

# Summary Document

## Development Framework

### The former Davidson's Mill, Bucksburn

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# THE FORMER DAVIDSON'S MILL, BUCKSBURN DEVELOPMENT FRAMEWORK

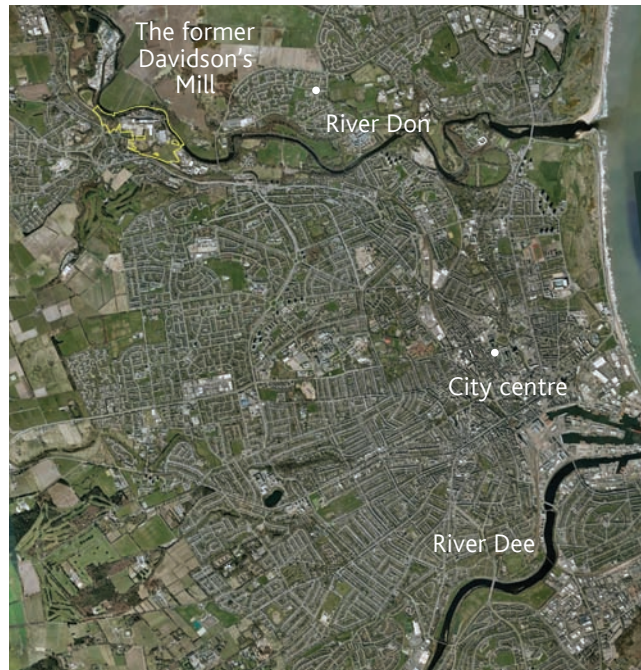
## SUMMARY DOCUMENT

### INTRODUCTION

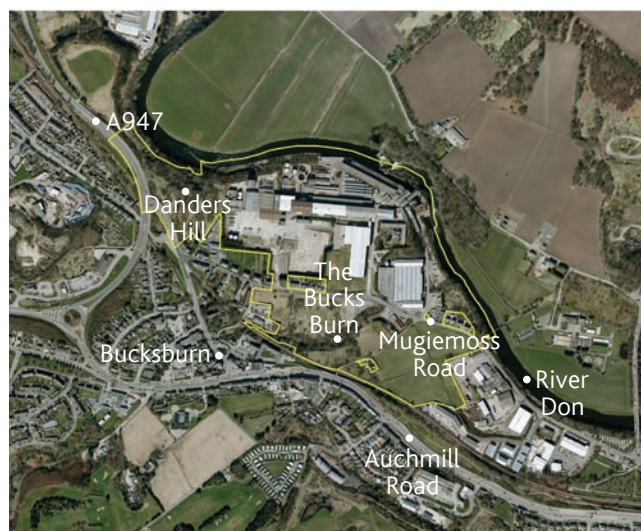
This Summary Document provides a brief synopsis of the Development Framework for the former Davidson's Mill. The Development Framework has been produced by an extensive multi-disciplinary team assembled by Stewart Milne Group Limited, Manse (Aberdeen) Limited and Westhouse Estates Limited. The team have worked closely together to prepare a Development Framework which demonstrates that the former Davidson's Mill, a major brownfield site that represents one of the most significant regeneration opportunities in the City, is deliverable and can meet the aspirations for good place making and sustainable places enshrined within National and Local Policy.

### PLANNING BACKGROUND

The site is identified as the major part of opportunity site (OP107) within the Adopted Local Plan (2008). A Planning Brief, which relates to the majority of the development site, was prepared following the allocation of the site in the Finalised Aberdeen Local Plan and was approved by the Council as Supplementary Planning Guidance in July 2007, a year in advance of adoption of the Local Plan. The allocation of the former Davidson's Mill site as a mixed use area is carried forward in the Proposed Local Development Plan.



The former Davidson's Mill in its city context



Site Aerial  
1:20,000 @ A4



## **PURPOSE OF THE DEVELOPMENT FRAMEWORK**

With the site identified in the Adopted Local Plan and proposed Local Development Plan, the purpose of the Development Framework is to provide supplementary planning guidance to the Local Plan and to provide a framework for a future application for Planning Permission in Principle for a residentially led mixed use development of between approximately 700 and 900 residential units and around 2,000sqm of supporting retail, service and community uses. It has been prepared following consultation with the community and other key stakeholders including Aberdeen City Council. The Development Framework follows the guidance set down in the Council's recently updated "Aberdeen Masterplanning Process - A Guide for Developers" as well as other national and local policies.

## **STRUCTURE OF THE DEVELOPMENT FRAMEWORK**

The Development Framework is divided into six chapters which are:

1. The Masterplanning Process
2. The Site
3. Opportunity + Vision
4. Design Development
5. The Development Framework
6. Phasing and Delivery

The following pages give a brief description of the contents of these chapters and some of the key points contained within them. For comprehensive and detailed information please refer to the full Development Framework document.



Community consultation on the Development Framework  
March 2011

### **1. THE MASTERPLANNING PROCESS**

This chapter sets out the purpose of the Development Framework, the relevant planning history and a summary of community consultation undertaken to date and how this has influenced the evolution of the Framework. To date there have been two meetings held with Bucksburn and Newhills Community Council and two public consultation events, one in January 2011 and a second in March 2011. The suggestions and ideas that emerged from the public consultation events were considered by the developers' Design Team and helped shape the emerging ideas for the future redevelopment of the site.

## 2. THE SITE

This chapter of the Development Framework describes the site in detail and investigates the opportunities and constraints of the site. This section includes analysis of the City context, site history, landscape context, hydrology, topography, vegetation, connectivity and existing buildings and features. It is supported by a number of technical studies and reports.

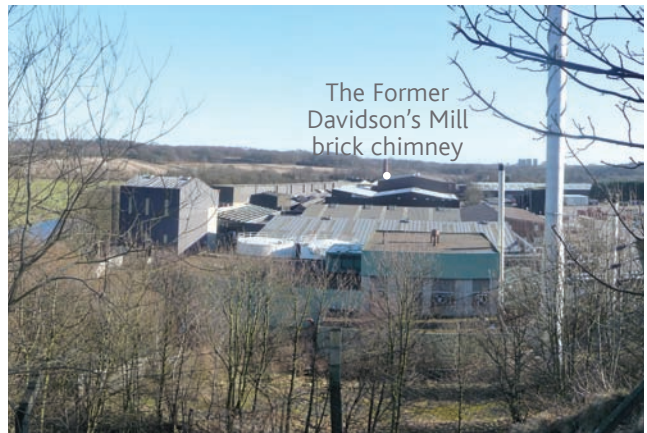
The site is located to the north west of Aberdeen, on the edge of Bucksburn and covers an area of 35.8ha (33.4ha excluding the river area). There are approximately 6.0ha of existing buildings, mill buildings and 9.0ha of hard standing areas on the site currently.

The site is contained by the River Don to the north and the Aberdeen to Inverness railway line to the south. Mugiemoos Road dissects the site from east to west and the Bucks Burn runs through the site from the south to north, partly in culvert for some of its length. The site generally slopes downwards from the south to the north to meet the River Don. To the west of the site is the man made landform of Danders Hill. There are also considerable level changes concealed within some of the existing buildings on the site. The existing brick mill chimney is an important landmark in the area.

In terms of fluvial flood risk, assessment of the probable 1 in 200 year flood level and suitable freeboard above it has prudently arrived at a level of 21.5 m AOD for the lowest development floor levels.



Aerial view of the Former Davidson's Mill from the north



Looking east across the former Davidson's Mill from Danders Hill



Looking north west towards the site from Auchmill Road

### **3. OPPORTUNITY + VISION**

The former Davidson's Mill has the opportunity to become a significant new district of the City integrating with the existing community at Bucksburn. The site offers the opportunity to create a new and exciting relationship with the River Don whilst regenerating an important brownfield site in a sustainable way. It has the opportunity to develop a distinct character and sense of place, enhanced by the retention of elements of industrial heritage such as the mill lades and chimney. It has the opportunity of providing a key link of the aspirational core path AP6 and National Cycle Route 1, and will help facilitate a pedestrian bridge across the River Don encouraging sustainable modes of transport. It has the opportunity to provide environmental enhancement of the Bucks Burn including deculverting it through the northern section of the site.

### **4. DESIGN DEVELOPMENT**

The Development Framework has evolved over the course of the design process. This has been as a direct result of increased technical understanding of the site, design input from the client and design team, consultation with ACC, statutory consultees and the community and as a result of the EIA process.

Throughout the process sustainability has been considered as an integral part of the Development Framework and considered in all aspects of the design, as appropriate to this stage of the process. Good design at this stage, taking a holistic view of sustainability issues, allows the Framework to create a robust guide for sustainable development.

### **5. THE DEVELOPMENT FRAMEWORK**

This chapter describes a clear and comprehensive spatial framework that illustrates how the site is intended to be developed. The layout of development blocks has been designed to ensure:

- A legible and interesting urban form that has a unique sense of place and is attractive and pleasant to live in.
- A development form that relates to the landscape features of the site and its context.
- A development form that relates to the existing landform and how it could be manipulated.
- Good connectivity and integration with the surrounding context.
- That development can benefit from passive solar energy gain.
- That key views are safeguarded, creating a distinct sense of place for the development.

The access and connectivity proposals for the site follow the principles of 'Designing Streets' Policy Statement for Scotland and appropriate standards/requirements of Aberdeen City Council. The Framework illustrates how the development can help facilitate a section of aspirational Core Path AP6 and National Cycle Route 1, also providing the opportunity for a pedestrian crossing across the River Don. Vehicular traffic including public transport will be served by a new primary street, joining the A947 with a new signalised junction and passes around Danders Hill and through the new development before connecting to Mugiemoss Road in the eastern section of the site.

The document then describes how a series of public spaces meets and exceeds Aberdeen City Council standards for open space through a collection of 'core spaces' and 'civic spaces' providing opportunities for relaxation and recreation across the site.

Following this the Development Framework describes the landuse and density principles of the development illustrating how and where approximately 700 to 900 residential units and around 2,000 sqm of supporting retail, leisure and community uses together with around 0.12ha of business starter units will be arranged across the site, including detail on building height, typology and provision of affordable housing.

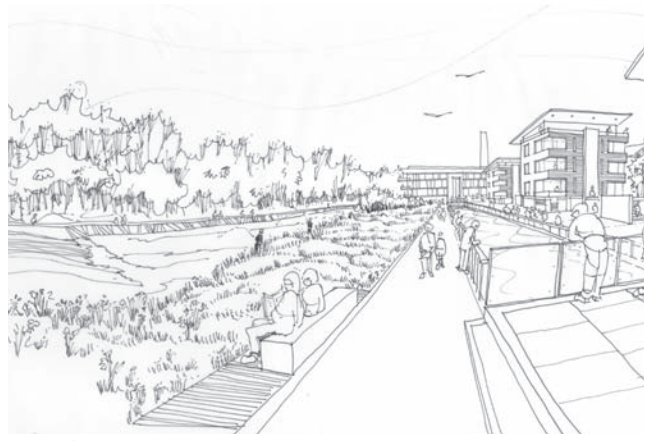
The drainage strategy for the development is then described, together with further details of how the development should respond to and work with the site's topography.

Finally this chapter then provides guidance on urban design and architecture and illustrates how character will develop across the site as a reflection of the combined principles set out in the Development Framework to create an attractive new community on the banks of the River Don.

## 6. PHASING AND DELIVERY

The final chapter of the Development Framework presents an indicative phasing strategy. This has been devised to ensure that the build-up of the development is achieved in a coherent and logical way and within a well-structured framework that responds to the urban context. The overall approach to phasing is a fully integrated one, combining in each phase; landscape elements, paths, cycleways and roads, infrastructure, as well as development areas.

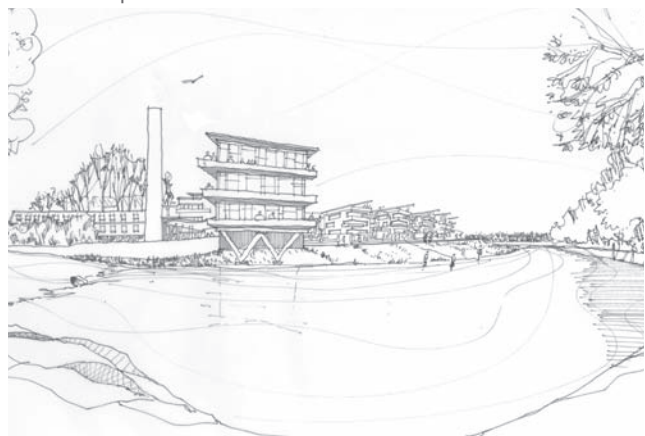
Regeneration of the former Davidson's Mill is fundamental to the Development Framework principles and will involve significant demolition and site clearance. The phasing strategy allows the first phases of development to aid the viability of the overall project.



Artist's impression of development along the river front



Artist's impression of a residential street



Artist's impression of the development from across the River Don



**Legend**

- Development blocks
- Development blocks must include permeable parkland
- Streets
- Core path
- General path network
- Potential bus stop
- Civic space
- Open space
- Chimney
- De-culverted Bucks Burn
- Potential bridges
- Primarily continuous frontage
- Mixed frontage
- Buildings set within riverside park setting.
- Key buildings/corners for orientation, landmarks and urban character.
- Suggested development block internal access.

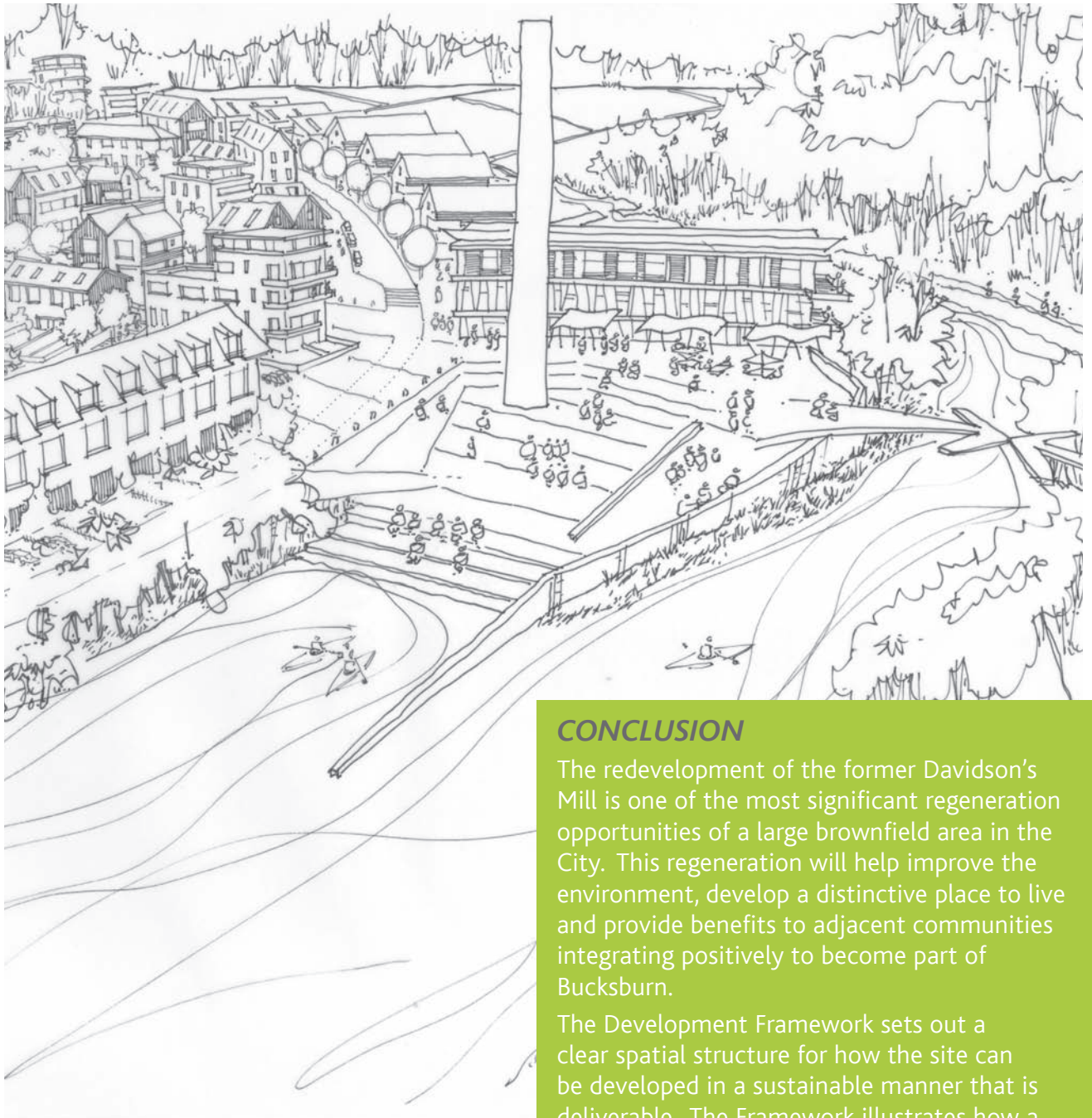


Illustrative Development Framework  
1:5,000 @ A4



Aerial view of a possible interpretation of the Development Framework





Artist's impression of the development from above the Mill Square

**CONCLUSION**

The redevelopment of the former Davidson's Mill is one of the most significant regeneration opportunities of a large brownfield area in the City. This regeneration will help improve the environment, develop a distinctive place to live and provide benefits to adjacent communities integrating positively to become part of Bucksburn.

The Development Framework sets out a clear spatial structure for how the site can be developed in a sustainable manner that is deliverable. The Framework illustrates how a distinct and characterful new district, drawing upon the inherent qualities of the site such as the Bucks Burn, The River Don and the industrial heritage can be created to form a new residential led mixed use development.

open  
optimised environments



IronsideFarrar  
Environmental Consultants

**FAIRHURST**

WALLACE WHITTLE