

APPENDIX C – MASTERPLAN

INTRODUCTION

Aberdeen Beachfront Masterplan offers an exciting opportunity to re-imagine the Beachfront and create a unique and innovative new waterfront destination which connects back into the centre of the City.

At the heart of the Masterplan is the redevelopment of the iconic Beach Ballroom – the ‘jewel in the crown’ of the Beachfront. The Masterplan will be centred around the Ballroom as the main focal point of the project, with the history of the Beachfront being intrinsic to the character of the wider area.

The creation of a transformational new beach destination will rely on progressive and innovative Masterplan solutions, alongside a respectful acknowledgement to the heritage of the site.

The initial high-level Beachfront Masterplan concepts developed by the Design Team will therefore be forward-thinking, while taking inspiration and lessons learned from the past.



Beach Ballroom and Esplanade as Existing

HISTORY & HERITAGE

A THRIVING BEACH DESTINATION

Aberdeen was a successful and thriving destination in the early 1900s, with a range of well utilised leisure facilities and recreational activities located along the Beachfront. The below images capture the nostalgia of that glorious bygone era, with a celebration of what has gone before providing aspiration for the future development of the Beachfront. In order to restore the beach to its former glory, the component parts of previous successes can be re-imagined to create an innovative new Masterplan solution which establishes Aberdeen Beachfront as a world-class leisure destination once more.



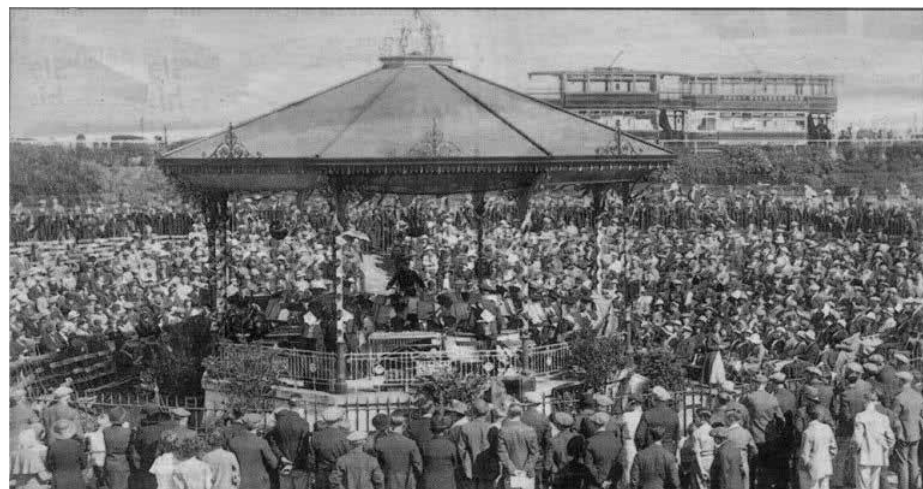
The Battery, Lifeboat Housing & Bathing Station



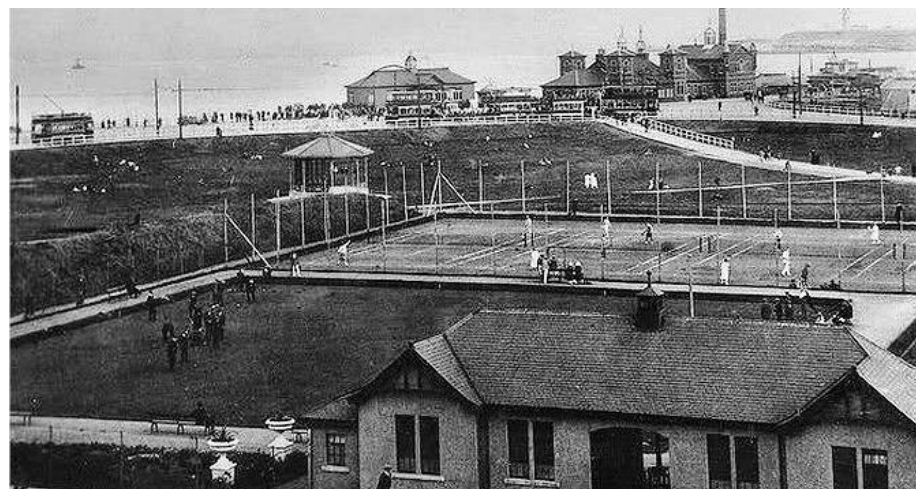
Promenade & Mobile Beach Huts



A Packed Beach: Major 1950s Tourist Destination



Beach Bandstand (Circa. 1933)



Bowling, Tennis & Sports Putting Arena (Circa. 1937)

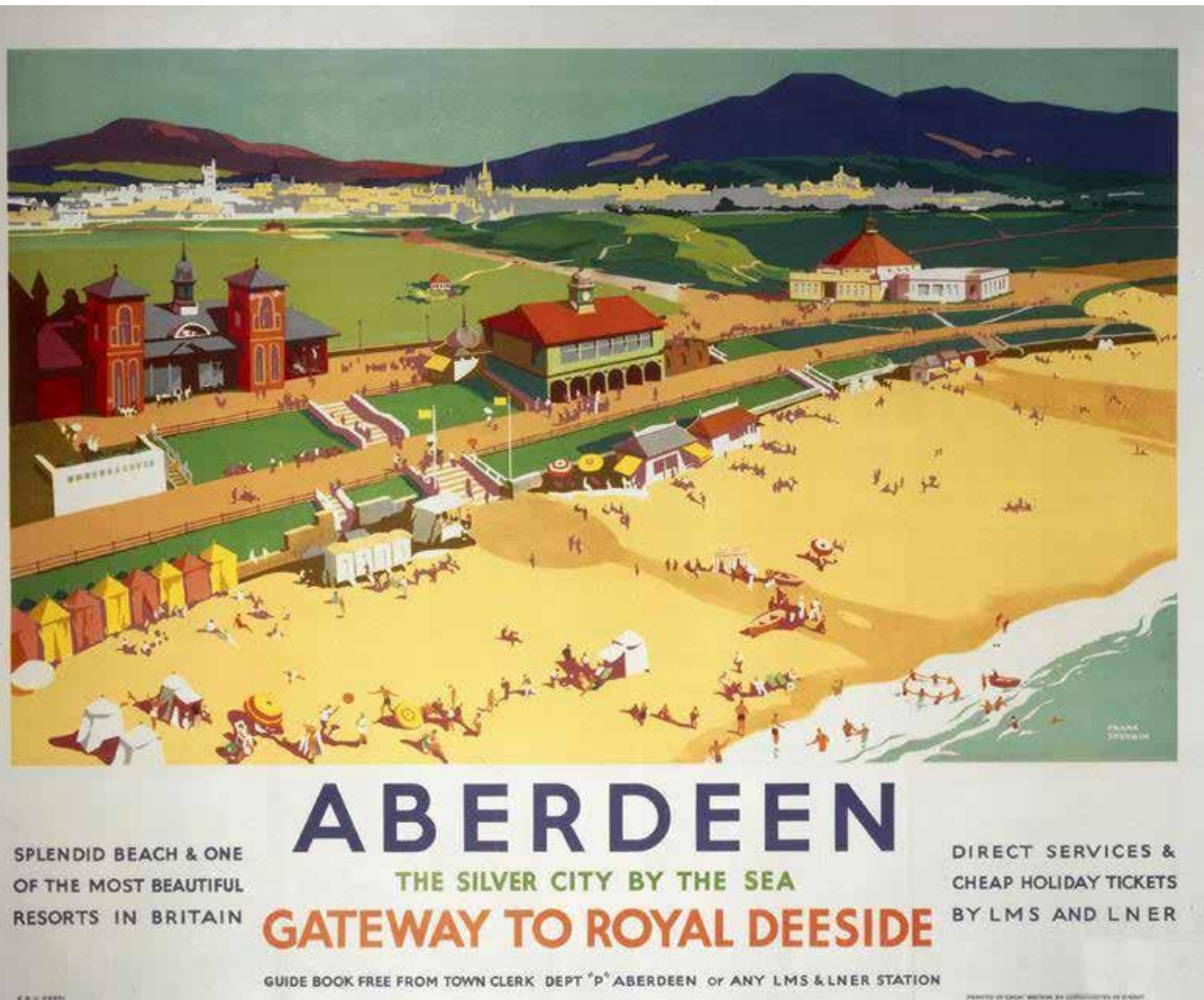


Shelter from the Elements (1950s)

THE SILVER CITY BY THE SEA

Touted as 'the finest beach and most beautiful resort in Britain', Aberdeen was known as 'The Silver City by the Sea' - a popular picture-postcard holiday spot.

The vision for the Masterplan is to rejuvenate the Beachfront back to its former glory as a major waterfront destination for future generations.



Postcard imagery from 1923 - 1947

“THE FINEST BEACH AND MOST BEAUTIFUL HOLIDAY RESORT IN BRITAIN”

EXISTING PHOTOGRAPHS

DESIGN TEAM VISIT: 13TH JULY 2021

The Design Team visited the site on 13th July 2021 and met with key personnel from Aberdeen City Council to walk the Beach Boulevard route from Castlegate to the Beach Ballroom and understand the current condition, constraints and opportunities of the wider Beachfront Masterplan area.

It was noted that the Beachfront currently lacks a sense of place, is characterless and at times, desolate. The approach from Beach Boulevard is uninspiring with no real focal point or sense of arrival at Queen's Links.

With the exception of the iconic Beach Ballroom, the surrounding architecture is of an industrial nature, with a number of existing Sports & Leisure buildings which are generally tired, of poor quality and nearing the end of their useful life.



Beach Boulevard



Broadhill



Esplanade

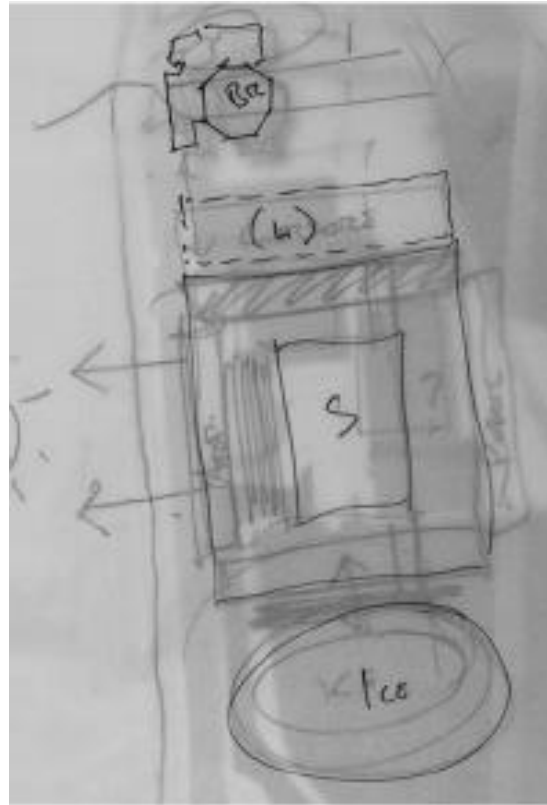
DESIGN COLLABORATION WORKSHOP

KEPPIE STUDIO: 21ST JULY 2021

An initial Design Workshop was held at Keppie studio in Glasgow on 21st July 2021, with key members of the Design Team.

The workshop was a useful forum for brainstorming conceptual design ideas, 'exploring the art of the possible' in a fully collaborative environment.

The successful collaboration of the Design Team resulted in 3 main initial Masterplan concepts which have been further developed for inclusion within this Feasibility Report.



CONNECTIVITY

A key aspect of the Beachfront Masterplan brief is connectivity.

The aspiration of the Beachfront Masterplan is to create a truly connected, world-class waterfront destination for the City of Aberdeen.

The unique relationship and proximity of the Beachfront to the City Centre results in all key elements of the wider Masterplan being reached within a 15 minute radius byfoot.

It is however recognised that the current facilities are disparate in nature and do not connect meaningfully to each other, or back to the City Centre.

Connectivity of the main project components will therefore be vital to the success of the Beachfront Masterplan, enhancing footpaths, cycleways and desire routes to create a people-focussed environment.

The Beachfront Design Team also attended a collaboration session with the City Centre Design Team on 2nd August 2021. Initial concepts were shared for both projects to facilitate a joined-up approach to the wider Aberdeen Masterplan Vision.

In particular, overlap in initial design ideas for Castlegate, Justice Street and Beach Boulevard were explored, with Castlegate seen as a key 'Gateway to the Beach' from the City Centre.



A Connected Waterfront Destination

CONSTRAINTS

INTRODUCTION

Goodson Associates has undertaken a Civil and Structural Engineering Site Appraisal (ESA), as part of an initial site assessment for Aberdeen City Council (ACC), in relation to the Aberdeen Beach Regeneration project.

The key objectives of this preliminary study are to:

- Support the Architect in advising on constraints to any development as part of the overall master planning.
- Undertake an initial desk study geotechnical assessment of available background information to advise on the likely below ground conditions that will be encountered at the site.
- Review information relative to the mineral stability of the site and advise on any further assessments required.
- Confirm the risk of flooding to the development and advise on what additional assessments may be required to investigate / mitigate this.
- Review the site topography and advise on the extent of any retaining structures or abnormal site conditions that may be required.
- Establish outline foundation solutions that are likely to be required to support the redevelopment.
- Review, where available, the existing public utility records and advise on any diversion or abnormal elements in respect to the proposed development.
- Advise on the requirements for additional surveys and assessment to support the Planning Application or development proposals such as a Transport Statement and/or Assessment etc.
- Offer solutions that address sustainability.

KEY ISSUES

The purpose of this document is to summarise the contents of the ESA report and highlight only the main issues which have been identified. The full ESA report is available and should be referred to for further detail.

a. Environmental Issues

The site, and its surrounding area, has a rich history of former uses, most of which relate to heavy industry including chemical, gas, iron, granite and rope works. Further to this, part of the site is known to have been used as a bottle dump and tip during the 20th century.

As a result, there is significant risk that the site may contain contaminated material that will need to be tested for and dealt with accordingly.

b. Archaeology

The site itself contains a number of archaeological and historical features that will need to be explored further and, where applicable, conserved as part of the redevelopment. One of the key issues which will affect redevelopment is Aberdeen's strategic significance during the second world war, which means there is the possibility of unexploded ordnance on site. A thorough investigation will be required prior to any intrusive works taking place on site.

c. Ground Conditions

Specific information pertaining to ground conditions on site is not widely available, however British Geological Survey (BGS) records indicate that the site consists largely of tidal flat deposits of clay, silt and sand, overlaying sandstone bedrock. The coastal location of the site means that ground conditions are subject to greater variability and are likely to be affected by shallow, tidal groundwater.

It is likely that foundations will consist of suspended floor slabs on rafts / piled foundations.

A full intrusive site investigation is required to determine ground conditions on site.

d. Demolitions and Obstructions

The site is currently mixed use and consists of open green space, leisure and commercial facilities, interspersed with hard infrastructure and historic features which all need to be considered prior to redevelopment. It is likely that some structures, particularly those with historic significance, will remain in situ, however aging infrastructure and facilities are likely to be demolished and rebuilt. This will include composite structures of variable construction, concrete foundations, areas of

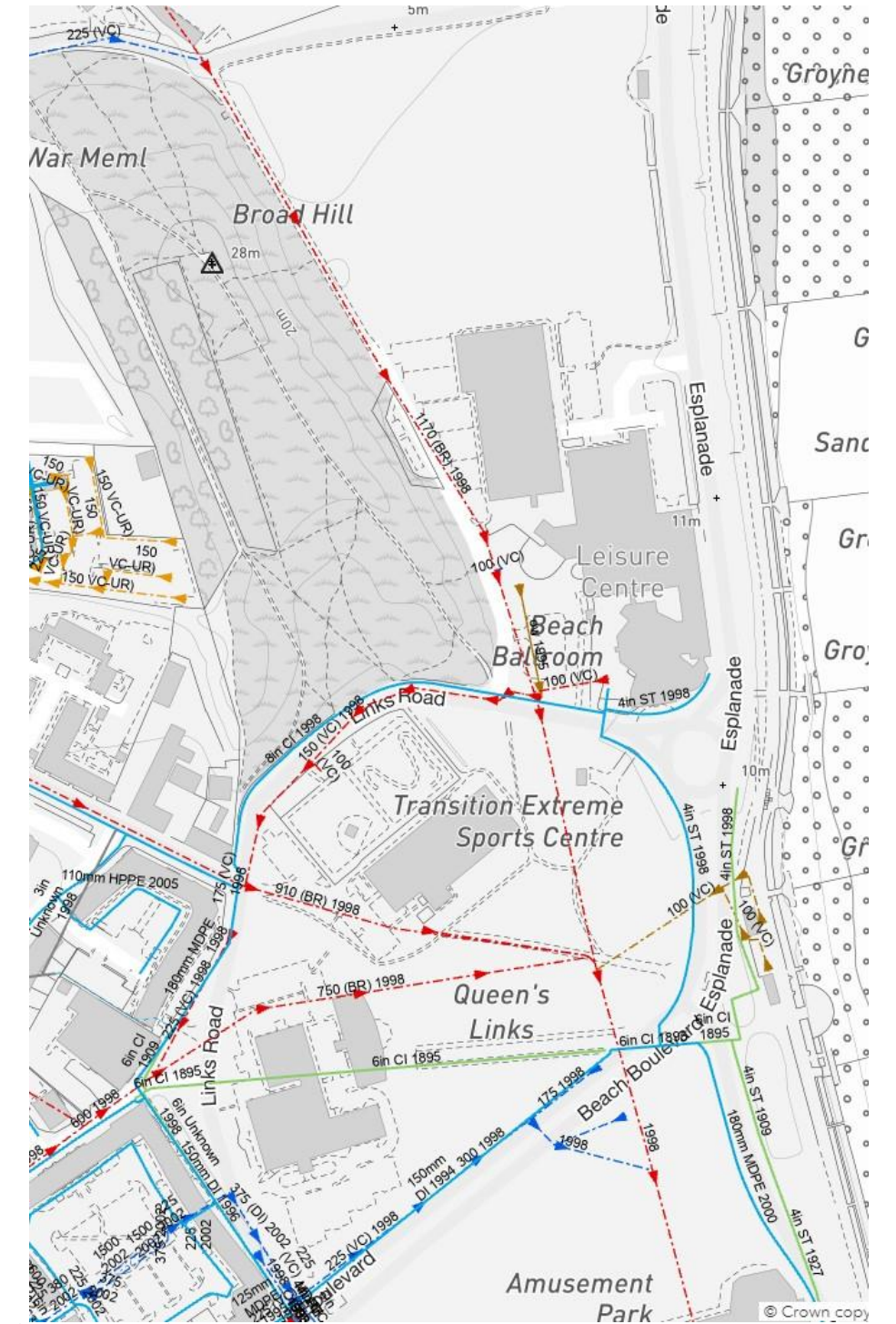
hardstanding and existing outdoor facilities.

Due to the age of some structures, it is likely that asbestos contamination will be encountered and thus a full survey required.

e. Drainage and Flooding

Scottish Water asset plans have been reviewed and show foul and surface water infrastructure available throughout the site. Initial contact has been made with Scottish Water however further consultation, including submission of a formal Pre-Development Enquiry (PDE), is required once a more definitive masterplan is made available.

Whilst river and surface water flooding on site is considered to be minimal, coastal erosion and risk of coastal flooding is an ongoing issue. It is understood that the ACC master planning team is engaging with the ACC flooding team and any investigation and design work associated with this will be undertaken as the masterplan develops.

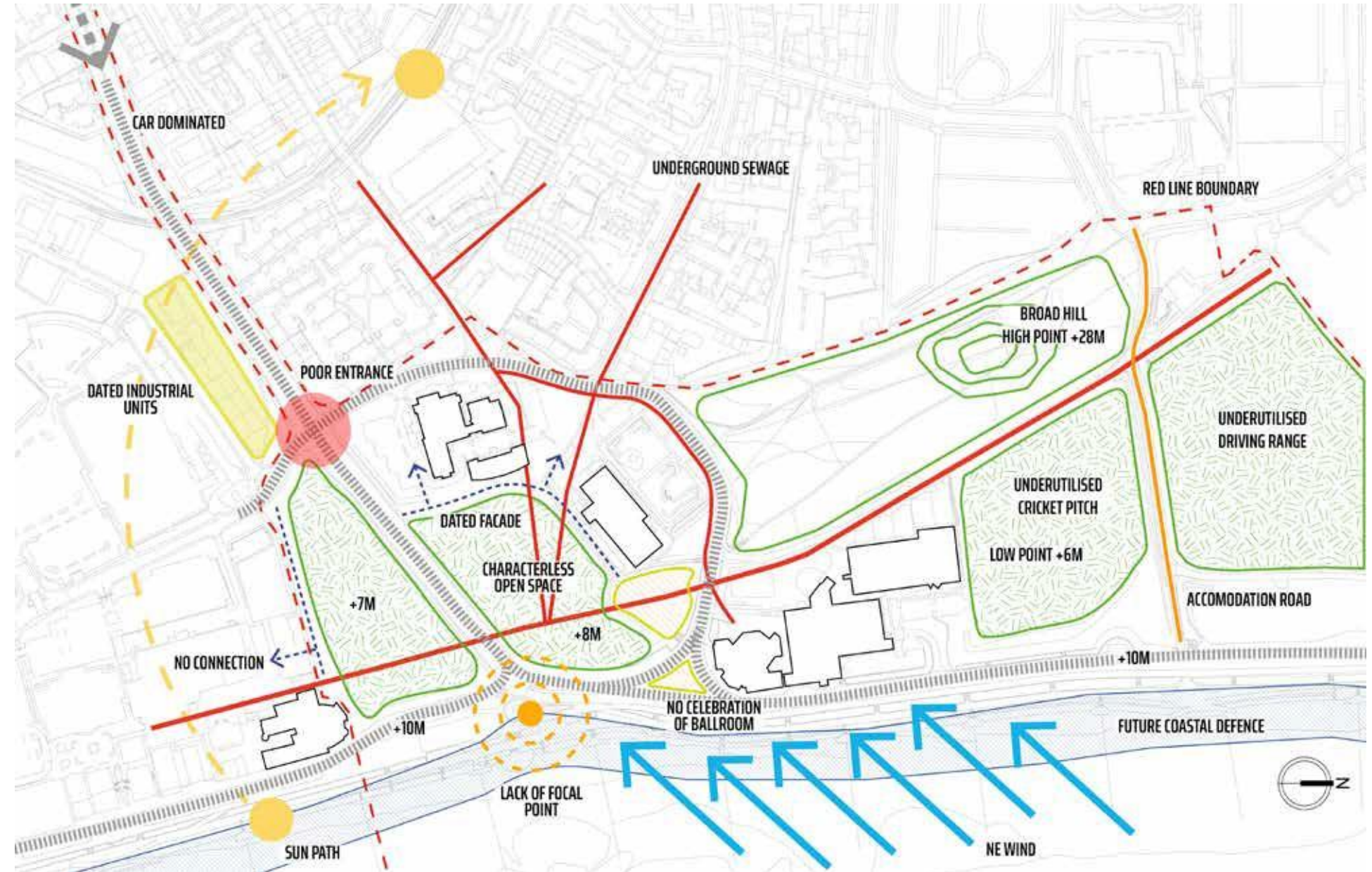


Scottish Water Asset Plans Extract

CONSTRAINTS

Following the initial site walk-round and workshop session, the Design Team analysed the Beachfront Masterplan area as existing, identifying a number of additional site constraints and project challenges:

- Lack of **sense of place**
- **Characterless**, desolate open space
- **Uninspiring approach** from Beach Boulevard
- No real **sense of arrival**
- No **celebration of entrance** to Queens Links
- Lack of **focal point**
- **Dated** industrial units / poor quality industrial architecture
- **Underground Sewage Pipe** running through centre of site
- Exposure to the **elements** / harsh NE winds
- Future **coastal defences** to be considered
- **Disconnect** with beachfront
- Tired / dated esplanade and **uninspiring public realm**
- **Hostile** / rear elevation of amusements / fairground
- **Dated aesthetics** of existing sport & leisure elements
- No **celebration of entrance** / lack of **grand public realm** setting for **iconic ballroom**
- **Awkward relationship** of existing leisure to ballroom
- **Lack of relationship** of existing buildings with waterfront
- **Underutilised** cricket ground and golf driving range
- **Car dominated** environment
- Poor **accessibility**



Beachfront Masterplan Constraints Diagram

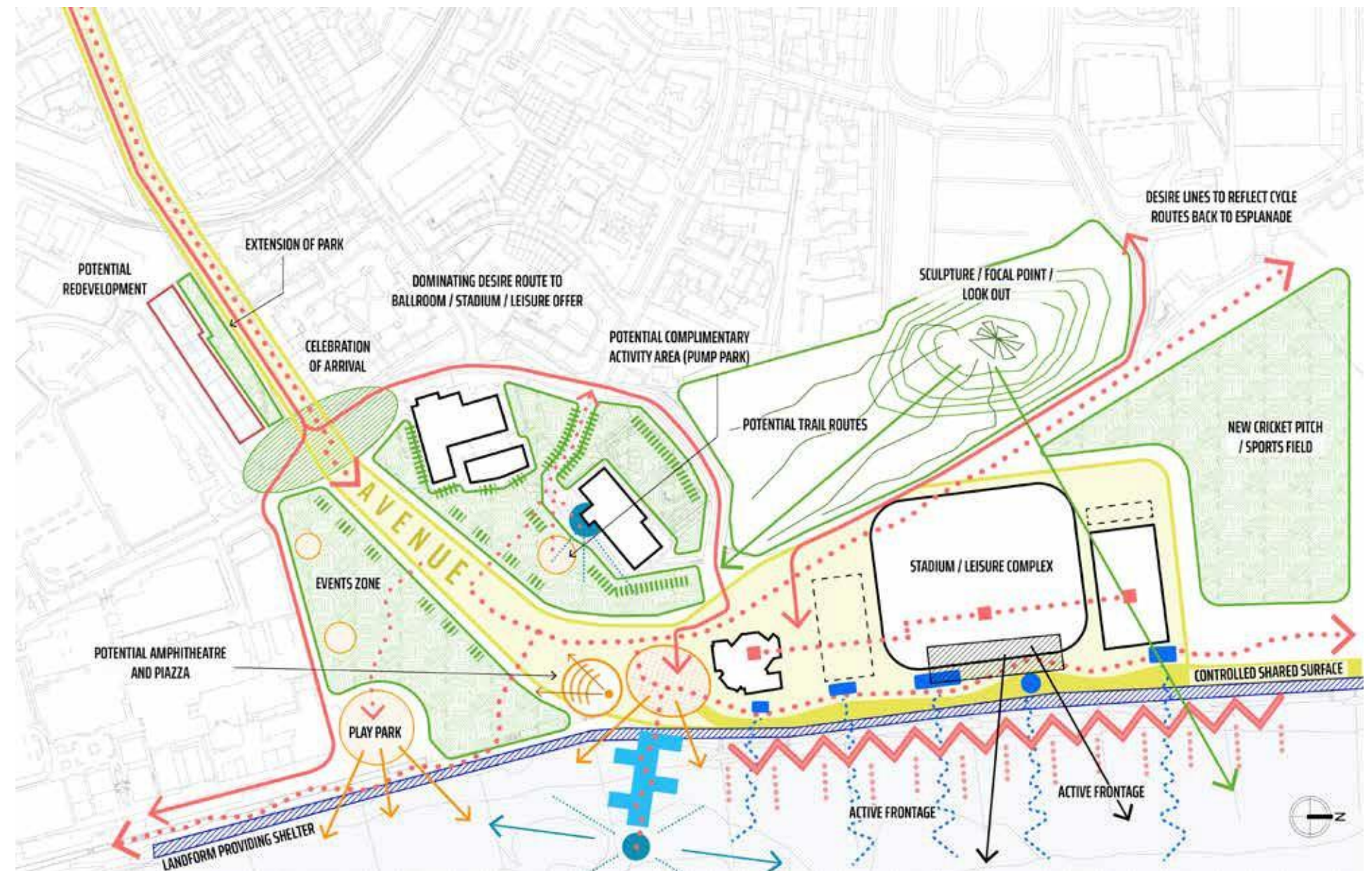
OPPORTUNITIES

A number of high level opportunities have been identified which capture initial creative thinking and design ideas to be developed following the Design Team Collaboration Workshop:

- A dominating desire route from Beach Boulevard to the enhanced Ballroom/ Stadium/Leisure offer – **'The Avenue'**
- **Celebration of arrival** to the Beachfront / Links
- Enhanced setting for the iconic **Beach Ballroom**
- Creation of a formal **Public Plaza** and **grand entrance** to Ballroom
- **Integrated Stadium/Leisure complex** with **active frontage** to the Beach esplanade
- **Podium deck** connecting Ballroom/Leisure/Stadium elements with **enhanced public realm**
- A people-focussed, **pedestrian and cycle-friendly** external shared surface
- Undercroft **car-parking**
- Potential **public amphitheatre**
- Re-imagined **play park** with potential for **water play**
- Large capacity **outdoor events zone**
- Potential landforms providing **shelter from the elements**
- Consideration of integrated **coastal defence** opportunities
- Potential **feature pier** structure and focal point
- New enhanced **cricket pitch** and multi-use **sports fields**
- Potential redevelopment of industrial units on **Beach Boulevard**
- Structure **planting / screening** opportunities
- Complements City Centre public realm concept for Castlegate as a **'Gateway to the Beach'**
- Extension of Castlegate/enhanced Public Realm towards Roundabout/ potential **new Civic Space**
- Extension of enhanced **Beach Park** up **Beach Boulevard** towards City Centre



Castlegate, Justice Street & Roundabout - The Gateway to the Beach



Beachfront Masterplan Opportunities Diagram

MASTERPLAN OPTION STUDIES

ROPE WORKS: CONCEPT

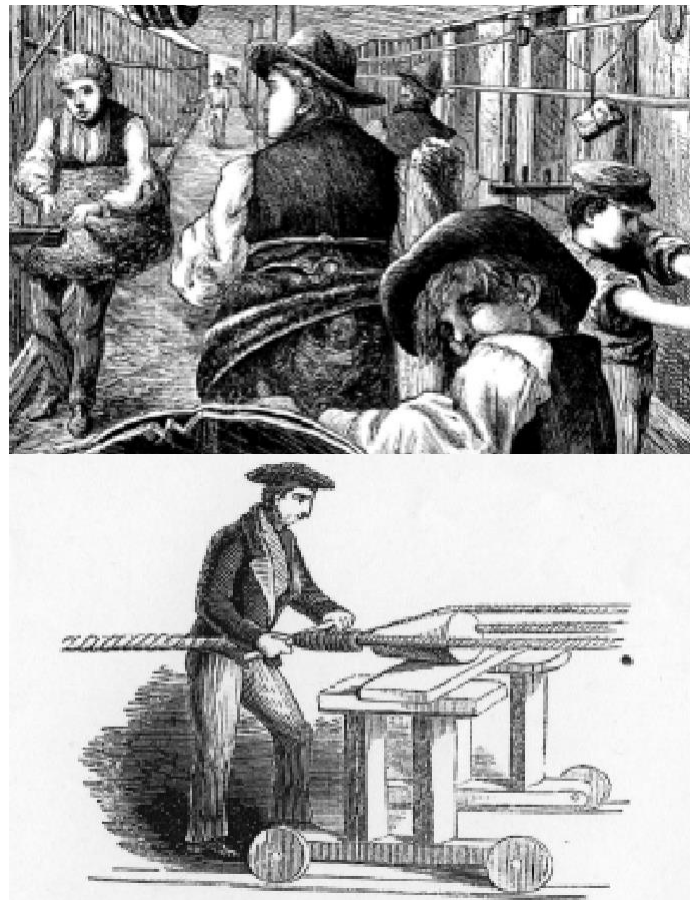
3 main initial Masterplan concepts have been developed in collaboration with the Design Team, Rope Works, Tram Lines and Groynes. All three concepts draw upon the history and heritage of the Beachfront in an innovative, forward-thinking way.

The first of these is 'Rope Works', inspired by Aberdeen's shipbuilding industry. Historically, the Rope & Sail Making Works were located at Queen's Links, to the South of the Beachfront Masterplan site.

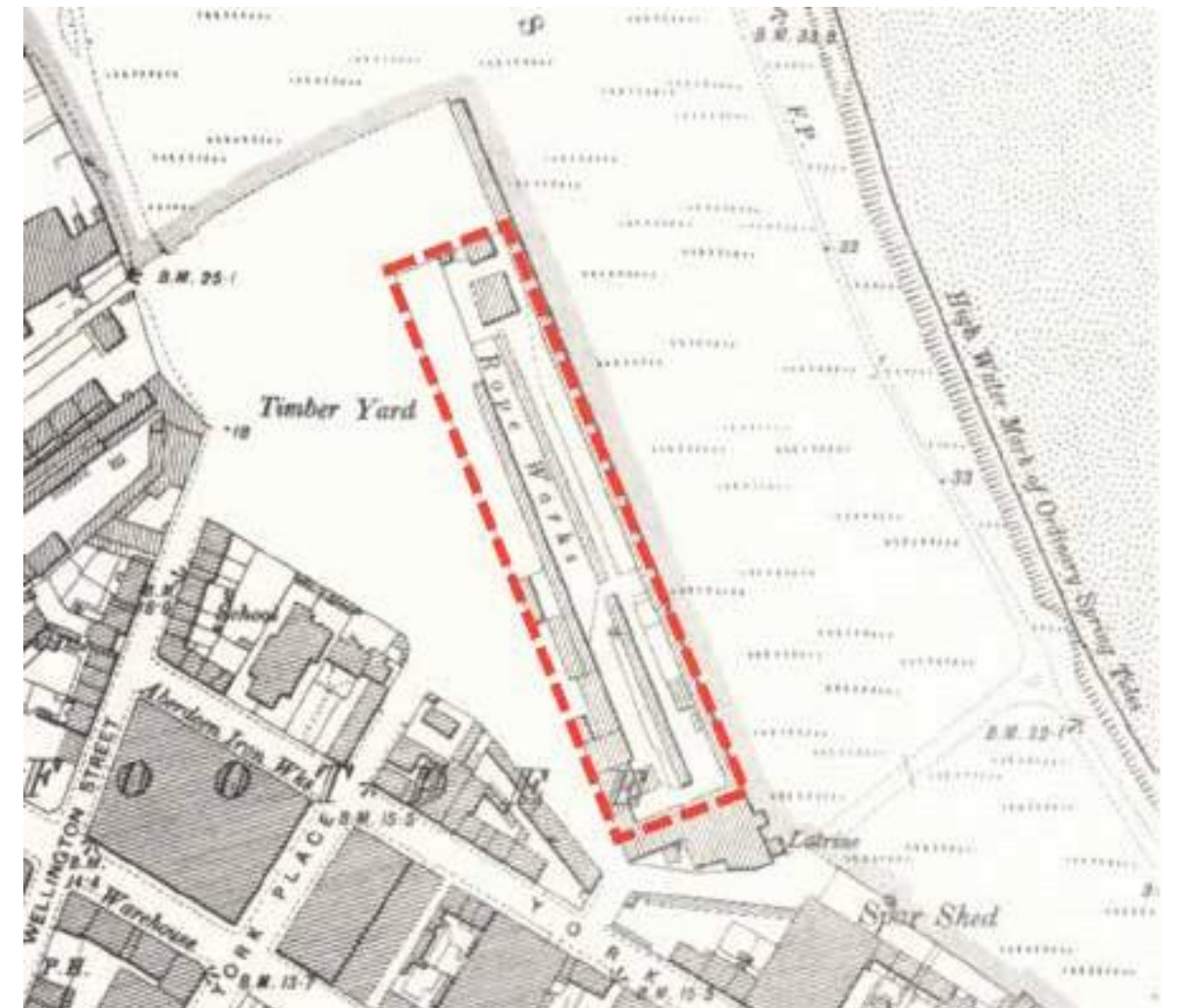
The Rope Works concept uses the formation of the rope itself to inspire a Masterplanning design approach for the main character area of the site.



Aberdeen's Shipbuilding Industry



The Rope Making Process



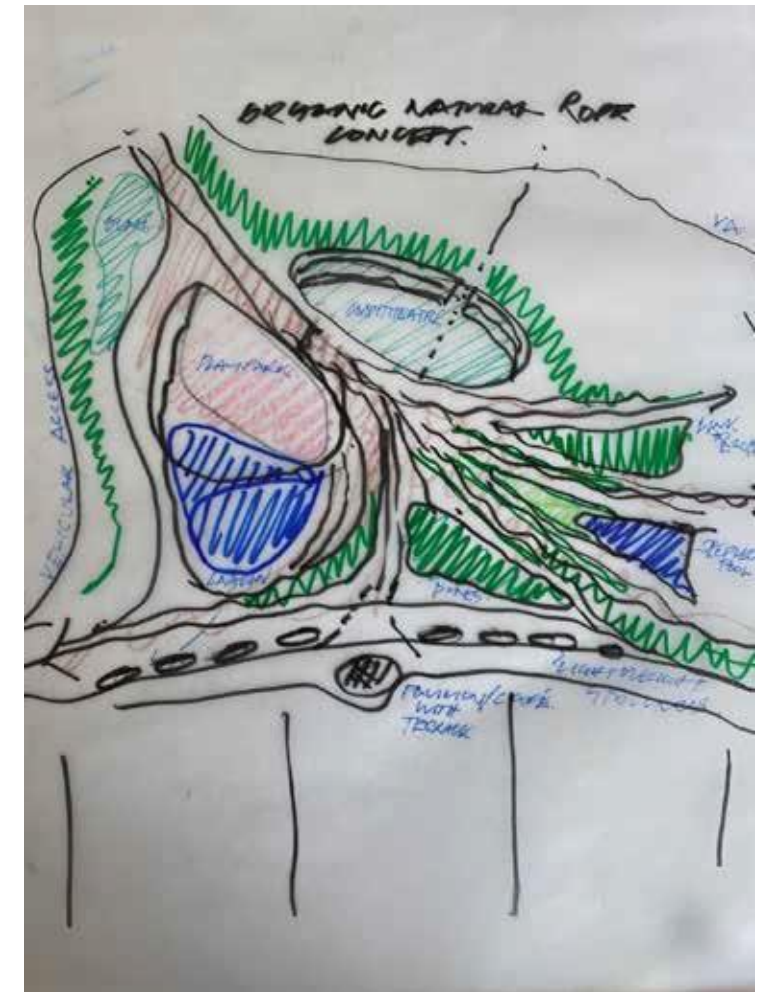
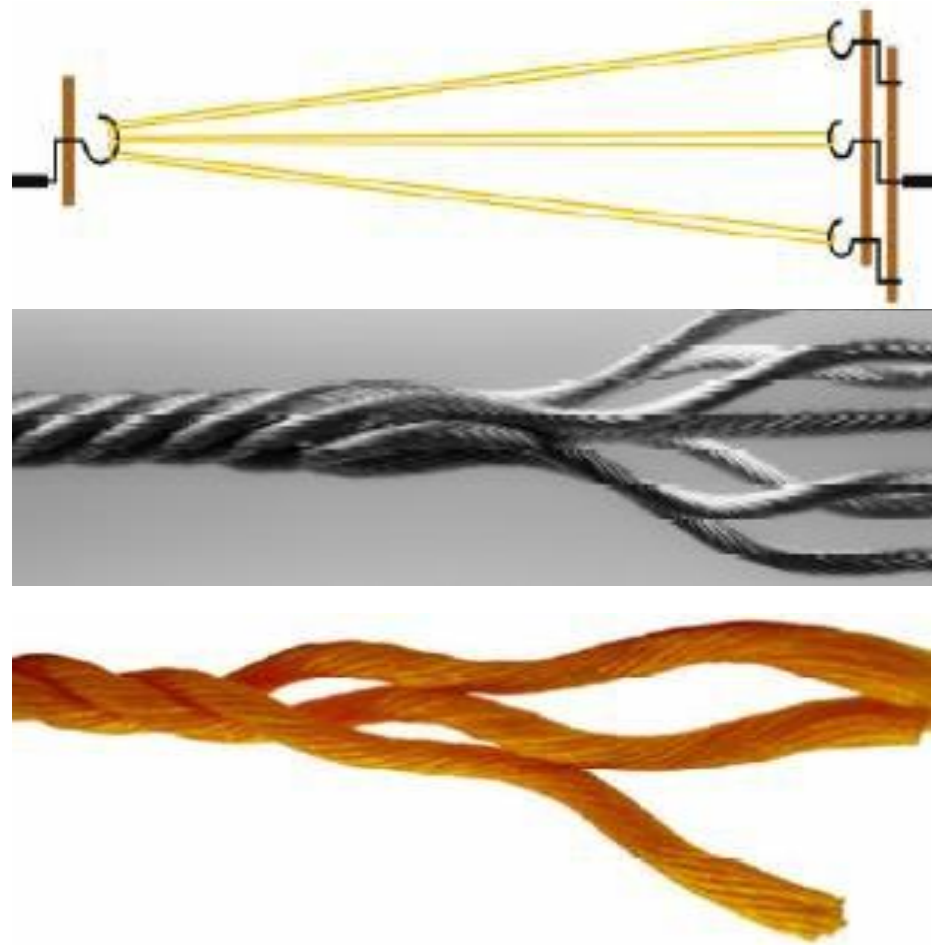
Historic Location of Rope Works (circa. 1914)

ROPE WORKS: DESIGN DEVELOPMENT

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

The open strands shape the Masterplan framework to create the geometry of the key elements of the proposal, including areas of Play, Park, Gathering, Amphitheatre and potential Water Features. 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 Beach Boulevard to transition from a formal, dense character to more natural and softer forms, as the circulation pathways extend out organically to link the key features of the Masterplan.



Rope Works Concept

ROPE WORKS: CONCEPTUAL MASTERPLAN

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

- An organic network of pedestrian-focussed hierarchical desire routes and sinuous meandering pathways
- An outdoor gathering area for large scale events
- Natural pods / lagoon feature
- Relocated & upgraded play park with potential water feature
- Natural dune formations providing shelter from North Easterly winds
- Potential canopy features with opportunities for solar power
- Reflection pool grand setting for re-imagined Beach Ballroom
- Integrated Stadium, Leisure & outdoor sports facilities
- Upgraded Esplanade with active frontage
- Integration with Broadhill and links to existing footpaths
- Podium deck offering high quality hard/soft landscape opportunities
- Undercroft car park to conceal vehicular impact



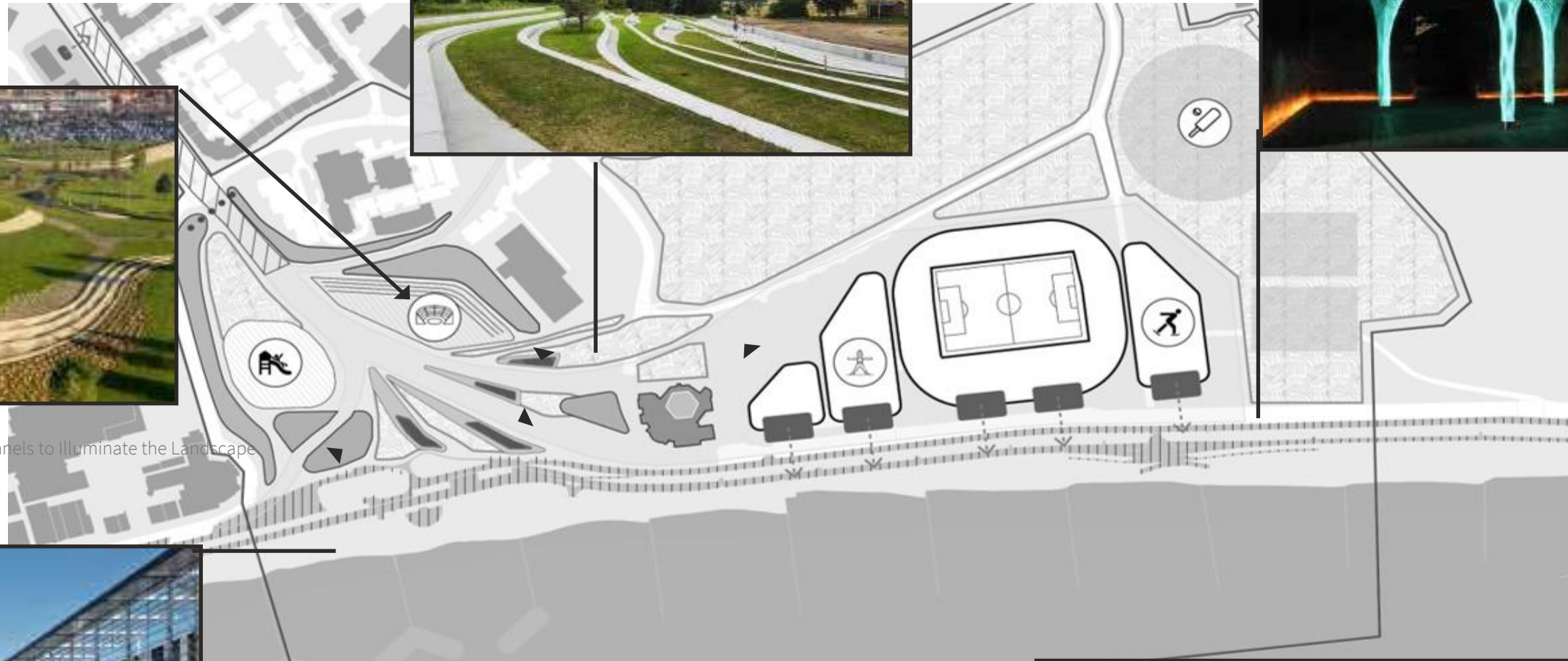
Rope Works Conceptual Masterplan Diagram

ROPE WORKS: LINKS

CHARACTER AREA

The below precedent imagery illustrates the main features of the main Character Area.

Sinuous
Routes Natural



Organic Sculptural Canopy Features with Integrated PV Panels to Illuminate the Landscape



ROPE WORKS: MOVEMENT - PEOPLE

An initial, high-level analysis of movement and connectivity has been undertaken for each of the 3 Masterplan concepts.

The adjacent diagram suggests potential Pedestrian and Cyclist routes for the Rope Works concept, which looks to achieve the following:

- Pedestrian-focussed environment
- Highly permeable pedestrian movement
- Maintain cycle route along Beach Esplanade with managed crossover points

KEY

 Pedestrian

 Cyclist

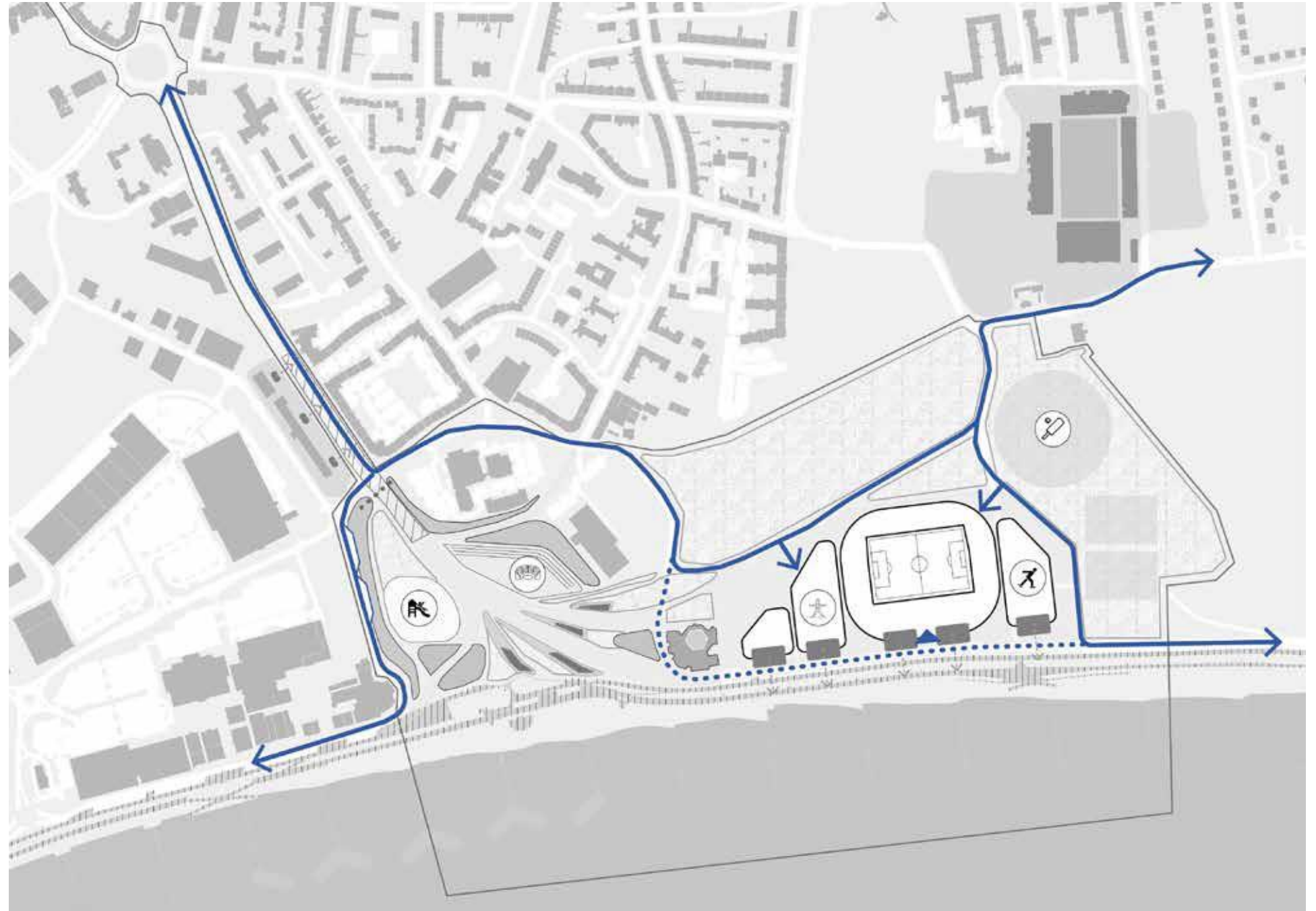


Rope Works Pedestrian & Cyclist Movement Diagram

ROPE WORKS: MOVEMENT - CARS

The adjacent diagram suggests potential Vehicular routes for the Rope Works concept, which looks to achieve the following:

- Create a car free environment
- Potential drop-off and lay by provision
- Controlled surface allowing VIP/Coach drop-off to front of Stadium
- Service access to rear



Rope Works Vehicular Movement Diagram

ROPE WORKS: MOVEMENT - BUSES

The adjacent diagram suggests potential Public Transport routes for the Rope Works concept, which looks to achieve the following:

- Maintain and enhance public transport options from City Centre to Beachfront
- Modification of existing No. 13 & 15 Bus routes
- Bus Stops to perimeter of site

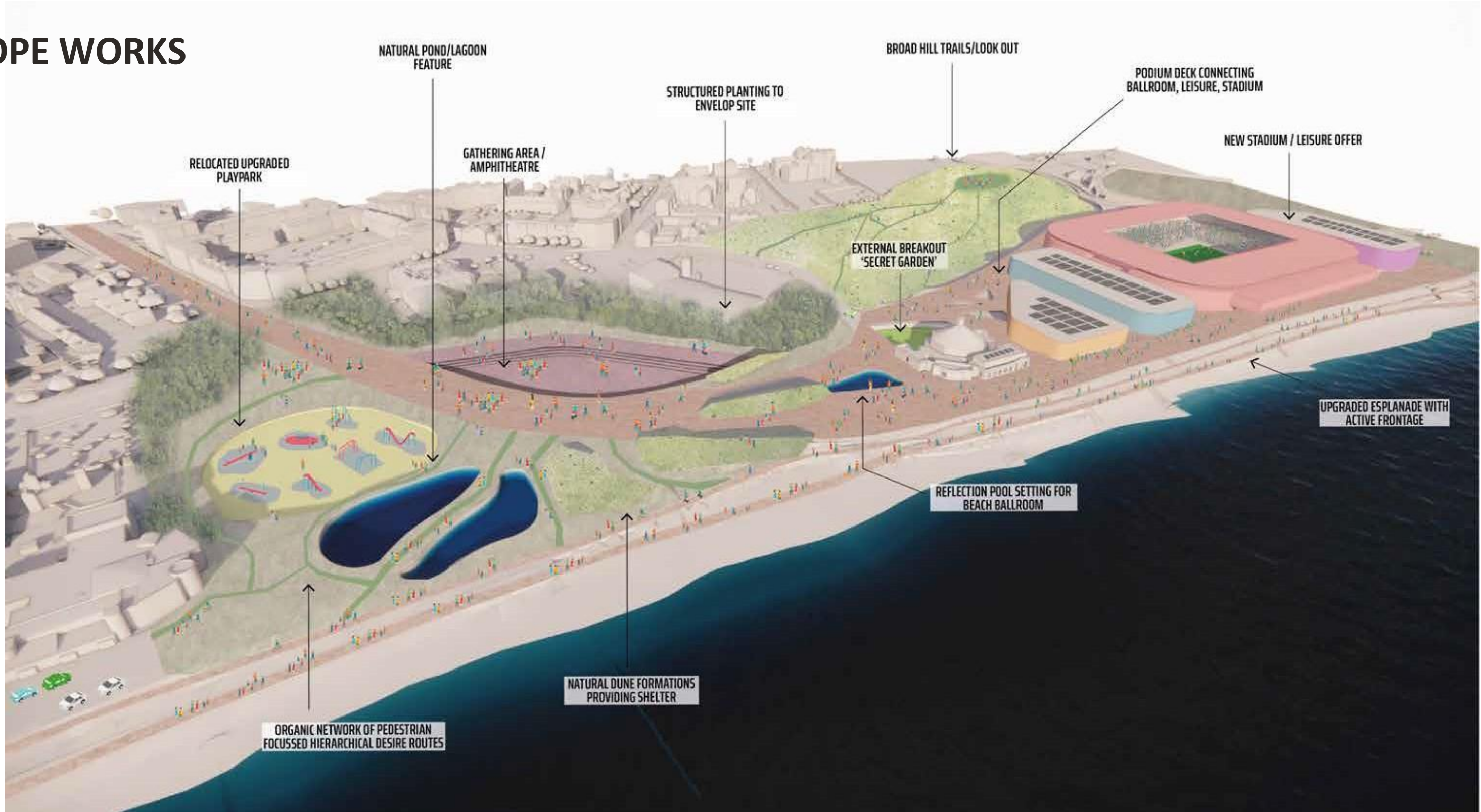


Existing Bus Routes



Rope Works Public Transport Movement Diagram

ROPE WORKS



Rope Works Conceptual Massing Study

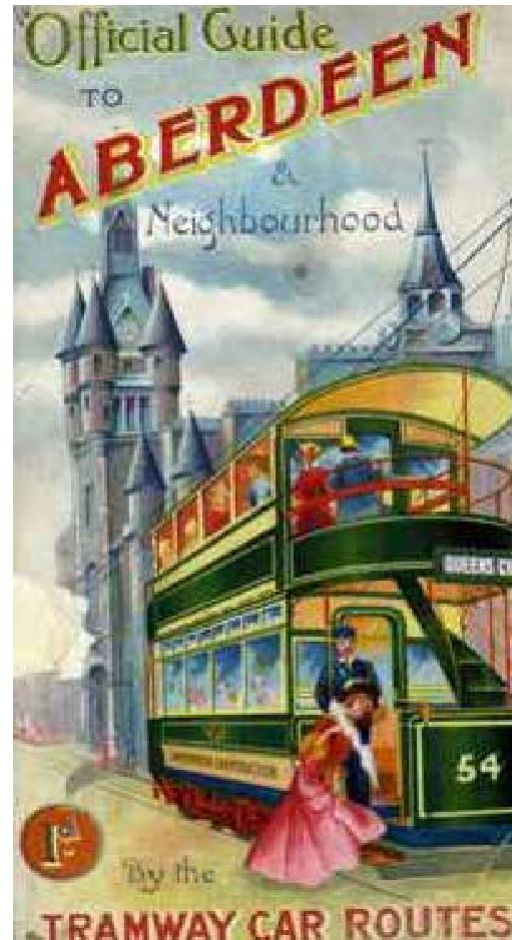
TRAM LINES

The 'Tram Lines' concept is inspired by the rich heritage of Aberdeen's Beachfront. The popular historic tram route ran from Castlegate to the Beach, connecting back to the City Centre. The iconic Beach Ballroom and Bandstand structures provided Aberdeen with impressive internal and external events space.

The Tram Lines concept uses the linearity of the historic tram routes to organise the central features of the Masterplan, alongside influences such as the unique octagonal geometry of the Art Deco Beach Ballroom and the original Beachfront Bandstand.



Original Horse Drawn Trams



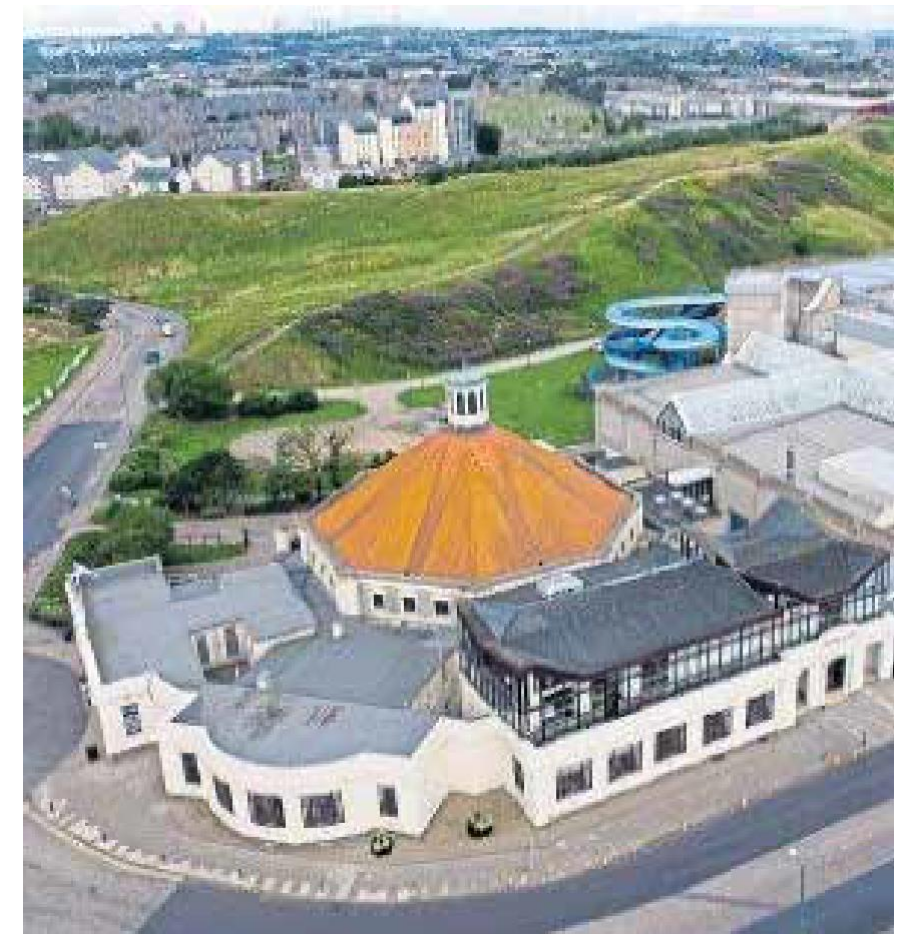
Aberdeen Tramways Guide



Tram Transport Hub at Castlegate



Original Beachfront Bandstand



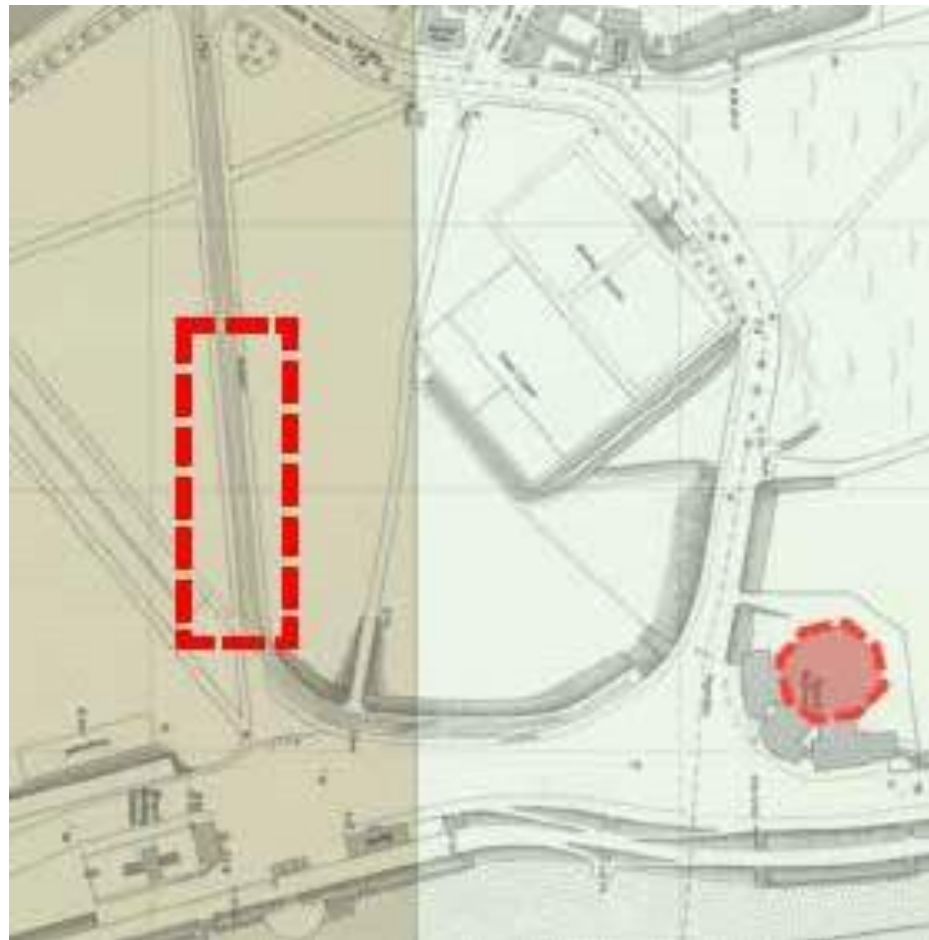
Octagonal Geometry of Beach Ballroom

TRAM LINES: DESIGN DEVELOPMENT

The Tram Lines concept is centred around the existing remnant of physical tram line which is located at the North of Queen's Links. The historic lines would be retained and enhanced to form an organizing geometry from which to build the re-imagined Park.

The new Play Park could incorporate the existing Tram Lines within its design, with the opportunity for a Café at the end of the line. The linear design could then extend out into the sea, with a potential pier structure inspired by the historic 1852 proposal in the same location.

The main octagonal gathering space would link all elements of the Masterplan, with a central focal point drawing pedestrians down from Beach Boulevard towards the re-imagined Ballroom with an enhanced and more formal setting.



Tram Lines Concept



Initial Concept Sketch



Developed Concept Sketch

TRAM LINES: CONCEPTUAL MASTERPLAN

The main features of the Tram Lines conceptual Masterplan are outlined below:

- Play Park centred on retained tram lines with potential feature tram cafe
- Tram line & Beach Ballroom central organising geometry with octagonal focalpoint
- Pedestrian-focussed Avenue following desire line from Beach Boulevard
- Striking pier structure extending from tram line with feature viewing platform
- Formal mounding providing shelter from the elements
- Lightweight structures collecting solar energy & providing rain cover
- Potential pump park adjacent to existing extreme sports facility
- Active frontage with food & beverage units and water sports
- External gathering space for large events with potential amphitheatre
- Formal setting for re-imagined Beach Ballroom incorporating reflection pool
- Secret Garden offering external break-out for Ballroom
- Podium deck joining all leisure elements together with enhanced public realm and concealed parking
- Active frontage along Beach Esplanade
- External Sports Fields/Cricket Pitch



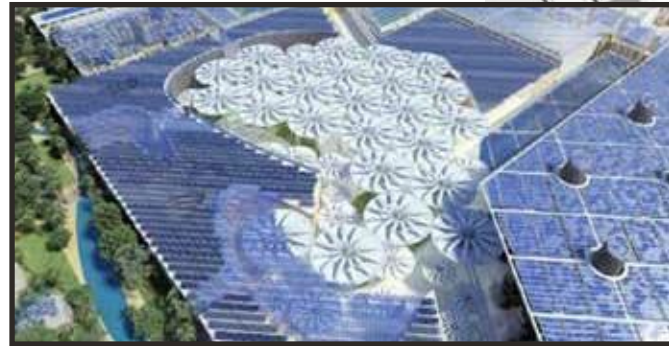
Tram Lines Conceptual Masterplan Diagram

TRAM LINES: LINKS

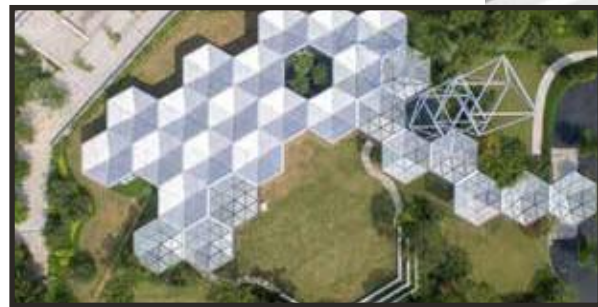
The below precedent imagery illustrates the main features of the main Character Area.

and soft landscape features

Octagonal geometry inspiring hard



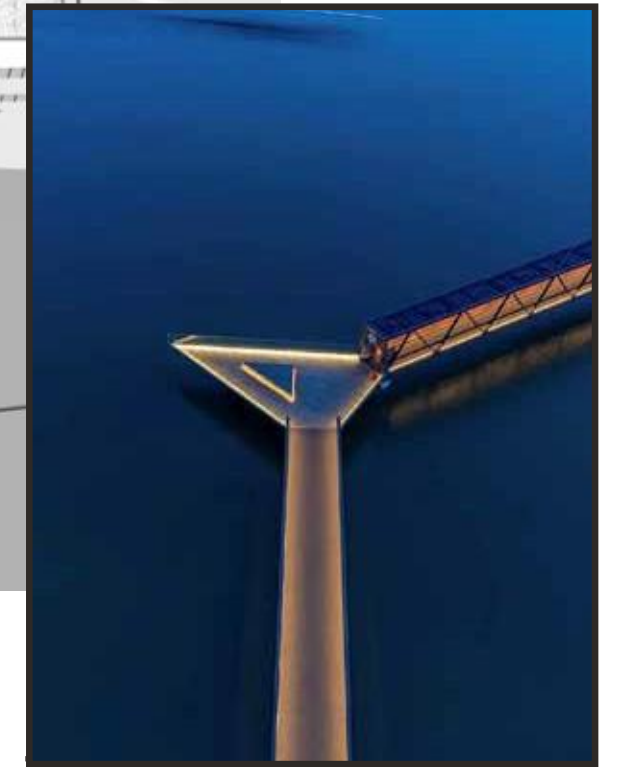
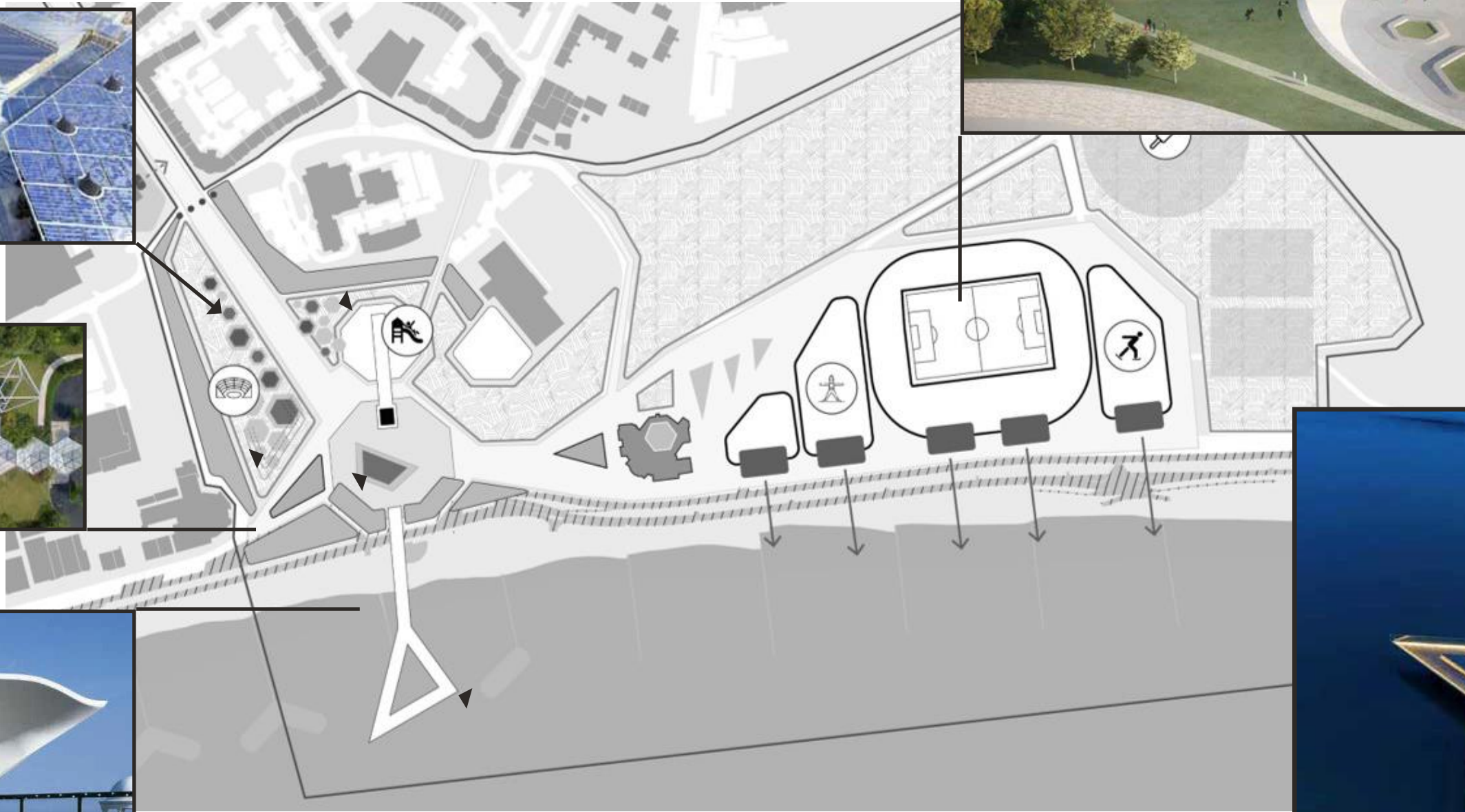
Potential PV panels for solar collection and energy generation



Lightweight structures inspired by octagonal organising geometry



Modern interpretation of Bandstand shelter forming unique focal point within civic space



Innovative pier structure with viewing point at end

TRAM LINES: MOVEMENT – PEOPLE

The adjacent diagram suggests potential Pedestrian and Cyclist routes for the Tram Lines concept, which looks to achieve the following::

- Pedestrian desire route from Beach Boulevard through new civic space
- Cycle route along Beach Esplanade with managed crossover points
- Pier structure destination offering spectacular views of Aberdeen Beach



Tram Lines Pedestrian & Cyclist Movement Diagram

KEY

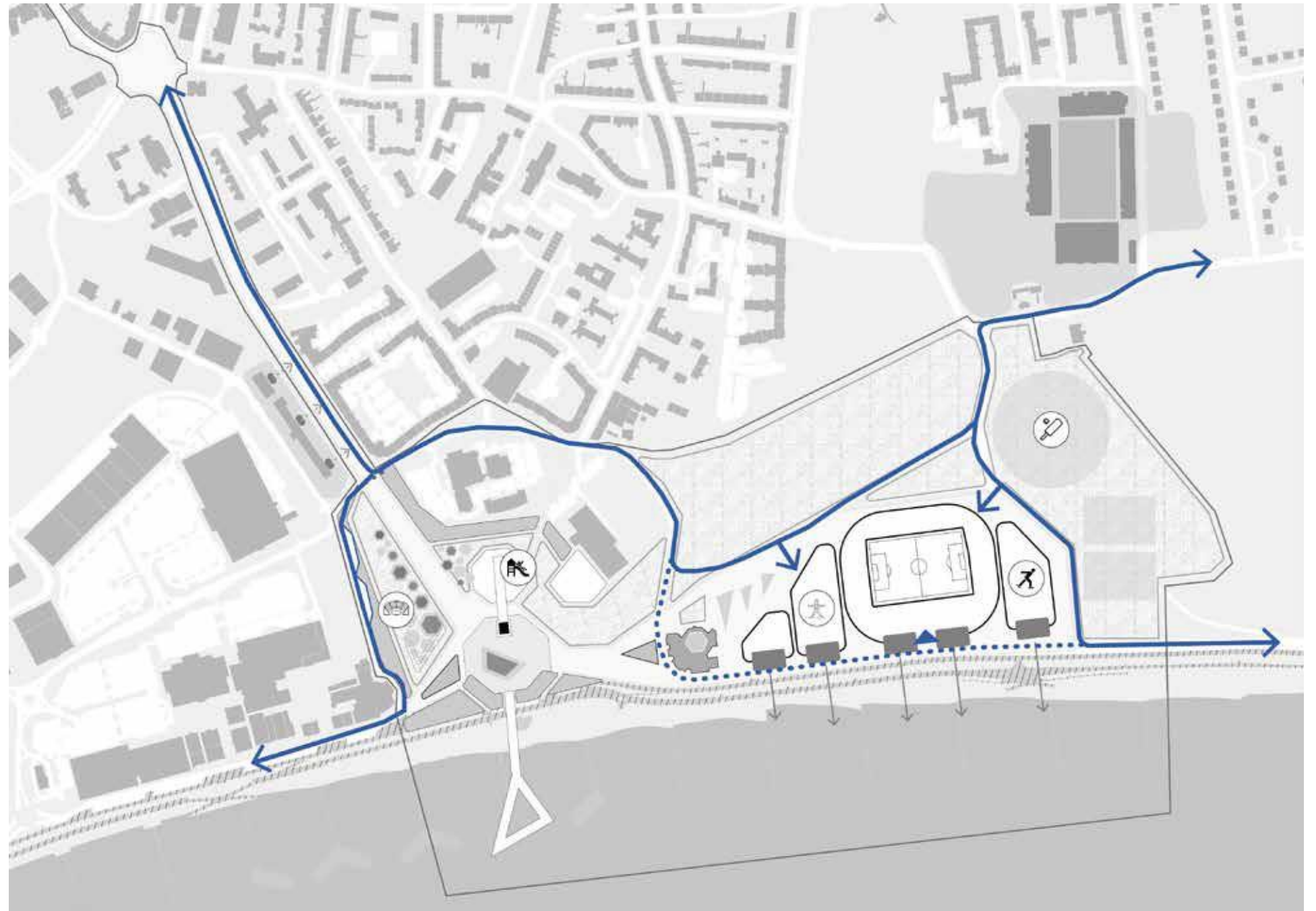
 Pedestrian

 Cyclist

TRAM LINES: MOVEMENT – CARS

The adjacent diagram suggests potential Vehicular routes for the Tram Lines concept, which looks to achieve the following:

- Beachfront to be as car-free as possible
- Concealed parking solution under podium deck
- Pedestrian-focussed surface with managed access to front of Beach Ballroom and Stadium/Leisure
- Potential drop-off and lay by provision at the periphery of the Links character area
- Service access to rear



Tram Lines Vehicular Movement Diagram

TRAM LINES: MOVEMENT – BUSES

The adjacent diagram suggests potential Public Transport routes for the Tram Lines concept, which looks to achieve the following:

- Maintain and enhance public transport options from City Centre to Beachfront
- Modification of existing No. 13 & 15 Bus routes
- Bus Stops to perimeter of site

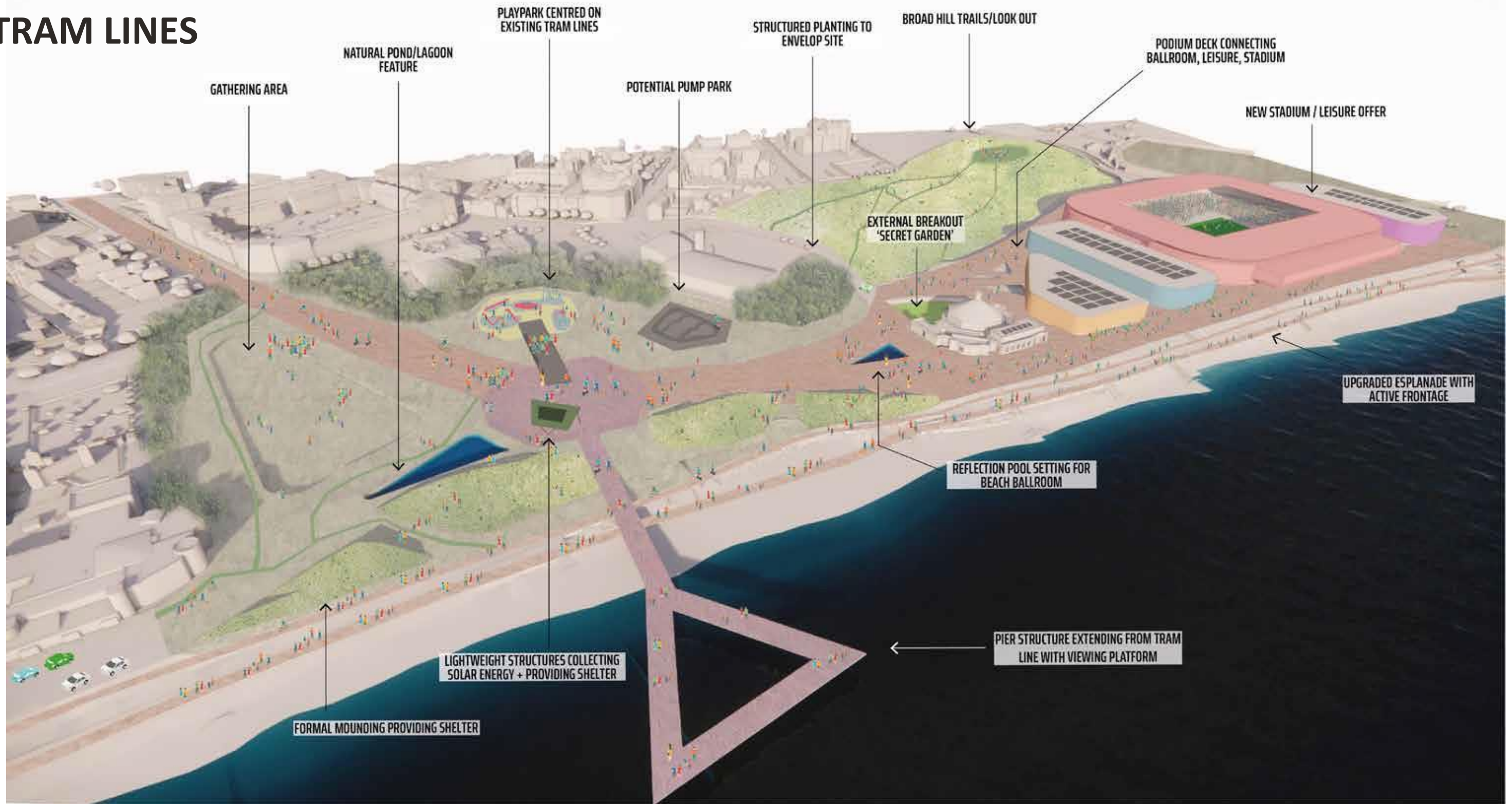


Existing Bus Routes



Tram Lines Public Transport Movement Diagram

TRAM LINES



Tram Lines Conceptual Massing Study

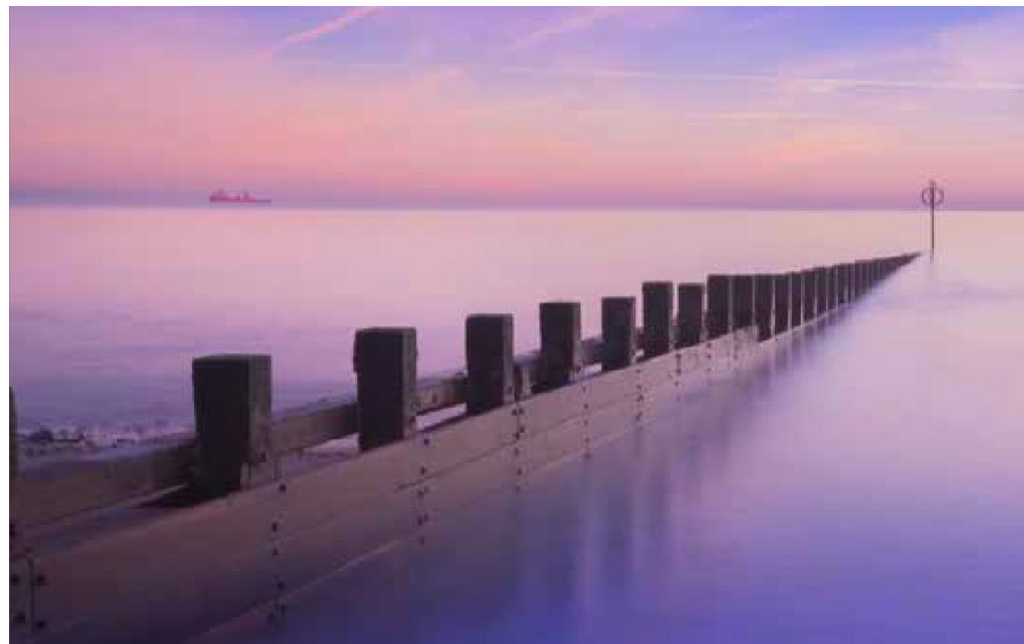
GROYNES

The 'Groynes' concept is inspired by the existing shore protection structures built perpendicular to the shoreline of the Aberdeen coast. These linear structures are an integral part of the unique Aberdeen sea-scape, creating a strong organising geometry for the Beachfront which dissects the beach into segments.

The Groyne structures are visually very striking and present interesting opportunities to explore the development of a Masterplanning approach which reflects the unique character of the Beachfront site.



Groyne Structures Unique to Aberdeen Beachfront Character



Powerful Geometry



Organising Linearity

GROYNES: DESIGN DEVELOPMENT

The Groynes concept uses these unique linear structures to create a powerful organising geometry from which the Masterplan builds. The 2 central Groynes form the basis of an overall design language for the Links character area, extending out into the sea to form a dramatic new pier structure with a spectacular focal viewing point. The geometry of the existing Groynes also extends back round in a loop to form a suggested amphitheatre-style external gathering space, with surrounding water features and organic dune formations to offer shelter from the elements.

A re-imagined Play Park is situated to the South of the central Groynes, with potential for a landmark or 'Gateway' feature to signal arrival from Beach Boulevard into the new Links character area. There is also opportunity to extend the Park westwards up on to Beach Boulevard, with active frontages and potential redevelopment of the existing, tired industrial units. The main Avenue then follows the desire route through the Links towards the iconic Beach Ballroom, which has a more formal setting and enhanced public realm.



Groynes Concept



Initial Concept Sketch



Developed Concept Sketch

GROYNES: CONCEPTUAL MASTERPLAN

The main features of the Groynes conceptual Masterplan are outlined below:

- Utilise powerful linear geometry of unique Groyne structures
- Create dramatic new pier structure extending the footprint of the existing Groynes
- Opportunities for changes in level within pier design with feature focal viewing platform
- Extend geometry around elliptical terraced outdoor gathering area / amphitheatre
- Potential landmark or Gateway feature to signal arrival from Beach Boulevard into the new Links character area
- Extension of Park westwards to Beach Boulevard with potential for redevelopment of existing industrial units
- Creation of organic dune mounding structures to provide shelter
- Re-imagined and upgraded Play Park with potential for Water Play
- Podium deck with enhanced public realm connecting Ballroom, Leisure & Stadium
- Formal setting to ballroom with potential water feature and new civic space
- External break out to beach ballroom forming 'secret garden' feature
- Upgraded esplanade with active frontage to Beach



Groynes Conceptual Masterplan Diagram

GROYNES: LINKS

The below precedent imagery illustrates the main features of the main Character Area.



Beach ball room grand setting with formal reflecting pool and new civic space



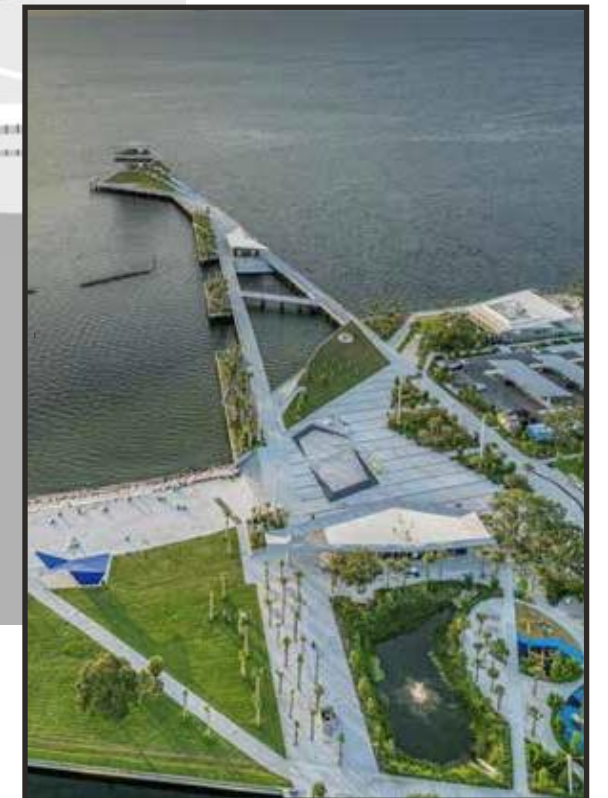
Geometry of external amphitheatre integrated into landscape



Sinuous pathways following desire routethrough Links character area



Elegant structural solution with potential changes in level



Dynamic pier structure extendingout from existing linear Groynes with focal viewing platform

GROYNES: MOVEMENT - PEOPLE

The adjacent diagram suggests potential Pedestrian and Cyclist routes for the Groynes concept, which looks to achieve the following:

- Pedestrian focused, cyclist friendly environment
- Desire route from Beach Boulevard to re-imagined Beach Ballroom and enhanced public realm/plaza
- Footpaths linking up to Broadhill, Stadium and Leisure facilities
- Dramatic Pier structure destination with opportunities for changes in level
- Focal point viewing platform destination with spectacular views over Aberdeen Beach

KEY

 Pedestrian

 Cyclist



Groynes Pedestrian & Cyclist Movement Diagram

GROYNES: MOVEMENT - CARS

The adjacent diagram suggests potential Vehicular routes for the Groynes concept, which looks to achieve the following:

- Remove cars from main character area where possible
- Podium deck solution with undercroft parking
- Pedestrian-focussed shared surface with managed access to Beach Ballroom and Stadium/Leisure
- Potential drop-off and lay by provision at the periphery of the Links character area
- Service access to rear



Groynes Vehicular Movement Diagram

GROYNES: MOVEMENT - BUSES

The adjacent diagram suggests potential Public Transport routes for the Groynes concept, which looks to achieve the following:

- Maintain and enhance public transport options from City Centre to Beachfront
- Modification of existing No. 13 & 15 Bus routes
- Bus Stops to perimeter of site

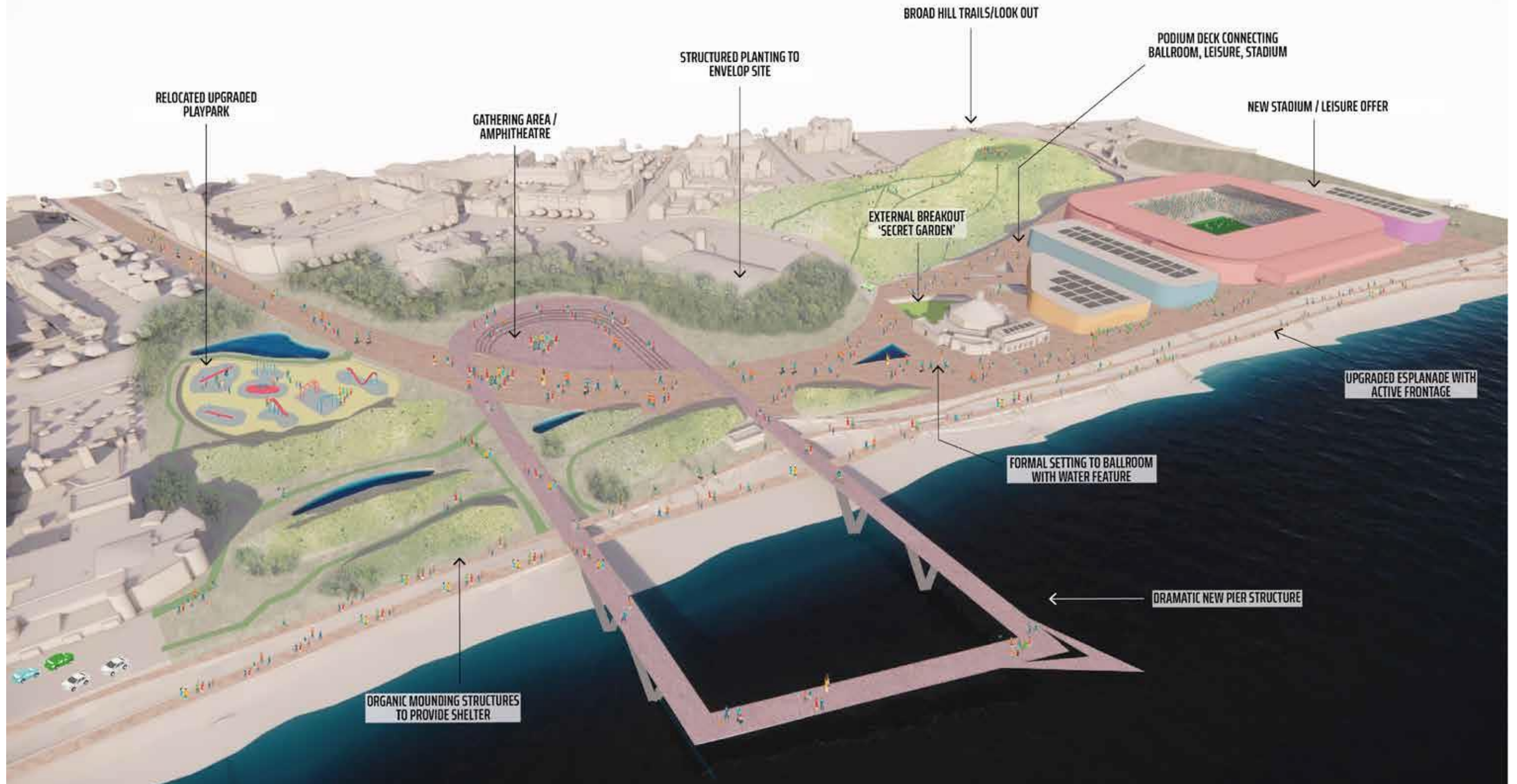


Existing Bus Routes



Groynes Public Transport Movement Diagram

GROYNES



Groyne Conceptual Massing Study