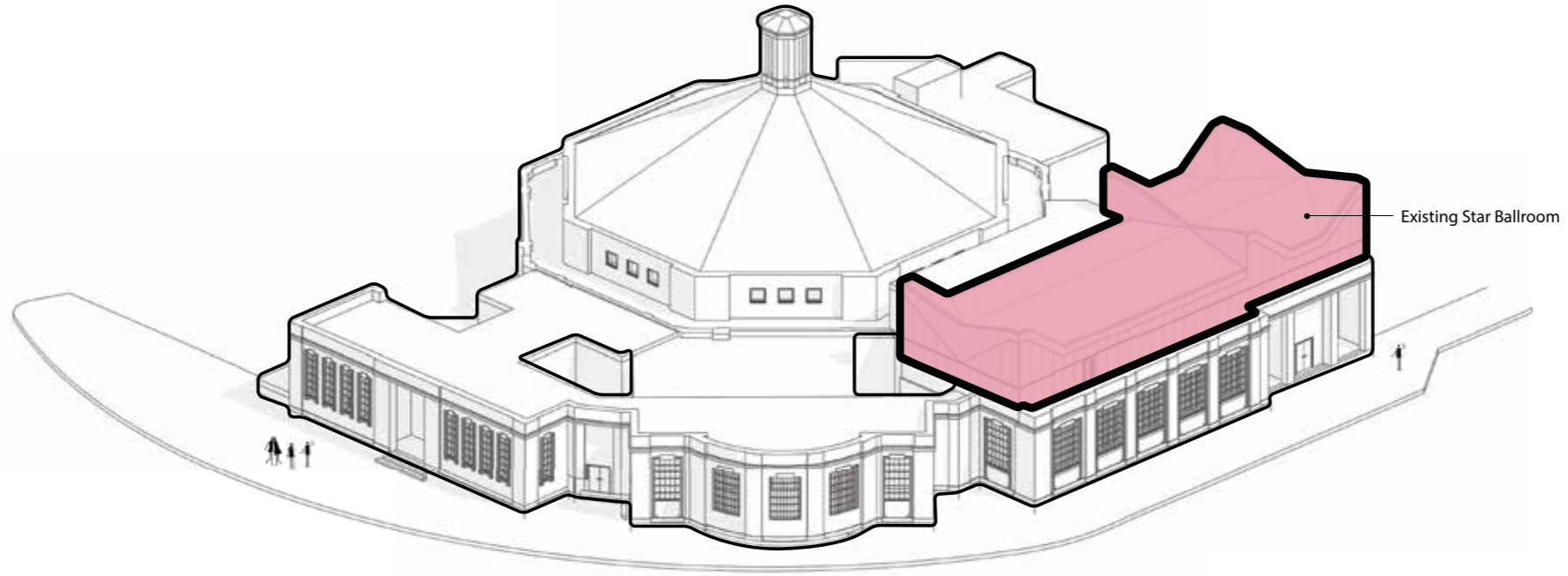
Unused Leisure Centre connection (left), dated and poor quality furnishings (upper left), cluttered circulation areas (upper right), low function room ceilings (bottom)



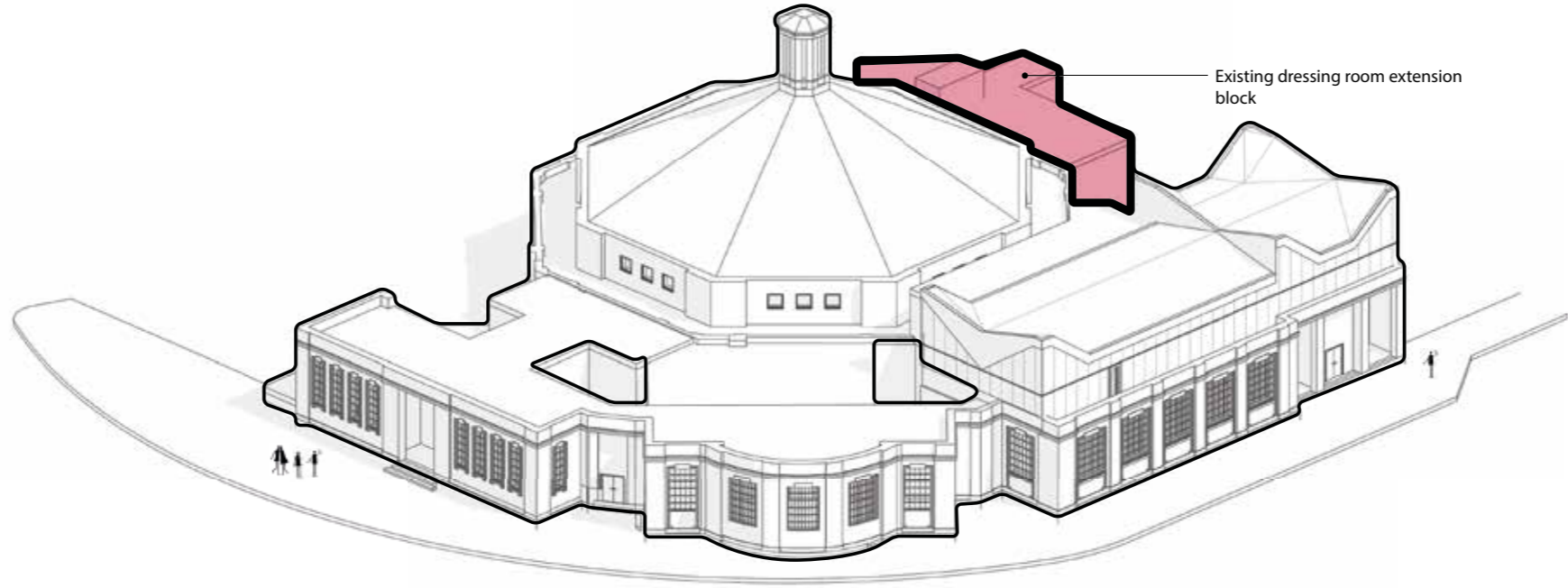
Dated, low quality furnishings and fittings



Cluttered function area (left, centre left, right), inaccessible terrace area (centre right)



Existing Ballroom extension



Existing north extension block



# OPPORTUNITIES - LOWER GROUND (STUDY 1)

The following studies identify opportunities for future development including demolition, refurbishment and redesign ranging from light touch to wholesale interventions. These are presented as a combination of architectural moves which can be grouped, subdivided or arranged according to the brief requirement and future planning for the building.

For all studies it is assumed that all front of house circulation spaces will be refurbished. Refurbishment of key function spaces are shown dotted pink.

Study 1 considers a series of major architectural moves so as to integrate with the wider Masterplan. In doing so, a major new external secret garden space is created to the west of the site, doubling up as a breakout events space adjacent to the main Ballroom.

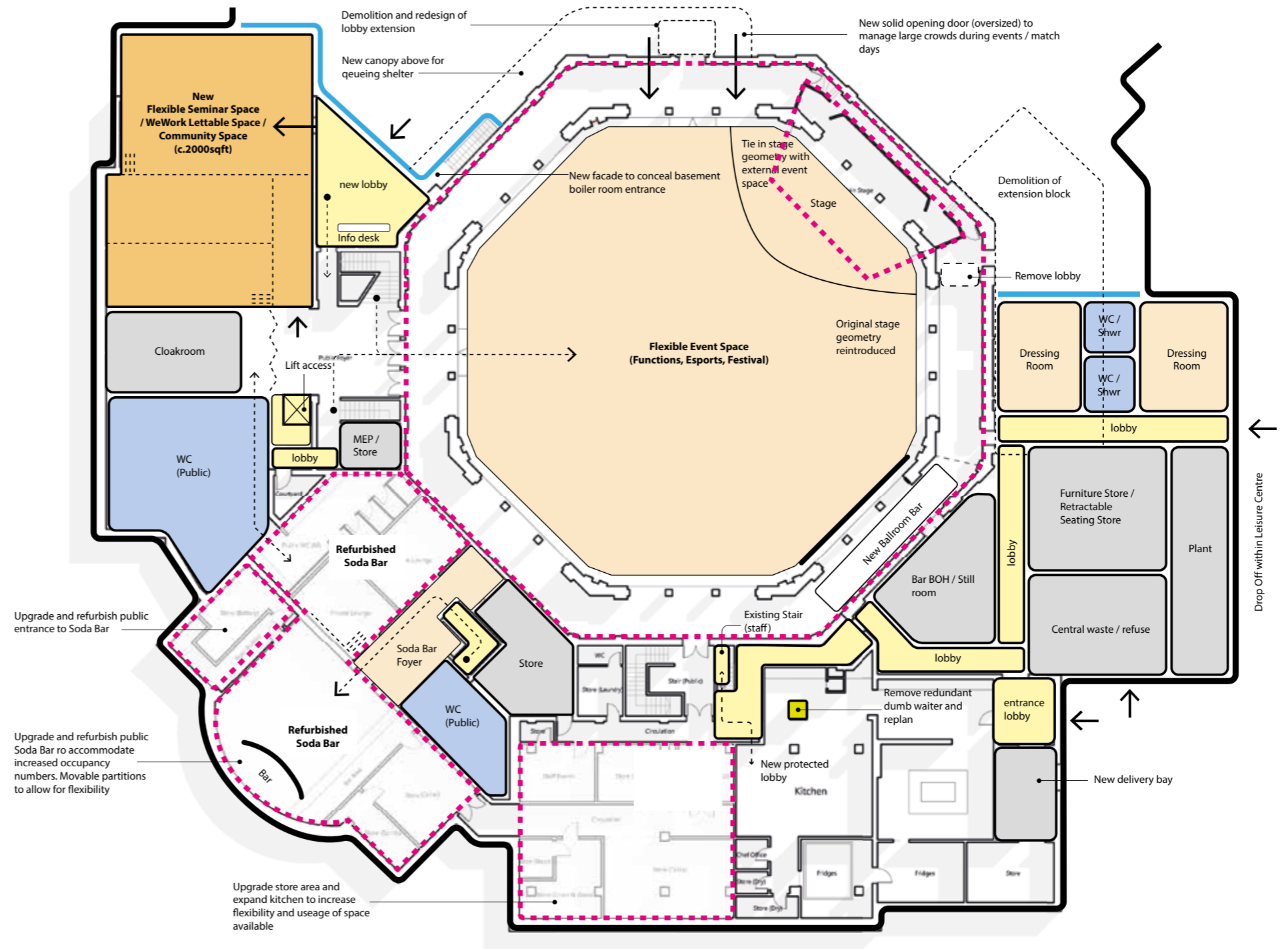
Alongside this a new extension of the current footprint allows for additional lettable commercial space on the south wing as well as new proposed accommodation on the east wing connecting with the new leisure centre development. Here, important areas of storage is incorporated alongside new dressing room spaces, a new Ballroom bar and BOH support as well as dedicated plant space and boiler room replacement. Deliveries and servicing are all managed using the Leisure Centre infrastructure so as to free up public realm space at the east end of the site.

A new lower ground entrance with dedicated reception is proposed to compliment the LG extension; a lightweight canopy provides shelter in the event of queuing.

New public toilet facilities and a rationalised cloakroom space allows for the replanning and refurbishment of the Soda Bar. All areas of kitchen storage are re-planned to maximise storage space and improve separation from circulation routes.

Key moves are noted as follows;

- Integrate LG layout with new proposed sunken secret garden area
- New LG extension on south wing to increase lettable area
- New LG entrance (incl facade and canopy) and reception area to allow south wing to operate independently from rest of building
- Demolition of western lobby - integrate external door access in keeping with original facade
- Refurbishment and expansion of Soda bar and dedicated staircore entrance
- New vertical lift to south wing
- Re-planned kitchen stores
- Refurbished ball interior including dance floor, stage and domed ceiling
- New cloakroom and public toilet spaces
- Redesigned Ballroom bar and BOH support
- LG extension connecting to Leisure Centre with storage, dressing rooms, plant space, waste / refuse space, delivery bay and entrance lobby - extension to include dedicated Ballroom services loading bay and parking



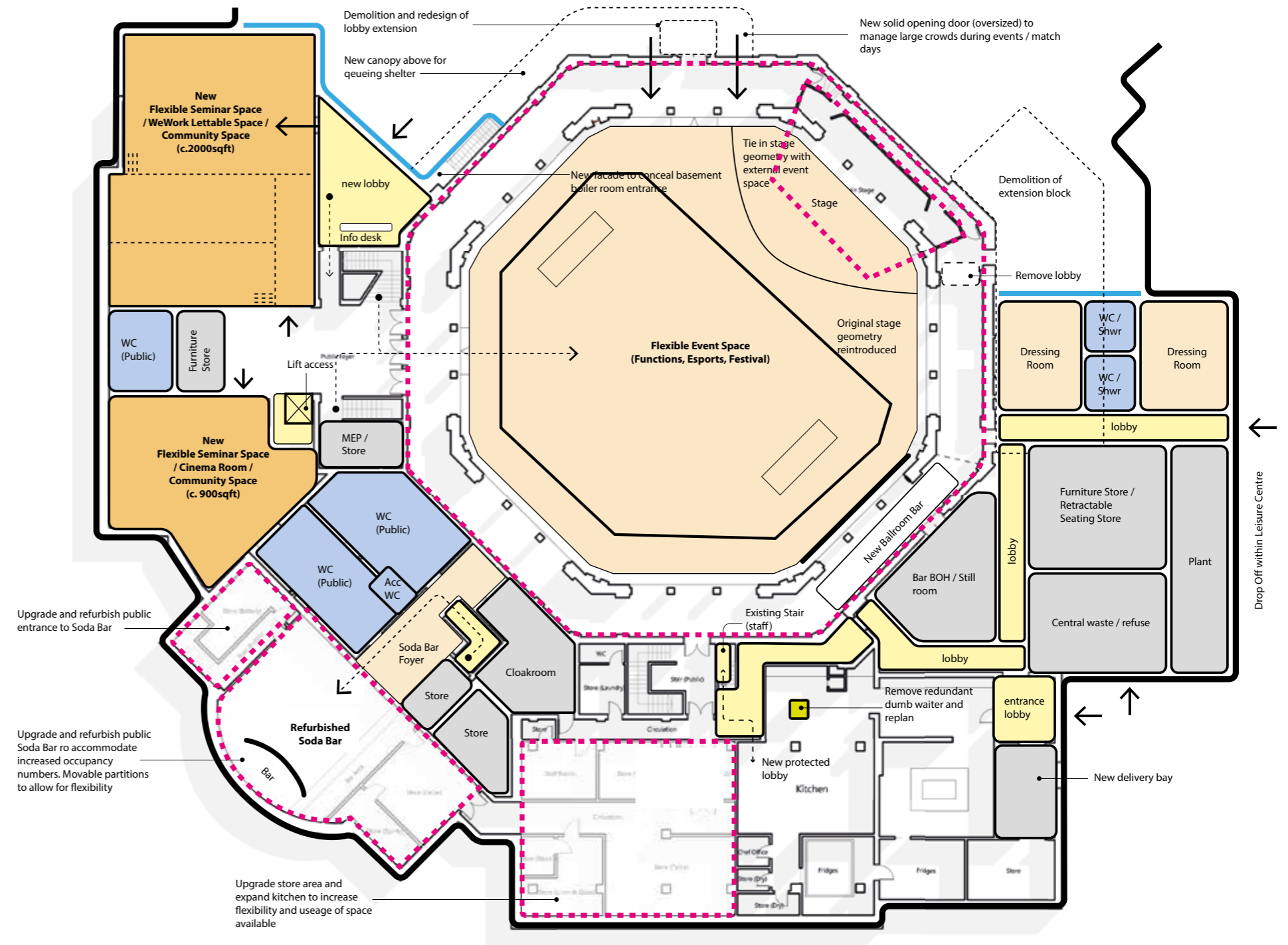
Study 1 (LG)

# OPPORTUNITIES - LOWER GROUND (STUDY 2)

Study 2 follows the principles established in Study 1; here an additional c. 900sqft commercial / lettable offering is incorporated. Potential use could include boutique cinema space, community workshop or meeting spaces.

Key moves are noted as follows;

- Integrate LG layout with new proposed sunken secret garden area
- New LG extension on south wing to increase lettable area
- New LG entrance (incl facade and canopy) and reception area to allow south wing to operate independently from rest of building
- Demolition of western lobby - integrate external door access in keeping with original facade
- Refurbished Soda bar and dedicated staircore entrance
- New vertical lift to south wing
- Re-planned kitchen stores
- Refurbished ball interior including dance floor, stage and domed ceiling
- New cloakroom and public toilet spaces
- Redesigned Ballroom bar and BOH support
- LG extension connecting to Leisure Centre with storage, dressing rooms, plant space, waste / refuse space, delivery bay and entrance lobby - extension to include dedicated Ballroom services loading bay and parking
- Additional c. 900sqft commercial / lettable space



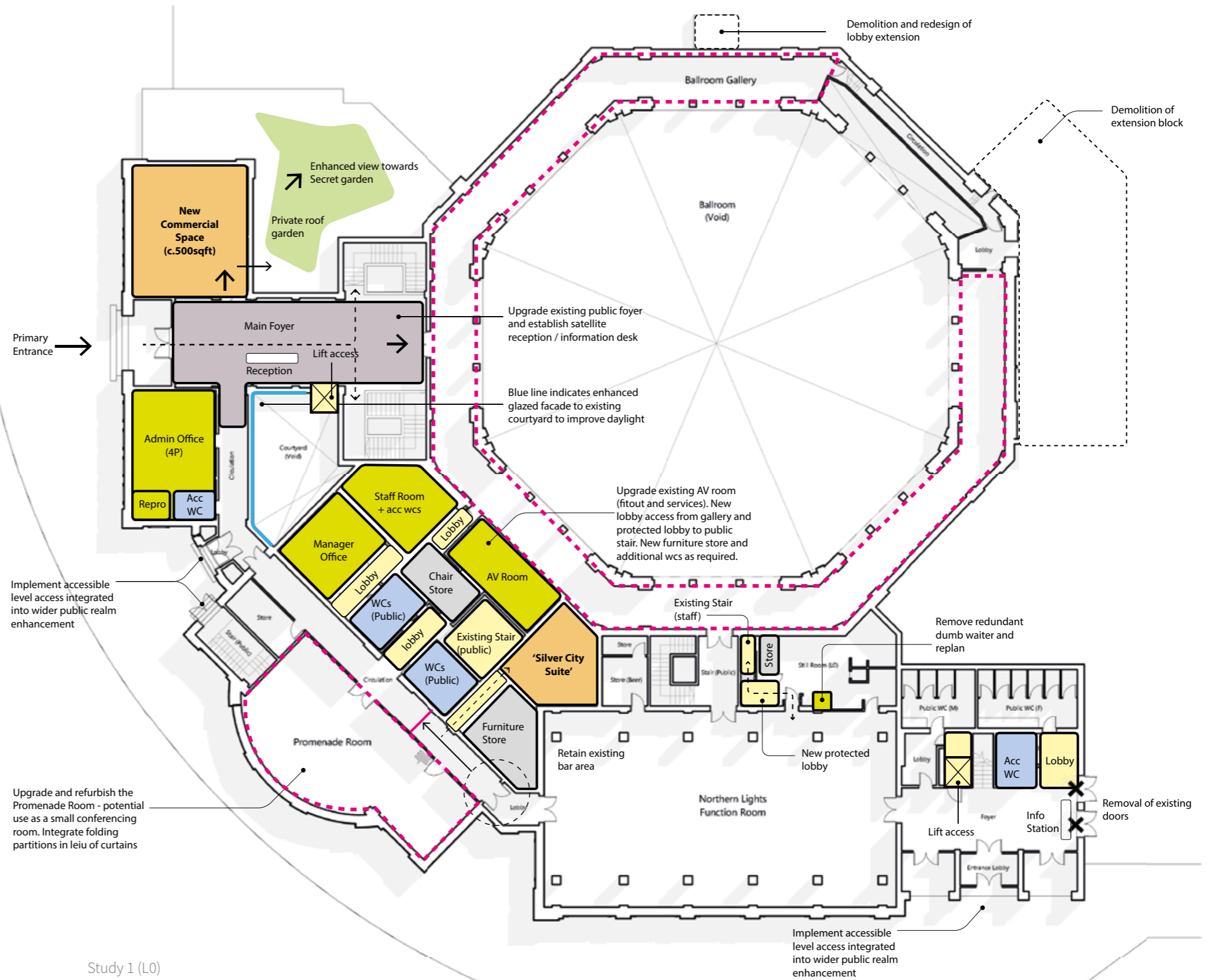
Study 1 (LG)

# OPPORTUNITIES - GROUND (STUDY 1)

Study 1 considers refurbishment of interior spaces at L0 within the constraints of the existing building fabric as well as localised demolition of deteriorating extensions to the west and north of the site.

Key moves are noted as follows;

- Establish main reception as focal point
- Establish new commercial offering with external roof garden
- Support accommodation grouped into central area of plan with increased storage for gallery chairs
- Infill of one external courtyard
- Additional public WCs to serve function spaces
- Relocation of Silver City Suite closer to Northern Light function room to allow wedding events to be concentrated at one end of the building
- Glazed facade to existing courtyard to enhanced interior environment
- Addition of two lifts serving either side of the building
- Establish secondary reception / info desk



Study 1 (L0)

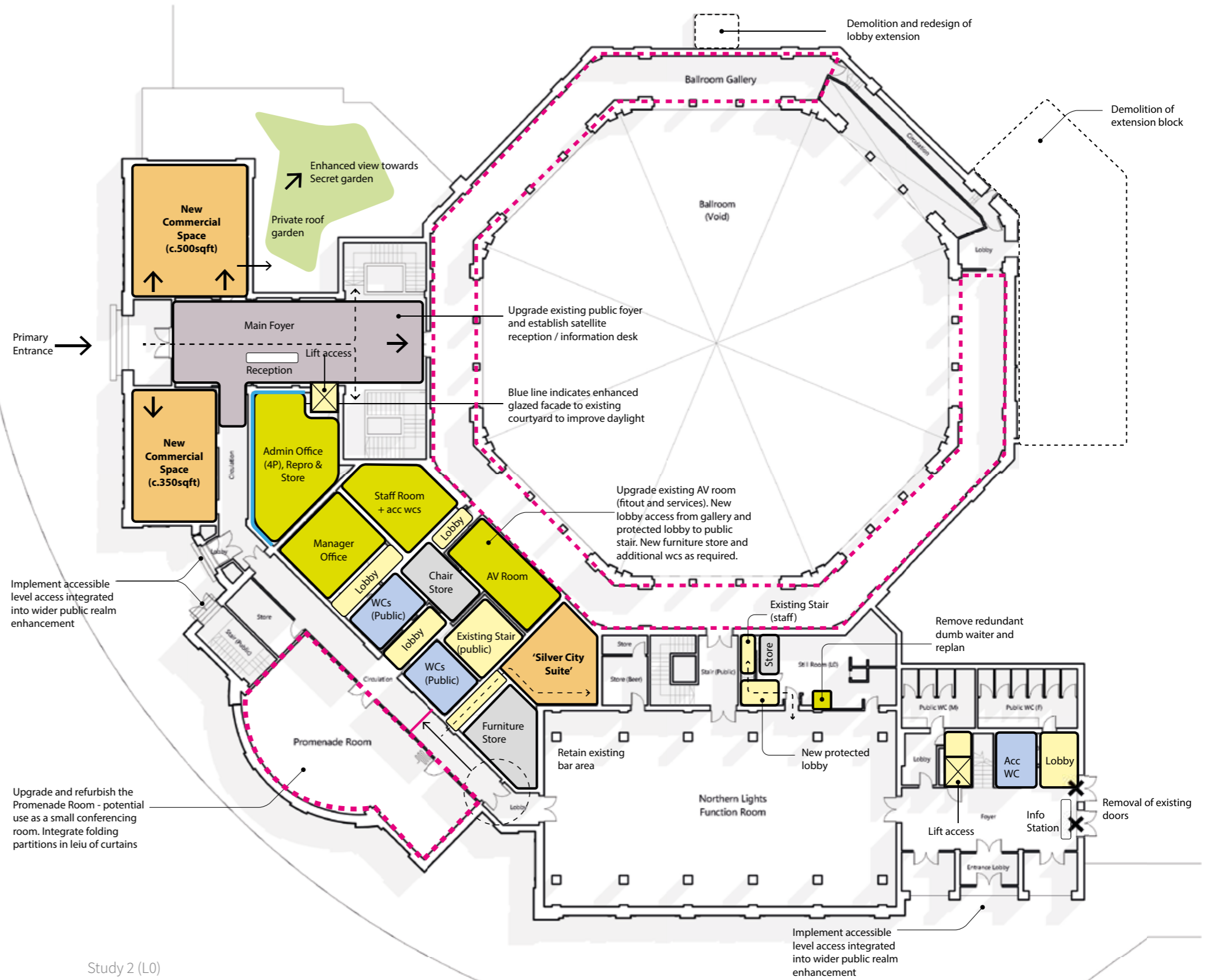
# OPPORTUNITIES - GROUND (STUDY 2)

Study 2 follows the principles established in Study 1 with the added intervention of infilling the second external courtyard to create new commercial space at the main entrance to the building.

The two new commercial spaces can benefit from enhanced footfall due to their prominent location. Potential uses could include food and beverage / restaurant offering and independent retail units.

Key moves are noted as follows;

- Establish main reception as focal point
- Establish two new commercial offerings with external roof garden
- Staff and support accommodation grouped into central area of plan with increased storage for gallery chairs
- Infill of both external courtyards
- Additional public WCs to serve function spaces
- Relocation of Silver City Suite closer to Northern Light function room to allow wedding events to be concentrated at one end of the building
- Addition of two lifts serving either side of the building
- Establish secondary reception / info desk



Study 2 (L0)

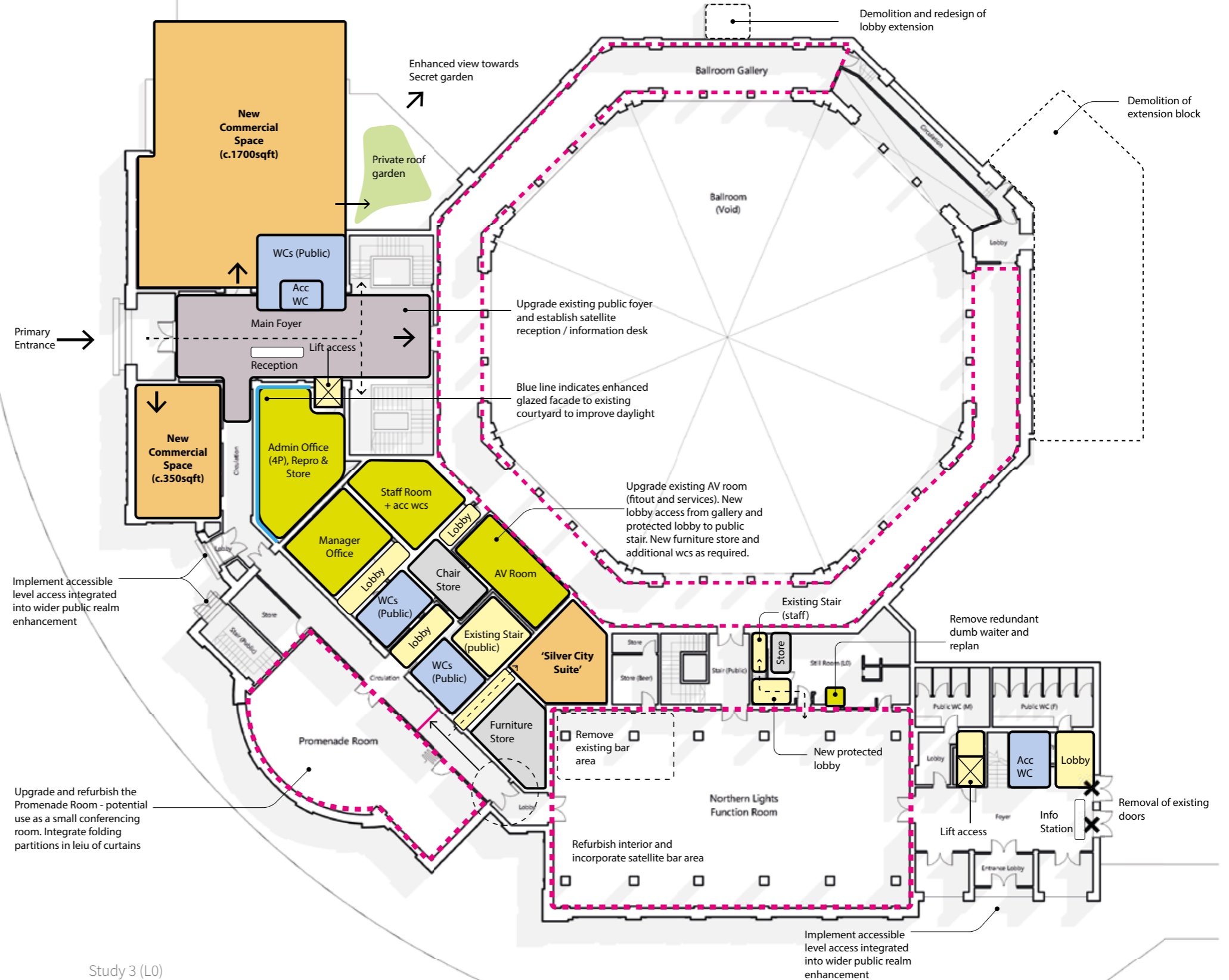
# OPPORTUNITIES - GROUND (STUDY 3)

Study 3 follows the principles established in Study 1-2; here a new build extension is considered adjacent to the main entrance in order to create a large commercial unit with lettable space.

This increase in nett area is limited in length so as to match the eastern block and in doing so, balance the overall mass and establish a symmetry around the Ballroom octagon.

Key moves are noted as follows;

- Establish main reception as focal point
- Establish two new commercial offerings with external roof garden
- Maximise commercial offering by extending building mass westwards
- Staff and support accommodation grouped into central area of plan with increased storage for gallery chairs
- Infill of both external courtyards
- Additional public WCs to serve function spaces
- Relocation of Silver City Suite closer to Northern Light function room to allow wedding events to be concentrated at one end of the building
- Addition of two lifts serving either side of the building
- Establish secondary reception / info desk



Study 3 (L0)

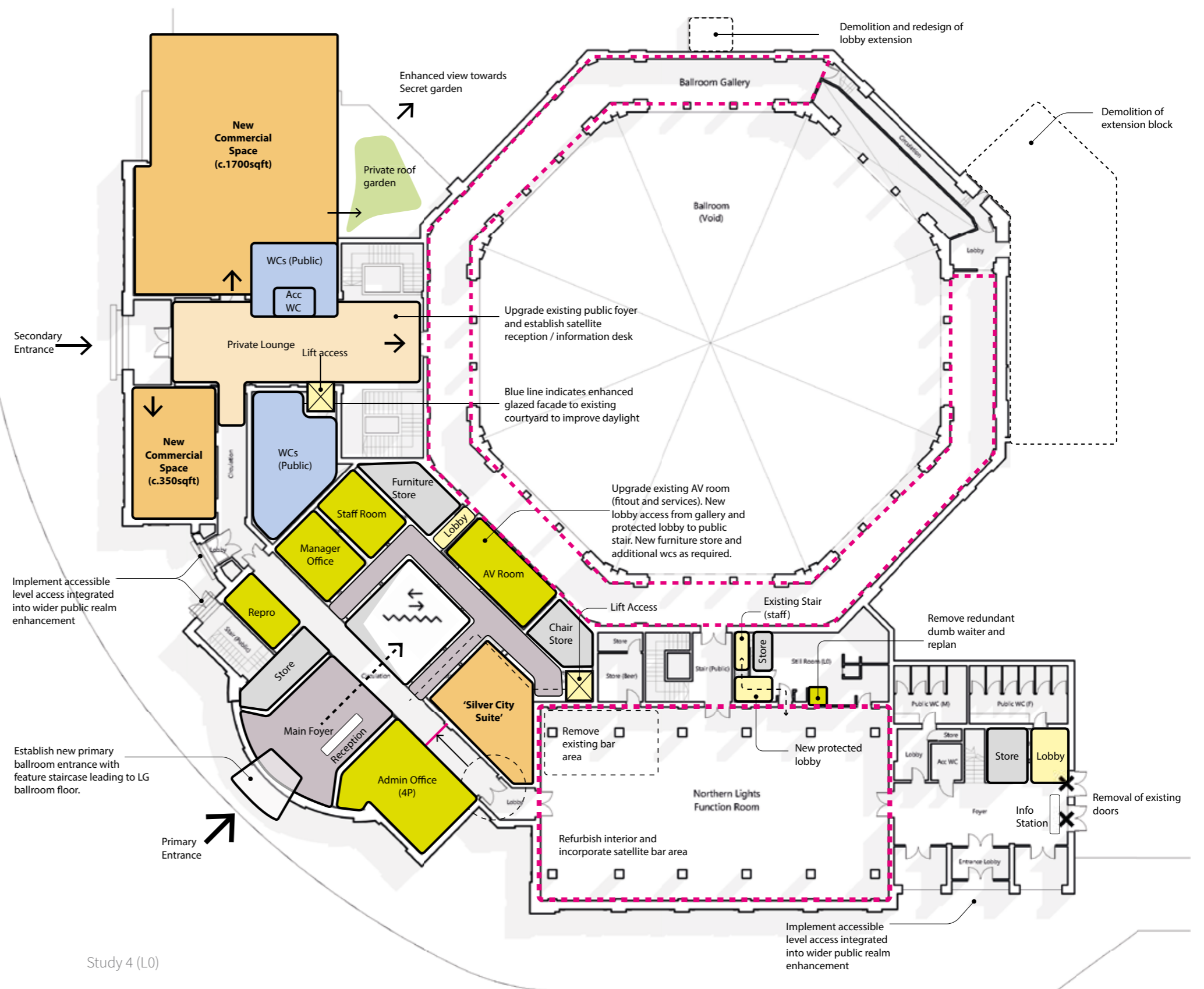
# OPPORTUNITIES - GROUND (STUDY 4)

Study 4 follows the principles established in Study 1-3; here the main building reception is relocated and re-imagined, accessed from a new entrance on the curved facade aligned to the angle of the Ballroom stage.

Upon entering the reception, a new grand staircase is formed leading directly down to lower ground level to create a new sense of arrival and theatre. Staff support accommodation is located nearby as is a new lift connecting all levels.

Key moves are noted as follows;

- Establish a new main reception central to the building as focal point aligned to the Ballroom octagon
- Establish two new commercial offerings with external roof garden
- Maximise commercial offering by extending building mass westwards
- Establish private lounge area as part of new commercial offering
- Staff and support accommodation grouped into central area of plan with increased storage for gallery chairs
- Infill of both external courtyards
- Additional public WCs to serve function spaces
- Relocation of Silver City Suite closer to Northern Light function room to allow wedding events to be concentrated at one end of the building
- Addition of two lifts serving either side of the building
- Establish secondary reception / info desk



Study 4 (L0)

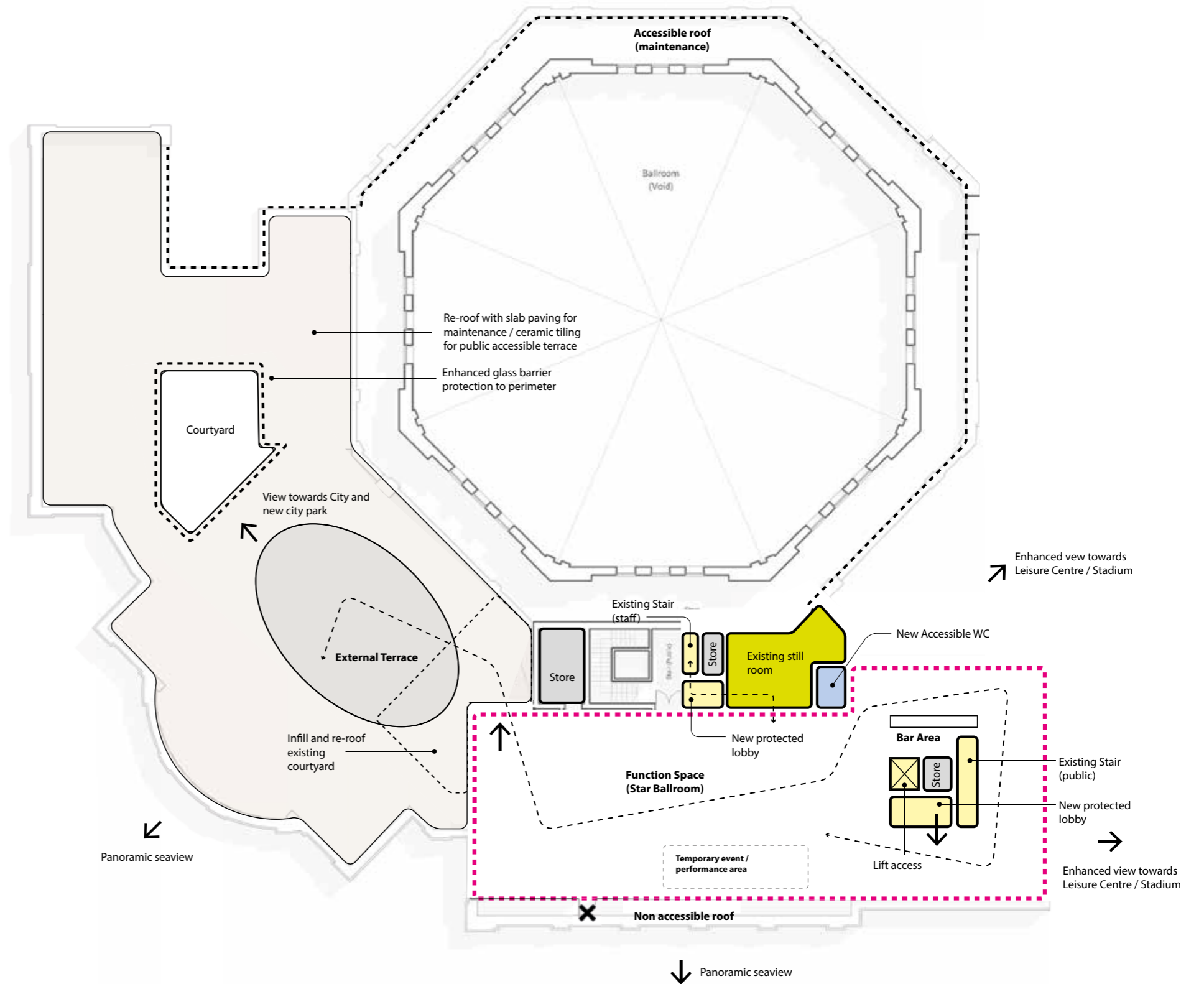
# OPPORTUNITIES - LEVEL 1 (STUDY 1)

Study 1 considers refurbishment of exterior and interior spaces at L1 within the constraints of the existing building fabric as well as the infill of one courtyard to allow for external terrace access for public use. It is suggested that the L1 roof be re surfaced with a higher quality finish such as pavers and ceramic tiling appropriate for public use.

Internally, the existing bar area is relocated to a centralised zone adjacent to the existing public stair in order to clear the events area and maximise usable public area. Additional storage, a new lift and a protected lobby complete the self contained service zone. The existing beer store is converted to a general furniture store to allow for permanent storage at this level.

Key moves are noted as follows;

- Establish an external public terrace and resurface flat roof area
- Infill one external courtyard space
- Relocate bar area to centralised service zone
- Add protected lobby to public stair
- Add vertical lift access
- Refurbish existing Ballroom interior and facade
- Add accessible wc facility



Study 1 (L1)

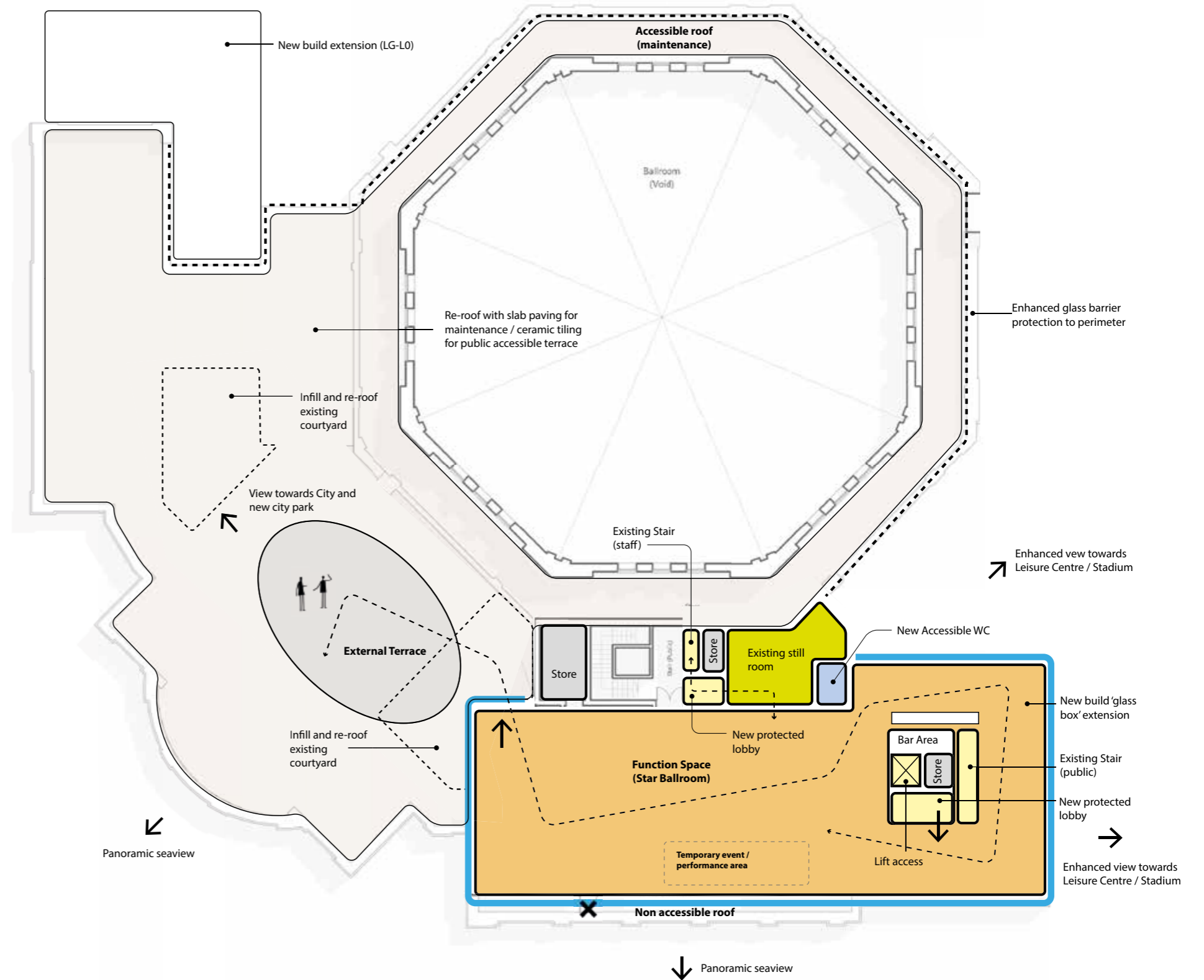
## OPPORTUNITIES - LEVEL 1 (STUDY 2)

Study 2 follows the principles established in Study 1; here the Star Ballroom extension is remodelled (demolished) and replaced with a contemporary transparent 'glass box' form to improve quality of structure, aesthetic and to enhance the original Art Deco building in a complimentary way.

Both external courtyards are infilled to allow full resurfacing of the L1 flat roof so that the overall appearance of the Ballroom is enhanced from higher vantage points such as Broadhill.

Key moves are noted as follows;

- Establish an external public terrace and resurface flat roof area
- Infill two external courtyard spaces
- Relocate bar area to centralised service zone
- Add protected lobby to public stair
- Add vertical lift access
- Refurbish existing Ballroom interior and facade
- Add accessible wc facility
- Remodel and replace Star Ballroom facade



Study 2 (L1)



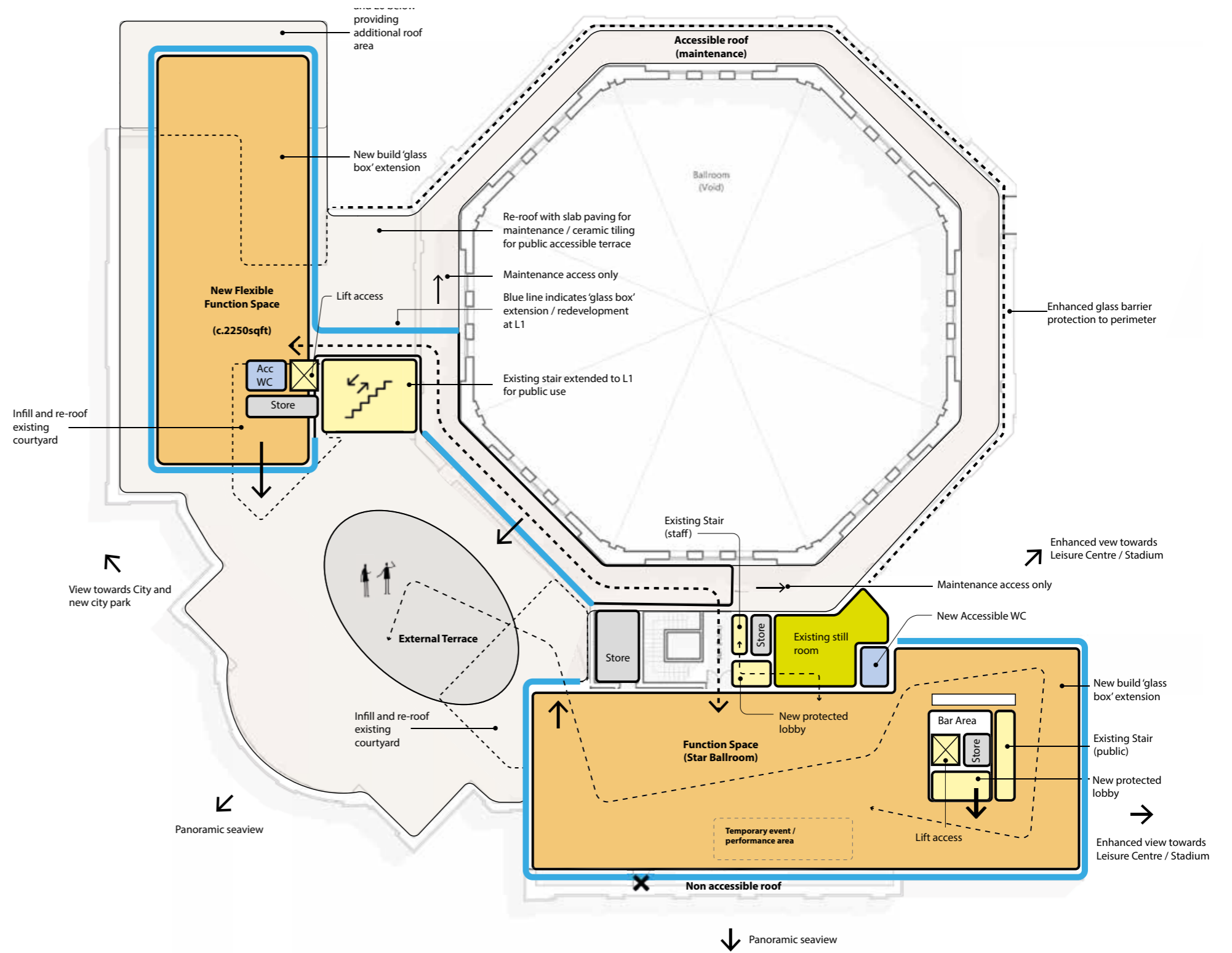
# OPPORTUNITIES - LEVEL 1 (STUDY 3)

Study 3 follows the principles established in Study 1-2; here a second contemporary transparent 'glass box' extension is added to the south wing so as to maximise commercial / lettable area and balance the symmetry of the whole building.

To facilitate the second extension, the existing feature stair is extended up to L1 and a new lift is added to facilitate access at all levels. The addition of a second lifts ensures that the building wings can function independently. Both rooftop extensions benefit from use of the shared external roof terrace area and are linked by an enclosed glass walkway which follows the octagon geometry of the Ballroom.

Key moves are noted as follows;

- Establish a shared external public terrace and resurface flat roof area
- Infill two external courtyard spaces
- Relocate bar area to centralised service zone
- Add protected lobby to public stair
- Add two vertical lifts
- Refurbish existing Ballroom interior and facade
- Add accessible wc facility
- Remodel and replace Star Ballroom facade
- Add second rooftop extension / commercial unit
- Extend L0 feature staircase up to L1
- Add glass walkway connection with external door access to terrace



Study 3 (L1)

# REVENUE GENERATING OPPORTUNITIES

Each of the studies contained herein identify new opportunities for increasing the area and functionality of revenue generating spaces to support the business case for the redevelopment of the Beach Ballroom.

As such, as series of small, medium and large uses can be accommodated, dependant on the scope of redevelopment; this includes private, semi private and public uses. A range of appropriate uses are noted below.

- Multi purpose events space
- Live entertainment / concerts
- Pre-match hospitality
- Retail
- Food & Beverage
- Fanzone / family entertainment
- Boutique cinema
- E-sports events space
- Creative industry workspaces
- Teaching space
- Community forum / meetings
- Theatre rehearsal space
- WeWork space
- Small-medium sized conventions
- TedTalk lecture venue
- Gallery / exhibitions
- Pop temporary markets



Revenue Generating Examples

## THE BALLROOM - ADAPTABILITY

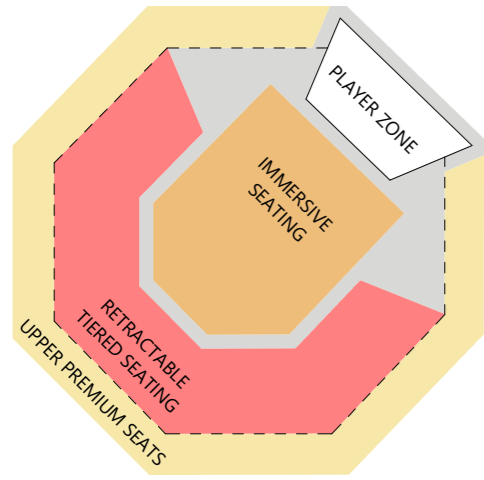
The following diagrams explore a variety of event scenarios to consider how to embrace flexibility and adaptability within the existing octagon geometry of the Ballroom.

It is considered important that the Ballroom adapt to serve events during stadium match days such as Fan Zones but also E-sport gatherings as well weddings, corporate dinners and live music.

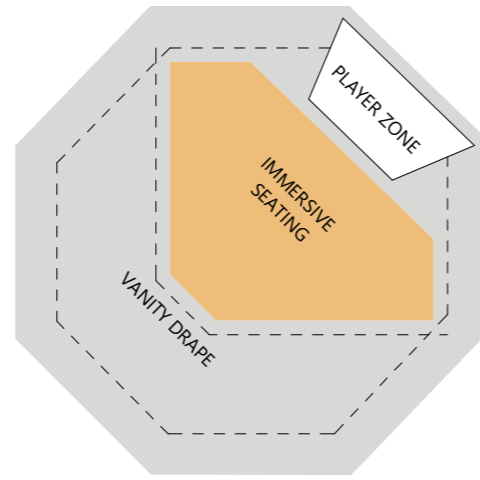
These storage and servicing requirements of these events have been considered within the proposed lower ground floor extension and allocation of additional storage spaces.



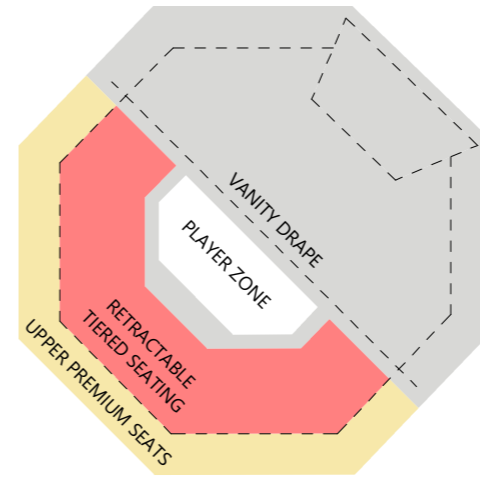
Snooker event (bottom left), E-sports event (bottom right), Fan zone setup (top)



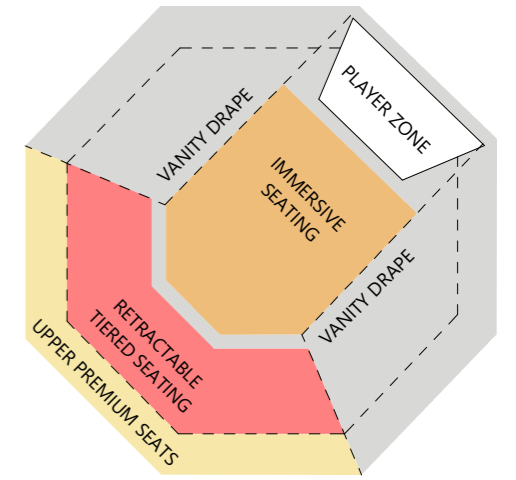
ESPORTS Option 1



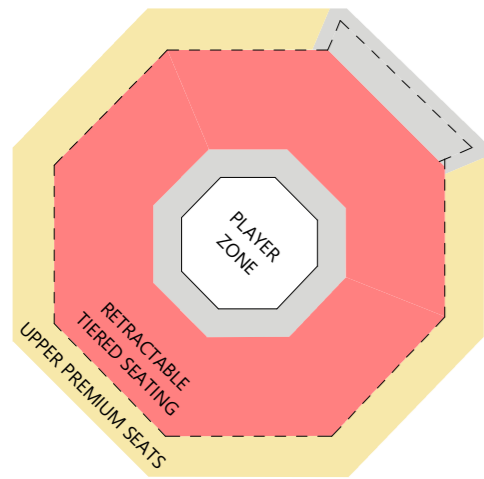
ESPORTS Option 2



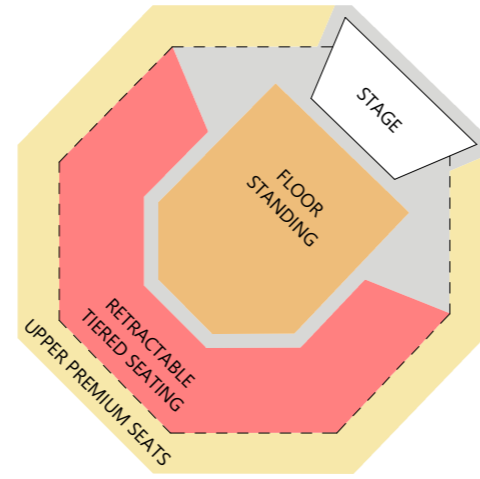
ESPORTS Option 3



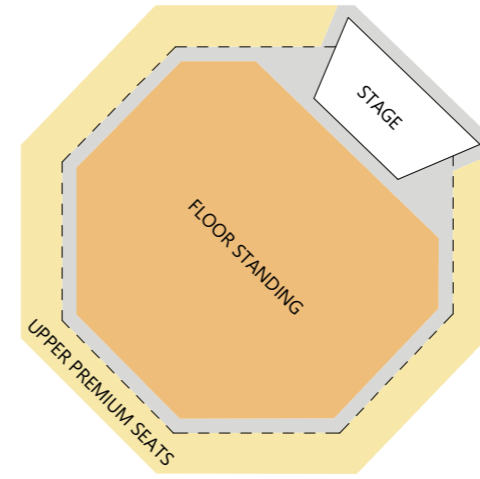
ESPORTS Option 4



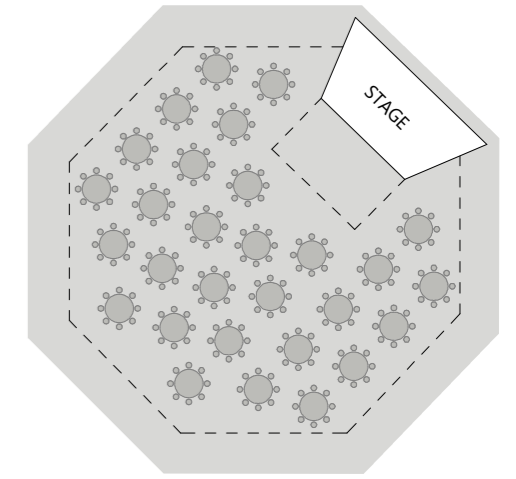
ESPORTS Option 5



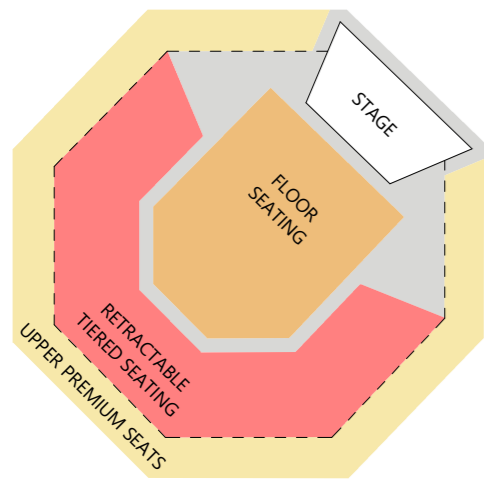
Live event standing + seating



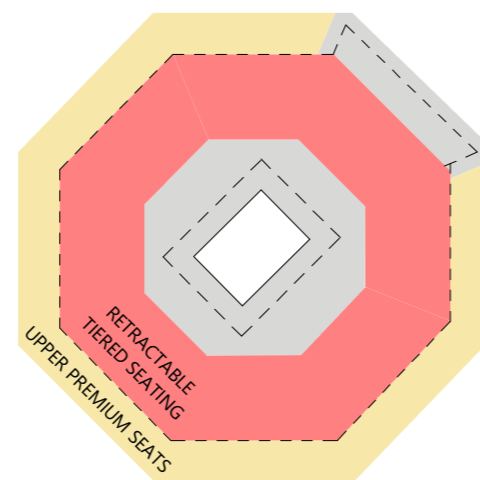
Live event full standing



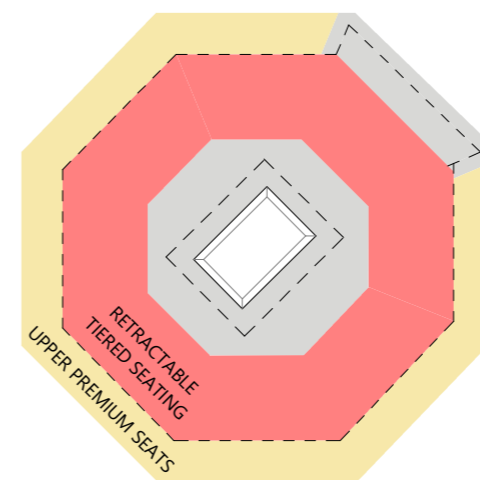
Banquet dinner



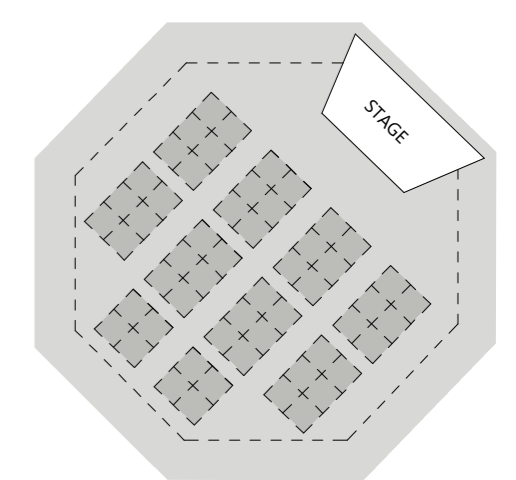
Live event full seating



Snooker



Boxing

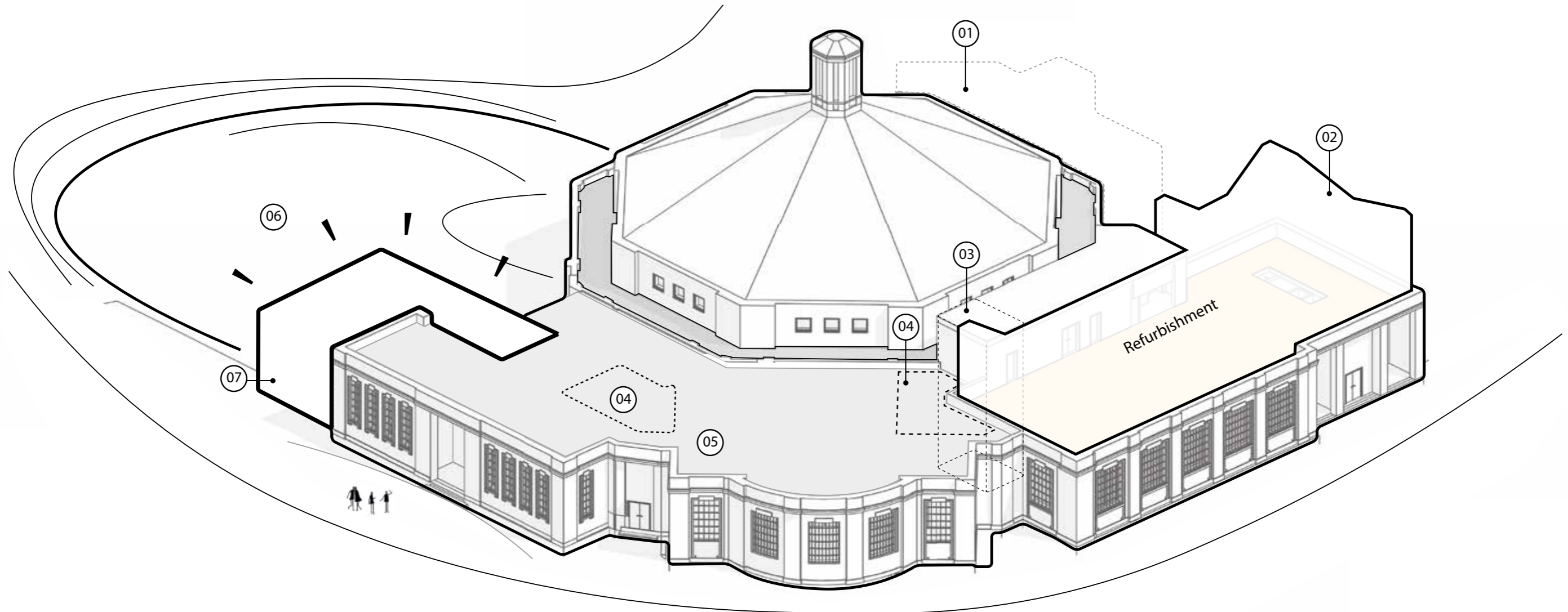


Exhibition

# REIMAGINING THE BALLROOM - STUDY 1

The following studies seek to explore a series of key architectural moves with a view to re-imagining the Beach Ballroom within its setting. These are not defined as particular options but reflect a grouping of architectural suggestions to visualise how varying levels of intervention can suggest a new future for this important historical venue.

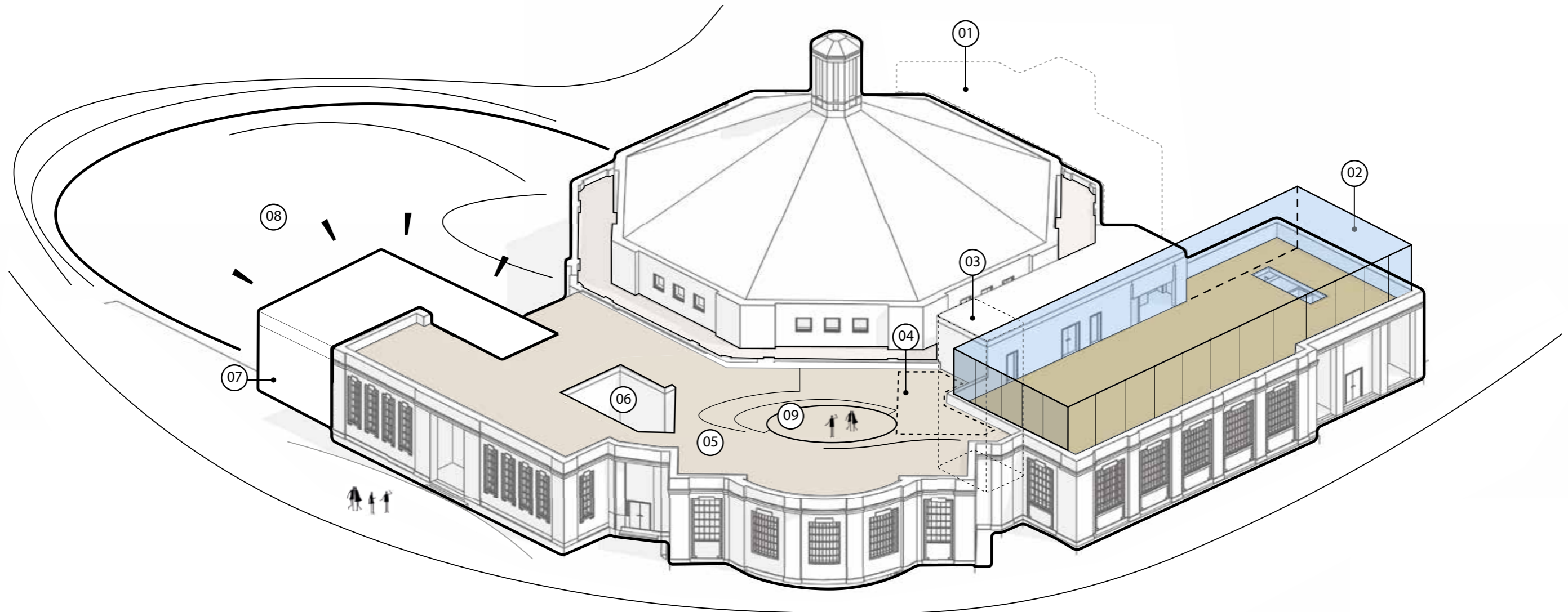
- 01 Demolition of existing northern extension; refurbishment of concealed facade to match art deco features of the existing Ballroom octagon
- 02 Existing Star Ballroom extension to undergo internal refurbishment and replanning to maximise flexibility.
- 03 New lift to provide accessible circulation between all floors; location indicative.
- 04 Infill of existing courtyard and continuation of roof to provide accessible route to external terrace
- 05 Roof finish as existing; review of edge protection to be considered
- 06 Sunken secret garden area integrated with the Ballroom development to provide area for public use
- 07 New extension at LG-L0 providing additional lettable space to suit events and building generated revenue. Extension to benefit from views out towards the sunken secret garden



Re-imagined Ballroom massing study 1

# REIMAGINING THE BALLROOM - STUDY 2

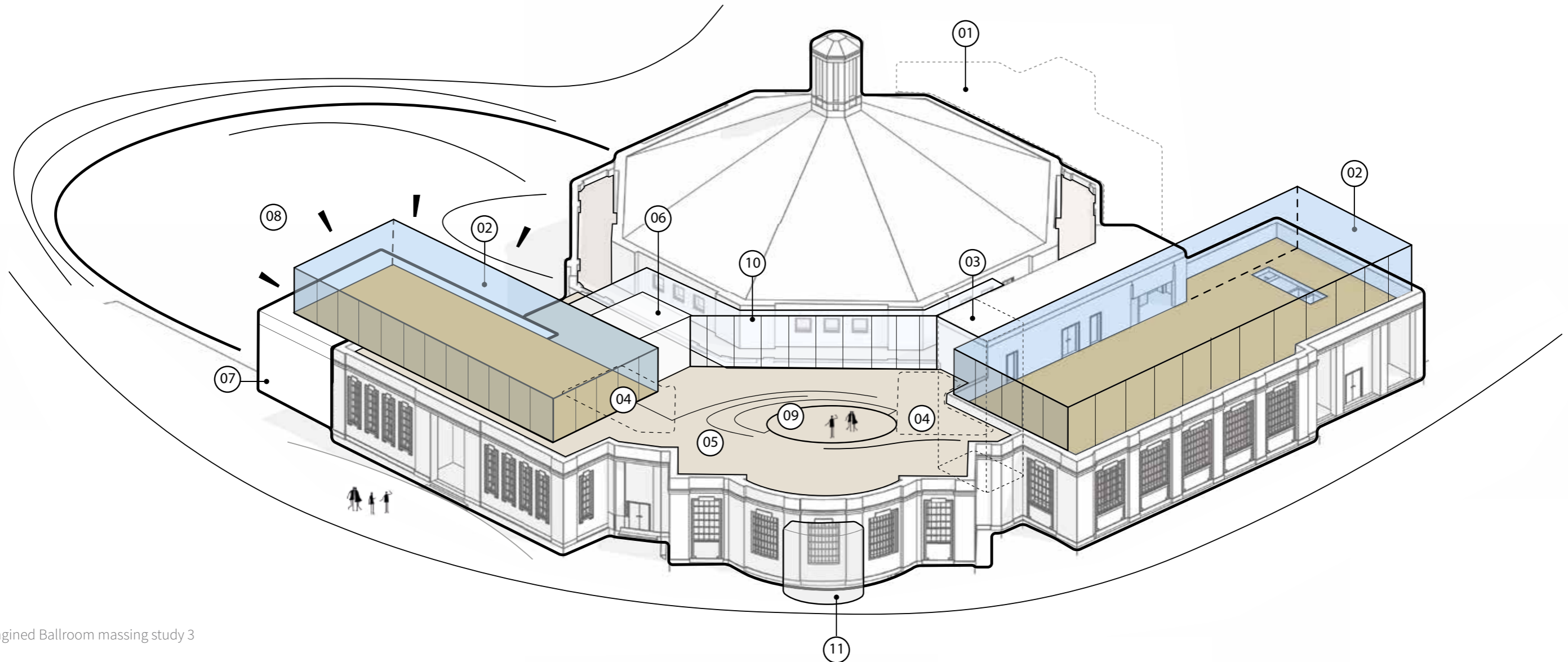
- 01 Demolition of existing northern extension; refurbishment of concealed facade to match art deco features of the existing Ballroom octagon
- 02 New re-imagined 'glass box' extension to provide flexible function space of contemporary design
- 03 New lift to provide accessible circulation between all floors; location indicative.
- 04 Infill of existing courtyard and continuation of roof to provide accessible route to external terrace
- 05 Resurfacing of existing roof to suit public use i.e. paved area / tiles etc
- 06 Existing courtyard maintained as required to suit optioneering
- 07 New extension at LG-L0 providing additional lettable space to suit events and building generated revenue. Extension to benefit from views out towards the sunken secret garden
- 08 Sunken secret garden area integrated with the Ballroom development to provide area for public use
- 09 New established external roof terrace for public / private use as part of a marketable commercial offering



Re-imagined Ballroom massing study 2

# REIMAGINING THE BALLROOM - STUDY 3

- 01 Demolition of existing northern extension; refurbishment of concealed facade to match art deco features of the existing Ballroom octagon
- 02 New re-imagined 'glass box' extension to provide flexible function space of contemporary design
- 03 New lift to provide accessible circulation between all floors; location indicative.
- 04 Infill of existing courtyard and continuation of roof to provide accessible route to external terrace
- 05 Resurfacing of existing roof to suit public use i.e. paved area / tiles etc
- 06 Existing stair extended up to L1 extension
- 07 New extension at LG-L0 providing additional lettable space to suit events and building generated revenue. Extension to benefit from views out towards the sunken secret garden
- 08 Sunken secret garden area integrated with the Ballroom development to provide area for public use
- 09 New established external roof terrace for public / private use as part of a marketable commercial offering
- 10 New glass link connecting south and east L1 extensions; glazed doors to provide independent access to external terrace
- 11 New 'glass portal' entrance to the Beach Ballroom



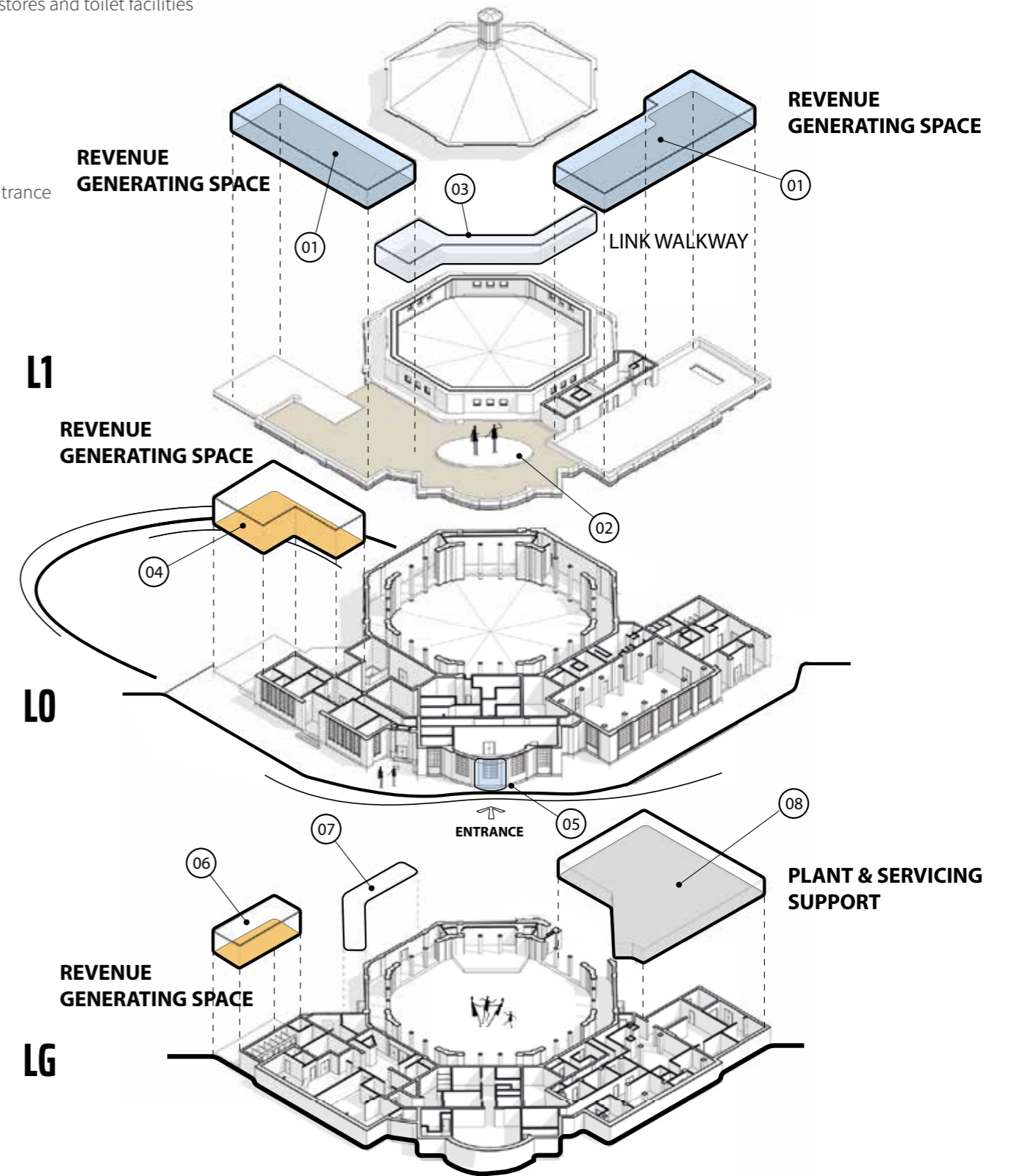
Re-imagined Ballroom massing study 3

# EXTENDING THE BALLROOM - COMPONENTS



Architecture and materiality precedents

- 01 'Glass Box' extension with lift access, dedicated stores and toilet facilities
- 02 Shared external terrace / events space
- 03 Glass connecting walkway
- 04 Extension to existing south wing (L0)
- 05 Ramped accessible entrance to 'glass portal' entrance
- 06 Extension to existing south wing (LG)
- 07 Lightweight cantilevered canopy structure
- 08 Connecting support accommodation (LG)



New revenue generating components



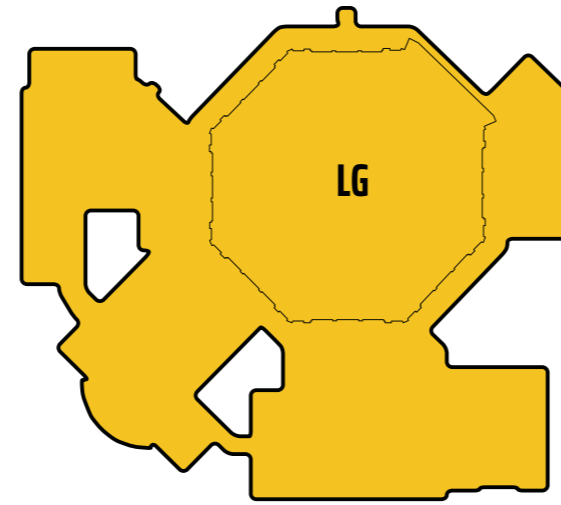
# REVENUE GENERATING AREA

The importance of identifying all possible options of revenue generating areas is acknowledged and has been considered at all stages of this report. The studies presented herein illustrate varying levels of lettable area; the adjacent diagrams however, consider the current baseline net area total and compare this with the most optimised study.

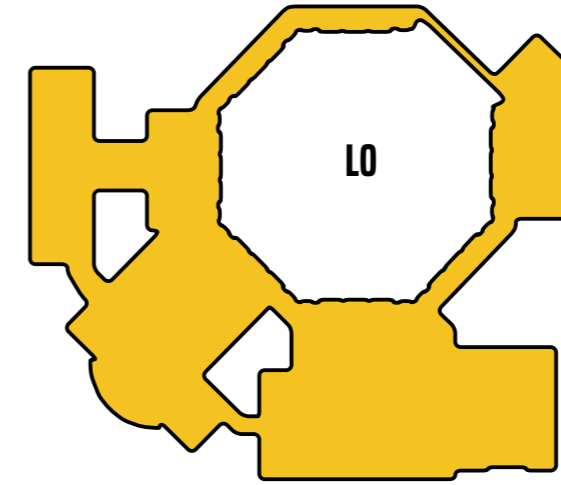
This indicates that revenue generating area can be increased by 64% if the following studies are combined;

- Level LG: Study 2
- Level L0: Study 4
- Level L1: Study 3

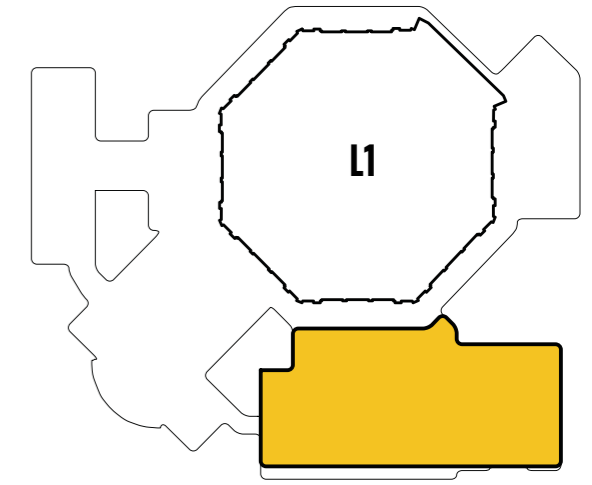
The areas quoted within this report are indicative only at this stage until a full building survey has been conducted and are therefore subject to ongoing review and design development.



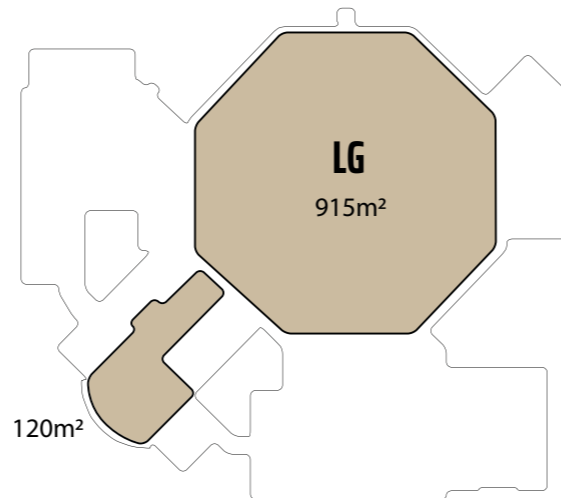
GIFA (Level LG): 2,112m<sup>2</sup>  
Total GIFA: 3,859m<sup>2</sup>



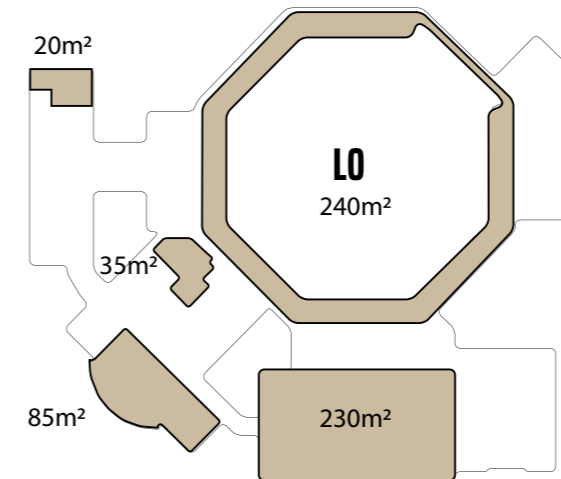
GIFA (Level L0): 1,327m<sup>2</sup>



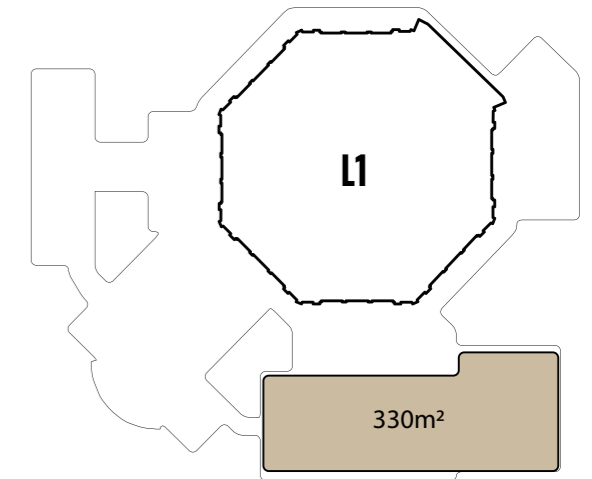
GIFA (Level L1): 420m<sup>2</sup>



NIFA (Level LG): 1,035m<sup>2</sup>  
Total NIFA: 1,975m<sup>2</sup>



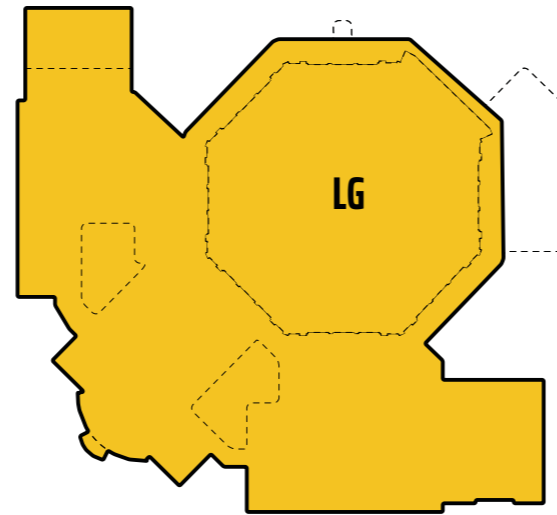
NIFA (Level L0): 610m<sup>2</sup>



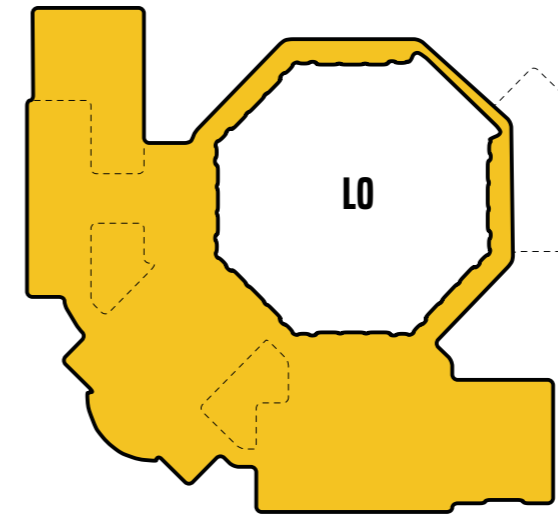
NIFA (Level L1): 330m<sup>2</sup>

GIFA / NIFA areas as existing

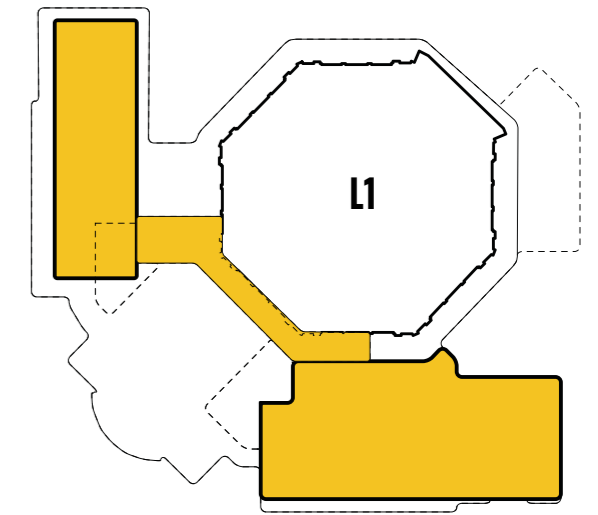
# REVENUE GENERATING AREA



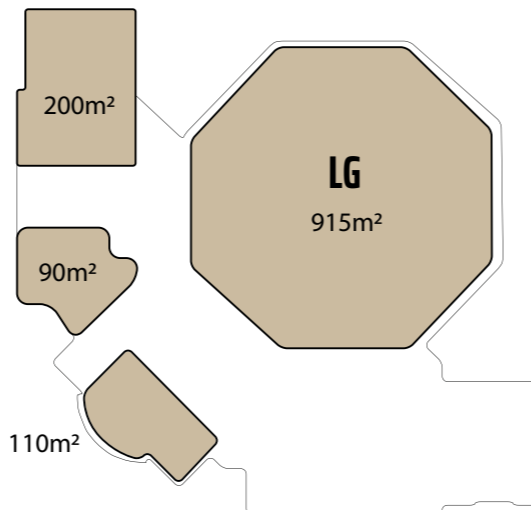
GIFA (Level LG): 2,580m<sup>2</sup>  
Total GIFA: 4,825m<sup>2</sup>



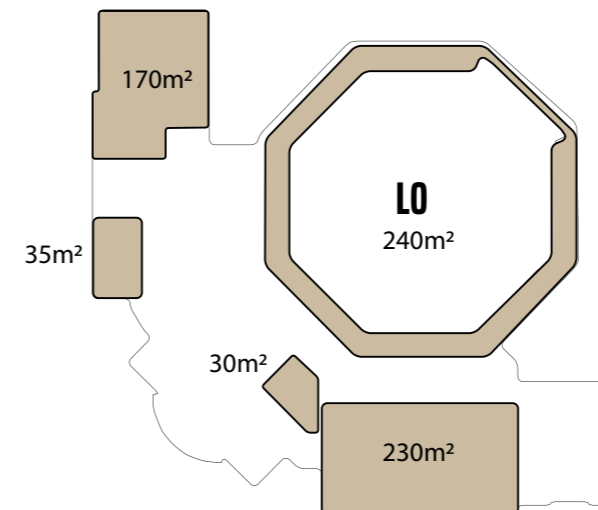
GIFA (Level L0): 1,470m<sup>2</sup>



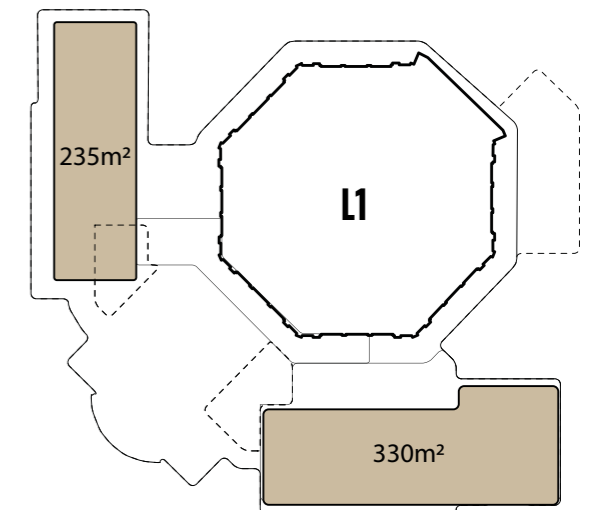
GIFA (Level L1): 775m<sup>2</sup>



NIFA (Level LG): 1,315m<sup>2</sup>  
Total NIFA: 3,245m<sup>2</sup>



NIFA (Level L0): 705m<sup>2</sup>



NIFA (Level L1): 565m<sup>2</sup>

GIFA / NIFA areas as proposed (max study)

**64%**  
increase

# INTERIOR RESTORATION - SPANISH CITY

When considering the future of the Aberdeen Beach Ballroom, much inspiration has been taken from another similar building type, south of the border in Whitley Bay; Spanish City.

It is a particularly relevant precedent from which to draw inspiration from due to a number of striking similarities, some of which are noted below;

- Both were constructed during the Art Deco Period (1910, 1929 respectively)
- In both cases, the central dome ceiling was concealed from view (until restoration)
- Both adopt a seaside location
- Both accommodate similar commercial events
- Both are held in high esteem within local community
- Both have/had accessibility issues
- Both are Grade B/II listed
- Both suffered poor maintenance and consecutive changes to the building fabric

The restoration architects are quoted as saying,

*“The restoration has transformed the seafront and Whitley Bay, and sent ripples across the North East. Over 16,000 visitors attended the opening weekend in July 2018, and the local Chamber of Trade has grown from single figures to well over 200. Most importantly, the restoration has returned a much-loved landmark to the people of the North East – and secured it for future generations.”*

As such Spanish City is considered to reflect the opportunities ahead in relation to the Beach Ballroom development and suggests a high level of interior finish commensurate with its importance to the community. Accordingly, Spanish City is used as a benchmark for ongoing cost analysis, refer to cost consultants report for further detail.



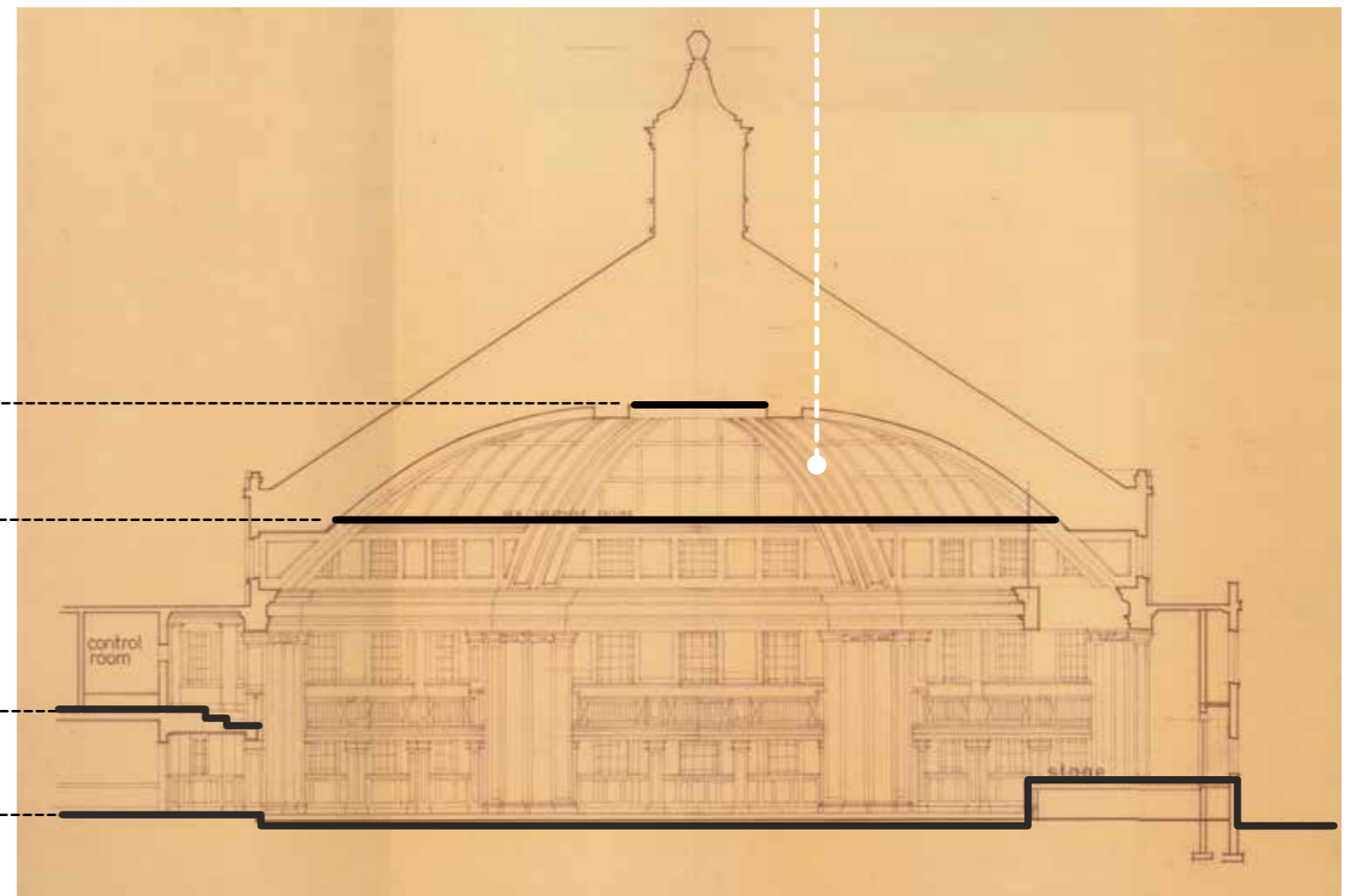
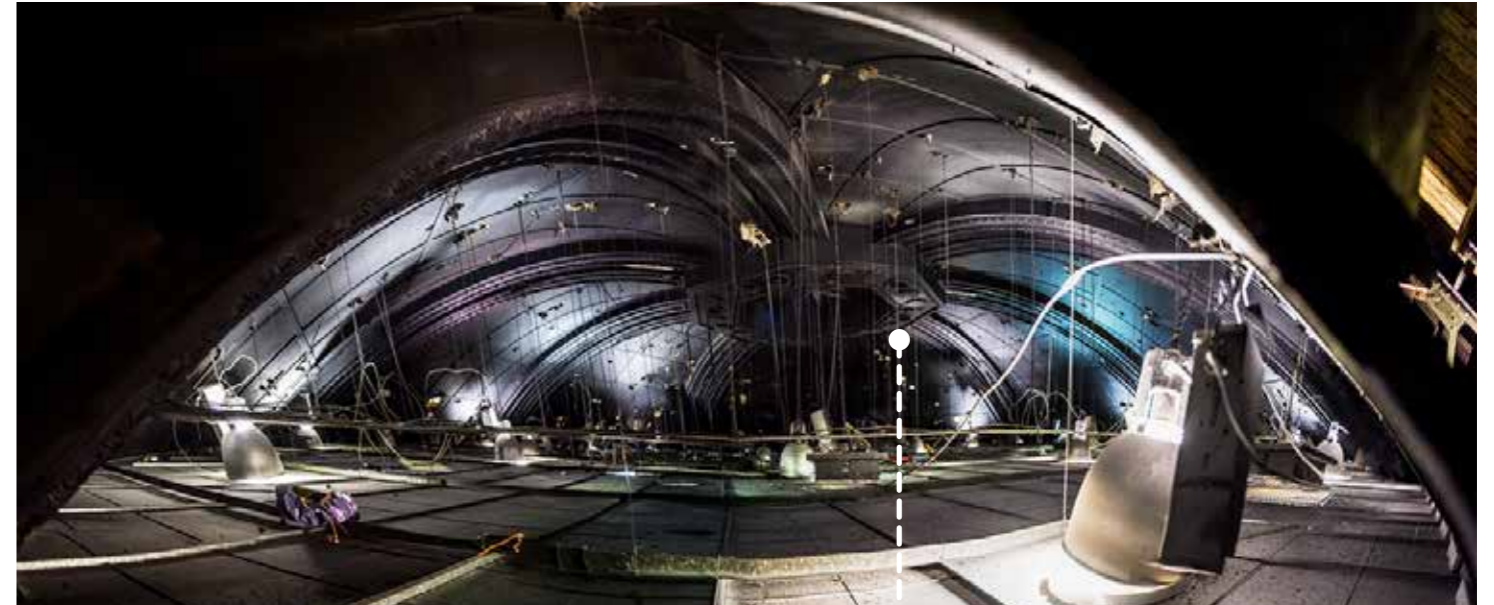
Images (top to bottom, left to right): Spanish City Central Dome, Spanish City External View, Spanish City Restaurant, Spanish City Restaurant / Lounge

## THE BALLROOM - RESTORATION

Of significant consideration, is the restoration of the original domed ceiling, currently concealed by the addition of a suspended grid ceiling. By revealing the dome ceiling this will immediately rejuvenate the interior space and maximise the interior volume. A 3d point cloud survey proposal has been obtained, with a view that survey work can commence in order to inform any new refurbishment proposals.

In support of restoring the high volume interior, a new adaptable lightweight audio/visual lighting rig (see 05) could be added to cater for live events, theatre productions, sports events and corporate functions.

At floor level, consideration can be given to refurbishment of the timber sprung dance floor including removal of carpeted areas to suit a more demanding occupancy / variety of events.



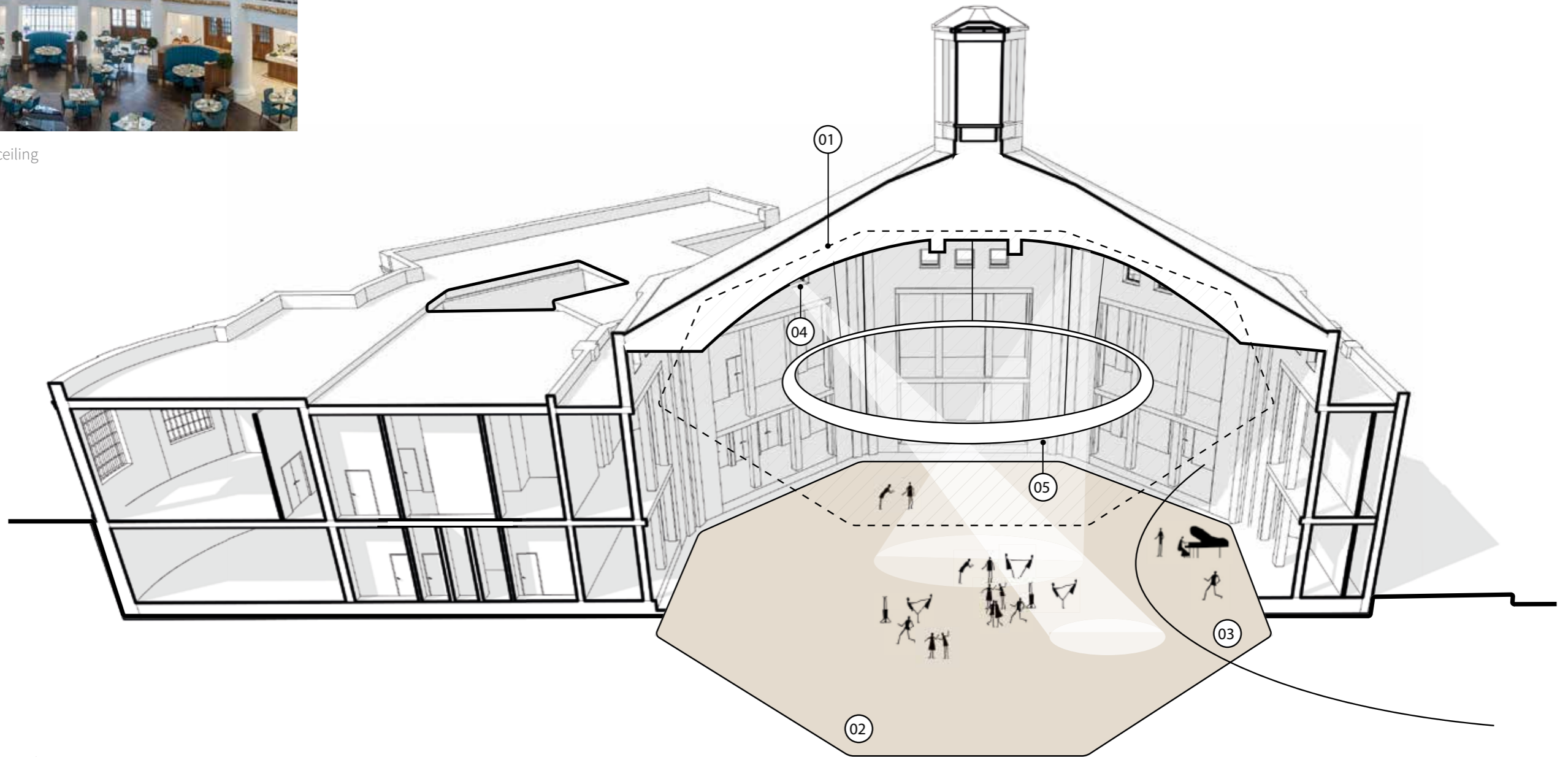
Original exposed dome ceiling and feature lighting

Historical section through Ballroom c.1970 (bottom), concealed dome ceiling void space (top)



- 01 Removal of existing suspended tile ceiling to expose original dome ceiling and light fittings.
- 02 Refurbishment of full Ballroom floor to future proof and meet flexibility requirements for varying uses.
- 03 Reinstatement of original stage geometry and integration with wider Masterplan geometry / sunken secret garden
- 04 Upgrade original lighting features within dome ceiling
- 05 New lightweight lighting / sound rig suspended from dome ceiling

Spanish City restored ornate ceiling



Re-imagined Ballroom interior study

## EXTERIOR FACADE - RESTORATION

Although the west, south and east elevations of the original Ballroom building are in generally good condition, there are immediate and visible areas of deterioration in some areas most notably the Star Ballroom extension and the north elevation to the rear. The images below indicate some of these areas of concern.

The Star Ballroom extension is typical of 1970 design; the curtain walling and metal cladding has suffered from close proximity to the marine environment. Corrosion of the cladding portrays a distressed / weathered look to the building.

In particular, the north elevation of the octagon is in poor condition, suffering from staining, damp and general poor upkeep. The tiled south facade would benefit from some intervention to repair broken ceramic tiling and remove staining.

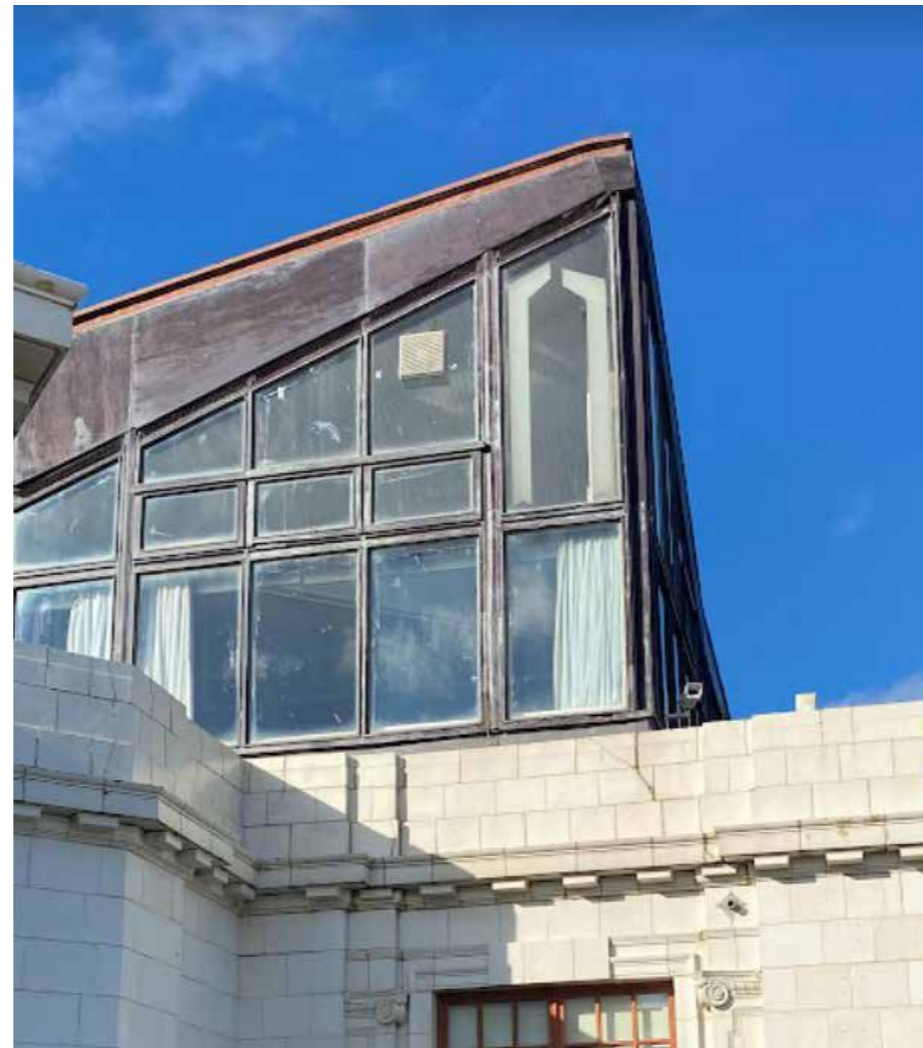
Presently, the northern facade of the Ballroom is generally concealed from public view, however with the demolition of the Leisure Centre and implementation of the Masterplan, the Beach Ballroom will exist 'in the round' with no 'back elevation'. As such, it is recommended that the entire octagon envelope be restored to provide a continuous high standard of finish.

Consideration must be given to improving the roof drainage strategy so as to reduce the number of exposed rainwater downpipes around the building where possible.

Replacement of the existing Star Ballroom would tackle a number of significant failings such as level access, energy performance, visual appearance, functionality and ongoing maintenance issues.



Successful Keppie Restoration: Vinicombe Street, Glasgow





Inspiration for the restoration of similar Art Deco buildings can be sought from Spanish City and also The Reel House in Glasgow. Both use feature architectural lighting to enhance the overall appearance and intricate detailing of the Art Deco style.



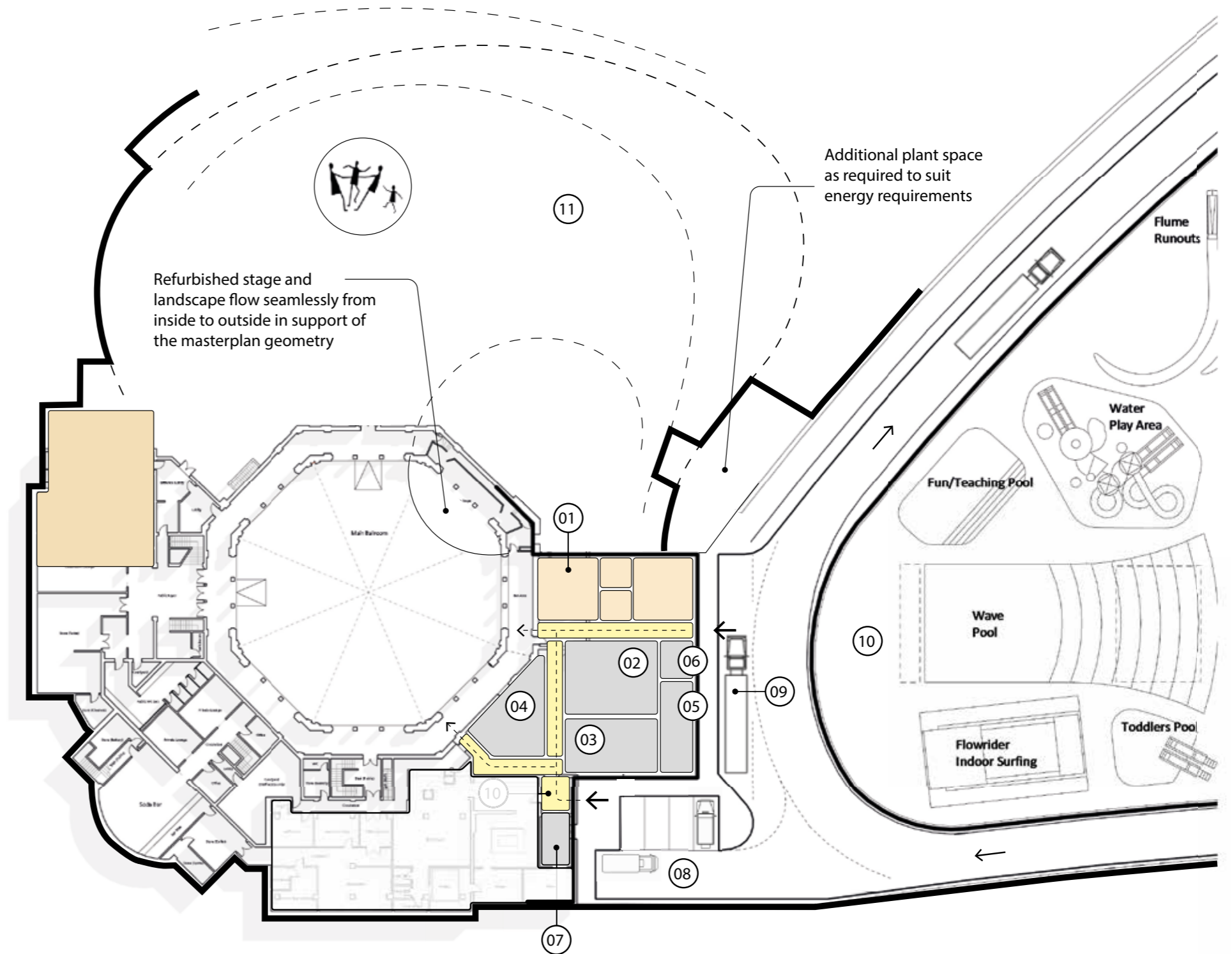
# INTEGRATION WITH NEW LEISURE CENTRE

## CENTRE

The change in level between the main esplanade podium and the east side of the Ballroom can be manipulated to have a positive impact on the building as well as providing additional revenue generating spaces.

As part of the overall Masterplan, a new sunken secret garden space is created with direct routes to the leisure centre, stadium and Broadhill. This will provide significant opportunities for external space for use by the Ballroom and as a pre match venue / fan zone.

- 01 New dressing room suites with daylight and views out towards the sunken garden. Close relationship with exterior space will provide opportunities for outside rehearsal, breakout and privacy
- 02 New large furniture store to meet the demands of increased occupancy and variety of events being catered for; space to be utilised for storage of demountable / retractable seating. Close proximity to Ballroom floor and stage e.g. for storage of props etc
- 03 New central waste / refuse space with direct relationship to loading dock / service yard.
- 04 New Ballroom bar relocated as shown with back of house servicing and dedicated cellar storage
- 05 New boiler room / plant space relocated as shown (from basement) and sized to suit new footprint / energy demand; subject to engineer design development and review.
- 06 New substation / plant space as shown (to replace demolished external compound) and sized to suit new footprint / energy demand; subject to engineer design development and review.
- 07 New delivery space within existing footprint to replace current underutilised lobby area
- 08 Dedicated delivery yard with parking bays for services; layout indicative and subject to further design development, vehicle tracking and review
- 09 Dedicated articulated truck / large van drop off area; layout indicative and subject to further design development, vehicle tracking and review
- 10 New Leisure Centre development (refer to AFL Architects layouts)
- 11 New proposed external Secret Garden events space established as a continuation of the landscape geometry with direct connection to new dressing rooms

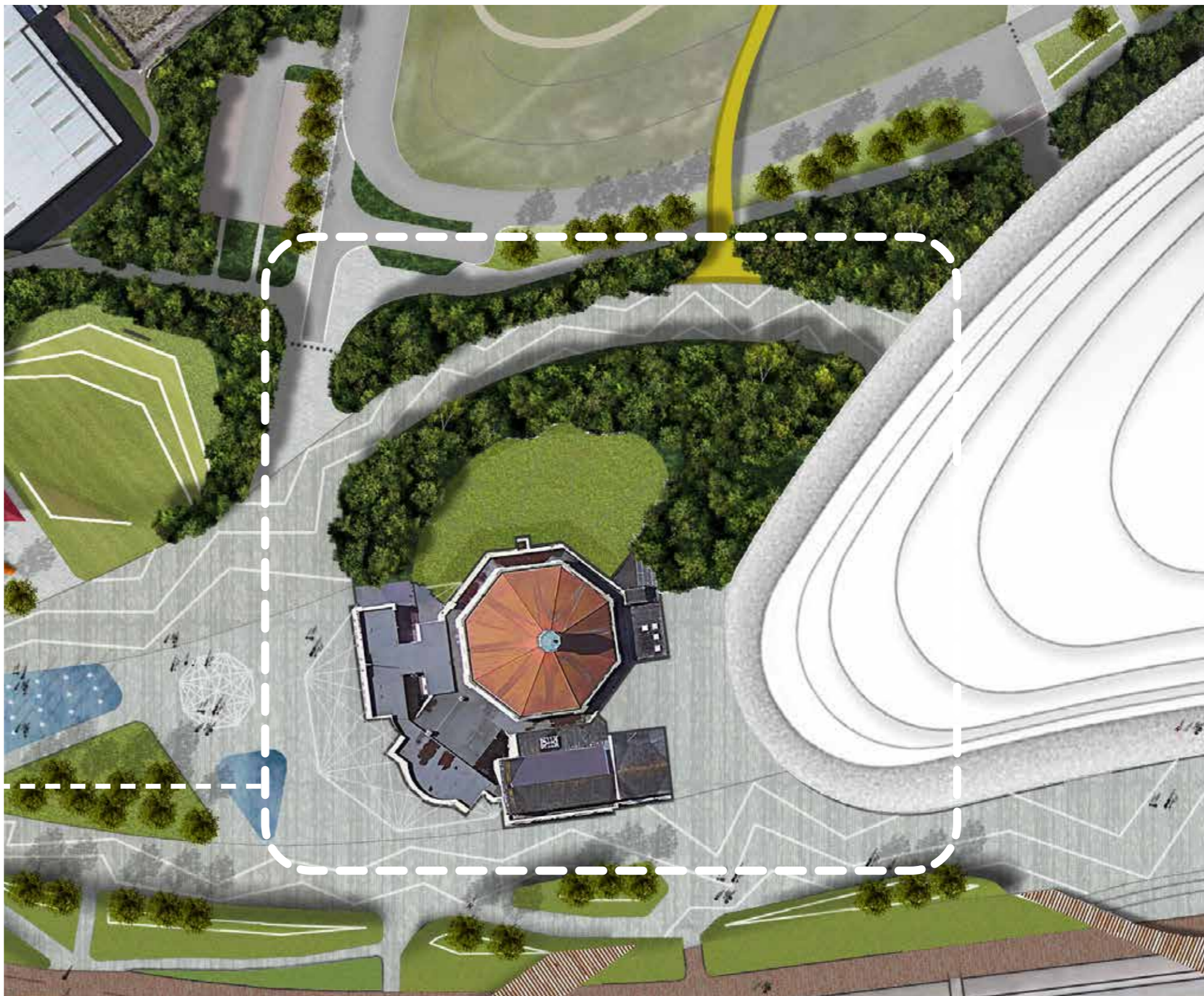


Interface with Leisure Centre development (LG)





Overall Masterplan



Masterplan extract, Secret Garden

## A NEW SECRET GARDEN

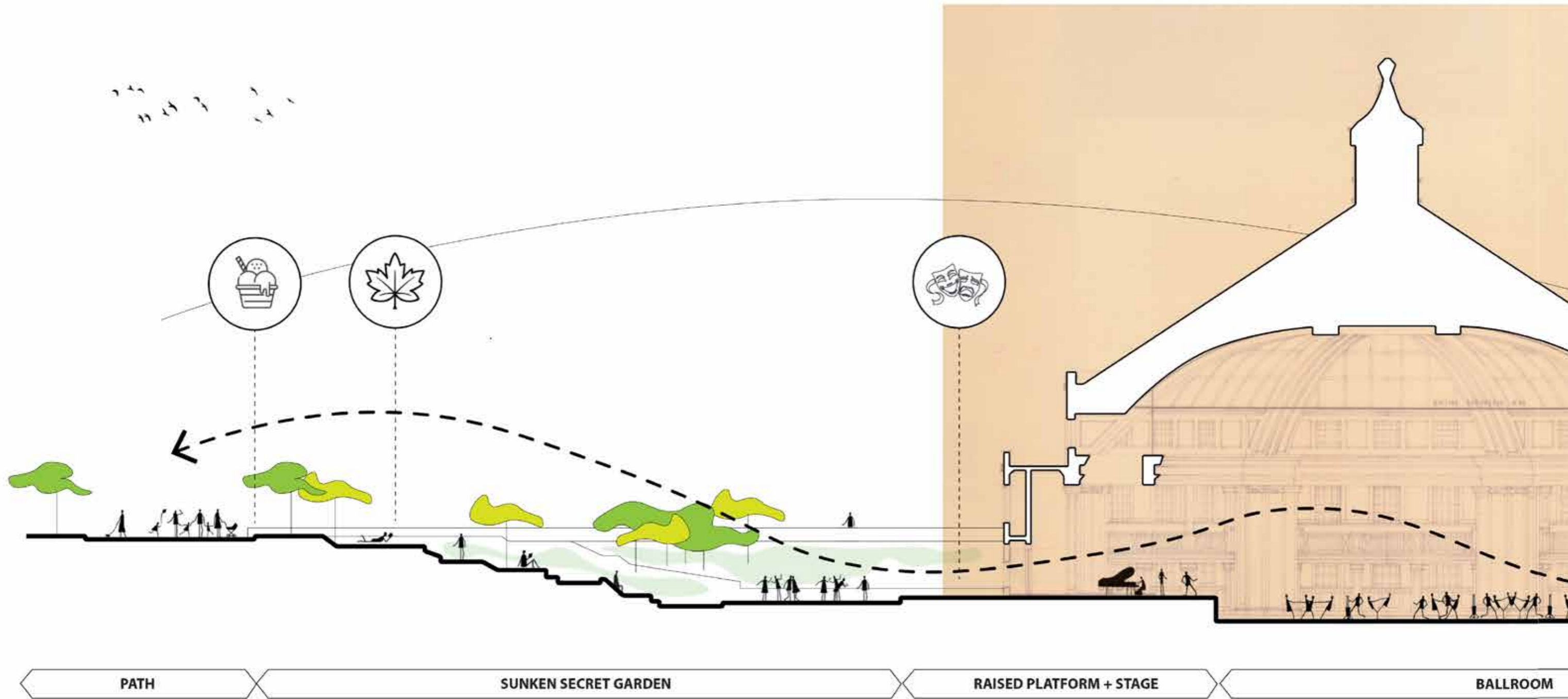
It is proposed that the secret garden will exploit the level differences and embrace the sinuous geometry of the ropes concept to ensure the Ballroom is fully integrated into the Masterplan. The sinuous nature of the landscape will assist in providing accessible routes down to the rear of the Ballroom.

Here, it is imagined that the stage geometry and internal / external events space can merge to maximise public space and double capacity.

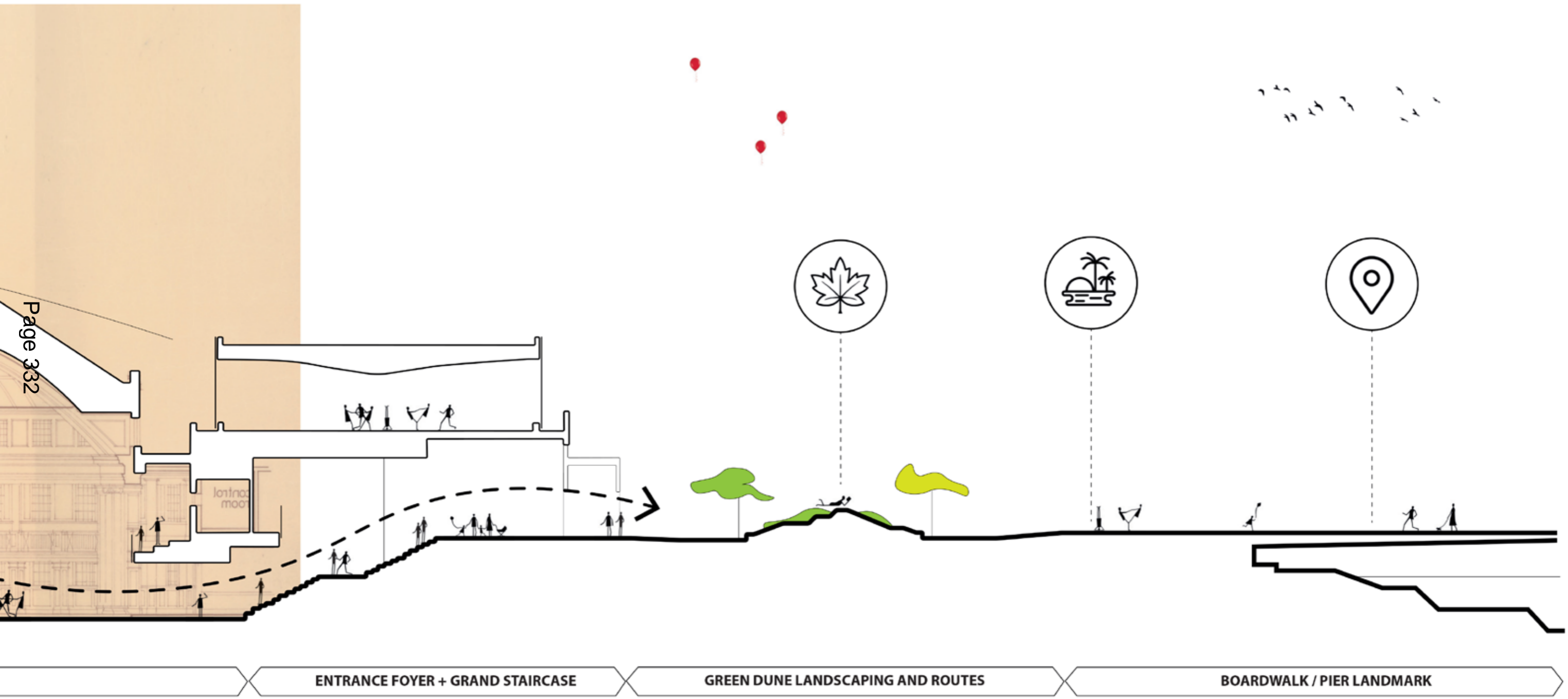
The landscape itself will knit together with the materiality and colour strategies of the overall Masterplan, to create a sense of drama and arrival.



Sinuous landscape formations (various precedents)



Concept section through the Beach Ballroom and Masterplan





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## 7.4 STADIUM & LEISURE



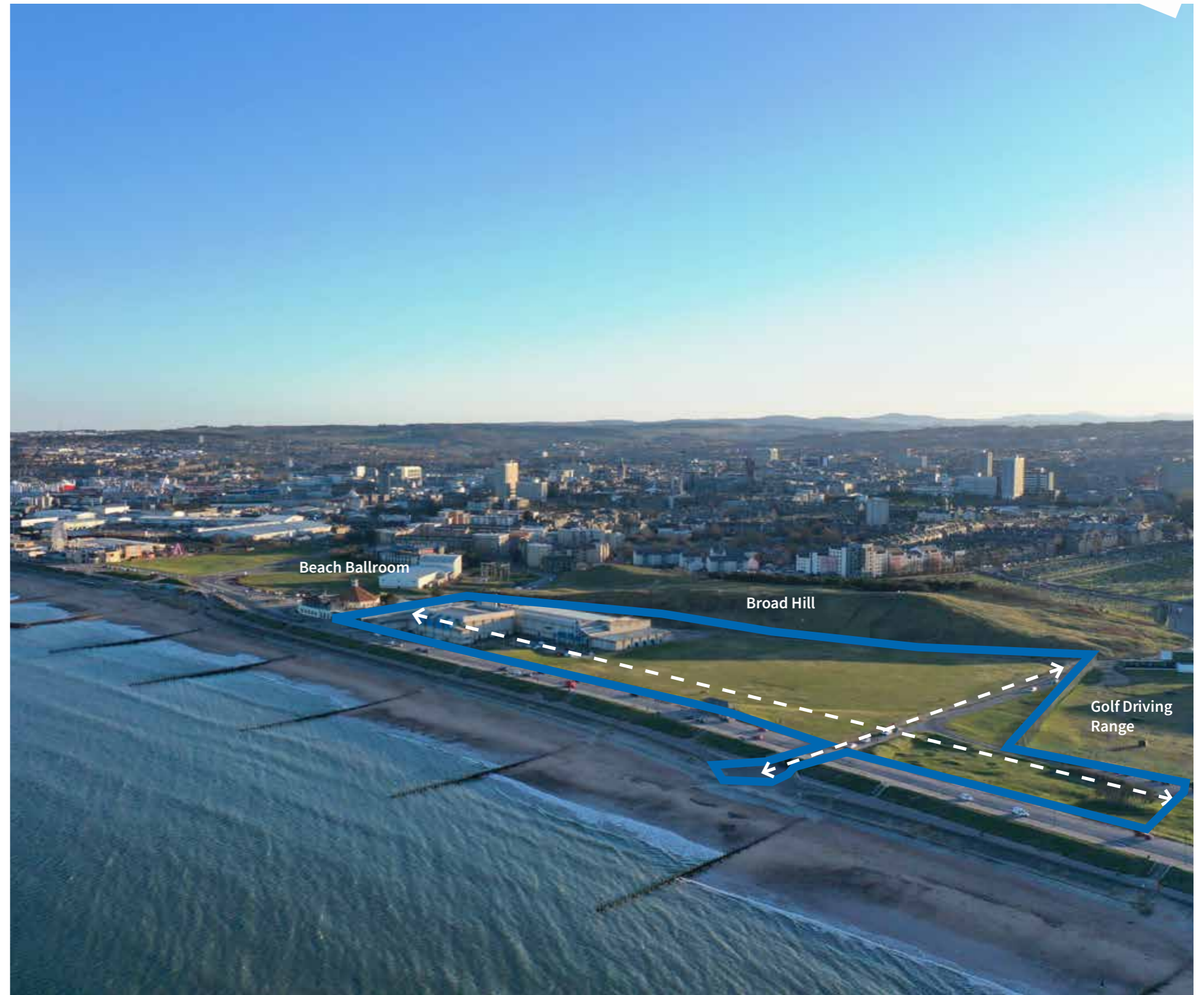
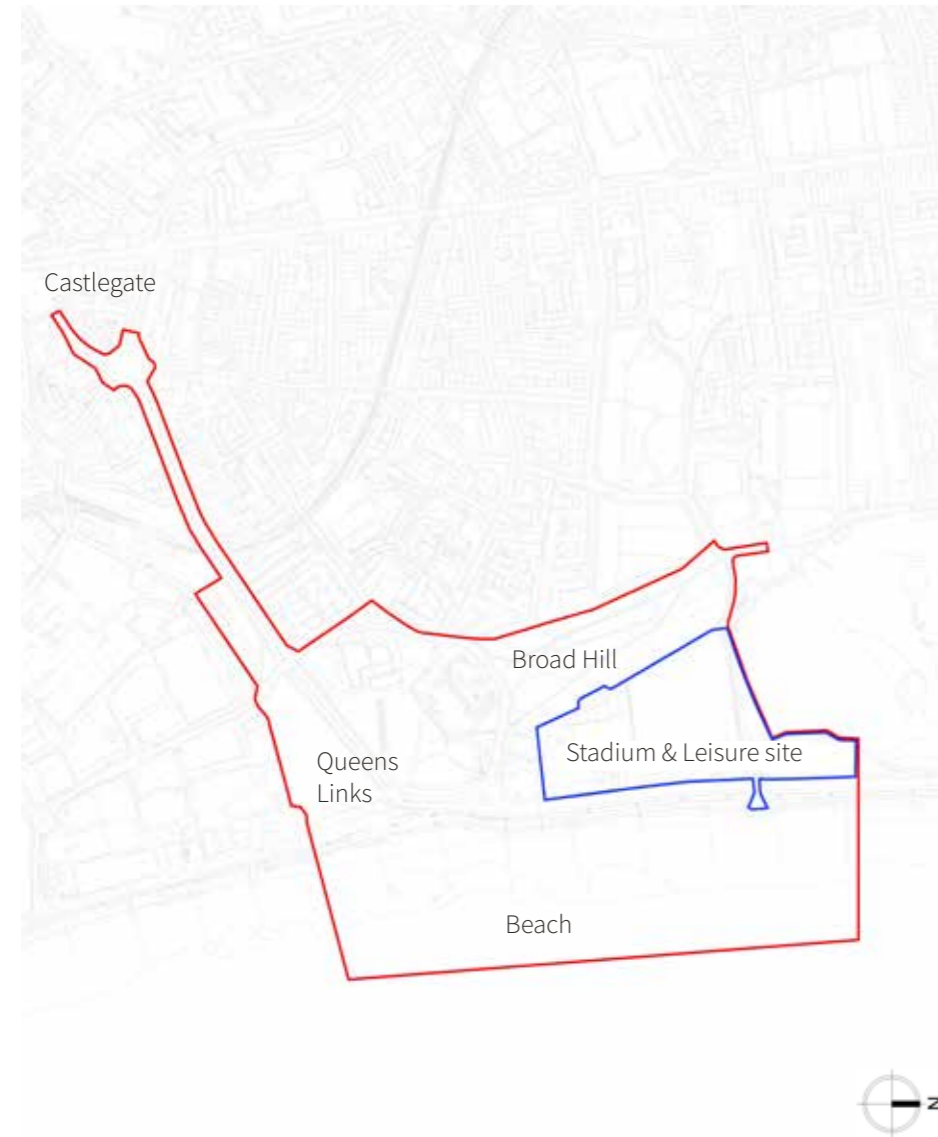
# 7.4 STADIUM & LEISURE

## LOCATION WITHIN MASTERPLAN

Following the Beachfront Projects Feasibility Report ACB-KEP-XX-XX-RP-A-852001 the extents of the overall Masterplan site and the Stadium and Leisure site have reduced slightly excluding the driving range. Below and to the right are the amended boundaries.

Broad Hill may contain elements of outdoor leisure that are associated to the main stadium and leisure development but will essentially remain as an open space. Likewise the Queens Links will also contain outdoor play and activity areas.

The Beach Ballroom will be refurbished and linked into the new development at the lower level providing servicing and Back of House access connections.



Aerial view from the north east



## DESIGN PRINCIPLES

The aims and objectives to the new leisure centre, ice arena and football stadium are to place sport, physical activity, health and wellbeing at the very heart of the community in Aberdeen. Each facility in its own right is able to help activate the city, increase opportunities for people to participate in physical activity and sport, invest in the City's infrastructure of people and places and be inclusive to provide the opportunity to become and stay active, as well as helping to improve physical and mental wellbeing. The ability to join these facilities together within the wider Beach Masterplan that seeks to create a transformational new waterfront destination for the City of Aberdeen clearly provides a unique opportunity to explore and develop an integrated vision based on collaboration, sharing and partnerships.

The new leisure centre, ice arena and football stadium will offer the opportunity to participate in sport, leisure, recreation and community activities within a comfortable, modern and safe environment. The leisure facilities will be open to casual visitors to the beach area who simply wish to enjoy the seafront and spectate and observe rather than participate in the wide range of activities. The facility will be an attraction in its own right and act as a hub for visiting other parts of the beach area. Where there is the ability to support activities outside the building such as surfing or paddleboarding in the sea, there is the opportunity to provide a point of interest and reason to enjoy the beach area.

The building itself will be vibrant, accessible and welcoming to serve as a centre of community focus and well as acting as a destination to those from farther afield. The building and the activities that it supports will promote physical activity and encourage visitors to become and stay active. The building will act as a shop window such that visitors will be aware, become interested and ultimately join in with physical activity and sport to enhance health and wellbeing in their daily lives. They will be aware of fun and excitement of the leisure pool, be able to see people using equipment in the gym and taking part in group exercise in the studios. Interest will be created inside the building with view into activity spaces from the main circulation routes and the café.

The flexible and multi-use spaces will be open to various individuals, teams and organisations for uses that encourage collaboration and deliver sport and physical activity for the whole community. Use of the facilities by clubs and squads who are usually volunteer-led, community-based organisations dealing with sport and physical activity at grass roots level and therefore have the ability to be a positive influence young people will be strongly encouraged. Where possible, the facilities will support teaching and training with the aim of increasing coaches, leaders and the local champions of physical activity.

The building will offer unique facilities and experiences also to provide a destination. It will make the most of the stunning Aberdeen seafront views and make these assessable from the gym, studios, external balconies, relaxation spaces and hospitality lounges. It will recognise, make provision for and welcome those and their families at risk from depression, dementia and who are challenged by their mental health. The

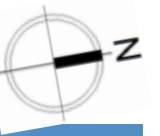
aim is to provide dedicated and specialist sensory and immersive spaces but also to offer full access to the wide range of facilities and experiences on offer to help address health and wellbeing needs.

The new football stadium will be the new home of Aberdeen Football Club that the supporters, players and staff can justifiably be proud. The stadium will offer a truly great experience for both home supporters and away fans, wherever they are sitting and in line with current initiatives and expectations within the sport. The stadium will also continue to support the local, national and international strategies that the Aberdeen FC Trust are involved with that address the importance of increasing physical activity, and tackling issues such as poverty, inequalities, and wellbeing. This work includes reacting to local communities needs across the North East of Scotland by improving physical and mental wellbeing with the aim of changing lives for the better. The new football stadium allows this valuable community work to be visible and accessible.

The stadium, leisure facilities and Masterplan will embrace the principles of active design that promote activity, health and stronger communities through the way we design and build our towns and cities. The principles of active design have been developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles.

The new leisure centre, ice arena and football stadium will be energy efficient and sustainable in order to contribute positively to Aberdeen City Council's ambitions for net zero carbon, be climate resilient and to use hydrogen as a power source. Energy-efficient designs will be incorporated alongside renewable and low carbon energy sources, with consideration provided on how further decarbonisation could be achieved in the future. Various strategies can be employed to reduce the operational energy use for the development achieved through the implementation of the energy hierarchy by means of passive design, optimisation of the building envelope and recycling energy between the leisure centre and ice arena.





# OPTION 2 DEVELOPMENT

Option 2 assumes that the existing leisure centre and ice arena are demolished and will be replaced by an integrated facility that links the new leisure centre, ice arena and football stadium as part of the wider Masterplan development. The aim of the integration is to provide an efficient building plan and form that provides the opportunity to share facilities and operational benefits where possible.

### New Leisure

The brief and facility mix for the new leisure centre has been derived from consultation with the Client and key stakeholders including the Beach Leisure Facility Concept Ideas document dated September 2021 and prepared by Sport Aberdeen. The facility mix in this document have been enhanced in line with the Client's aspiration to make the most of the beach area as an opportunity and tourism asset as well as to generate new visits and spend.

### New Ice Arena

The brief and facility mix for the new ice arena has been to largely replicate the facilities in the existing ice arena but to comply with the latest version of International Ice Hockey Federation (IIHF) design guidance (including the size of the ice pad), allow for the increase of seating capacity beyond 1200 seats that the existing ice arena provides and incorporate an improved hospitality offer.

### Retaining Aberdeen FC in the City

Aberdeen Football Club are one of the key brands of the City and retaining their event venue, with its associated footfall, close to the beach and city centre will continue to bring social and economic benefits for generations to come. Furthermore with a modern fit-for-purpose venue the non-match day utilisation of the venue will bring the opportunity for all year round activation of the new Community Stadium and its surroundings.

AFC had plans to build a new stadium on an out of town site at Kingsford adjacent to their new Training facility however this is being re-looked at in light of this new site becoming available for review.

### Existing site released for much needed housing

The current stadium sits at the corner of a residential area and would lend itself to future residential development with a desirable corner outlook to the Kings Links. One of the most interesting stadium site redevelopments is Highbury Square, London, the old home to Arsenal FC. The listed main stand facade was retained and four primary blocks were created around the pitch area which was made into a communal garden. Brentford FC moved to AFL Architects' new Community Stadium and likewise Griffin Park is due to be created into a new residential street pattern using the memory of the old stadium.



# EXISTING FACILITIES SUMMARY

## Beach Leisure Centre

The existing Beach Leisure Centre comprises of a leisure pool, gym, sports hall and sauna suite with associated changing areas, café, reception and management offices:

- 1,200 sq m leisure pool hall with capacity for 180 people and including wave pool, rapids, shallow pools, water slide and three flumes
- 240 sq m gym, 150 sq m functional training rig/space and 70 sq m studio
- 130 sq m sauna suite comprising of two saunas, steam room, showers, relaxation area and changing area
- 1,150 sq m eight-court sports hall

## Linx Ice Arena

The existing Linx Ice Arena comprises of an ice pad, spectator seating, hospitality lounge, skate hire, changing areas, café, reception, management offices and meeting room:

- 1,400 sq m, 56 x 26m ice pad
- 1,050 spectator seats
- 120 sq m hospitality lounge

## Pittodrie Stadium

The current stadium is in need of major modernisation and repair, and in terms of main stand hospitality facilities is woefully inadequate compared to many of their rival teams in both the Scottish Premier and English Premier Leagues.

### Key data

Stadium Capacity	20,866
Hospitality Capacity	circa 800-900
On site Car Parking	680
On site Coach Parking	45
On site OB Parking	Flexible space



Leisure Pool with wave machine and flumes



Beach Leisure Centre, Ice Arena and Pittodrie in the background



Existing Ice pad and seating



Aerial view of Pittodrie Stadium from the north east

# LEVEL 0 - LOWER GROUND

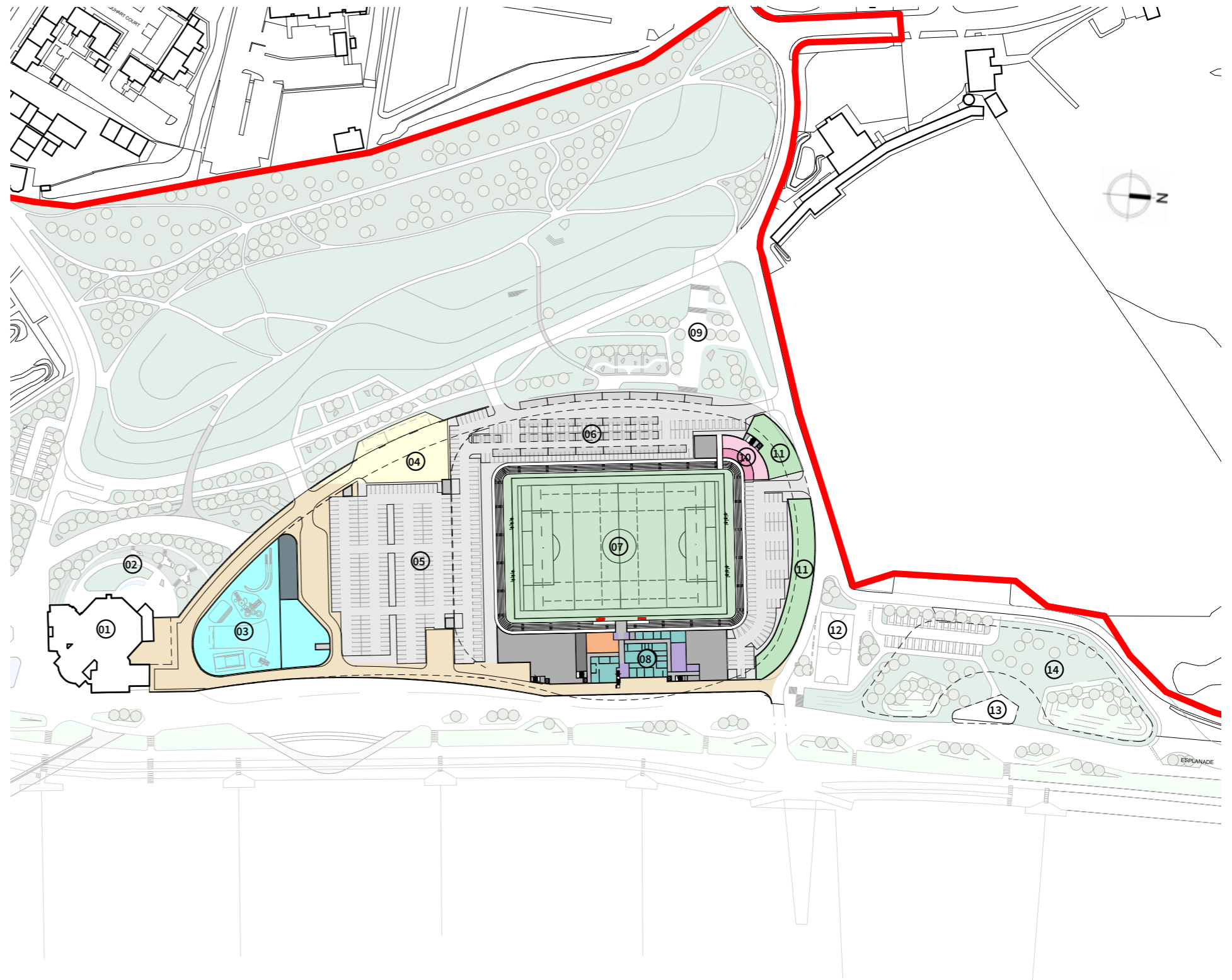
Making use of the natural site topography we are proposing to place the football pitch and wet leisure at the lower level along with servicing access and car parking in an undercroft.

Facilities at this level:

- Field of play
- Players Changing areas
- Tunnel club style hospitality
- Car parking and service areas
- Outside Broadcast area
- Wet leisure pools
- Areas for Beach facilities and Community use
- Valley park providing Community Garden AFC Memorial Garden, Columbarium and outdoor Multiuse sports area for the Leisure Facilities

- BROADCASTING
- CAR PARK
- ICE / LEISURE CIRCULATION
- SERVICE VEHICLES ACCESS
- WET LEISURE
- WET LEISURE - BACK OF HOUSE
- PLAYERS / OFFICIALS
- GA CONCOURSE
- GA FACILITIES
- MID RANGE HOSPITALITY
- HOSPITALITY FACILITIES
- MEDIA
- PLANT / SERVICE YARD
- STADIUM CIRCULATION
- COMMUNITY

- ① BEACH BALLROOM
- ② SECRET GARDEN
- ③ WET LEISURE
- ④ OB COMPOUND
- ⑤ CAR PARKING
- ⑥ COACH PARKING
- ⑦ STADIUM PITCH
- ⑧ PLAYER'S CHANGING
- ⑨ COMMUNITY PARK
- ⑩ AWAY FANS
- ⑪ POTENTIAL WATERSPORTS CHANGING / RETAIL
- ⑫ MUGA PITCH
- ⑬ SURF CAFE
- ⑭ POTENTIAL COMMERCIAL LEISURE OPPORTUNITY



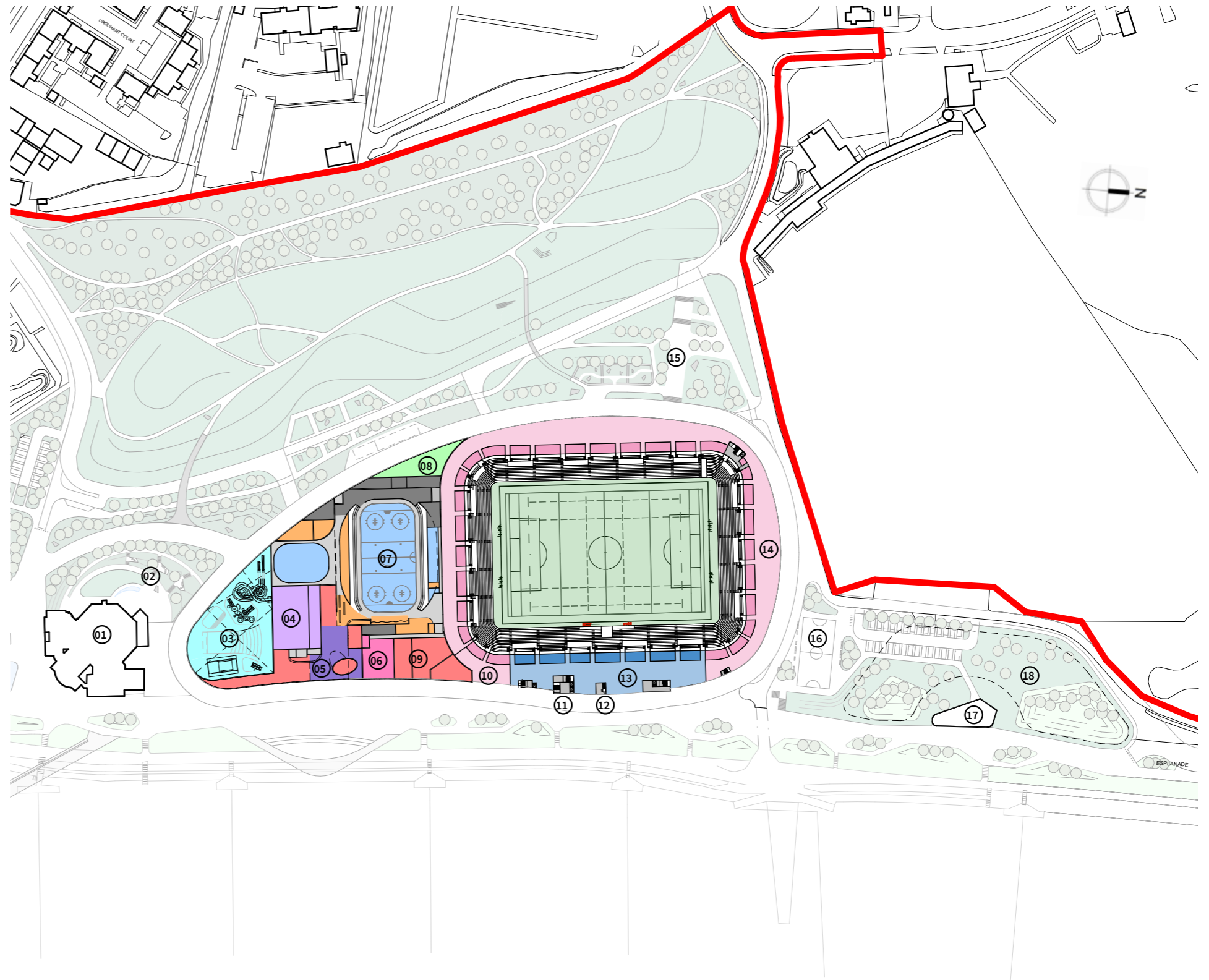
# LEVEL 1 - ESPLANADE

The Esplanade is the main thoroughfare in this location. It's raised profile allows for a raised ground floor public podium and circulation area. This level contains the main entrances, concourses and ice arena pad.

Facilities at this level

- Stadium seating bowl
- Entrances and concourse facilities
- Premium GA concourse with upgraded F&B offer and Toilets
- Retail units allowing for AFCCT Hub and AFC Shop
- Leisure and Ice Arena entrance
- External perimeter circulation plaza/podium
- CHP
- Area to north of stadium for Surf cafe
- Area to north of stadium for future commercial activity-leisure destination

- |                              |  |
|------------------------------|--|
| ● CHP                        | ① BEACH BALLROOM                           |
| ● ICE / LEISURE CIRCULATION  | ② SECRET GARDEN                            |
| ● HEALTH & FITNESS           | ③ WET LEISURE                              |
| ● ICE ARENA                  | ④ PLAY PARK                                |
| ● ICE ARENA - BACK OF HOUSE  | ⑤ SHARED ICE + LEISURE ENTRANCE            |
| ● ICE ARENA - FRONT OF HOUSE | ⑥ SPA / RELAXATION                         |
| ● PLAY PARK                  | ⑦ ICE PAD                                  |
| ● RETAIL                     | ⑧ CHP ENERGY CENTRE                        |
| ● SHARED ENTRANCE            | ⑨ RETAIL UNITS                             |
| ● WET LEISURE                | ⑩ FAMILY CONCOURSE                         |
| ● GA CONCOURSE               | ⑪ HOSPITALITY ENTRANCE                     |
| ● GA FACILITIES              | ⑫ PLAYER'S ENTRANCE                        |
| ● PREMIUM GA CONCOURSE       | ⑬ PREMIUM GA CONCOURSE                     |
| ● PREMIUM GA FACILITIES      | ⑭ GA CONCOURSE                             |
| ● STADIUM CIRCULATION        | ⑮ COMMUNITY PARK                           |
|                              | ⑯ MUGA PITCH                               |
|                              | ⑰ SURF CAFE                                |
|                              | ⑱ POTENTIAL COMMERCIAL LEISURE OPPORTUNITY |



# OPTION 2

## LEVEL 2 - 1ST FLOOR

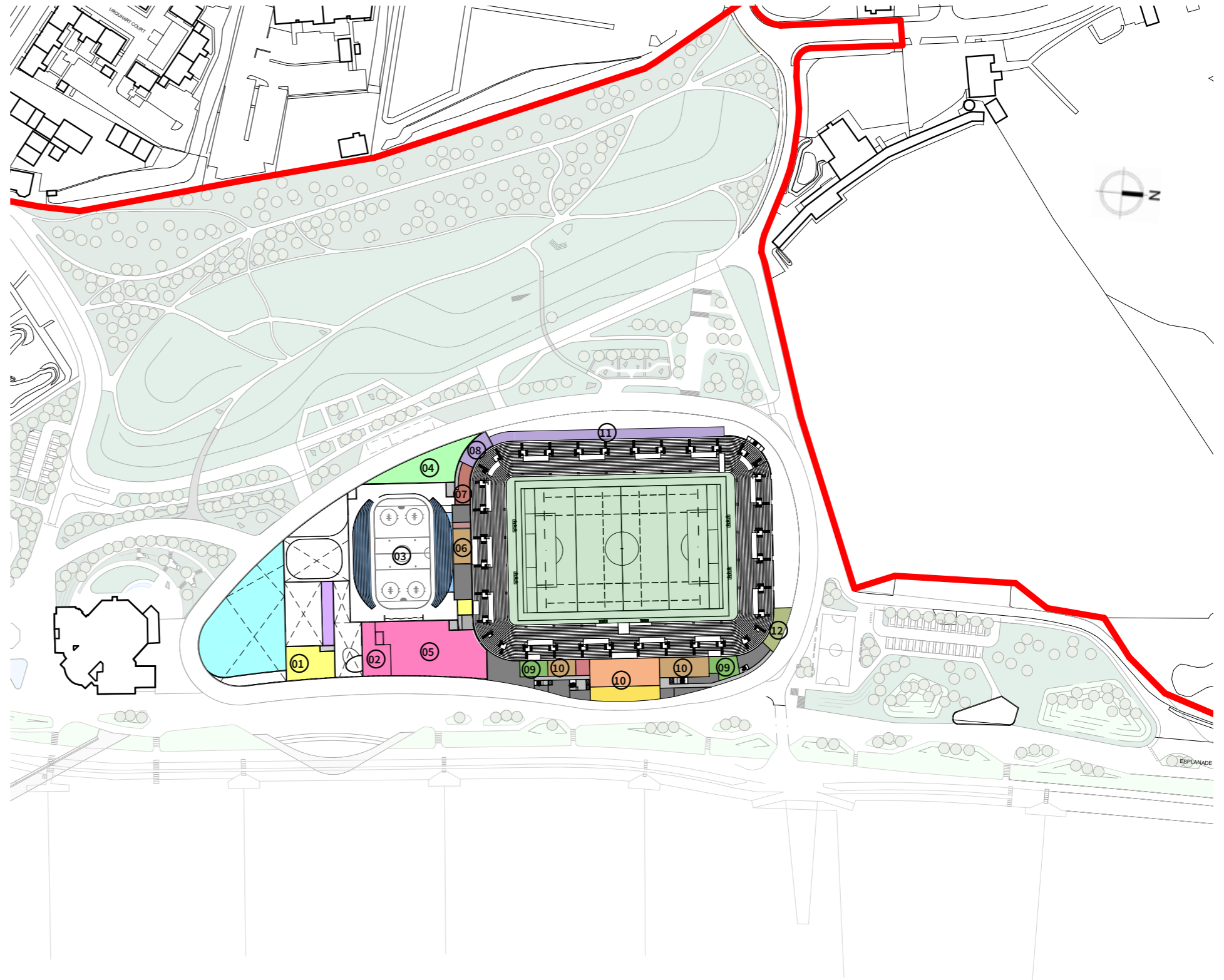
The first floor above the Esplanade allows for fabulous sea views with the Stadium premium hospitality and Leisure Gym facilities located here.

Facilities at this level:

- Gym
- Spa
- Stadium Hospitality Entry Level; Mid Level; High Level
- Shared lounge with ice arena and stadium
- Stadium offices

- CHP
- ICE / LEISURE CIRCULATION
- HEALTH & FITNESS
- ICE ARENA
- ICE ARENA - BACK OF HOUSE
- ICE ARENA HOSPITALITY
- PLAY PARK
- SENSORY
- SHARED ICE/ STADIUM FACILITIES
- WET LEISURE
- HIGH LEVEL HOSPITALITY
- MID RANGE HOSPITALITY
- ENTRY LEVEL HOSPITALITY
- HOSPITALITY SUPPORT FACILITIES
- VIP LOGES
- DIRECTOR'S LOUNGE
- MEDIA
- OFFICES
- PLANT
- STADIUM CIRCULATION
- STADIUM CONTROL

- ① CRECHE + SENSORY CENTRE
- ② SPA / RELAXATION
- ③ ICE ARENA
- ④ CHP ENERGY CENTRE
- ⑤ HEALTH + FITNESS CENTRE
- ⑥ SHARED ICE + STADIUM HOSPITALITY
- ⑦ STADIUM CONTROL
- ⑧ TV STUDIOS
- ⑨ VIP LOGE
- ⑩ HOSPITALITY LOUNGE
- ⑪ CAMERA PLATFORM
- ⑫ STAFF OFFICES



# OPTION 2

## LEVEL 3 - 2ND FLOOR

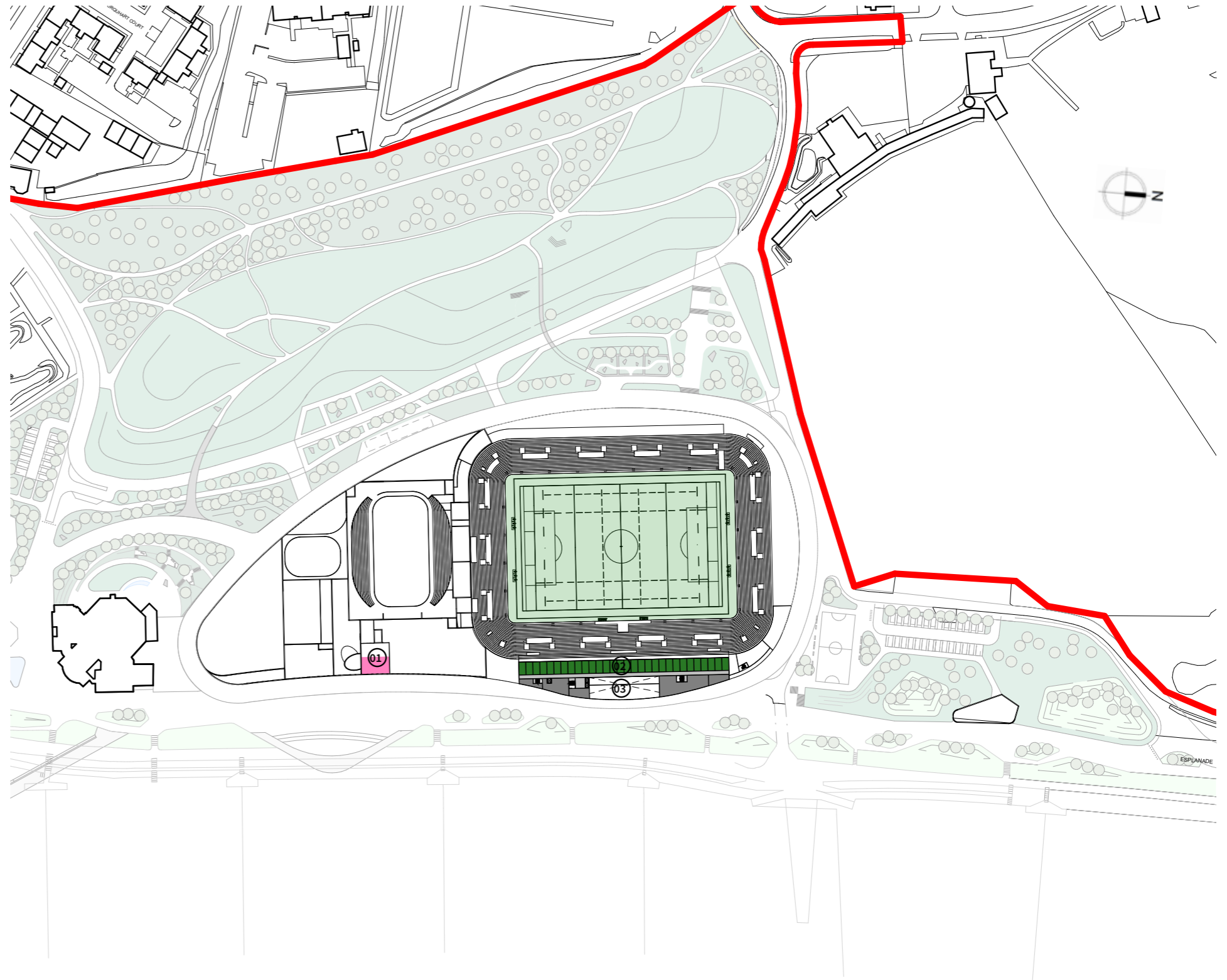
The highest level of the stadium will contain the sky boxes overlooking the field of play.

Facilities at this level:

- 30 Sky Boxes
- Spar Roof terrace

- HEALTH & FITNESS
- VIP BOXES
- HOSPITALITY SUPPORT FACILITIES
- STADIUM CIRCULATION

- ① SPA TERRACE
- ② VIP BOXES
- ③ VOID OVER HOSPITALITY LOUNGES



# LEISURE CENTRE AND ARENA

## OUTLINE BRIEF

Option 2 for the leisure centre and ice arena is based on consultation with Sport Aberdeen and Aberdeen City Council and the proposals largely include the facility mix include in the Beachfront Leisure Facility Concept Ideas document prepared by Sport Aberdeen dated September 2021 and enhanced to meet the Council's objective of generating new visits and spending.

The Client and Key Stakeholders will need to agree the Project Brief and further work may be required to needs and demands for the facilities and to determine their size.

The key spaces, their content and target area are summarised in the table below:

Space	Content	Target Area
<b>Leisure Pool</b>	Leisure pool hall with wave pool, teaching/fun pool, toddlers pool, interactive play pool, indoor surfing, flumes, etc. to replace existing pool with modern facility with larger capacity to meet needs of local community and as regional destination	1500 sq m pool hall (750 sq m water excluding flumes)
	Wet changing area	750 sq m
	Pool store	20 sq m
	First aid room	Included in wet changing area allowance
<b>Health &amp; Fitness</b>	<b>125 station gym</b>	750 sq m based on 6 sq m per person
	Training space/rig	120 sq m based on existing BLC provision
	<b>Large Studio (38 person)</b>	225 sq m
	Standard Studio (30 person)	180 sq m

Space	Content	Target Area
	Spinning Studio (20 person)	60 sq m
	Dry changing area	120 sq m
<b>Spa Facility</b>	Comprising of four thermal cabins, ice feature, hydrospace pool, feature showers, wet relaxation area with heated loungers, dry relaxation area, five/six treatment rooms with manicure/pedicure area, small lounge with juice bar, changing room, reception area, external relaxation terrace with view of the seafront	700 sq m (excluding outside terrace)
<b>Sensory Centre</b>	Creche, soft play, sensory rooms, changing room, WC's, kitchenette, staff facilities and external terrace/garden zone	350 sq m
<b>Play Park</b>	Trampoline park, play park, clip n' climb, soft play	690 sq m
	Briefing room, café, kitchen, store, WC's, etc.	207 sq m
	Party rooms, food servery, etc.	207 sq m

Space	Content	Target Area
<b>Ice Arena</b>	Main Ice Pad (60 x 30m)	1745 sq m
	Second Ice Pad (30 x 20m)	545 sq m
	Spectator Seating (inc. VIP)	950 sq m
	Skate Hire, Changing, etc.	900 sq m
	Retail, F&B, Ice Climbing	350 sq m
	BOH	1000 sq m
<b>Ancillary</b>	Entrance and draft lobby	20 sq m
	Reception area	150 sq m
	Reception desk and administration suite (offices, staff room, staff changing, meeting room, etc.)	250 sq m
	Café seating (100 covers)	100 sq m
	Café servery, kitchen, store, etc.)	25 sq m
	Part rooms (for leisure pool and ice rink use)	50 sq m
	Cleaner's stores	6 sq m
<b>Circulation</b>	Horizontal circulation	TBC
	Vertical circulation	TBC
<b>Support</b>	MEP plant	TBC
	Filtration plant	TBC
	Service yard	TBC
	Filtration plant	TBC



# LEISURE CENTRE AND ARENA LAYOUT

## LEVEL 0

The development of the floor plan is a response to providing a logical arrangement and relationship of spaces within the constraints of the site. Locating spaces with a similar scale and use adjacent to each other and to make the most of opportunities for views of the seafront and creating active frontages.

### Level 0

The foyer and vertical circulation at Level 0 is designed to provide a level access for those who arrive at the leisure centre and ice arena from the parking area located below the ice arena. This foyer is provided with a stair and lift that leads directly to the reception area above on Level 1. To access facilities on Level 0, users will go through reception/control point on Level 1.

Level 0 also includes the main leisure pool hall, wet changing area and plant area with further filtration plant located at sub-basement level.

The main leisure pool hall comprises of a number of facilities and zones to appeal to all abilities and ages. The main wave pool is 12m wide and 30m long with a beach area. The wave machine can be programmed for different wave experiences and will incorporate geysers and other water features to provide interest when the wave machine is not in use.

The fun/teaching pool is suitable for swimming lessons for children and adults and will incorporate fountains and bubble jets to provide interest for young children.

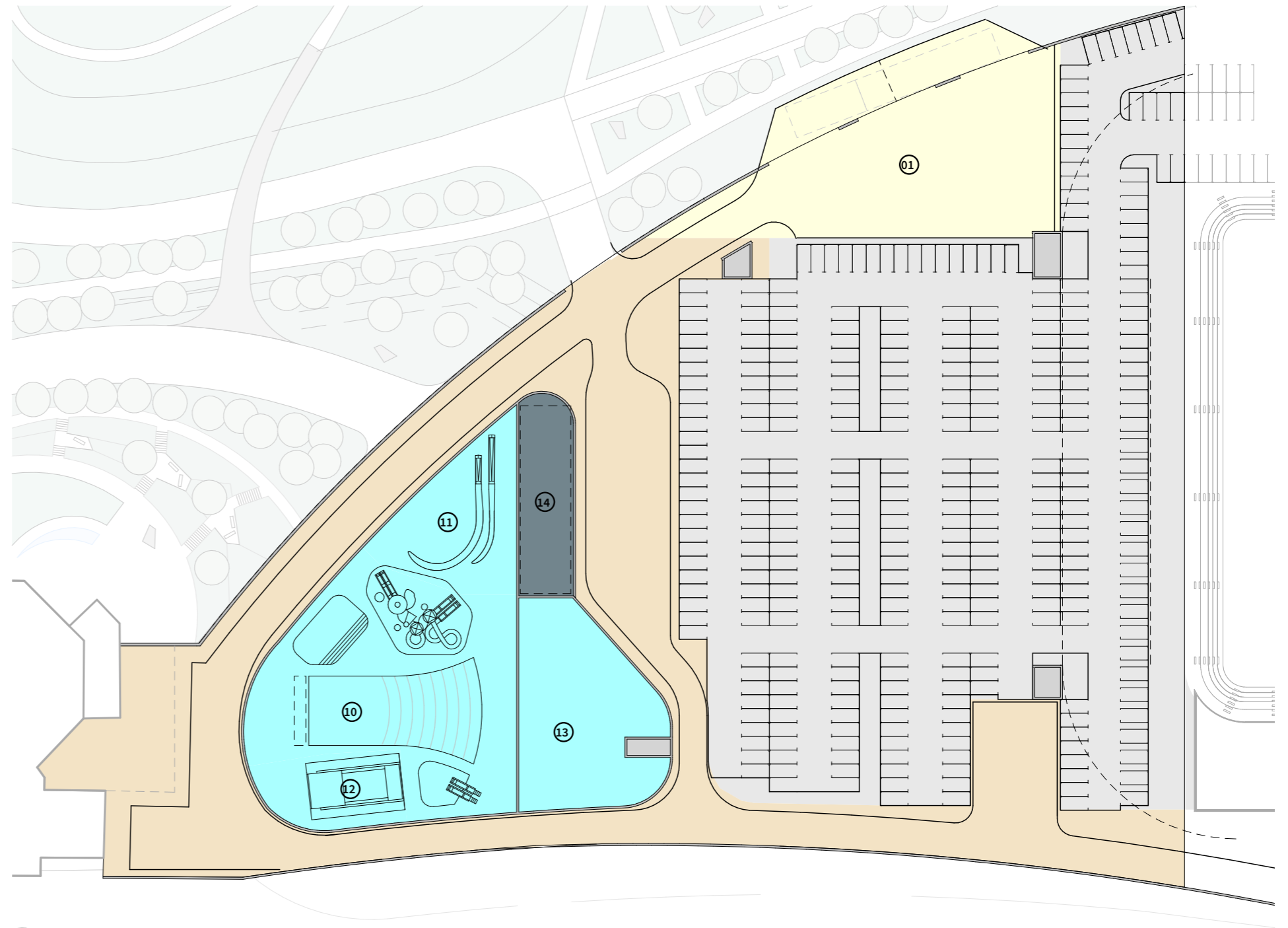
The toddlers pool provides confidence water comprising of a wet deck and shallow beach/pool with a depth of up to 0.3m. The area will have interactive play features with slides and water play that are suitable for accompanying babies and toddlers.

The interactive play pool will be a multi-level play area on a splash deck making it suitable for swimmers and non-swimmers alike. The structure will incorporate a variety of play features such as tipping buckets, spray features and slides.

The indoor surfing facility provides an indoor wave that can be ridden on a surfboard and used by experts and beginners alike.

Two flume rides are proposed providing different levels of excitement so that they offer a wider range of experiences. The slides will incorporate lighting, interactive features and deposit riders into an aqua catch.

The leisure water be served by a combination of unisex and separate sex changing facilities. Large cubicles will be suitable for family use. There will be a mix of pre-swim open showers and private showering areas. A Changing Places facility and accessible changing room will be provided.



- 01 OB COMPOUND
- 10 WET LEISURE
- 11 SLIDES AND FEATURES
- 12 INDOOR SURFING
- 13 WET CHANGE
- 14 POOL MAINTENANCE / STORES

# LEISURE CENTRE AND ARENA LAYOUT

## LEVEL 1

The main entrance and foyer to the building is at Level 1. The main reception area provides supervision and control of the main points of access with sufficient space for queuing in poor weather. Where appropriate, the reception area will incorporate automated access and ticking to allow online bookings.

A café is located on the main Esplanade frontage as an extension of the reception area and offering views of the sea, the ability for seating to spill outside onto the Esplanade, as well as providing good visibility of the activities in the leisure pool hall.

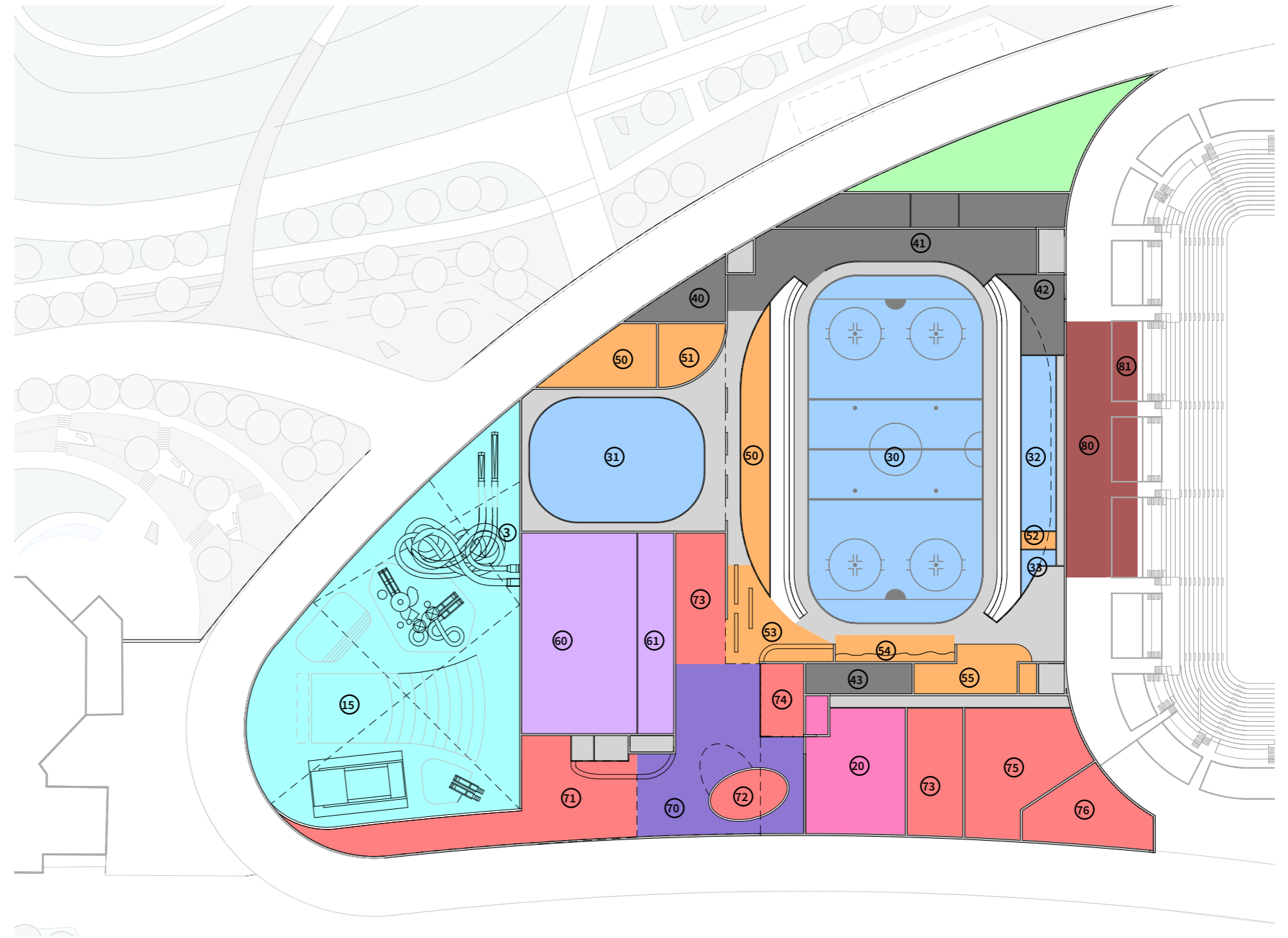
Off the main reception area is an indoor play park to cater for children and adults. The soft play and trampoline park will offer a main jump area, trick zones and interactive games. The soft play will have a wide range of activities to keep children entertained with tunnels, slides, obstacles and an area for babies and toddlers.

Party rooms to support trampolining, soft play, swimming and ice skating parties are located adjacent to the play park together with the café to provide food and drinks for spectators.

The main entrance area also provides access to the ice arena which comprises of an Olympic-sized 60 x 30m ice pad to International Ice Hockey Federation (IIHF) standards, a second smaller ice pad to allow simultaneous skating activities, skate hire, retail, changing for users and ice hockey teams, 1,500 spectator seats with the ability to expand in the future, hospitality lounge and facilities shared with the football stadium.

The main entrance level also provides access to the spa facility that offers a wide range of experiences and treatments to relax, unwind and recuperate. The facility is split between Level 1 and Level 2 and comprises of four thermal cabins, ice feature, hydrospace pool, feature showers, wet relaxation area with heated loungers, dry relaxation area, five/six treatment rooms with manicure/pedicure area, small lounge with juice bar, changing room, reception area, external relaxation terrace with view of the seafront.

Level 1 also incorporates separately demised retail units accessed from the Esplanade that offer further retail or food and beverage offers. Informal discussions have already taken place for the AFC Club Shop and AFC Community Trust Hub to be located in these units.



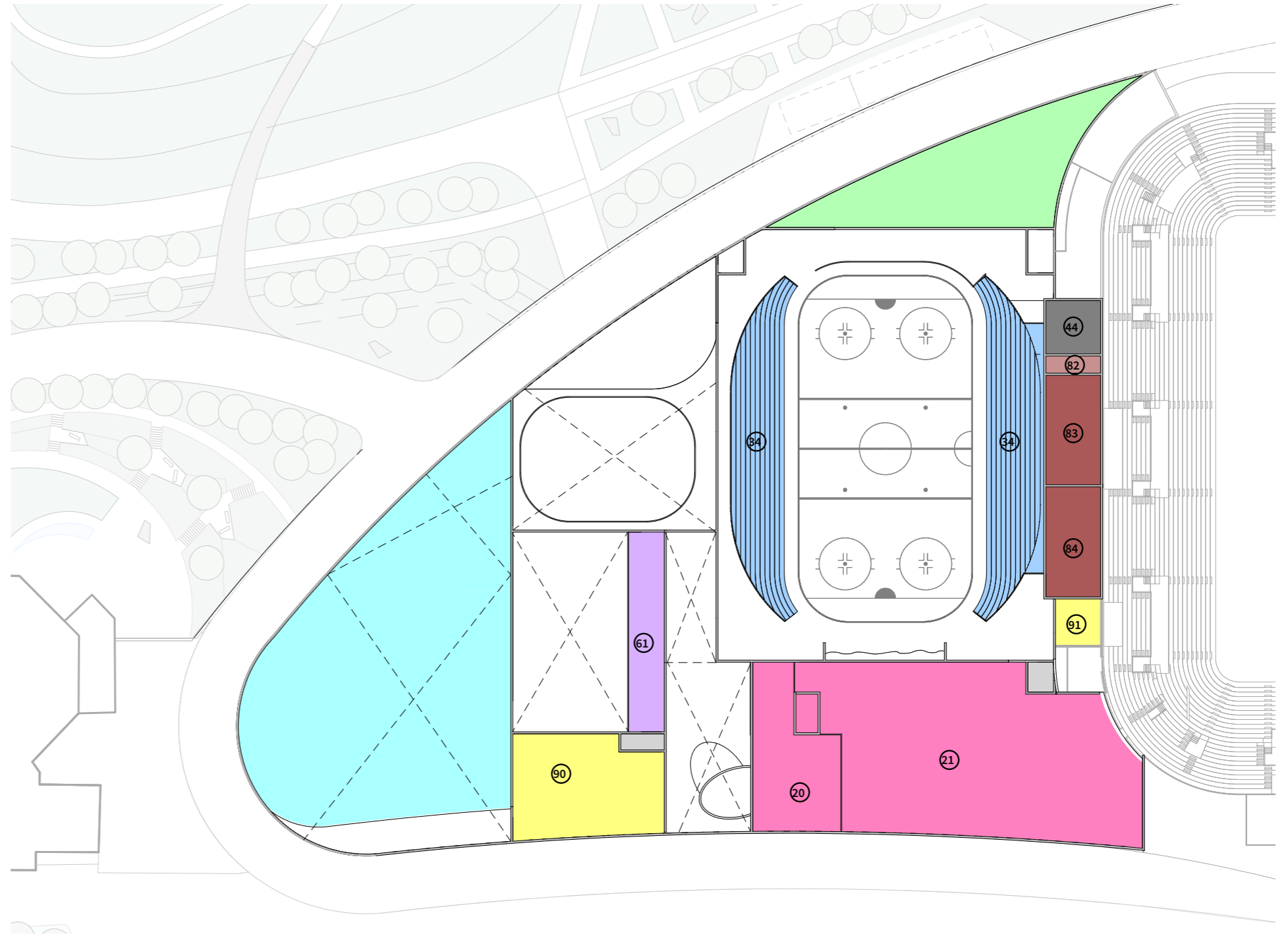
- |                         |  |  |  |
|-------------------------|--|--|--|
| 15 VOID OVER POOL       | 41 BACK OF HOUSE                                   | 54 ICE CLIMBING                        | 72 COMMERCIAL UNIT (ICE BAR)           |
| 20 SPA / RELAXATION     | 42 STORAGE   | 55 WARM UP AREA                        | 73 COMMERCIAL UNIT                     |
| 30 ICE PAD              | 43 SKATE ROOM / TICKETING / ARENA OFFICE + CONTROL | 60 PLAY PARK / TRAMPOLINES / SOFT PLAY | 74 COMMERCIAL UNIT (ICE/ LEISURE SHOP) |
| 31 2ND ICE PAD          | 50 CHANGING AREAS                                  | 61 SUPPORT FOR PLAY PARK               | 75 COMMERCIAL UNIT (AFC CLUB SHOP)     |
| 32 HOCKEY TEAM CHANGING | 51 F+B   | 70 MAIN ENTRANCE                       | 76 COMMERCIAL UNIT (AFCCT)             |
| 33 EQUIPMENT ROOM       | 52 FIRST AID                                       | 71 COMMERCIAL UNIT (CAFE)              | 80 SHARED CONCOURSE                    |
| 40 DRYING ROOM          | 53 SKATE HIRE + BOOT CHANGE                        |  | 81 SHARED F+B / WCS                    |

# LEISURE CENTRE AND ARENA LAYOUT

## LEVEL 2

Level 2 accommodates the upper level of the ice arena and spa facility (including external relaxation balcony) as well as the health and fitness suite that includes a 125 station gym, training space/rig, group exercise studios, spinning studios, changing accommodation and consultation rooms. The gym and studios will offer a unique view over the seafront and provide activation of the main building façade from early in the morning until late in the evening.

Level 2 also accommodates the sensory centre which offers dedicated creche, soft play, sensory rooms, changing room, WC's, kitchenette, staff facilities and external terrace/garden zone. The facility offers a unique regional attraction to provide special facilities for children with disabilities and their families. This multi-sensory environment is designed to provide access to sensory facilities and soft play equipment to disabled children and their friends and families.



- 20 SPA
- 21 HEALTH + FITNESS
- 34 SEATING
- 44 GAME SUPERVISOR + TIMING / DJ
- 61 SUPPORT FOR PLAY PARK
- 82 VIP BOX
- 83 HOSPITALITY LOUNGE
- 84 HOSPITALITY FACILITIES
- 90 CRECHE / SENSORY CENTRE
- 91 SENSORY SKY BOX

# STADIUM - OUTLINE BRIEF

Option 2 for the Stadium is based on consultation with Aberdeen FC and Aberdeen City Council. The proposals largely include the facility mix include prepared by AFC and discussed with AFL Architects. The Hospitality mix includes the outline business case prepared by Legends on behalf of AFC.

The Client and Key Stakeholders will need to agree the Project Brief and further work may be required to needs and demands for the facilities and to determine their final size.

The key spaces, their content and target area are summarised in the table to the right:

## Note

The 180sqm of Entry Level Hospitality lounge space and associated facilities are shared with the Ice Arena. Also shared are the south stand spectator concourse area and facilities to allow for maximum capacities in the ice arena.

This area schedule does not include areas for vomitories, unusable space under the terrace bowl or FOP

Space	Content	Target Area
GA Concourse and Facilities	General Admission spectator concourse including food and beverage kiosks, WC facilities and associated circulation, stores and ancillary facilities Part of this area is shared with Ice Arena on the south stand	5850sq m (2950sq m concourse + 2950 sq m facilities & circulation) Based on ratio of 0.5 sqm/p for 50% of the overall capacity
Premium GA Concourse and Facilities	Uplifted 'Premium' level spectator concourse including food and beverage kiosks, WC facilities and associated circulation, stores and ancillary facilities	2400 sq m (1200sq m concourse + 1200sq m facilities) Based on ratio of 0.5 sqm/p for 100% of the overall capacity
Away Fan Concourse and Facilities	Segregated concourse with associated facilities for away fans	300sq m (200sq m concourse + 100sq m facilities) Based on ratio of 0.5 sqm/p for 50% of the overall capacity

Player's/ Official's Area	Changing, shower, wc and associated facilities for player's, officials, support staff, mascots and ball kids. Support offices, medical rooms, warm-up and mixed zone, player's lounge and associated circulation and stores	850sq m incl circulation
High Level Hospitality	Hospitality lounges for the highest grade of hospitality experience, including associated catering and WC facilities, and circulation/ stores	400 sq m (200sq m lounges + 200sq m associated area incl circulation) Based on ratio of 2 sqm/p
Mid Range Hospitality	Hospitality lounges for the mid range hospitality experience, including associated catering and WC facilities, and circulation/ stores	1440sq m (720sq m lounges + 720sq m associated area incl circulation) Based on ratio of 1.8 sqm/p
Entry Level Hospitality	Hospitality lounges for the entry level hospitality experience, including associated catering and WC facilities, and circulation/ stores Part of this area is shared with Ice Arena on the south stand	1200sq m (600sq m lounges + 600sq m associated area incl circulation) Based on ratio of 1.2 sqm/p
Director's Lounge	Lounge for directors and guests	70sq m

Loges	Hospitality area for Loge spectators including associated catering and WC facilities, and circulation/ stores	600sq m (300sq m loges + 300sq m associated area) Based on ratio of 2 sqm/p
Boxes	Hospitality boxes for spectators including associated catering and WC facilities, and circulation/ stores	1400sq m (700sq m boxes + 700sq m associated area incl circulation) Based on ratio of 2 sqm/p
Offices	Offices for stadium staff incl WC facilities, kithcen and stores	TBC
Stadium Control	Matchday Operations	145sq m
Media	Media theatre, photographer's area, broadcasting studios and associated facilities	300sq m (excluding external camera platforms)
Sensory Room	Sensory room for matchday use. Also used on non-matchdays by community trust/ school groups etc	50sq m

# STADIUM - LEVEL 0

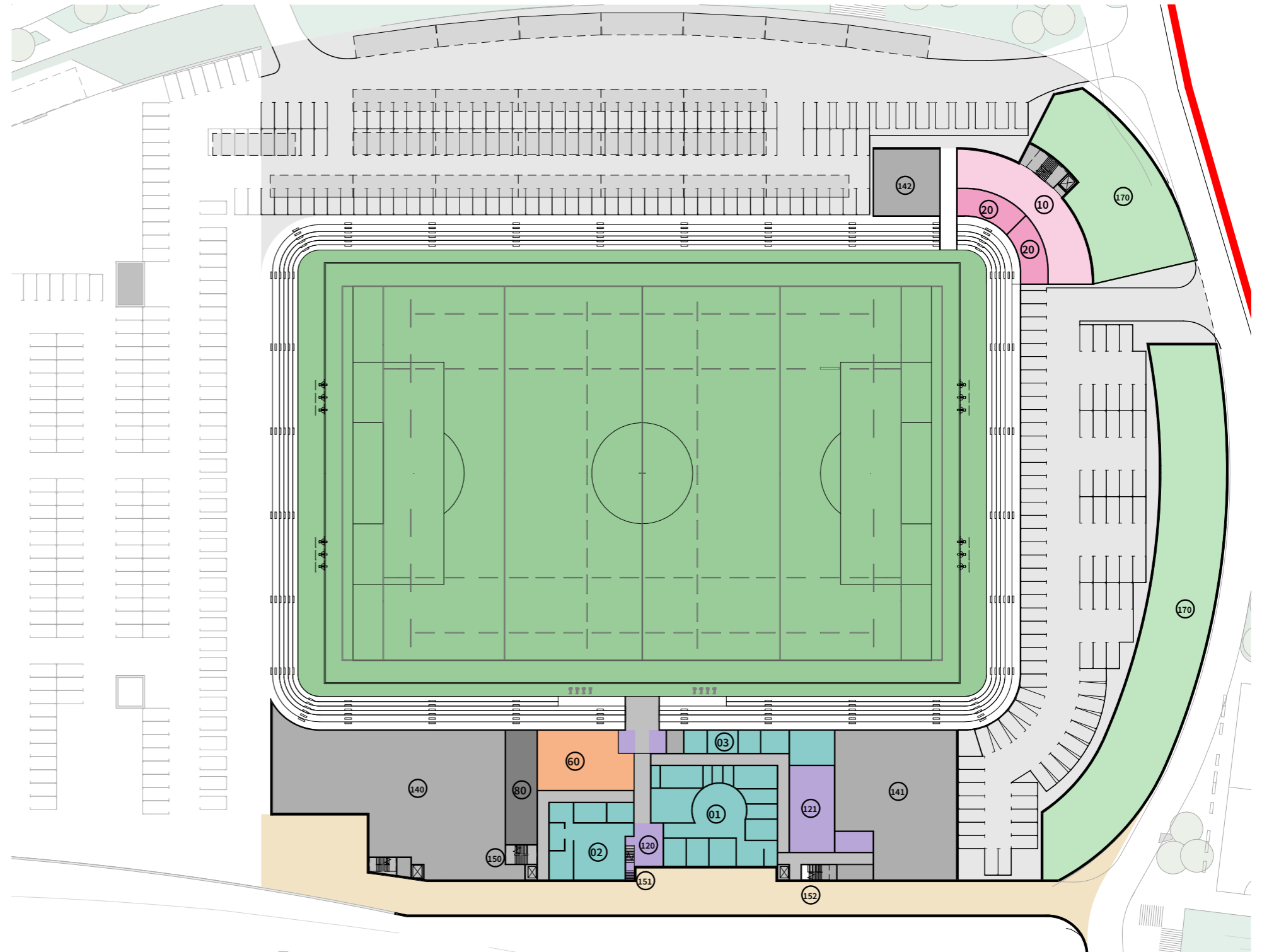
The development of the floor plan is a response to providing a logical arrangement and relationship of spaces within the constraints of the site. Locating spaces with a similar scale and use adjacent to each other and to make the most of opportunities for views of the seafront and creating active frontages.

## Level 0

Due to the sunken level of the existing Cricket Pitch on the Kings Links site and the existing leisure buildings relative to the higher Esplanade along the Beachfront, the design has developed to locate back of House areas and the Field of Play at this level in what is essentially an undercroft. Furthermore this area, though not specifically on national flood risk plans is sometimes prone to local surface water flooding, therefore the majority of the higher specification spaces are on Level 1 and above.

### Key spaces at this level:

- Field of Play capable of playing Football and Rugby Union
- Players Changing areas
- Tunnel Club Style Hospitality lounge
- Central Production Kitchen
- Servicing
- Outside Broadcast Area
- Car Parking
- Separate Away Fans Concourse
- Area for 20+ Away coach parking
- Space for Beach related facilities and Community uses in the northern facade



- 01 HOME TEAM
- 02 AWAY TEAM
- 03 OFFICIALS / SUPPORTING STAFF
- 10 AWAY CONCOURSE
- 20 AWAY F+B / WCS
- 60 TUNNEL CLUB
- 80 TUNNEL CLUB CATERING / WCS
- 120 MIXED ZONE
- 121 MEDIA THEATRE
- 140 SERVICE YARD
- 141 PLANT
- 142 GROUNDSMAN
- 150 TUNNEL CLUB STAIR
- 151 PLAYER'S STAIR
- 152 MEDIA STAIR
- 170 POTENTIAL WATERSPORTS / RETAIL

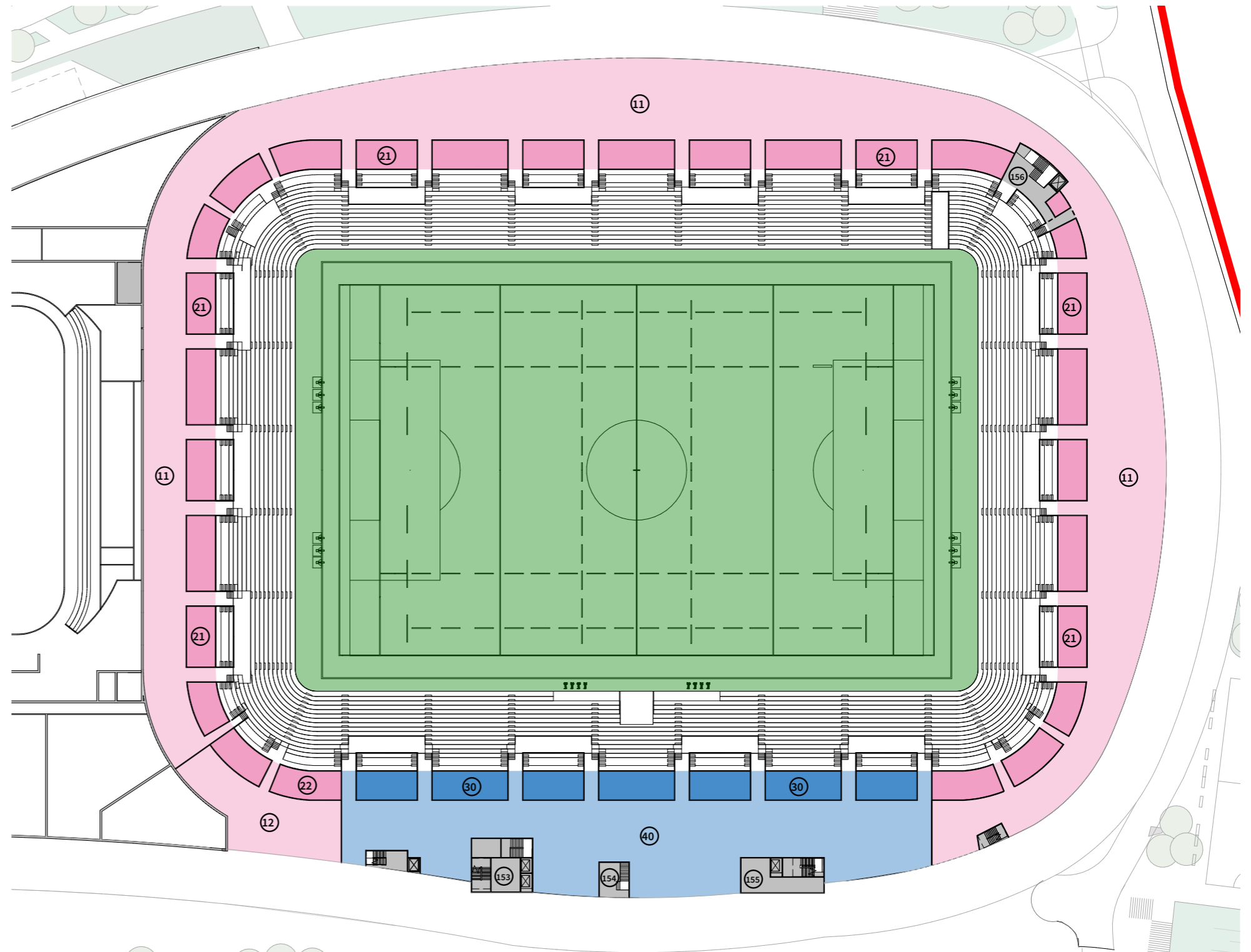
# STADIUM - LEVEL 1

Direct access off the main Beach front Esplanade lends itself to this being the main public entrance and concourse area for the stadium. The Premium GA concourse is located on the Esplanade along with the entrances for the main Hospitality and the players arrival. A Perimeter external concourse on a podium deck surrounds the perimeter of the development allowing for 360 degree access.

The South concourse has been designed so that there is the possibility to share facilities with the adjacent Ice Arena on alternate match days.

Main facilities at this level:

- Spectator Concourse
- Toilets
- F&B Kiosks
- Hospitality Entrances.
- Ceremonial Players Entrance (Arrival by Coach)
- AFC Shop
- AFCCT Hub



- ① GA CONCOURSE
- ② FAMILY CONCOURSE
- ③ GA F+B / WCS
- ④ FAMILY F+B / WCS
- ⑤ PREMIUM GA CONCOURSE
- ⑥ PREMIUM GA F+B / WCS
- ⑦ HOSPITALITY ENTRANCE
- ⑧ PLAYER'S ENTRANCE
- ⑨ MEDIA ENTRANCE
- ⑩ AWAY FAN STAIR

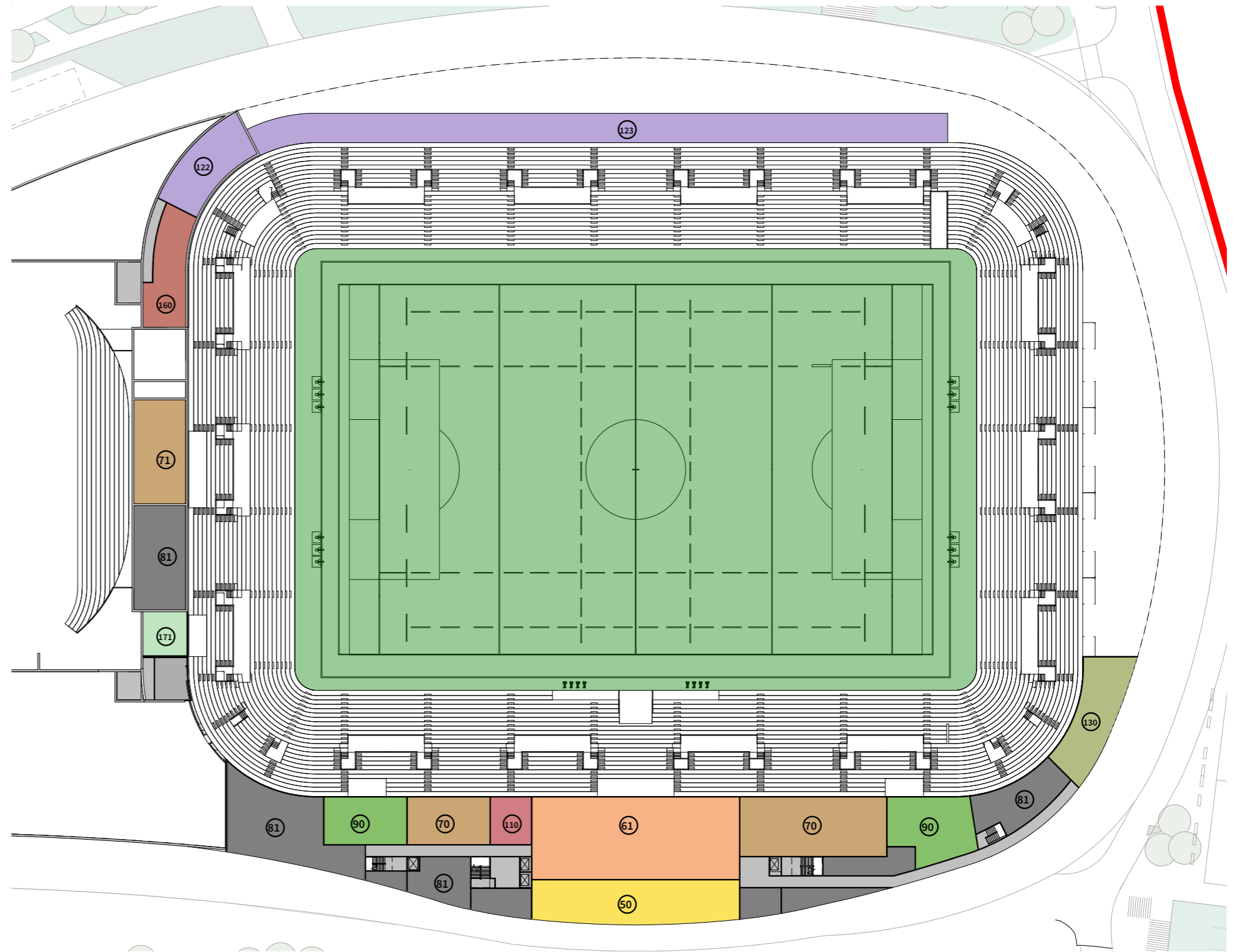
Stadium Level 01 - Esplanade

# STADIUM - LEVEL 2

This 1st Floor level lends itself to the Premium Hospitality Lounges with views over the Field of Play and the sea to the east. This level also has room for AFC offices and Media Facilities.. The southern Lounge can share with the Ice Arena on alternate match days.

Main Facilities at this Level:

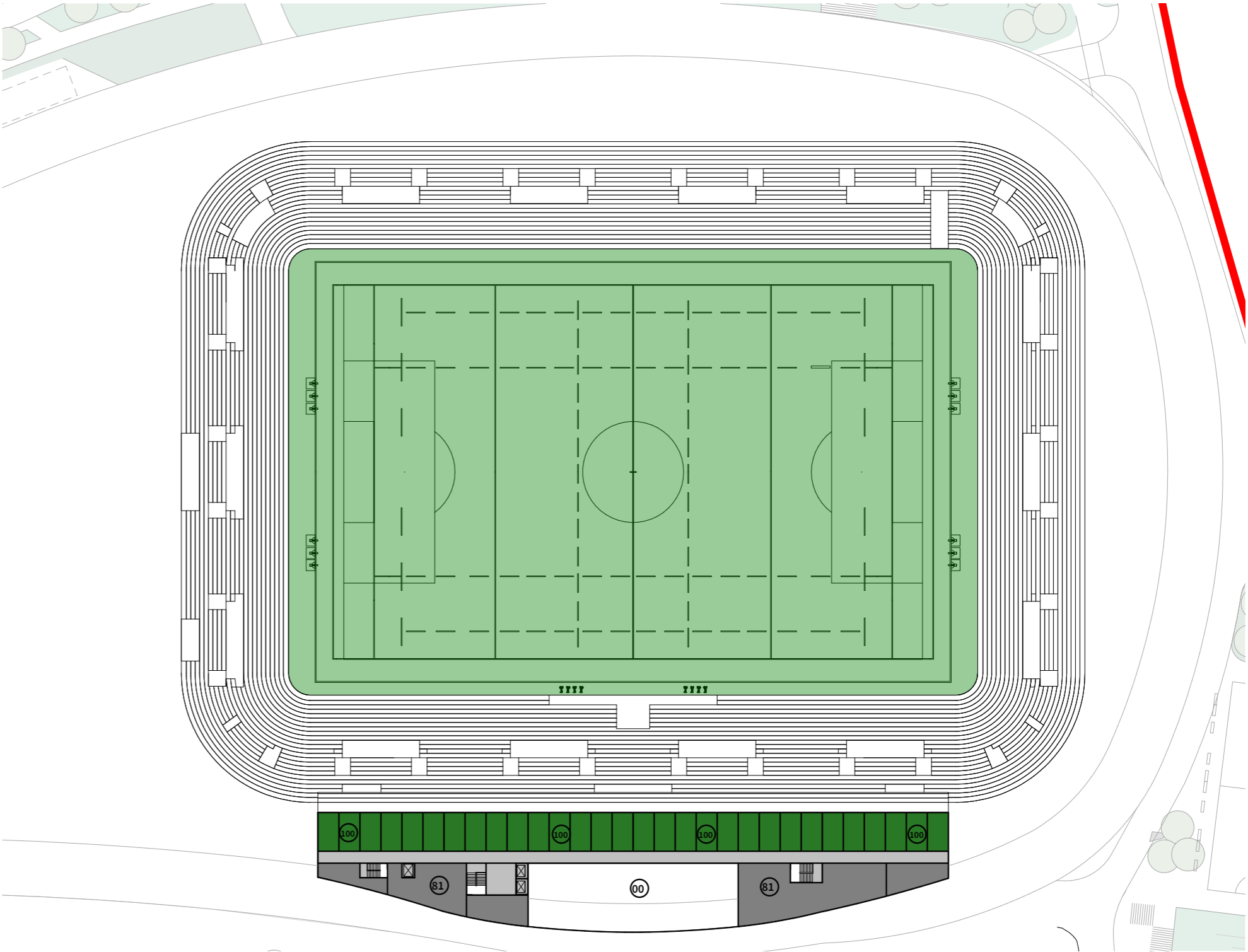
- Hospitality Lounges
  - Entry Level (Pitch Views)
  - Medium Level (Pitch views central location)
  - High Level (Sea Views central location)
- Shared Lounge with Ice Arena to south
- Club Offices (Kings Links views)
- Commentary Facilities and TV Studios
- Stadium Control Room
- Sensory Room (Pitch Views shared with Leisure Centre & AFCCT)



- 50 HIGH LEVEL LOUNGE
- 61 MID RANGE LOUNGE
- 70 ENTRY LEVEL LOUNGE
- 71 SHARED LOUNGE
- 81 CATERING / WCS
- 110 DIRECTOR'S LOUNGE
- 90 HOSPITALITY LOGES
- 122 TV STUDIOS
- 123 CAMERAS
- 130 STAFF OFFICES
- 160 STADIUM CONTROL
- 171 SENSORY ROOM

# STADIUM - LEVEL 3

The highest level of the Stadium contains the Sky Boxes.

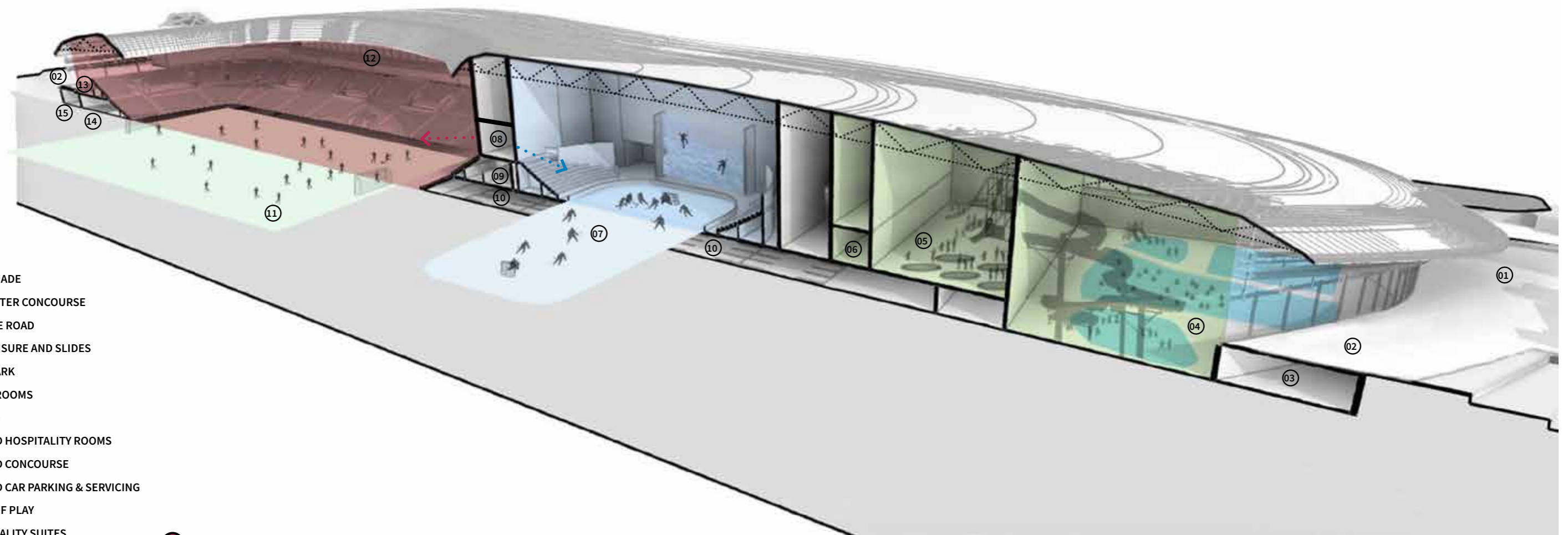


- 00 VOID OVER HOSPITALITY LOUNGES
- 81 STADIUM CONTROL
- 100 HOSPITALITY BOXES



# COMBINED DEVELOPMENT - INDICATIVE CROSS SECTION

The indicative cross section below shows how the combined development sits under one roof with share facilities, servicing and car parking throughout.



- 01 ESPLANADE
- 02 PERIMETER CONCOURSE
- 01 SERVICE ROAD
- 04 WET LEISURE AND SLIDES
- 05 PLAY PARK
- 06 PARTY ROOMS
- 07 ICE PAD
- 08 SHARED HOSPITALITY ROOMS
- 09 SHARED CONCOURSE
- 10 SHARED CAR PARKING & SERVICING
- 11 FIELD OF PLAY
- 12 HOSPITALITY SUITES
- 13 CONCOURSE
- 14 CAR PARKING
- 15 COMMUNITY FACILITIES

- Stadium
- Ice Arena
- Leisure

## LEISURE AREA SCHEDULE - PART 1

The schedules on the following pages are formed by extrapolating the notional areas from the initial stakeholder workshops and then converting these into a 'Target area' schedule.

Following submission of this report and review of the likely construction costs and relevant business plans the target area schedules will need to be amended if required and signed off to allow the design team to progress to the final layouts.

The 'Area' column represents the as drawn areas in the block plans on the proceeding pages. Moving forward once the facility mix is agreed and adjacencies tested these as drawn areas will be honed to meet the target areas as part of the concept development phase.

The Hospitality spaces associated with the Ice arena have been located adjacent to the south stand of the stadium to allow for back to back shared usage - these are itemised on this schedule.

Likewise the concourse spaces on the foot stadiums south stand can also be used by the ice arena for large capacity games - those areas are itemised on the stadium schedule on the page after the Leisure areas.

Room/Space	Area (m <sup>2</sup> )	Target Area (m <sup>2</sup> )	Comments
<b>Health &amp; Fitness</b>			
H&F Vertical circ. to H&F	26		
H&F Vertical circ. to H&F	26		
Health & Fitness	1498	1455	
Spa	346		
Spa Terrace	142	140	
Spa/ Relaxation	354	700	
<b>Health &amp; Fitness</b>	<b>2392</b>	<b>2295</b>	
<b>Ice Arena</b>			
2nd Ice Pad	587	590	
Equipment Room	24	15	
Hockey Team Changing	180	181	
Ice Pad	1770	1770	
Seating	502	375	
Seating	450	375	
Drying Room	102	102	
Game supervisor & timing, DJ, Control	88	40	
Ice resurfacers	48	47	
Office and Meeting Rooms	103	88	
Plant	107	98	
Skate room, Ticketing, Arena, Office & Control Area	95	95	
Storage	113	88	
Boot change	150	71	
Changing places	16	12	
F&B	101	375	(Target includes shared F&B)
First Aid	18	17	
Gym / Warm Up Area	133	136	
Ice Arena Shop	95	30	
Other changing areas	273	250	
Skate Hire	37	30	
WC	80	80	
VIP Box	28	24	
Ice Climbing Wall	95	95	
<b>Ice Arena Total</b>	<b>5195</b>	<b>4984</b>	
<b>Ice Arena Shared with Stadium</b>			
Hospitality	180	180	To add to the stadium Hospitality mix and total areas
Hospitality Facilities	181	180	
<b>Ice Arena Shared with Stadium</b>	<b>361</b>	<b>360</b>	Note that the shared concourse & support area is counted in stadium areas

## LEISURE AREA SCHEDULE - PART 2

It is anticipated that the Sensory centre and crèche could be shared with AFCCT and the Stadium itself with at least one of the rooms overlooking the football pitch for use during match days.

Room/Space	Area (m <sup>2</sup> )	Target Area (m <sup>2</sup> )	Comments
<b>Indoor Play Park</b>			
Indoor Play Park, Trampoline, soft play etc..	691	690	
Support for play park, Party rooms etc..	215	207	
Support for play park, Party rooms etc..	215	207	
<b>Ice Arena only</b>	<b>1121</b>	<b>1104</b>	
<b>Sensory</b>			
Creche / Sensory centre	444	350	
Sensory sky box	64	50	Shared with stadium for family and disabled children's use on match days
<b>Sensory Total</b>	<b>508</b>	<b>400</b>	
<b>Wet Leisure</b>			
Indoor Surfing	300	300	
Slides and Features	506	500	
Wet Change	751	750	
Wet Leisure	1504	1500	
Plant, Maintenance, Store	325	325	Target to be advised
Pool Filtration	325	325	Target to be advised
<b>Wet Leisure Total</b>	<b>3711</b>	<b>3700</b>	
<b>Shared Entrance</b>			
Main Entrance / Café	553	350	Allowance for ice and leisure
<b>Shared Entrance Total</b>	<b>553</b>	<b>350</b>	
<b>Sub total of usable areas</b>	<b>13841</b>	<b>13193</b>	
<b>Circulation</b>			
Circulation	48		
Circulation	413		
Circulation	241		
Circulation / Servicing	83		
Hall Circulation	340		
Kitchen	16		
Service / Store	25		
Vertical Circ	20		
Vertical Circ	33		
Vertical Circ	20		
Vertical Circ	33		
Vertical Circ.	23		
Vertical Circ.	21		
Vertical Circ.	23		
Vertical Circ.	21		
Vertical Circ.	23		
Vertical Circ. to Car Park, Wet Leisure & Servicing	21		
Circulation	390		
<b>Circulation Total</b>	<b>1794</b>	<b>1649.125</b>	Target area allows 12.5% for circulation
<b>Net Total</b>	<b>15635</b>	<b>14842.125</b>	
<b>Gross Total (inc. allowance of 5% for walls and structure)</b>	<b>16416.75</b>	<b>15584.23125</b>	

# STADIUM AREA SCHEDULE

The schedules on the following pages are formed by extrapolating the notional areas from the initial stakeholder workshops and then converting these into a 'Target area' schedule.

Following submission of this report and review of the likely construction costs and relevant business plans the target area schedules will need to be amended if required and signed off to allow the design team to progress to the final layouts.

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The Hospitality spaces associated with the Ice arena have been located adjacent to the south stand of the stadium to allow for back to back shared usage - these are measured in the Leisure areas.

Likewise the concourse spaces on the football stadium's south stand can also be used by the ice arena for large capacity games - these areas are measured here in the stadium schedule.

There is a list of all potential shared spaces between the two facilities at the base of the following page.

Name	Area (m <sup>2</sup> )	Target Area (m2)	Comments
<b>Player's / Officials - Level 0</b>	<b>715</b>	<b>630</b>	
<b>General Admission Spectators</b>			
GA Concourse - Level 0	4782	2925	
GA Facilities - Level 0	1686	1500	
GA Away Concourse - Level 1	232	200	
GA Away Facilities - Level 1	112	100	
Premium GA Concourse - Level 1	1521	1200	
Premium GA Facilities - Level 1	444	600	
<b>Total Spectaors</b>	<b>8777</b>	<b>6525</b>	
<b>Hospitality</b>			
Entry Level Hospitality - Level 2	420	420	
Mid Range Hospitality - Level 0 - tunnel Club	178	180	
Mid Range Hospitality - Level 2	571	540	
High Level Hospitality - Level 2	298	200	
Boxes - Level 3	753	700	
Loges - Level 2	301	300	
Directors - Level 2	65	70	
Hospitality Support Facilities - Level 0 - Tunnel Club	117	120	
Hospitality Support Facilities - Level 2	722	670	
Hospitality Support Facilities - Level 3 - Sky Boxes	456	300	
<b>Total Hospitality Areas</b>	<b>3881</b>	<b>3500</b>	Excludes area counted as part of Ice Arena designed for shared use
<b>Media</b>			
Media - Level 0	152	225	
Media - Level 2	843	500	
<b>Total Spectators</b>	<b>995</b>	<b>725</b>	
<b>Offices - Level 2</b>	<b>181</b>	<b>220</b>	
<b>Stadium Control - Level 2</b>	<b>145</b>	<b>140</b>	Proposed shared use to also control Ice arena and remote leisure functions
<b>Circulation</b>			
Circulation - Level 0	453	371	
Circulation - Level 1	362	880	
Circulation - Level 2	383	404	
Circulation - Level 3	325	153	
<b>Totla Circulation</b>	<b>1523</b>	<b>1808</b>	
<b>Plant</b>			
Plant/Building servicing - Level 0	1629	1284	
Plant - Level 2	47	40	
<b>Total Plant</b>	<b>1676</b>	<b>1324</b>	
<b>Net Total</b>	<b>17929</b>	<b>14952</b>	
<b>Gross Total (inc. allwance of 5% for walls and structure)</b>	<b>18825.45</b>	<b>15699.6</b>	
<b>Semi - External Areas</b>			
Field of Play	10112	10112	
Seating Terrace	9032	9032	
Box Terrace	412	412	
<b>Semi - External Areas Total</b>	<b>19556</b>	<b>19556</b>	

## ADDITIONAL AREAS - SHARED

This schedule of areas represents potential shared areas largely in addition to the core stakeholder requirements. The exceptions to this are the proposed CHP and AFC Shop and AFC Community Trust units.

the undercroft parking is a proposal to consolidate all the spaces hidden from the external landscaping. If this approach becomes unaffordable then surface parking for cars and coaches will be required externally.

Room/Space	Area (m <sup>2</sup> )	Target Area (m <sup>2</sup> )	Comments
<b>Comercial/Community Opportunities</b>			
Retail Unit 1 (AFCCT)	217		
Retail Unit 2 (Aberdeen FC Club Shop)	365		
Retail Unit 3	212		
Commercial Unit 4 (Ice and liesure)	95		
Commercial Unit 5 (Ice Bar)	88		
Commercial unit 6	194		
Commercial Unit 7 (Cafe / restaurant)	504		
<b>Retail Net Total</b>	<b>1675</b>		
<b>Potential retail/community/opportunity</b>			
Potential retail/community/opportunity		1727 TBC	
<b>Potential retail/community/opportunity Total</b>	<b>1727</b>		
<b>Net Comercial / Community Additional Areas</b>		<b>3402</b>	
<b>Gross Total (inc. allwance of 5% for walls and structure)</b>		<b>3572.1</b>	
<b>Shared Undercroft</b>			
<b>Shared Broadcasting</b>			
OB Compound	1725	1536	
<b>Broadcasting total</b>	<b>1725</b>	<b>1536</b>	Stadium outside broadcast shared with Ice
<b>Parking and Servicing</b>			
Servicing under zone 1 (Stadium)	1198		
Servicing under zone 2 (Leisure)	5033 TBC		
Car/Bus Parking under zone 1 (Stadium)	7282 TBC		circa 230 Car Parking spaces and 7 coaches, or circa 85 Car Parking spaces and 25 coaches
Car Parking under zone 2 (Leisure)	8819 TBC		circa 370 Car Parking spaces
<b>Servicing and Parking Total</b>	<b>22332</b>		
<b>Combined Heat and power</b>			
CHP	409		
CHP	683		
<b>Combined Heat and Power Net Total</b>	<b>1092</b>		

## SHARED AREAS

This schedule lists spaces already identified in the previous pages but that are designed to be fully shared between venues allowing for shared funding across the scheme.

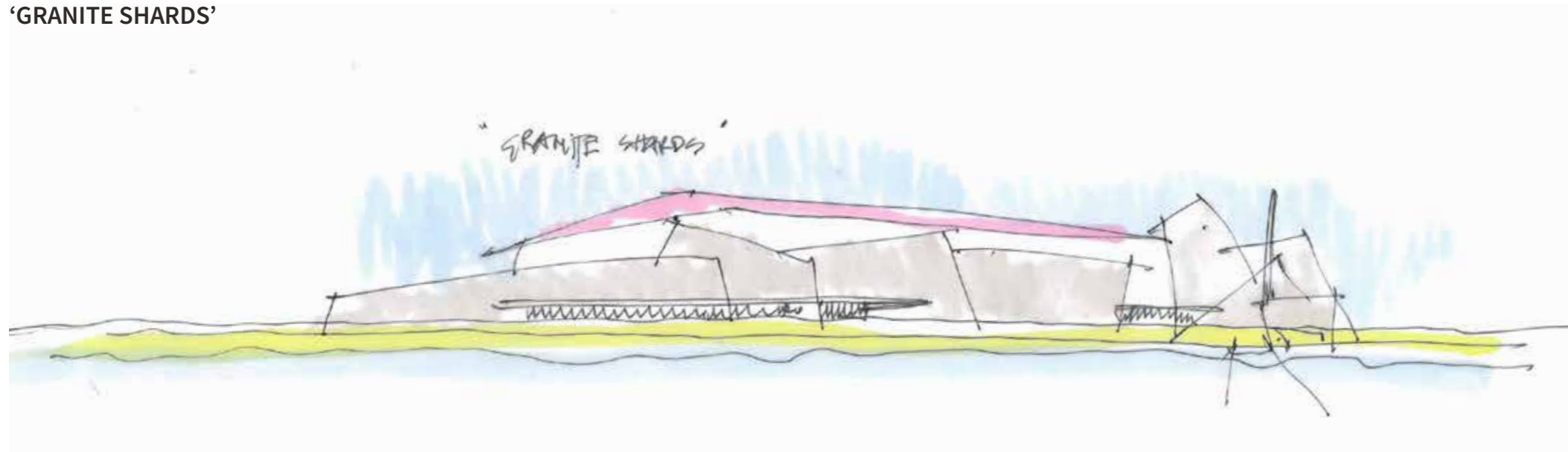
Room/Space	Area (m <sup>2</sup> )	Target Area (m <sup>2</sup> )	Comments
Hospitality	180	180	
Hospitality Facilities	181	180	
Shared F&B & Facilities	237	375	Target area is achieved using additional F&B facilities in the Ice arena
Shared Concourse	310	375	Target area is achieved using additional circulation in the Ice arena
Game Suprevisor & timing, Dj Control Room	88	40	
Shared Sensory Sky Box	64	64	
Remaining GA Concourse	4782	2925	Non-matchday community use
Premium GA Concourse	1521	1200	
<b>Net Total</b>	<b>7363</b>	<b>5339</b>	
<b>Gross Total (inc. allwance of 5% for walls and structure)</b>	<b>7731.15</b>	<b>5605.95</b>	

List of area which can be dual shared spaces. These areas are already counted in the Leisure and Stadium areas

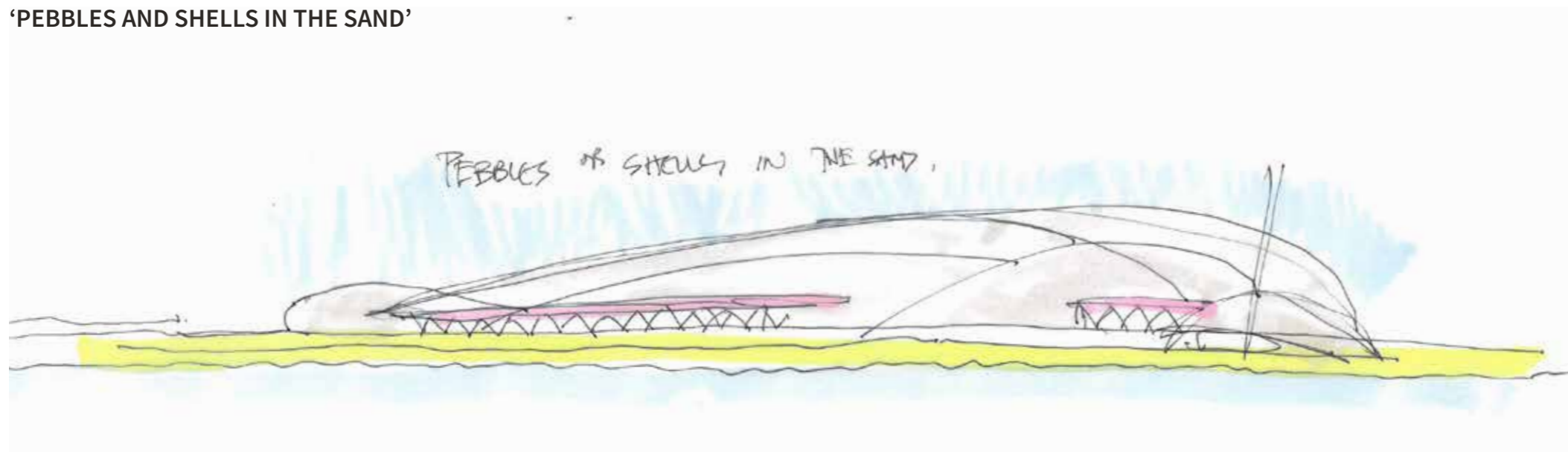
Key
Shared between ice Arena and Stadium
Shared between Creche (sensory center) and Stadium
Shared between Stadium / community / markets and events

# EARLY FORM STUDIES

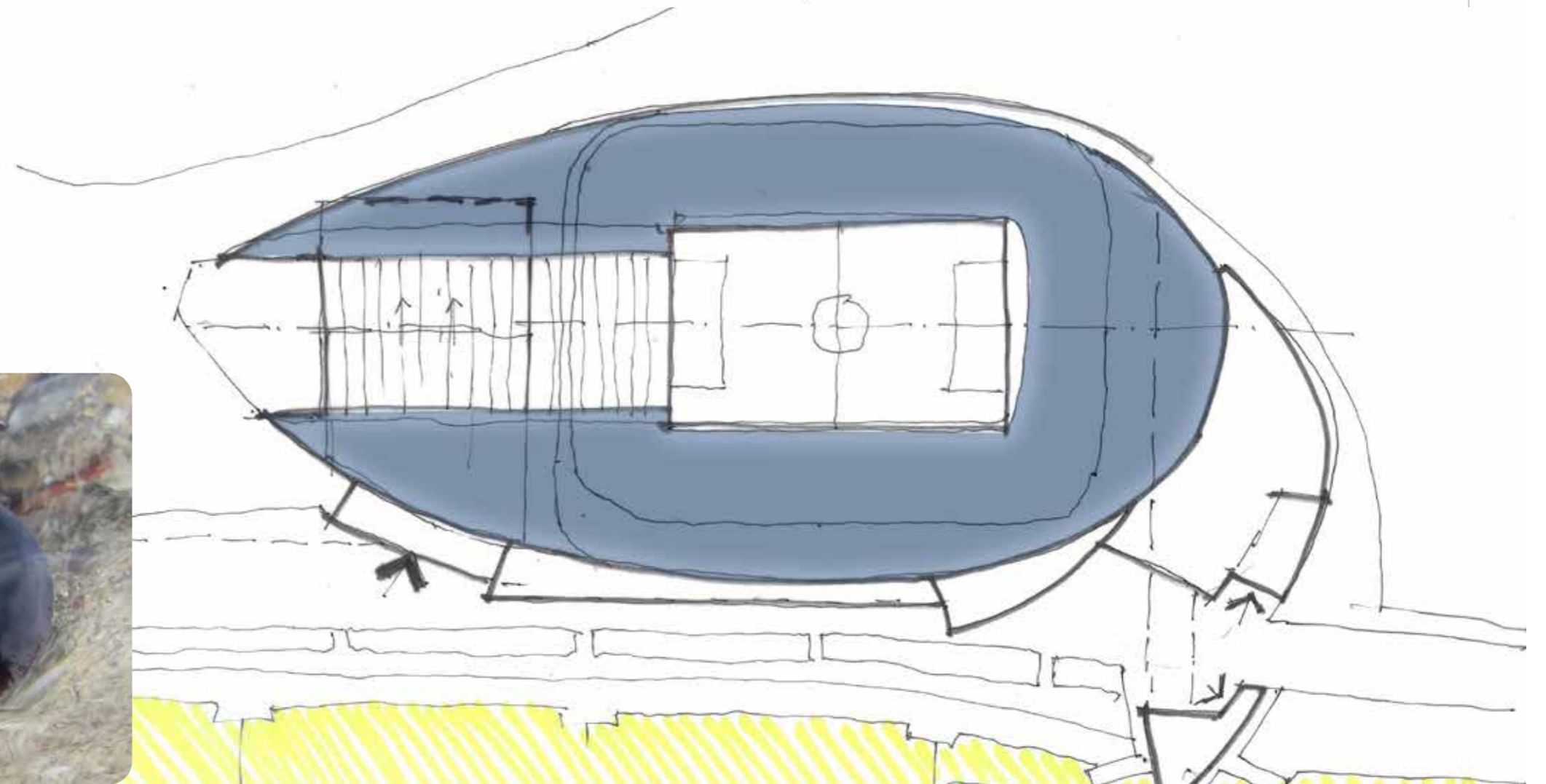
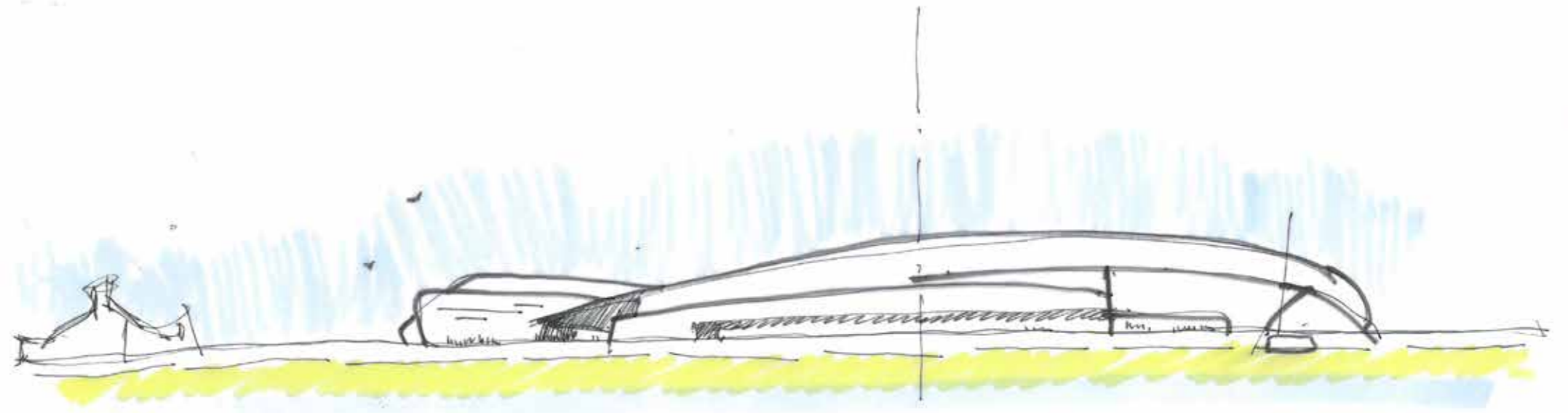
'GRANITE SHARDS'



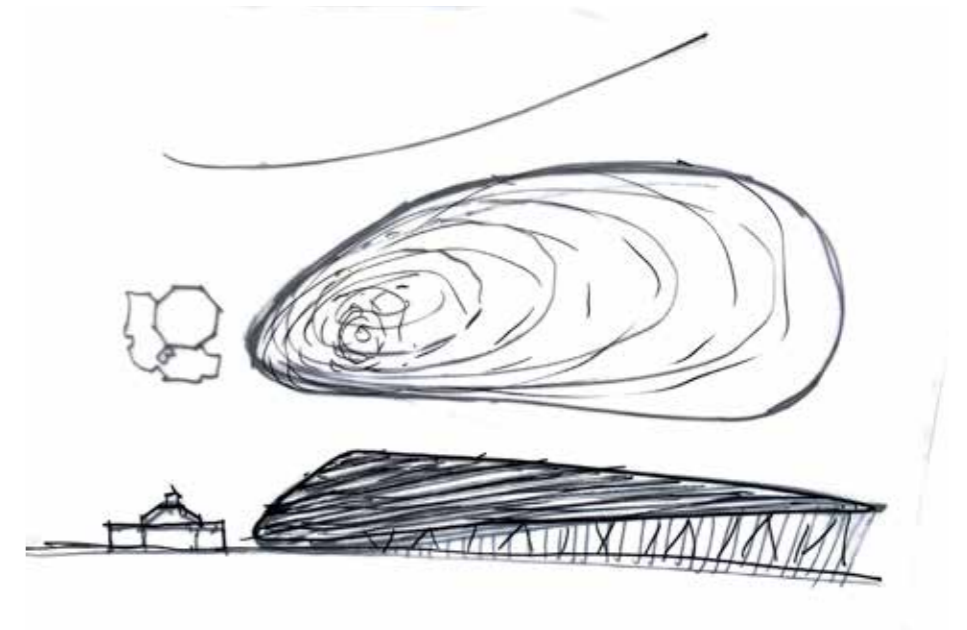
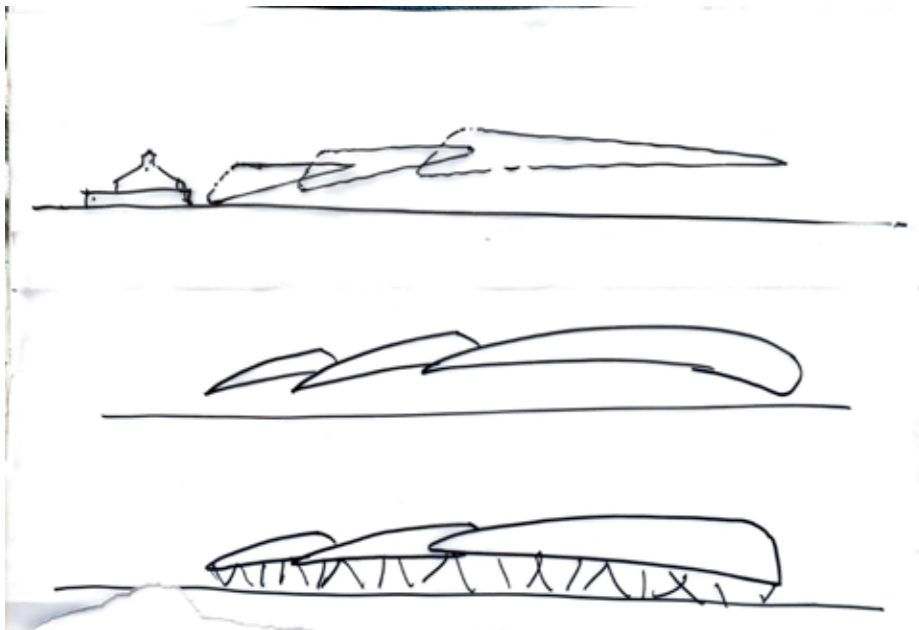
'PEBBLES AND SHELLS IN THE SAND'



# EARLY FORM STUDIES



# MUSSEL SHELL AS FORM





# PRECEDENT IMAGES



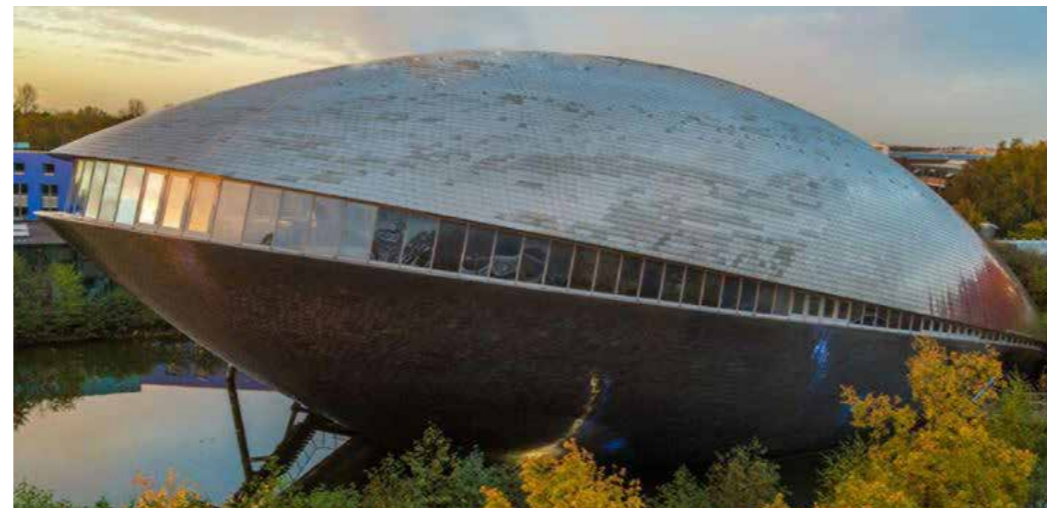
Active frontage on podium deck - Brentford FC (AFL)



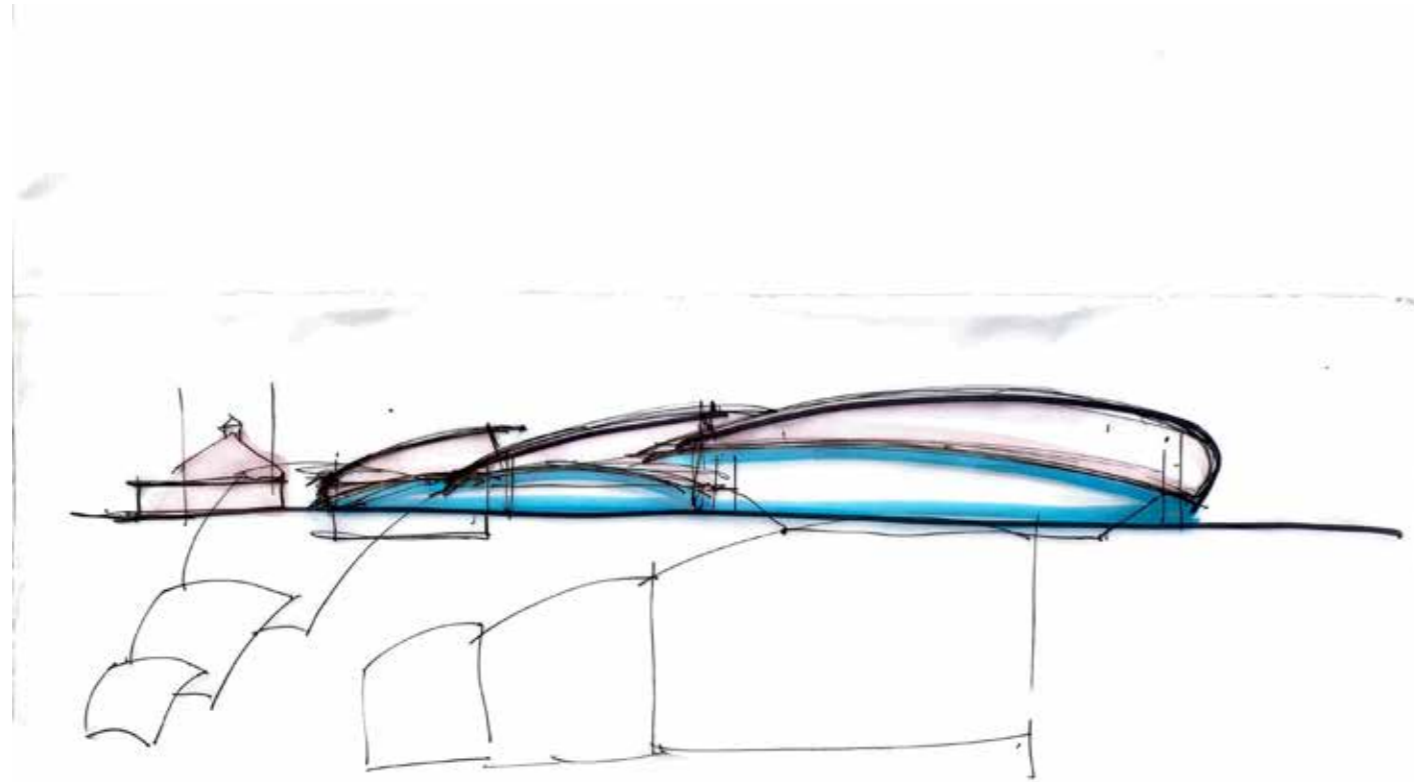
Coastal Park podium, Swansea Arena - Copr Bay (AFL)



Integrated podium deck - Tottenham Hotspur Stadium



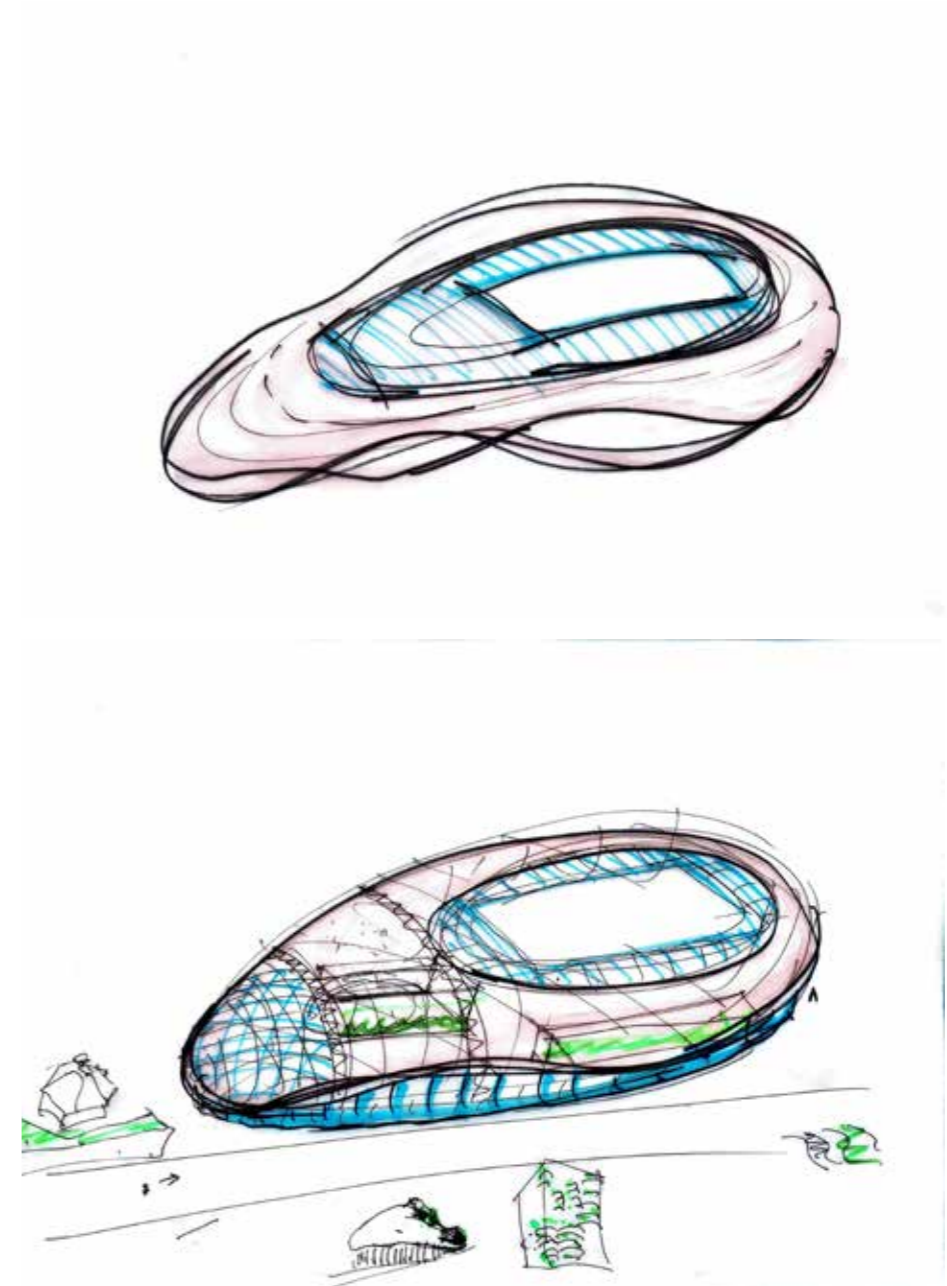
# THREE PART OR SINGLE SHELL FORM



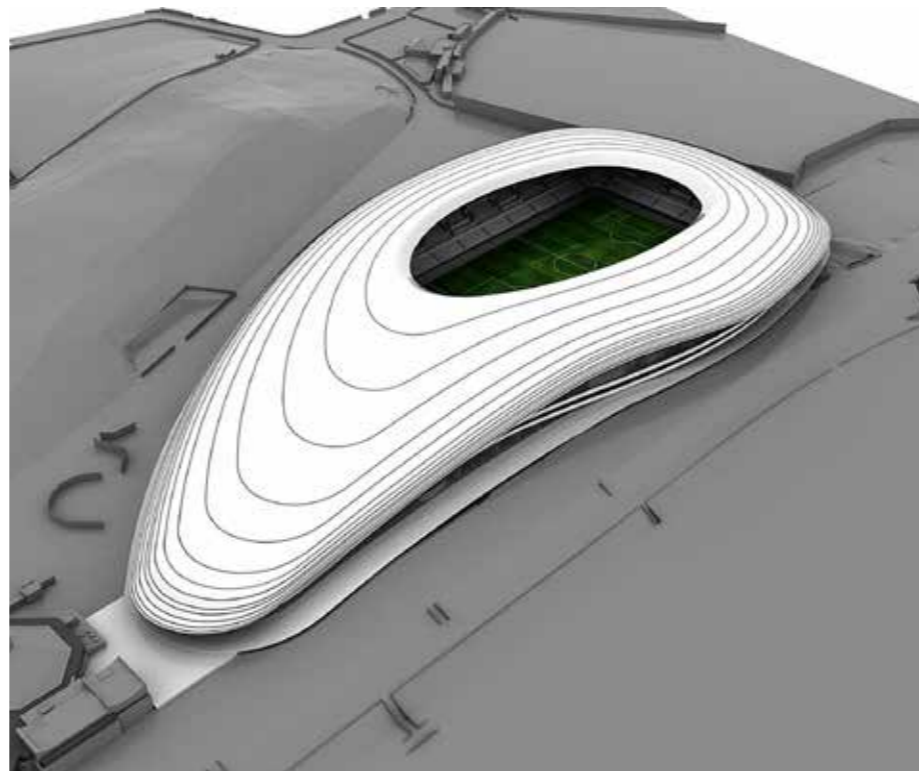
Multiple Forms



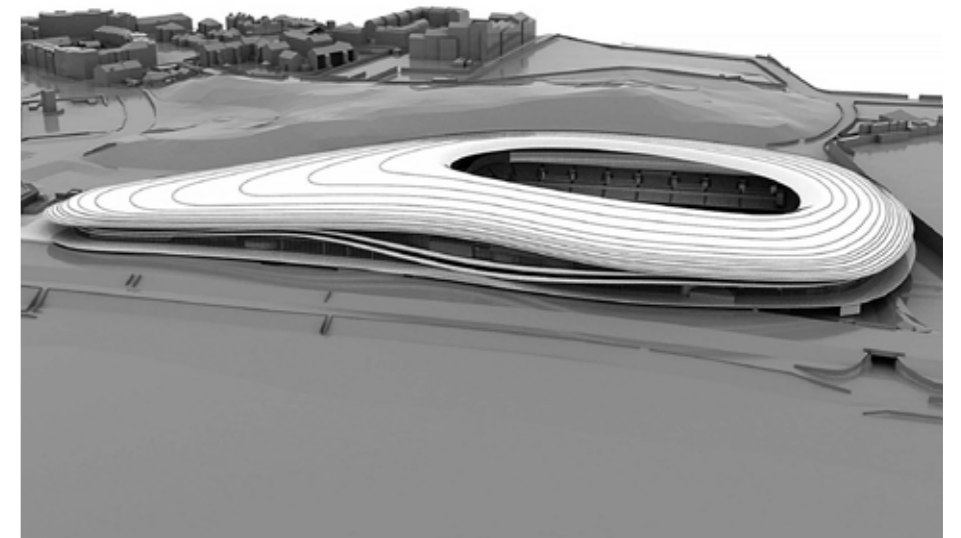
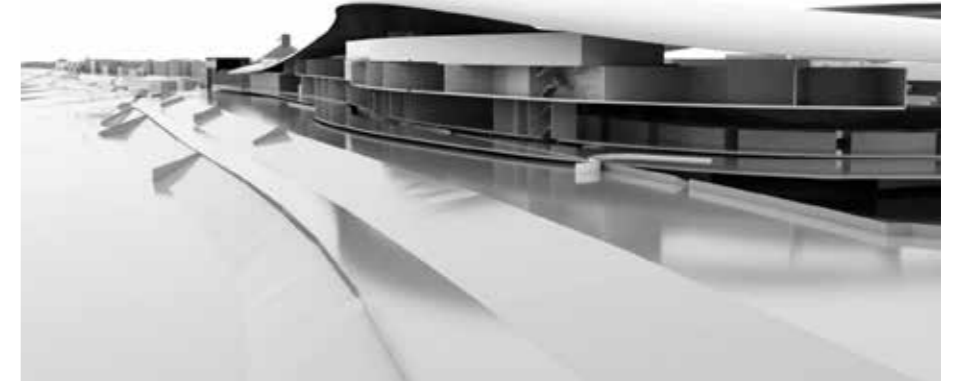
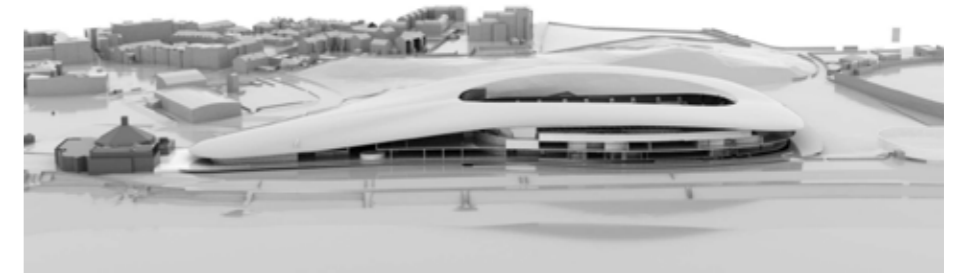
Single Form



# MUSSEL SHELL DEVELOPMENT



Single form roof simplified - South East view

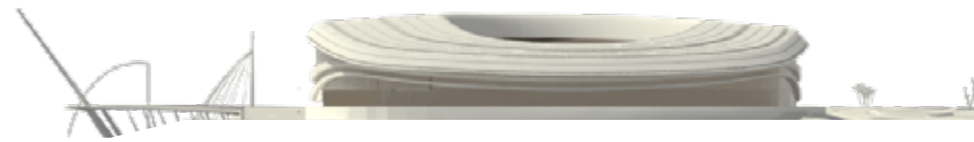


Single form roof simplified - East view showing contained room volumes

# DEVELOPED FORM



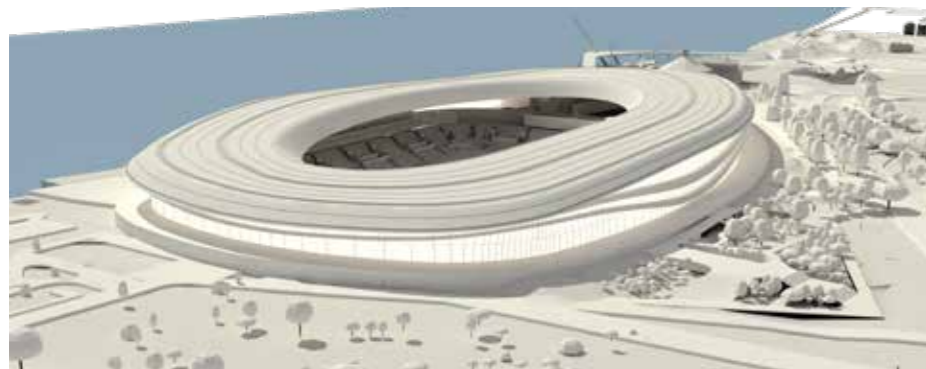
South Elevation



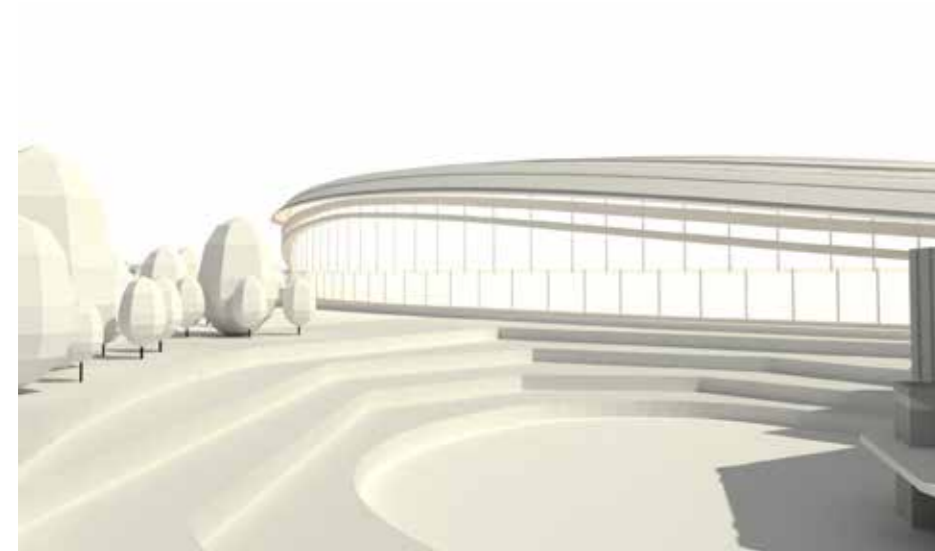
North Elevation



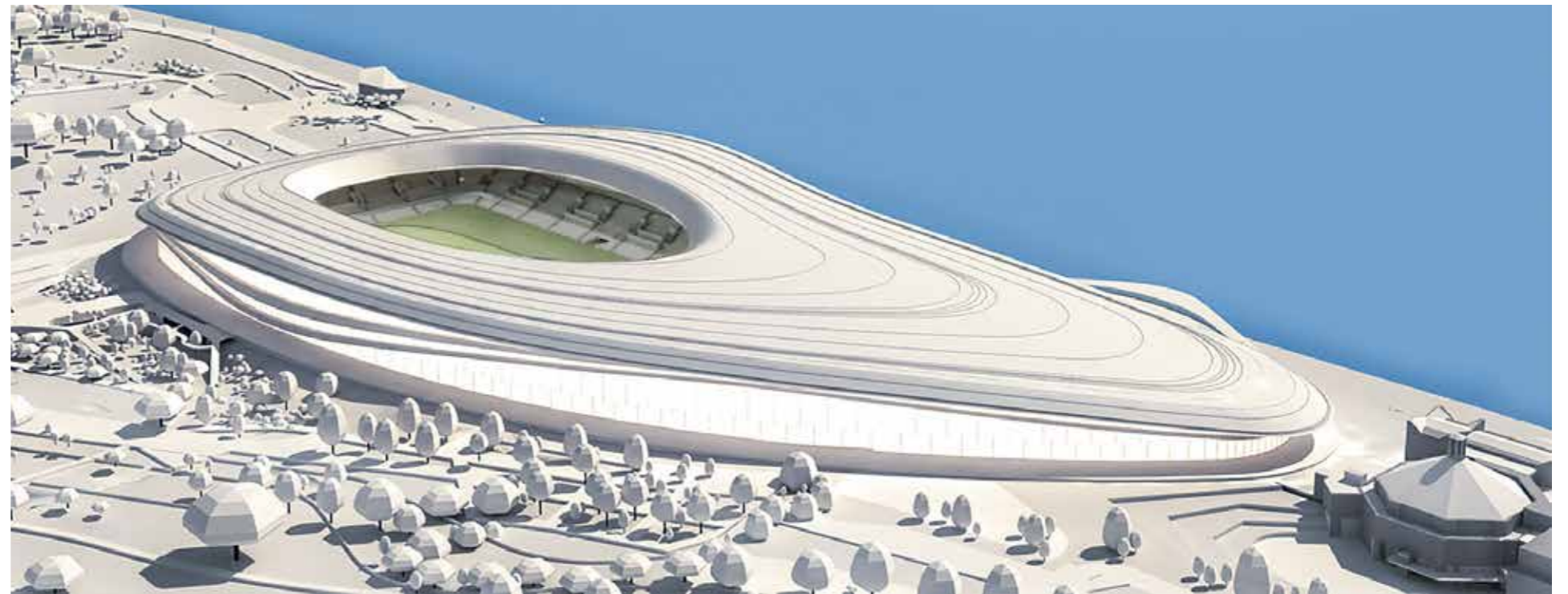
East Elevation



North West aerial view

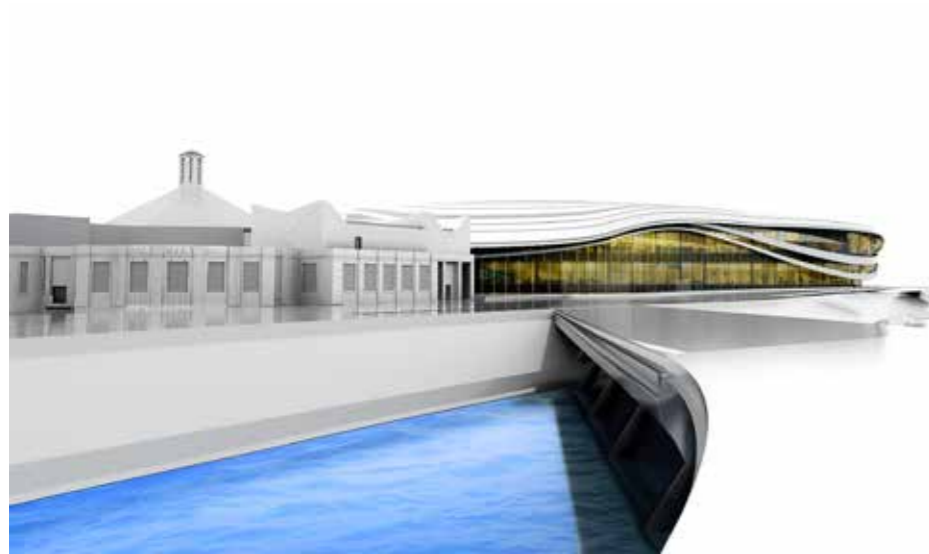


South view across secret garden behind Beach Ballroom

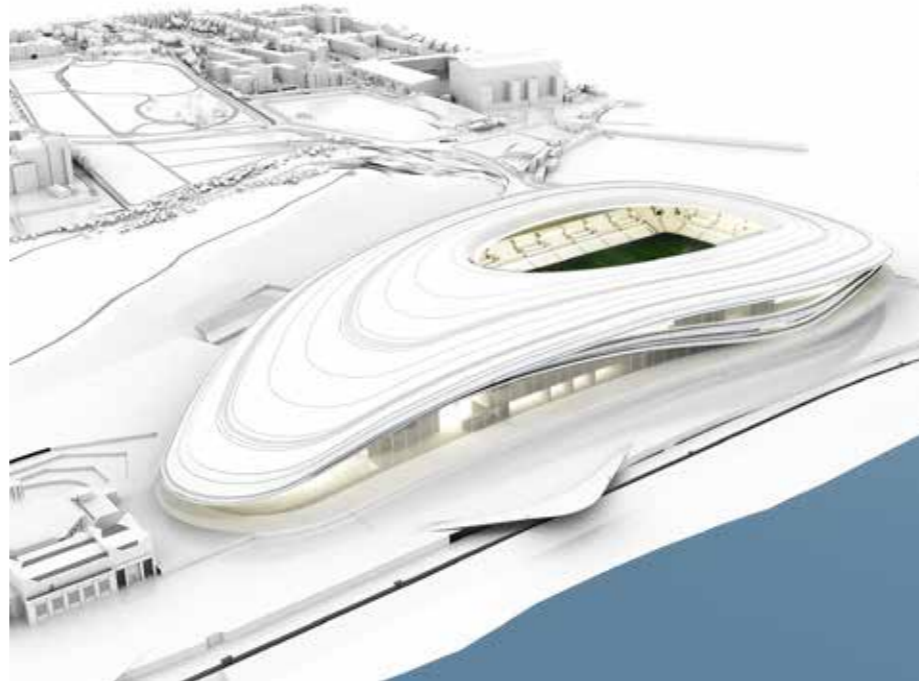


South West aerial view

# DEVELOPED FORM



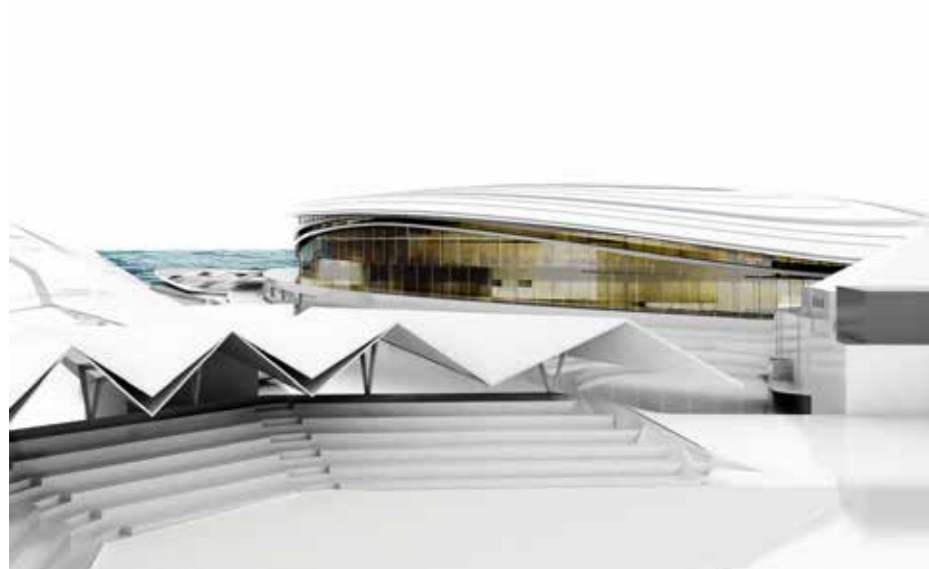
South West view from Board walk past front of Beach Ballroom



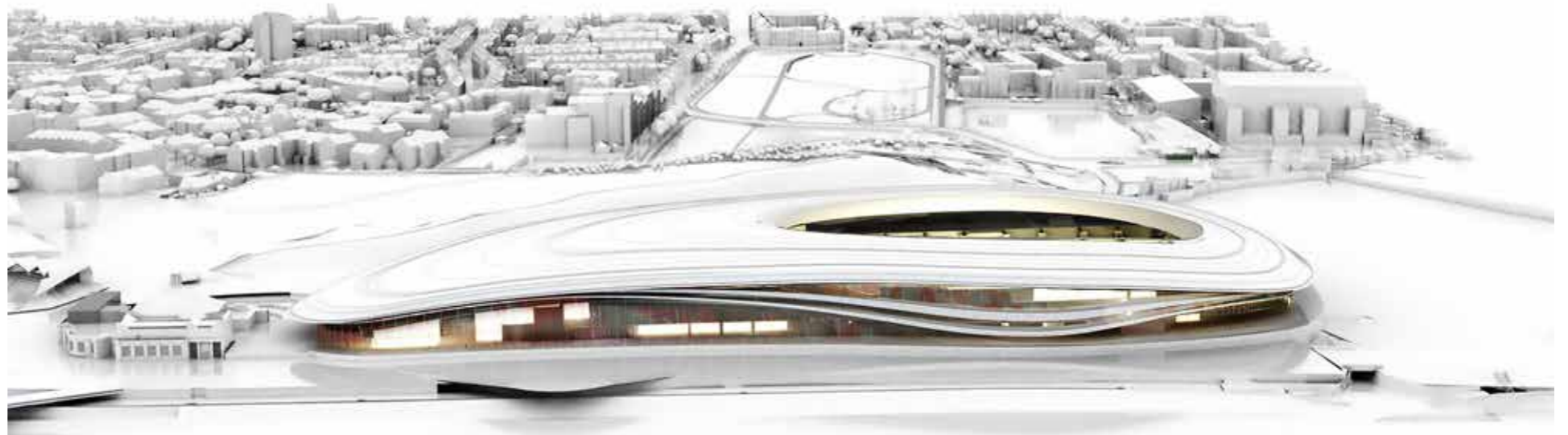
South East aerial view



North East aerial view



South view from Queens Links new park



East aerial view

# VISUALISATION



## 7.5 PROMENADE / INTERMEDIATE WORKS



# 7.5 PROMENADE / INTERMEDIATE WORKS

A Teams meeting was held on the 8th October with ACC Environmental Services to discuss the Beachfront Masterplan.

#### Attendees

Steven Shaw – Head of Environmental Services at ACC (SS)  
Stephen Knight – Project Manager at HUB North (SK)  
Chris Mitchell – Keppie Design (CM)  
Evie Harper – OPEN (EH)  
Pol MacDonald – OPEN (PM)

As part of this meeting there was discussion about the desire to get some immediate work done, to improve the environment and to show care for the existing space. Steven Shaw explained what ACC have been doing in the City Centre which has aimed to improve perceptions and care through enhanced cleaning and maintenance. This could be carried out on the beachfront area. The most important first step however is to define an area to focus on, as the beachfront area is large and a lot of effort and money could be spread very thinly without much impact.

It was discussed that the emerging Masterplan concepts would be a good place to start – therefore including; Beach Boulevard from Justice Street right down to beach itself, from the start of the Amusements in the south to where Accommodation Road joins with the Esplanade in the north, incorporating the Hill, and from Links Road to the beach are itself.

Steven Shaw suggested, as they had done with the City Centre, that a site walk-around should be undertaken to consider all the possible elements that could be tackled by his team in the first instance. It was also suggested that Doug Richie from the Road team should be involved. This site walk-around could happen with the Aberdeen Beach Design Team and a ‘shopping list’ of what was possible in a certain time-frame be agreed. The aim would be to carry this out by end of October.

The below list was used to aid initial discussion about what was possible. This is listed below with commentary on discussion.

#### The need for improved maintenance and cleanliness

- This was agreed, and the definition of the site boundary/extent of work would need to be defined at the outset. This is part of what is ongoing in the city centre. It is a form of enhanced cleaning.

#### Additional lighting along the lower promenade

- This would be difficult in the short term but should be something to consider for the bigger proposals. However, some additional feature lighting could be considered in focused areas where power exists already, such as the underpass to the beach.

#### Street art on the stairways and tunnels

- This is a definite possibility, and there are several groups which could be engaged

with. Again, a remit for engagement needs to be defined.

#### Sculptures

- Same as above. Consideration of temporary artwork was suggested.

#### Painting of railings

- This is possible but again within a defined area.

#### Improve pavement surface

- There are large areas of pavement surface, and the extent of work could eat up a great deal of resource.

#### Creation of a cycleway along the back of the road

- Discuss with Roads Department. There is plenty of space down there already. Do cycleways need more definition? Perhaps further discussion with Active Travel within ACC would be useful.

#### Creation of a bay for a multitude of water sports and include a pier

- Agreed that this is a great idea but needs to be part of the bigger proposals and involve some of the many active groups that are part of the beachfront use – these need to be carefully identified and a working group set up to discuss how this would evolve for the beachfront area and access to the sea.

#### Additional signage including signage to connect the beach and city centre

- In principle yes, however the new overall park area will require new signage and this exercise shouldn't be doubled up. There was a discussion about how ACC use temporary signage to inform people about the management of the beach area. For instance, they sometimes must close some of the steps leading to the beach because of sand erosion due to tidal shift. People/Public don't understand this and often get frustrated. This can be alleviated by keeping people educated about the management of a natural resource and signage could play a part in this. There was also a further discussion about incorporating art and signage, with highlights of local history. It was suggested something like a QR code system could be used throughout the site that fed information about interesting local facts, both historical, natural history and events. This is also something that can be reused in any final scheme. Ideas for information could relate to 'Dolphin Watch' for instance, education about the Groynes and tidal erosion/climate change, former industry like the Rope works etc...

#### Options for relocating the cricket pitch

- Part of the bigger picture.

#### Ideas around visitor attractions

- Part of bigger picture. But there could be a great information link, signage etc from city centre to beachfront.

#### Upgrade on the play park on the Queens Links

- This does not need to be a specific action, as play needs to be throughout the overall park, and effort should be put into this – as well as highlighting the youth engagement in doing this.

#### Additional accessibility

- Needs further investigation, as enhancing accessibility in the short term may require significant structural modifications, that will be addressed in the overall park exercise.

#### Clubhouse for recognised clubs and users, changing rooms, shower

- This is really one for the overall beachfront park. However, there was a specific need for outdoor shower area when coming off the beach, as toilets are being used presently, and affecting maintenance. It was suggested that this could be an easy fix by including shower facilities/taps within the shelter structure/colonnade immediately adjacent to the beach, where it is believed there is main water connection (within former adjacent toilet?).

#### Other elements discussed

- It was suggested that it would be straightforward to introduce new seating/benches, more bins along with enhance litter clearance and general ongoing tidy up.





# INTERMEDIATE / SHORT TERM / MEDIUM TERM WORKS

Promenade / Immediate Works (as discussed 28.10.21)

The following sets out proposed interventions at the Promenade/Esplanade at Aberdeen Beachfront (as per recent discussions and site visits), for which approval will be sought at the November CGR Committee. These are itemised under the following headings:

- 1 – Immediate** (i.e. action between Nov – Feb CGR Committee, reporting back to Feb CGR on progress)
- 2 – Short Term** (i.e. report back to Feb CGR Committee with indicative brief/designs/ costs?)
- 3 – Medium Term** (i.e. part of wider Masterplan design activities / may require longer term input from design team/consultants/user groups etc)

## 1 – Immediate

(Area to be identified on plan – c1km stretch from Ice Arena to Burger King)

Repair/upgrade (tie in with C&YP Engagement where possible)

- The need for improved maintenance and cleanliness (new bins / tie in with feedback from C&YP consultation)
- Inspect and repair historical handrails (weather dependant).
- Repair and replace stairwells at shelter / toilet locations.
- Installation of safety signage to notify why stairwells leading to the beach are closed off
- Tidy up of some grass banks but retain natural feel.
- Clean and repair street furniture, bins benches etc.
- Clean and replace existing signage as required.
- Tidy up of existing shrubs and landscaped areas.

## 2 - Short Term

Repair/upgrade suggestions

- Repaint historical handrails (weather dependant)
- Renovate Fittie public toilet block (potential conversion to Surf Club clubhouse with potential alternative toilet facilities)
- Treat rust and repaint stairwell handrails on from upper footpath to lower footpath (weather dependant)
- Repointing to granite walls
- Repairs to subsiding stairwells
- Additional signage including signage to connect the beach and city centre
- Resurfacing of poorly damaged footpaths and seating areas
- Repairs to granite cobbles at roadside
- Repairs to road surface, potholes etc.
- Remarking pedestrian crossings, road markings, parking bays, and sleeping



- policemen
- Installation of retaining walls as required at specific locations to protect erosion of banks and provide seating (Lower Esplanade, to bottom of grass banks)
- Install standing tables or picnic benches or relocate Union Street parklets [potential crossover with Spaces for People workstream]
- Information and recognition of beach and water users. Aberdeen`s outdoor swimming groups, surfing groups etc
- Upgrade existing Queens Links playpark
- Additional/improved accessibility opportunities

Ideas/points of interest/Interpretation Points (May become Short Term – potential tie in with Gray’s School or Art project)

- Reference and information to sighting Northern lights (QR codes) and viewing points
- Reference and information to dolphin watching (QR codes)
- Reference to maritime museum and other local attractions (QR codes)
- Information on cold water swimming, the benefits tempered with health and safety (QR codes)
- Interpretation Points could also be included at Broadhill

Ideas/points of interest/Interpretation Points

- Aberdeen’s fishing history, Aberdeen’s relationship with oil and gas, Aberdeen’s relationship with renewable energy, what’s next for Aberdeen
- Surfboards planted on their ends to provide outside changing space for beach users and water enthusiasts.
- Additional bike stations, repairs tool kits. (Cycle hub days where local business mechanics have set times to teach cyclists basic repairs).
- Water bottle stations (potential Scottish Water engagement)
- Additional lighting on lower Esplanade.
- Clubhouse for recognised clubs and users, changing rooms, showers

Other areas for consideration

- Working with local artists (street art / tunnels / sculpture)
- Working in conjunction with RGU for young architects
- Working in conjunction with the clubs who heavily use the beach
- Ideas around visitor attractions

**3 – Medium Term**

Ideas/points of interest

- Creation of a cycleway along the back of the road
- Creation of a bay for a multitude of water sports inc Pier/Boardwalk
- Options for relocating the cricket pitch

# SYNERGIES WITH ENGAGEMENT

## Children and Young People Engagement

Some of the ideas raised within the engagement sessions with young people could be incorporated as intermediate works. This would be a great way of showing that the ideas raised have been listened to and are being acted on. In this way, through the next stages of engagement when we show how proposals are developing in response to the comments it would also be possible to show physical evidence that the input received is valued and is being acted upon. For example this could include the following:

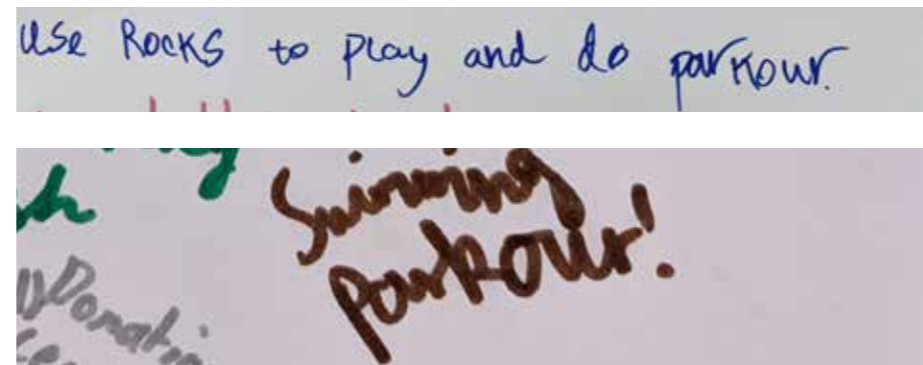
### Bins

A frequently raised item by the P6 students was the desire for a cleaner beach and the provision of more bins. Installing bins, potentially with artwork from the school or similar as part of the branding could be a quick win. Beach litter pickers could be provided and events undertaken in association with this.



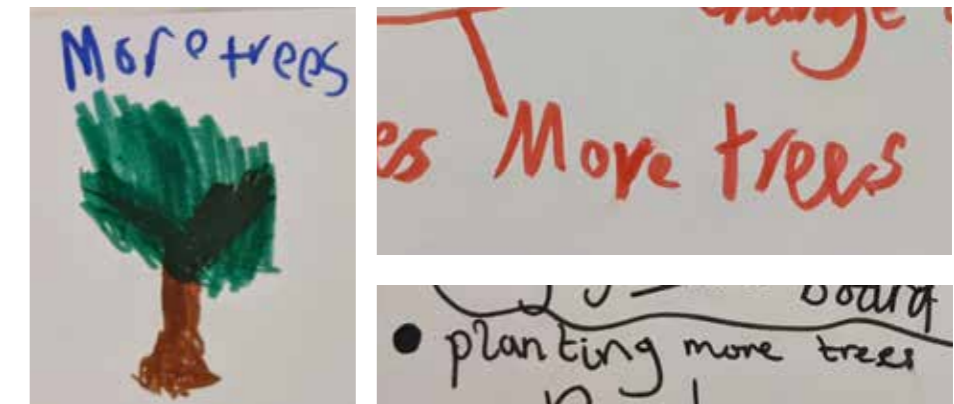
### Play

Some of the play proposals suggested by children could be reasonably easily implemented, for example informally placed rocks for use in parkour could be installed and relocated at a later date.



## Tree planting

As the Masterplan proposals begin to firm up it may also be possible to undertake some early tree planting if areas can be identified which will not be subject to change. This would have benefits in allowing the planting to establish and could respond to consultation responses which requested more trees. School children could be included in the planting of trees.



## More bright colours and Street Art

The inclusion of street art or repainting walls in brighter colours could also respond to comments raised by P6 students,



## 7.6 BEACH BOULEVARD/CONNECTIVITY



# 7.6 BEACH BOULEVARD/CONNECTIVITY

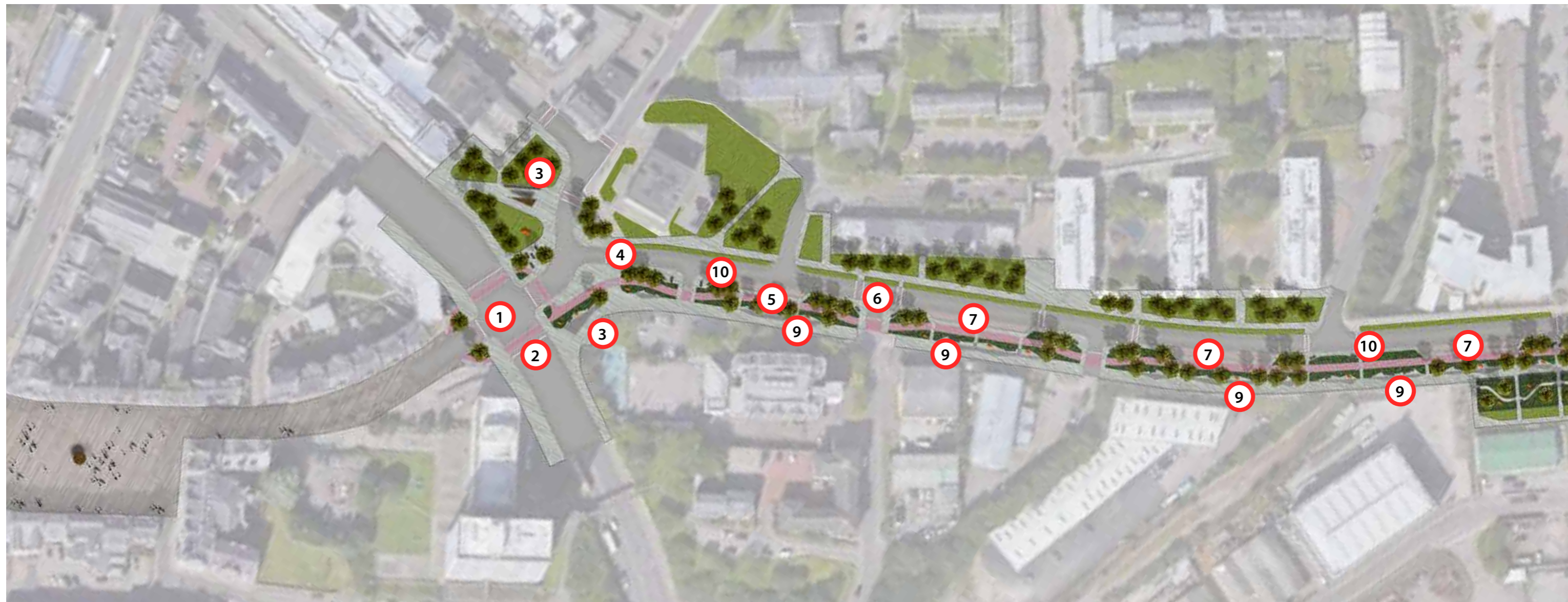
## BEACH BOULEVARD

The interventions illustrated on Beach Boulevard and the alterations to the roundabout connection to Justice Street have still to be tested in relation to geometries and traffic modelling. The aim here however is to illustrate an aspiration for how these spaces could be transformed with the following aims:

- Increasing pedestrian and cycle connectivity between the City and the Beach
- Improving the appearance and experience of walking or cycling to the beach
- Improving legibility of the journey
- Providing a segregated cycle route
- Increasing soft landscape and biodiversity
- Accommodating SUDS

### Legend

1. New crossroad replacing roundabout
2. New direct crossing points
3. New public square
4. New junction onto Beach Boulevard
5. New segregated cycleway
6. Reduced carriageway
7. Parking
8. Community gardens
9. Seating opportunities and artwork/interventions creating interest on the trail from the city to the beach
10. Bus stop (locations tbc)





Active travel and new planting replacing existing road infrastructure, Glasgow.



Active travel, new planting and artwork replacing existing road infrastructure, Sheffield.  
(Image courtesy of Sheffield City Council)

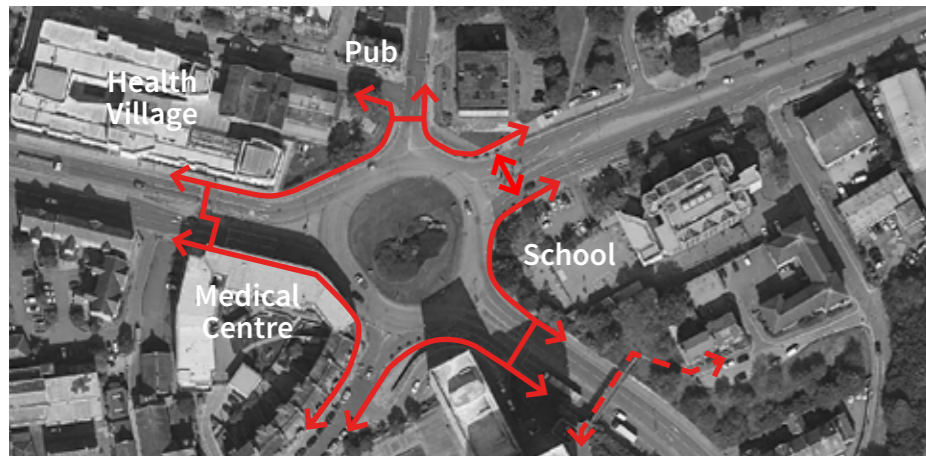


Active travel, new planting and seating replacing existing road infrastructure, Sheffield.  
(Image courtesy of Sheffield City Council)



# ROUNDAABOUT

The alterations to the roundabout have still to be tested in relation to geometries and traffic modelling. The aim here however is to illustrate an aspiration for how the roundabout could be transformed into a new space for the City whilst improving pedestrian and cycle connectivity. The diagram below illustrates the current pedestrian crossing opportunities around the roundabout and highlights how the road infrastructure dominates how this part of the city is experienced.



Existing crossing points and adjacent uses.

The options illustrated opposite illustrate two different potential reconfigurations of the roundabout for further exploration.



A potential new civic space, bringing the City centre closer to the Beach and by doing so, creating a direct pedestrian and cycle route onto Beach Boulevard. This could be achieved by reducing the land take of existing road infrastructure.

Legend

1. New crossroad replacing roundabout
2. New direct pedestrian/cyclist crossing points
3. Cyclists rejoin carriageway on Justice Street
4. New public square
5. New junction onto Beach Boulevard
6. New segregated cycleway
7. Reduced carriageway
8. Parking
9. Seating opportunities
10. Artwork/interventions creating interest on the trail from the city to the beach



# BEACH BOULEVARD

The alterations to Beach Boulevard in relation to the reduction of carriageway width have still to be tested in relation to traffic modelling. The aim here however is to illustrate an aspiration for how carriageway space can be reallocated to pedestrians and cyclists and public realm, transforming the experience of going to the beach.

## Legend

1. New segregated cycleway
2. Reduced carriageway
3. Parking
4. Seating opportunities
5. Artwork/interventions creating interest on the trail from the city to the beach
6. Side roads with continuous footways and pedestrian/cycle priority
7. Bus stop (locations tbc.)







A potential view of Beach Boulevard with a new segregated cycleway and soft landscape.

# COMMUNITY GARDENS

At the bottom of Beach Boulevard the space widens. This could be an opportunity to create community gardens with a smaller, more intimate scale than within the main body of the park.

These gardens could include, sensory elements such as herb gardens, coloured light and sound features and promote use and enjoyment of the gardens by all. They could incorporate small elements of play and interaction. They could provide social seating arrangements and quieter areas to relax. They could include community growing and fruit trees.

## Legend

1. Aromatic garden
2. Sound garden
3. Light garden
4. Orchard garden





Sound and light within a community garden



Aromatic planting within a community garden



Social seating arrangements



Fruit trees in step over form



Intimate parklets created with a variety of colour, smell and sound



Social seating arrangements

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# 7.7 ENERGY CENTRE



# 7.7 ENERGY CENTRE

## OVERVIEW

### Net Zero Carbon Aspirations

The project gives a platform to create a ‘wow’ factor by incorporating new & innovative technologies and systems, to provide a net zero carbon, electricity, heating, and cooling solution to serve the load demands of the development. Additionally, there is scope for a solution which aligns with Aberdeen City Council’s hydrogen strategy, to generate demand and interest in hydrogen as a power source in order to achieve their climate goals and to capitalise on the unique skills-base of the region.

### Future-proofing

The energy centre solution will need to meet the requirements of Aberdeen City Council Climate Change Plan 2021-25: Towards a Net Zero and Climate Resilient Council. The Plan sets out the approach, pathway, and actions towards net zero and climate resilient Council assets and operations, by 2045. As such, energy-efficient designs will be incorporated alongside renewable and low carbon energy sources, with consideration provided on how further de-carbonisation could be achieved in the future.

### Resilience

Given the scale and importance of the facilities planned within the development, the energy demands will be significant and critical to function. Consideration should therefore be given to added robustness and security of energy supplies so the energy centre solution should incorporate a degree of redundancy and back-up. This integrates smoothly with renewables-powered electrolysis or CHP (Combined Heat and Power) units adapted to support hydrogen, either partially or as the sole fuel source.

## SUSTAINABLE DESIGN

### Overview

The development must be sustainable, and consideration will be given to this in all aspects of the design. With regards to the Energy Centre solution, the starting point is to minimise the amount of energy required to power the development.

### Energy Hierarchy

The Energy Hierarchy divides the developments energy strategy at its initial stages, into three criteria; Lean, Clean and Green, each with individual energy targets as is displayed in figure 1. The method in which these targets are to be met is as follows.

- Be Lean: Optimisation of Building Fabric performance in conjunction with low Air Permeability to illustrate passive design measures.
- Be Clean: Investigating the usage of Green Hydrogen as a sole fuel source or in conjunction with a Gas/Green Hydrogen CHP mixture, as this will demonstrate how energy is to be supplied efficiently.
- Be Green: The investigation into the feasibility of implementing the Renewable Energy options.



Figure 1: Energy Hierarchy

### Reducing Operational Energy use

Various strategies can be employed to reduce the operational energy use for this development. This is to be achieved through the implementation of the Energy Hierarchy initially by means of Passive Design, through effective insulation and optimisation of the Building Envelope. Targeted shading can be implemented alongside technological solutions, such as occupancy-based lighting approaches and highly efficient HVAC systems. The performance of these HVAC systems can be improved further in conjunction with an integrated intelligent Building Management System (BMS). There is also a possibility for more innovative solutions: as the ice rink demands cold air and produces waste hot air, this could be integrated with the leisure centre, which demands hot air and produces waste cold air. Finally, another method that would be employed to reduce operational energy usage, would be to visualise and educate building energy managers, building users and visitors to drive energy consumption down.

### Smart Buildings

The main driver of the Smart Building concept is to integrate people and systems for the development in a dynamic and functional way, along with providing an environment that is flexible, effective, comfortable and secure through the use of integrated technical building systems communications and control. This would be achieved by creating the IOT (Internet of Things) enabled environment. This concept is when sensors, software and online connectivity are used with in the development to create and record data. The purpose of this data generation is to allow insight into the usage patterns and trends of the development, which can be optimised using an integrated intelligent BMS.

### Health & Wellbeing

The WELL Building Standard is a non-compulsory building certification scheme that is regarded as the leading framework for building health and wellbeing, which looks to apply, verify, and measure features that support and improve human health and wellness.

This standard was developed by integrating scientific, medical research and literature on environmental health, behavioural factors, health outcomes and demographic risk factors that affect health, with leading practices in building design, construction, and management.

WELL v2 consists of ten concepts these being: Air, Water, Nourishment, Light, Movement, Thermal Comfort, Sound, Materials, Mind and Community.

Each concept is comprised of features with distinct health intents. Features are classified as either preconditions or optimizations.

Preconditions define the fundamental components of a WELL space and serve as the foundation of a healthy building. WELL v2 offers a universal set of preconditions for all projects.

All preconditions are mandatory for WELL v2 certification. All parts in preconditions are mandatory.

Optimizations are optional pathways for projects to demonstrate achievement in WELL v2. Project teams are allowed the flexibility to pick the optimizations they want to pursue.

WELL v2 certification would set a precedent of high Health and Wellbeing standards throughout the development’s lifespan.

### Circular Economy

The Circular Economy concept is based on the premise that everything is engineered to be constantly reused or recycled, along with keeping resources in use for as long as possible, in conjunction with the extraction of its maximum value. With regards to this project the Circular Economy concept would be put into action by firstly considering the proposed development’s whole life costs and benefits.

This will include operational costs as well as any environmental and social impacts in the project’s lifespan. Secondly promoting the developments adaptability in terms of Climate Change adaption, functional adaptability, and any possible wider resilience issues.

These two factors would be the main points in following the Circular Economy guidelines.

### Climate Resilience

Aberdeen city council is committed to achieving net zero by 2045, and to achieve a 75% reduction in carbon emissions by 2030 (compared to 2015/26).

The expansion and pioneering of hydrogen as a viable energy source would be a significant step towards this goal and would provide encouragement for non-council organisations to explore and adopt hydrogen as a power solution, further de-carbonising the region.

**Social Value**

Aberdeen City Region Hydrogen Strategy & Action Plan outlines the ambition for Aberdeen to become an international hub for the development and promotion of hydrogen energy, therefore this development is a significant opportunity to deliver the world’s first hydrogen-powered sports stadium, generating a large amount of interest and focus on the region, in conjunction with the developing of key skills which can be used to assist in future projects in the region.

This would represent a significant opportunity for the city of Aberdeen to develop a significant and world-leading hydrogen industry and assist the city on its path towards net zero carbon emissions.

**EXISTING INFRASTRUCTURE & ASSETS**

**Existing District Heating Network**

Aberdeen Heat & Power is an independent not-for-profit company established by Aberdeen City Council and they operate a district heating network which serves various properties and housing within Aberdeen City Centre.

This network includes a connection into the existing Ice Rink building at the beach which feeds the Ice Rink, Beach Ballroom & Leisure Centre. The network is also linked into the nearby Seaton CHP Energy Centre and into the NESCOL College Building at the Gallowgate.

In addition to this there is a 4-year-old 1MW rated natural gas fired CHP engine within the Ice Rink which provides all heating and electricity for the existing buildings, and it can also export both heat and electricity if demand permits.

This current CHP unit’s configuration is illustrated below in figure 2 which provides the schematic layout for the CHP system.

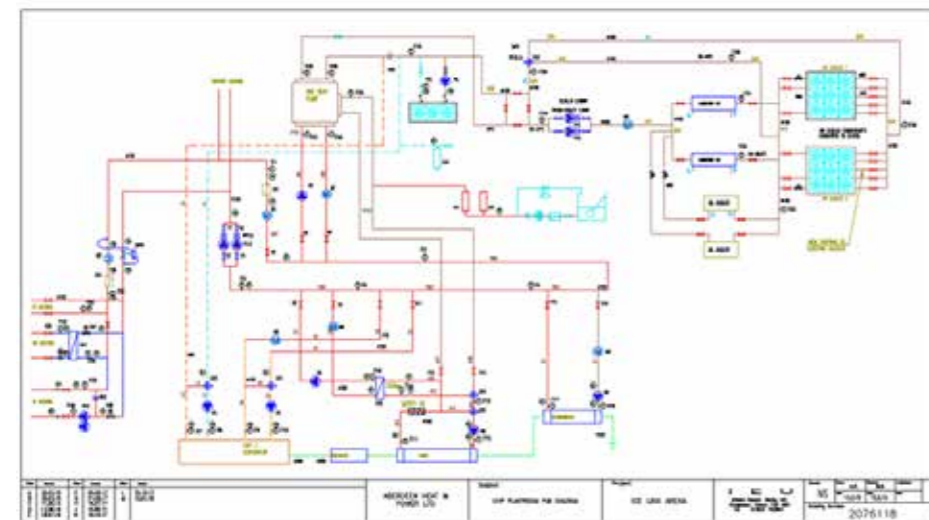


Figure 2: Current CHP Unit Schematic

**LOAD PROFILE**

The load profile of the proposed new development will required to be developed in more detail as the design progresses, however initial observations are as follows:

- The three existing buildings are currently served by a 1MW CHP so with the proposed new Ice Rink & Leisure facilities of around the same scale this load will change;
- The cooling demand for the Ice Rink will be counterbalanced by the heating demand for the swimming pools;
- The stadium will have some significant peak loads including circa 0.5MW for floodlighting, and circa 1.5MW for undersoil heating alone;
- The grow light rigs for pitch maintenance are also sizeable loads, but would not be in operation during events so are not considered to affect the peak load;
- An EV charging strategy will need to be developed as this could be a significant load on its own.

Taking all of the above into account it will be essential to have a modular approach to the energy centre design to ensure flexibility and resilience with regard to the load profile. The development is likely to have a stable demand during summer which will increase in winter and peak to a much higher demand during an event.

**ENERGY CENTRE OPTIONS**

**CHP Overview**

CHP technology works by using a fuel source, typically natural gas, to generate electricity which can be either utilised via a private wire, exported to the grid, or a combination of the two. The CHP engine harnesses the heat generated from this process to create hot water which is distributed through insulated district heating pipework to provide heating and hot water for the Beach Ballroom, Leisure Centre, Ice Arena & Stadium buildings, after which it returns to the energy centre to be reheated by the CHP.

By generating the electricity and heat through one fuel simultaneously, it is much more efficient than traditional power generation as there is less wasted energy, providing a solution that could improve energy efficiency by 40-45% subject to good utilisation of heat.

**Green Hydrogen CHP**

Aberdeen City Council is currently in the process of appointing a joint venture partner to help it build a “first of its kind” green hydrogen production hub to serve the city. This appointment is expected to be made during October 2021.

Depending on the development timescales and the availability and affordability of green hydrogen. It would be desirable to consider a green hydrogen powered CHP energy centre solution to provide all heating, cooling and electricity required for this development.

With this option the existing Aberdeen Heat & Power natural gas CHP heat network connections could also potentially be retained for increased resilience and to assist

with peak loads as well as the import and export of heat.

As part of this solution, and in order to realise the value of the existing CHP asset, it would be a viable option to relocate the existing 1MW natural gas CHP engine to the either the nearby Seaton or NESCOL Energy Centre’s as we understand from Aberdeen Heat & Power there is space provided for future expansion in both of these locations.

The big advantage of this option is that green hydrogen is mainly produced by water electrolysis using renewable electricity and as such will help deliver a carbon neutral development.

Investigations would have to be conducted into the current available scale of hydrogen-powered CHP units, and significant electrolysis facilities may be required to provide such a device with sufficient fuel. Both points may represent capital and space constraints on the project.

**Natural Gas CHP future proofed to use Green Hydrogen**

Depending on the development timescales and the availability and affordability of green hydrogen, a future proofed natural gas energy solution could be considered given there is an existing natural gas supply available on the site, albeit capacity would require to be reviewed.

As part of this solution, and in order to realise the value of the existing CHP asset, it would be a viable option to relocate the existing 1MW natural gas CHP engine to the either the nearby Seaton or NESCOL Energy Centre’s as we understand from Aberdeen Heat & Power there is space provided for future expansion in both of these locations.

With this option, new natural gas engines would be utilised in a modular arrangement operating in parallel to ensure maximum efficiency regarding load demand.

All new natural gas CHP engines would be dual fuel future proofed. Therefore, be able to operate on Green Hydrogen or a blended mixture of Green Hydrogen and natural gas, later if the timescales for the availability of Green Hydrogen and a suitable distribution network are not compatible, with the timescale for this project.

The disadvantage of this option is that initially, the heat and power for the development would still be derived from a fossil fuel with the associated carbon emissions although these can be partly offset by the use of other technologies.

**Energy from waste**

An Energy from Waste Centre operates by firstly, waste being put into a combustion chamber. Air is then added to the combustion process, then several grates are used to push and turn the waste until ash is created. This ash is then taken away and used by the construction and other industries.

The facility then recovers energy from the waste in the combustion process, using a conventional boiler and economiser, to power a turbine that generates the required electricity or hot water.

The disadvantages of using this system is that an energy from waste centre requires a steady stream of waste to power it, and the spatial requirements are substantially

larger than other systems due to the waste storage required. Also, the amount of waste required to fuel an energy from waste centre is considerable and contracts with the local authority would be required to safeguard such a supply. Also due to there already being a proposed energy from waste facility in the local area, this being in the Tullos Industrial Estate in Aberdeen. It is unlikely to be a feasible solution by the Local Authority due to the proximity of these two sites. This is also in conjunction with the delivery of waste, having to be continuous, this would lead onto increasing the amount of traffic on site.

Another factor is that energy from waste developments are regarded as being a fairly new technology within the UK, with several energy from waste projects being documented as failing to achieve their targeted outputs, or creating more pollution than expected due to incorrect operation. Therefore, if allowed to proceed with this technology by the Local Authority, a large risk would be associated with this system. Furthermore, once the waste stream has been identified, reliably sourced and processed into ash, the plant will require full-time maintenance to keep it operational, as an energy from waste scheme requires specialist expertise for day to day running.

#### **Biomass**

Biomass can be used as a low carbon, low cost fuel source to power a CHP or a Turbine Unit. Biomass is defined as plant or animal material that is burned like ordinary fuels, but can be considered as having net-zero carbon emissions, as all the carbon emitted was absorbed by the ordinary growing of the plant or animal matter in the first instance. However, this would require a dedicated Central Plant (CP) unit, which wouldn't be compatible with Hydrogen, or indeed other fuel sources. Additionally, these units require regular maintenance because of the impurities and varying quality inherent with a fuel source of this nature.

#### **Green Electricity**

The UK's electricity system is on track to be powered free of fossil fuels and at 100% zero carbon in just four years' time according to a new National Grid Electricity System Operator (ESO) report. This is a key enabler for a zero-carbon electricity system by 2035.

Green Hydrogen is Hydrogen produced by water electrolysis using renewable electricity and as such will help deliver a carbon neutral development. It can be an effective way to store energy produced during times when peak electricity supply occurs, which may occur many hours away from times of peak demand.

#### **Phasing & Enabling Considerations**

Consideration will be required to be given to phasing and enabling works associated with the proposed development. Due to the existing heat network and existing utility services traversing the proposed development site.

It is anticipated an enabling works contract will be required to alter and divert the existing services without any disruption to the heat network that links to and serves the existing energy centres at both Seaton & NESCOL.

## **ENERGY CENTRE LOCATION**

Consideration will be required to be given to the optimum location for the proposed Energy Centre, to serve the development along with the size, scale, and servicing requirements associated with it.

The final location will be subject to further design development, but a space allocation has meantime been included within the stadium building footprint.

The physical size and shape of the space required will be determined by a load modelling study once the preferred development option and Energy Centre option is confirmed.

There will be sizeable external louvre requirements for supply and discharge ventilation for the CHP engines and flue arrangements will require to be considered about visual impact.

There are two obvious options available in this regard namely:

- Integrated space internal to the Stadium & Leisure facilities buildings
- Standalone building

## **OTHER LZC TECHNOLOGIES**

The proposed development presents a good opportunity to incorporate various forms of Low and Zero Carbon renewable energy sources and technologies, consideration will therefore be given to the inclusion of the under-noted options

#### **Wind Turbines**

Wind turbines are one of the lowest cost means of producing electricity. A wind turbine on the Beachfront would serve not only as a striking visual reminder of both the green credentials of the project and the ongoing realignment to renewable energy in the region, but would also form a cost-efficient means of energy production throughout the year. However, it should be noted that wind studies would have to be conducted to determine the suitability of this site for a wind turbine, and there would be noise and space constraints regarding its installation.

#### **Wave and Tidal Turbines**

Wave and Tidal Turbines are two distinct means of generating power from the regular motions of the sea. Both are highly dependent on the local marine conditions and not all sites are suitable. However, they offer some advantages over other forms of renewable power generation, in that they generate a highly predictable quantity of energy.

These forms of energy production are in their relative infancy, although Tidal Stream Turbines are becoming increasingly established. It is feasible that over the course of the construction of this project, wave and tidal energy production develops sufficiently to allow the installation of such units at the site, providing a dependable form of baseload energy production.

Tidal Barrages or Tidal Lagoons are alternative methods of extracting energy from the sea, which powers turbines as water moves from high tide to low tide. These would be unlikely to be suitable for this project, as they require a large footprint and capital investment.

#### **PV**

Photo-voltaic panels are a low cost, discrete means of energy generation which can generate appreciable amounts of power throughout the year. While they are unlikely to play a key role in the energy strategy of this development – as we expect higher baseload energy demand during winter, when PV panels are at their least effective – they can offer a simple and effective means of offsetting energy demand, especially during the summer months.

#### **Fuel Cells**

Fuel cells are a method of generating electricity from natural gas with significantly reduced emissions. By reforming natural gas into Hydrogen and combusting the Hydrogen, around 25% of the CO2 emissions of burning natural gas are avoided. These cells produce both useful heat, electricity, and potentially cooling. They are, however, not effective at responding to rapid changes in demand which could pose an issue around large events such as at the stadium. This in conjunction with the large capital cost. Illustrates that they are unlikely to be a viable option, when compared to adapting the current CHP system to be compatible with Hydrogen.

#### **Energy Storage**

Due to the stochastic nature of renewable energy production, it is rare for times of peak production to occur at the same time when peak energy requirements are needed. As such, a means of energy storage would allow the renewable power sources to be utilised more efficiently. One option to consider, is onsite hydrogen electrolysis, which could produce green hydrogen for use either within or out with this development. A sufficiently large provision of onsite hydrogen electrolysis could allow for hydrogen fuel pumps to be provided to the public at this site, which would integrate with Aberdeen City Council's strategy to reduce barriers to hydrogen access as a fuel source.

Alternative means of energy storage are available. Battery-based storage can help moderate peaks and troughs in power requirements, but their efficiency can be limited. Water-based energy storage can achieve higher levels of efficiency but would involve a significant amount of built infrastructure and therefore capital cost at the development.

#### **ASHP**

Air source heat pumps regulate indoor temperatures by transferring heat between external air and the building. They can be highly efficient, producing up to 4kW of heat for every 1kW of electricity by extracting that heat from the external air. However, this efficiency is reliant on mild temperatures, and on days with extreme temperatures – where demand is at its highest – their efficiency is at its lowest. The cold winters experienced in Aberdeen would likely put high strains on the system, and other supplementary systems would likely need to be introduced to provide sufficient heating for the development.



**Solar Thermal Panels**

An alternate application of solar panels is to directly use the heat energy generated by solar radiation to supplement a boiler or other hot water system within a building. This can be applicable to reduce demand on a boiler, but as we expect peak heating loads to occur during winter, when solar energy is at its lowest, this is unlikely to be a cost-effective approach.

**Ground Source Heating**

Below-ground temperatures are very stable throughout the year, typically sitting around 10-14oC. This creates the opportunity for the approach of air source heat pumps to be adapted for underground applications, with significant efficiencies available due to the mild and steady temperature. However, as these can be expensive to install, extensive ground studies would be required to ensure viability, and could be limited by the site's proximity to the sea. Due to these factors this is unlikely to be a viable solution.

**CARBON OFFSETTING**

Depending on the final combined Energy Centre & LZC strategy it may be necessary to introduce an element of carbon offsetting to achieve a net zero carbon status facility. Examples of how this could be achieved include:

- Forestry and Conservation
- Renewable energy. Solar Wind or Hydro
- Community projects
- Waste to energy.

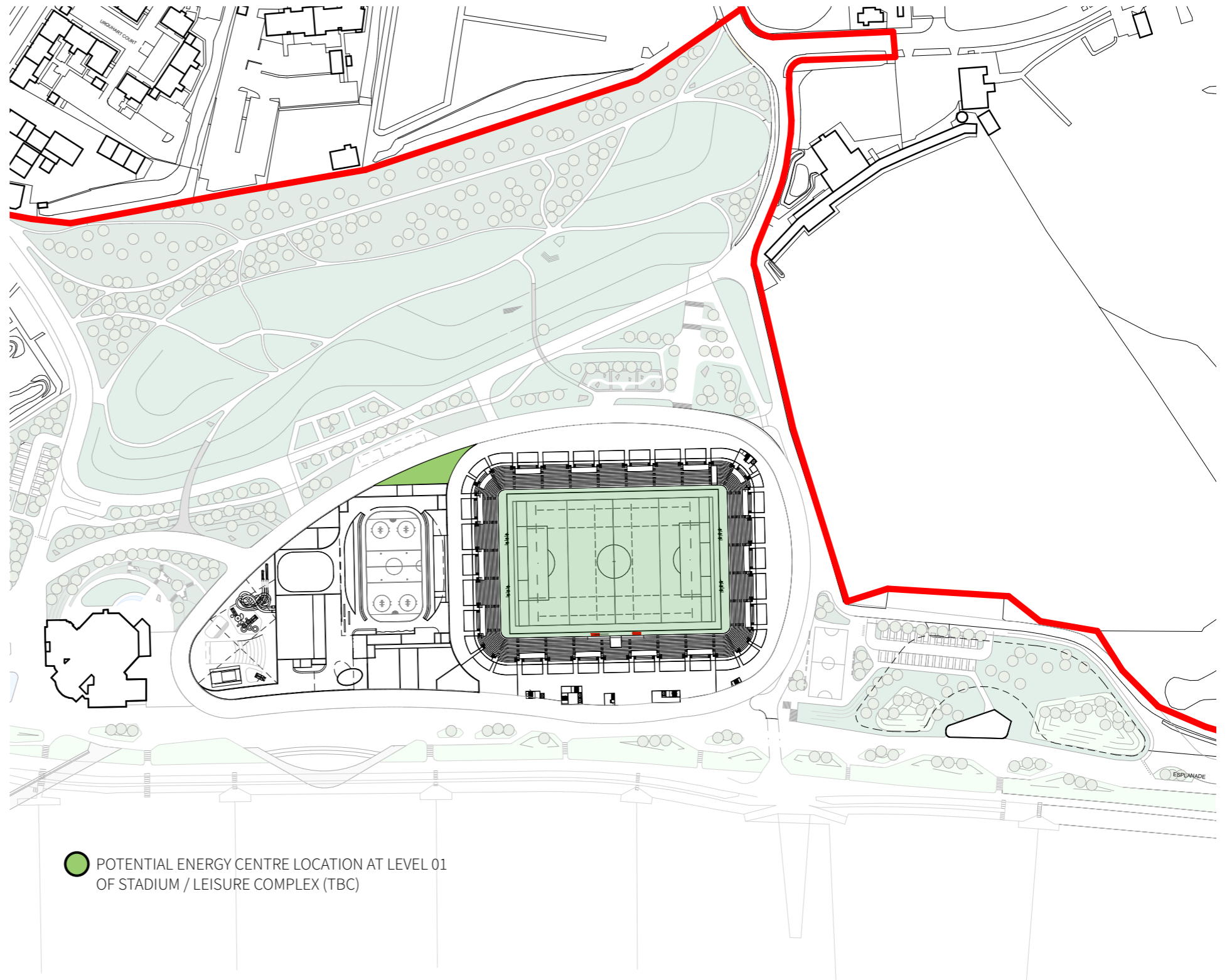
**RECOMMENDATIONS**

At this early stage in the design development of the project we would recommend that a full options appraisal is carried out to determine the best Energy Strategy for the proposed development.

During this appraisal we would expect that collaboration will be possible with the Councils chosen Green Hydrogen Joint Venture partner to fully explore and understand the feasibility of this option.

We would also anticipate consulting with other 3rd Party CHP specialists.

This appraisal would include all load profiling, sizing, location considerations, technical specifications, capital costs and running costs considerations.



● POTENTIAL ENERGY CENTRE LOCATION AT LEVEL 01 OF STADIUM / LEISURE COMPLEX (TBC)

## TECA CASE STUDY

The Design Team have exemplar experience in sustainable design, in particular the recent successful delivery of the Energy Centre at the Events Complex, Aberdeen (TECA).

The facility is a one of a kind sustainable development in Scotland, promoting Aberdeen as a 'World Energy City' and 'Energy Capital of Europe'.

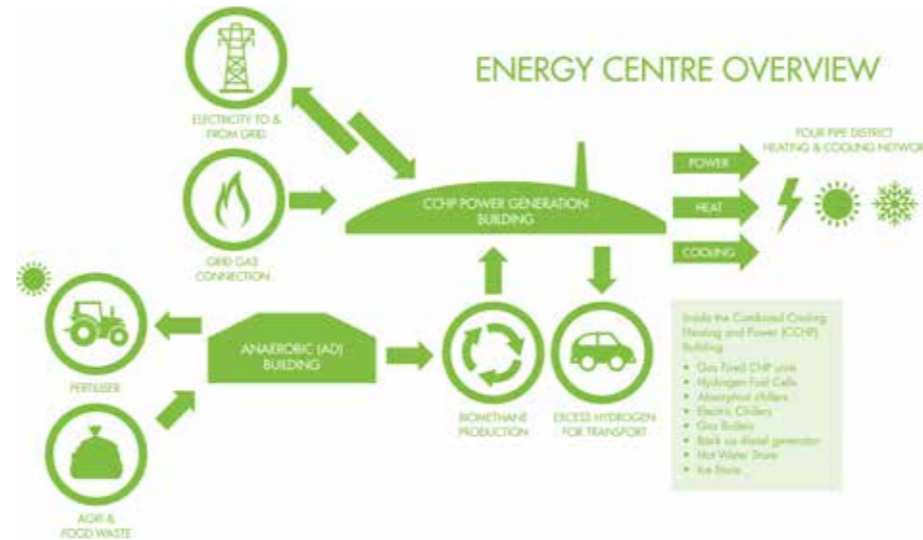
Rated BREEAM Excellent, TECA is the most sustainable venue of its kind in the UK, and reflects Aberdeen's economic strategy to showcase renewable technologies.

The key elements of the sustainable design strategy for the facility are the on-site Energy Centre (CCHP) and Anaerobic Digestion Plant.

The Energy Centre consists of a modular combined cooling/heating/power plant (CCHP). It has the largest installation of hydrogen fuel cells in the UK and operates on a modular basis, addressing seasonal variations in demand and providing flexibility for future expansion. The Energy Centre building envelope is constructed using reclaimed granite from the demolition of existing buildings and it has a green/sedum roof.

The AD Plant uses local crops, farm and food waste to create renewable Bio Fuel and fertiliser. Gas produced from this organic waste is fed into the CCHP plant. The plant provides resource efficient energy for the TECA facility, adjacent hotels and, potentially, all future development within the wider Masterplan area and neighbouring communities.

The centre is also home to a hydrogen fuel cells programme that fuels the buses serving TECA as part of an ambitious integrated hydrogen transport project.



TECA Energy Centre Strategy



TECA Energy Centre formed using Reclaimed Granite



Interior Installation of TECA Energy Centre



Hydrogen Transport Project