

Planning Development Management Committee

Thursday 10th December 2020



Detailed Planning Permission for a residential development of 167 dwellings with associated car parking, open space and associated infrastructure

Land East Of Falkland Avenue, Cove, Aberdeen

Aerial Photo





DEVELOPMENT FRAMEWORK /
DESIGN AND ACCESS STATEMENT

Site Photos



Site Photos



Site Photos



Site Photos



Core Path



Coast Road

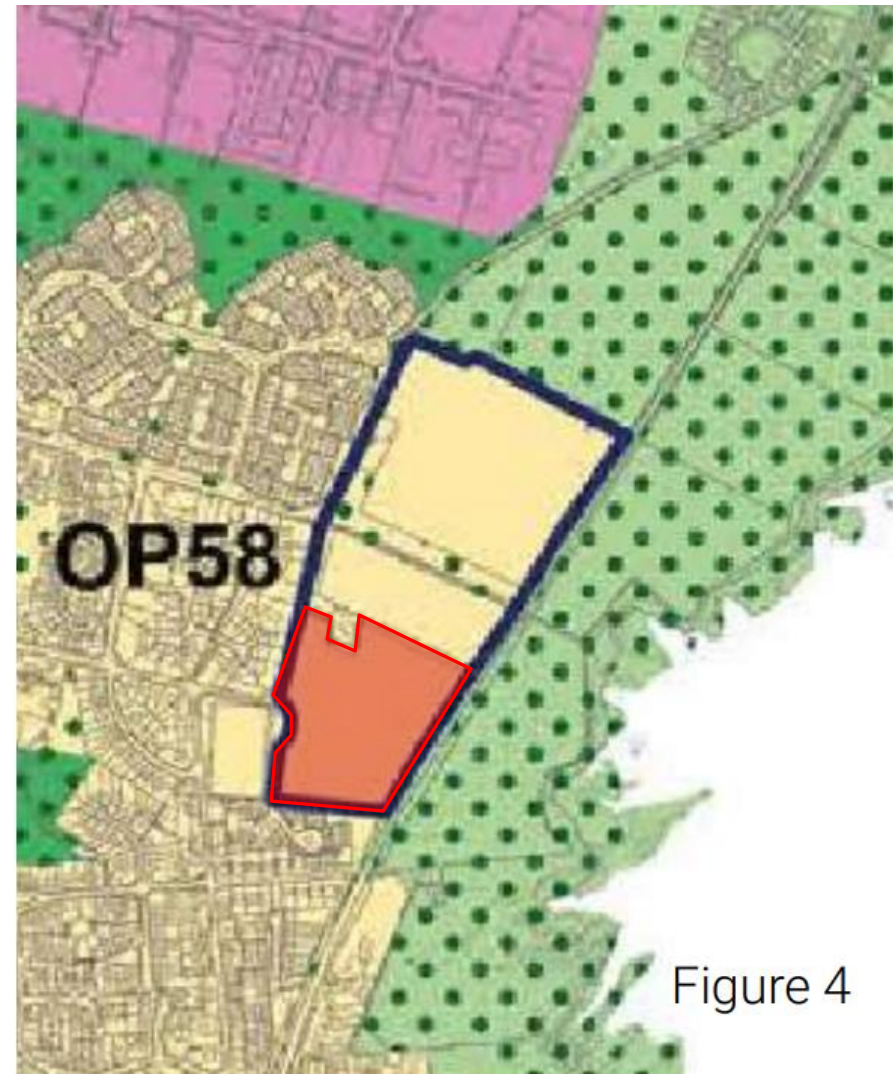
Surrounding Context



ALDP Extracts



- Core Paths (blue dash)
- Undeveloped Coast (light blue)
- Cove Conservation Area (orange)



- H1 residential areas (beige)
- Green Belt (light green)
- Green Space Network (dotted green)

Framework Areas



Proposed Site Layout



EXISTING TREES
ACROSS BOUNDARY

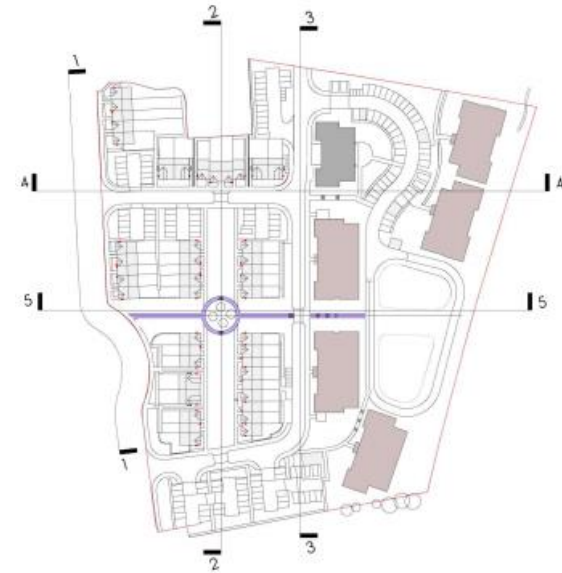
TRODDEN PATH
CONTINGIES

RAILWAY

RAILWAY

RAILWAY

Street Elevations



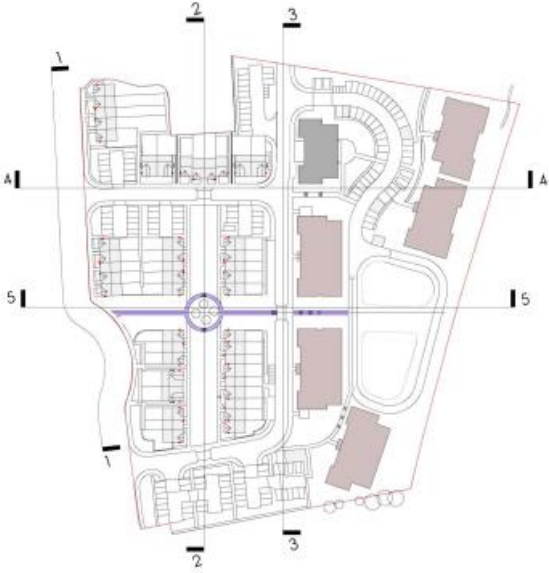
1-1 FACING EAST - SITE FRONTAGE TO COAST ROAD / FALKLAND AVENUE



2-2 FACING WEST – VIEW FROM CENTRAL SWATHE OF OPEN SPACE TO DWELLINGS



Street Elevations



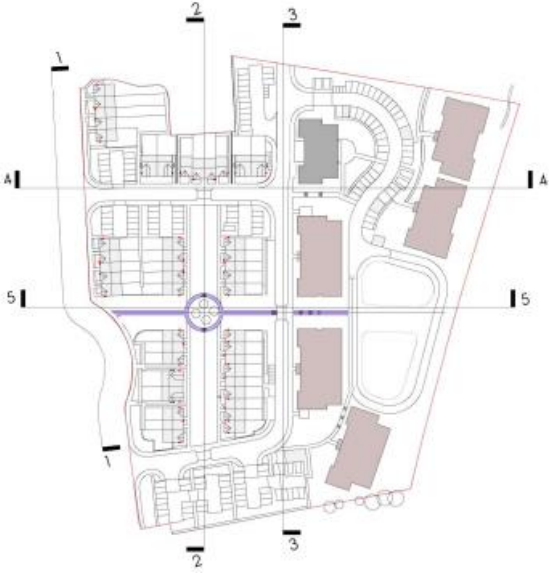
3-3 FACING EAST – FLATTED BLOCKS A6, A3 + A2 (L TO R)



4-4 FACING NORTH – SHOWS GROUND LEVEL FALL TO EAST AND BUILDING HEIGHTS INCREASING



Street Elevations



5-5 FACING NORTH – SHOWING ENDS OF TERRACED ROWS, CHANGE IN GROUND LEVELS AND INCREASE IN BUILDING HEIGHTS



Sketch images



This image shows the view from Falkland Avenue through the centre of the site to the North Sea. The properties with gable ends facing this space incorporate colour banding to create interest and link to the coastal location.

Sketch images

These images show the central open space looking north and south. The space is overlooked by properties on both sides. At the north end the view is terminated with the central terraced properties finished with colour and pan tiles on the roof.

