



Summary Document

Development Framework and Masterplan Stoneywood Estate

Planning and Sustainable Development
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Stoneywood Estate in City context
pg. 1

Stoneywood Estate in local context

Introduction to the Summary Document

This document has been produced to provide a synopsis of the Stoneywood Estate, Development Framework and Masterplan document. This summary aims to highlight the key information and guidance contained within the document however for a more complete and comprehensive understanding of the process, aims and outcomes of the Development Framework and Masterplan the main document should be referred to.

Stoneywood Estate is located to the north west of Aberdeen and covers a total area of 34.96ha. The Development Framework and Masterplan describes how a residential led mixed use development of between 350 and 500 residential units and around 2000sqm of supporting retail, service and community uses can be developed whilst retaining and enhancing the mature woodland setting. It is intended that the document will be considered and subject to approval adopted as 'Interim Planning Advice' with a view to adoption as Supplementary Guidance pending formal adoption of the Aberdeen Local Development Plan.

The Development Framework and Masterplan has been produced by a multi-disciplinary team assembled by Dandara Holdings Ltd. Dandara Ltd has had a representative located in Aberdeen since early 2008 and formally opened up the Aberdeen office in January 2010. Dandara Ltd is committed to developing the proposals set out in the Masterplan at Stoneywood Estate, creating a high quality new community in the north west of the city.



Site aerial photo

The design team have worked closely together to provide a well considered and appropriate masterplan response to the site. The Development Framework and Masterplan have been informed and supported by a series of technical studies and reports. Throughout the evolution of the Development Framework and Masterplan the design has benefitted from both community consultation and also regular meetings with Aberdeen City Council.

The document is set out in seven sections, these are:

1. Masterplan Process
2. Site Analysis
3. The Development Framework
4. The Masterplan
5. Summary of Sustainable Design
6. Phasing Strategy
7. Infrastructure Delivery Statement

The following pages give a brief description of the key information contained within these sections.

1. Masterplan Process

This section describes the relevant planning background of the site prior to it being allocated within the Proposed Local Development Plan for 500 houses. It explains how the Development Framework and Masterplan have been developed following Aberdeen City Council's 'The Aberdeen Masterplanning Process, A Guide for Developers' as well as with reference to other national and local policies. The masterplanning approach taken has been particularly important to ensure the site realises the wider opportunities to create efficient and effective environmental and community connections that integrate the site both internally, and with its surroundings.

This section goes on to explain Dandara Holdings Ltd's aspiration (subject to approval of the Stoneywood Development Framework and Masterplan document as interim planning advice by Aberdeen City Council and completion of the necessary supporting studies) to make an application for Planning Permission in Principle. The application will comply with the guidance set down in the interim planning advice.

Subject to the granting of Planning Permission in Principle for development at Stoneywood, Dandara Holdings Ltd will start to bring forward individual detailed planning applications (for approval of matters specified in conditions) for parts of the site identified as the first phases of the development. Set against the background of an approved structure plan with high growth targets, a reducing effective housing land supply and a local development plan which is now a material planning consideration, there will be a need and an opportunity for the Council to grant approvals in advance of final adoption of the local development plan.



Community Consultation June 2009

This section also describes the consultation process undertaken to date. The design team believes the masterplan process has benefited greatly from meaningful consultation and involvement with the local community and stakeholders. The consultation undertaken to date has comprised a number of meetings and presentations to the local community councils as well as two full day community exhibitions (June 2009 and November 2010) held at Stoneywood House. The comments and suggestions received from these events has fed directly into the evolution of the Development Framework and Masterplan.

A full record of the consultation process, including all comments and how it has informed the Development Framework and Masterplan is documented in a Pre-Application Consultation Report which will be submitted with an application for Planning Permission in Principle for the site.

2. Site Analysis

This section illustrates the design team's understanding of Stoneywood Estate in a City wide, local and site context and explains how this has informed design proposals. The site is bounded by the River Don to the East and the A947 to the west. The site is approximately 2 km from Dyce Railway Station and is pivotally placed to provide a key link of the aspirational Core Path AP6 and National Cycle Route 1.

The site includes two listed buildings, Stoneywood House and Stoneywood House Lodge. Analysis of historic maps illustrates how the development of Stoneywood House (in association with the Paper Mill), together with Waterton House to the south, have influenced the landscape at Stoneywood. The site benefits from a strong and well established woodland structure of predominantly mature beech trees, dividing the site into distinct pockets. Unfortunately the majority of the woodland now requires a considerable management input to bring it into a safe condition and to commence the regeneration process. Ensuring enhancement and longevity of the woodland structure for existing and future communities. Detailed tree surveys have been undertaken to help inform proposals.

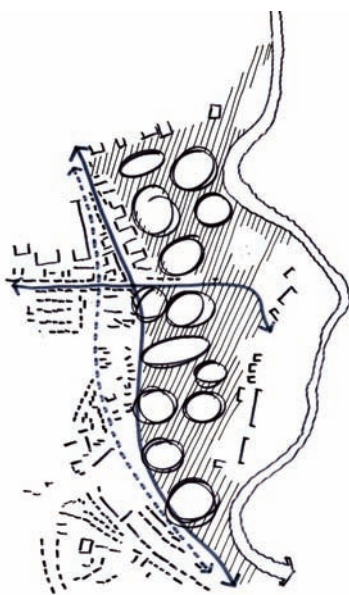
3. The Development Framework

The Development Framework section sets out a basic two dimensional spatial framework for the way in which the site will be developed, it creates a co-ordinating structure which sets a robust and viable vision for the Estate from which more detailed design can follow.

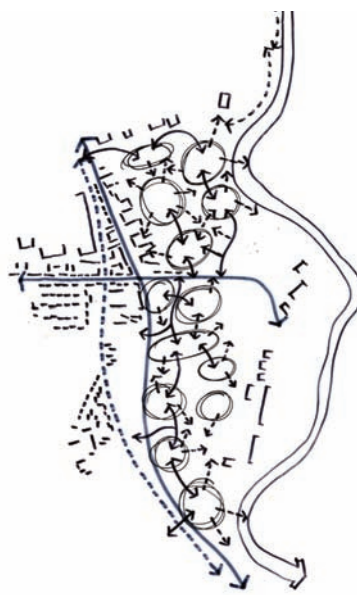
Stoneywood Estate has a unique character defined by its estate landscape and strong woodland structure which forms a unifying element of the site. The woodland has been assessed in terms of type, condition and historic structure and through carefully selecting areas for retention and removal, development blocks or 'pockets' within the estate woodland structure have been created.

These clearly defined 'pockets' are then connected by a network of path and streets, connecting to both adjacent 'pockets' and also into the wider context.

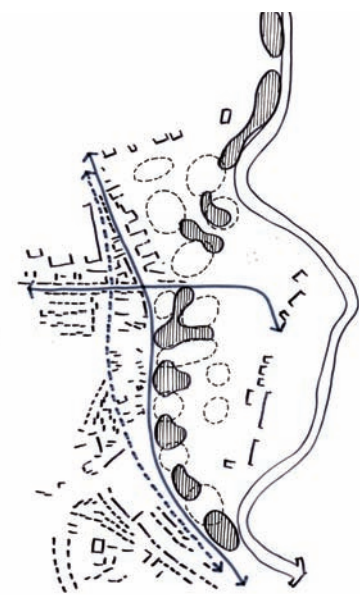
Once the pockets are defined and connected, opportunities must be found within the estate for recreation. By promoting public access to woodland areas which connect development pockets and managing the remaining woodland areas with an ecological and habitat bias, opportunities for recreation and ecological enhancement are achieved.



Creating the pockets



Connecting the pockets



Spaces between pockets



Stoneywood Estate, Development Framework

The principles of the Development Framework are described and explained under the following six headings:

a. Woodland Structure

b. Development Blocks

c. Access and Connectivity

d. Core Streets

e. Landscape Strategy

f. Drainage Strategy

a. Woodland Structure

The Development Framework appreciates the value of the woodland at Stoneywood Estate. The majority of the estate woodland structure at Stoneywood will therefore be retained and managed. In certain locations however it is beneficial for areas to be removed. The Development Framework specifically describes the location of these areas and provides a clear rationale for their removal. This rationale includes:

- Revealing the historic estate landscape setting;
- Enhancing the woodland setting by removing areas of low quality woodland;
- Removing areas deemed of low value to create development plots.
- Creating better visual and physical connectivity between development plots, allowing the creation of a cohesive new neighbourhood;
- Providing development plots which allow development to face into and address the woodland, engendering a positive community relationship with and stewardship of the woodland areas;
- Remove trees as necessary to allow the street network to connect across the site;
- Improving safety.

A Woodland Management Plan has been prepared to support the Development Framework and Masterplan document in order to ensure public safety and the longevity of the woodland.

b. Development Blocks

Areas for development within the Estate are identified (illustrated on the plan opposite N1-N5 and S1-S6). Within the document a proposed number range of residential units is described for each block. Over the entire site this presents a range of between 350 and 500 residential units (including affordable housing) and capable of meeting the Aberdeen City and Shire Structure Plan minimum target of 30 dwellings per hectare.

Within the Development Framework a Principal Mixed Use Centre and two additional locations which could accommodate support services for the new and existing communities at Stoneywood have been identified. The number and distribution of these centres is designed to promote walkable neighbourhoods with accessible locations. It is proposed that these could provide around 2,000sqm of supporting retail, service and community uses, including the health centre and community pharmacy identified in the proposed Local Development Plan Infrastructure Requirements.

c. Access and Connectivity

Access and connectivity has been designed to actively encourage walking, cycling and sustainable transport. A network of pedestrian routes, cycleways and public transport links have been identified. As part of the path network provision the site will help facilitate an important link of the Core Path AP6 and National Cycle Route 1.

The majority of proposed development at Stoneywood Estate is within 400m of bus stops on an existing frequent service. Pedestrian connectivity to these stops has been considered as a priority with a further potential bus loop also identified within the site.

Dyce rail station is close by, approximately 2km to the north-east of the centre of the site. This station is served by trains running to and from Aberdeen and Inverurie at intervals of between 10-35 minutes in either direction.



1:8,000@A4 North

Stoneywood Estate, Illustrative Masterplan, above canopy

d. Core Streets

Street design has been considered and designed following Designing Streets, Policy Statement for Scotland. In addition to the core streets defined it is anticipated that there will be further streets, lanes and shared surfaces within Development Blocks with these being designed in accordance with 'Designing Streets' policy and appropriate standards/requirements of Aberdeen City Council. The street structure has been designed as a site specific response aiming to:

- ensure the woodland setting contributes to sense of place and minimise the disruption to existing retained woodland;
- predominantly arranged on an east-west alignment to allow properties to benefit from maximum solar energy gain;
- retain the existing landscape character of Stoneywood Estate;
- Penetrate into the site, giving the site a sense of arrival and place;
- Create key nodal points in the layout associated with the locations of proposed mixed use centres.

e. Landscape Strategy

Usable, well-designed, public space is recognised as creating opportunities for communities to interact, promoting a sense of place and helping to promote healthy active lifestyles. This section describes how and where public open spaces will be provided within the development and how the provision meets Aberdeen City Council standards including emerging Supplementary Planning Guidance – Open Space.

f. Drainage Strategy

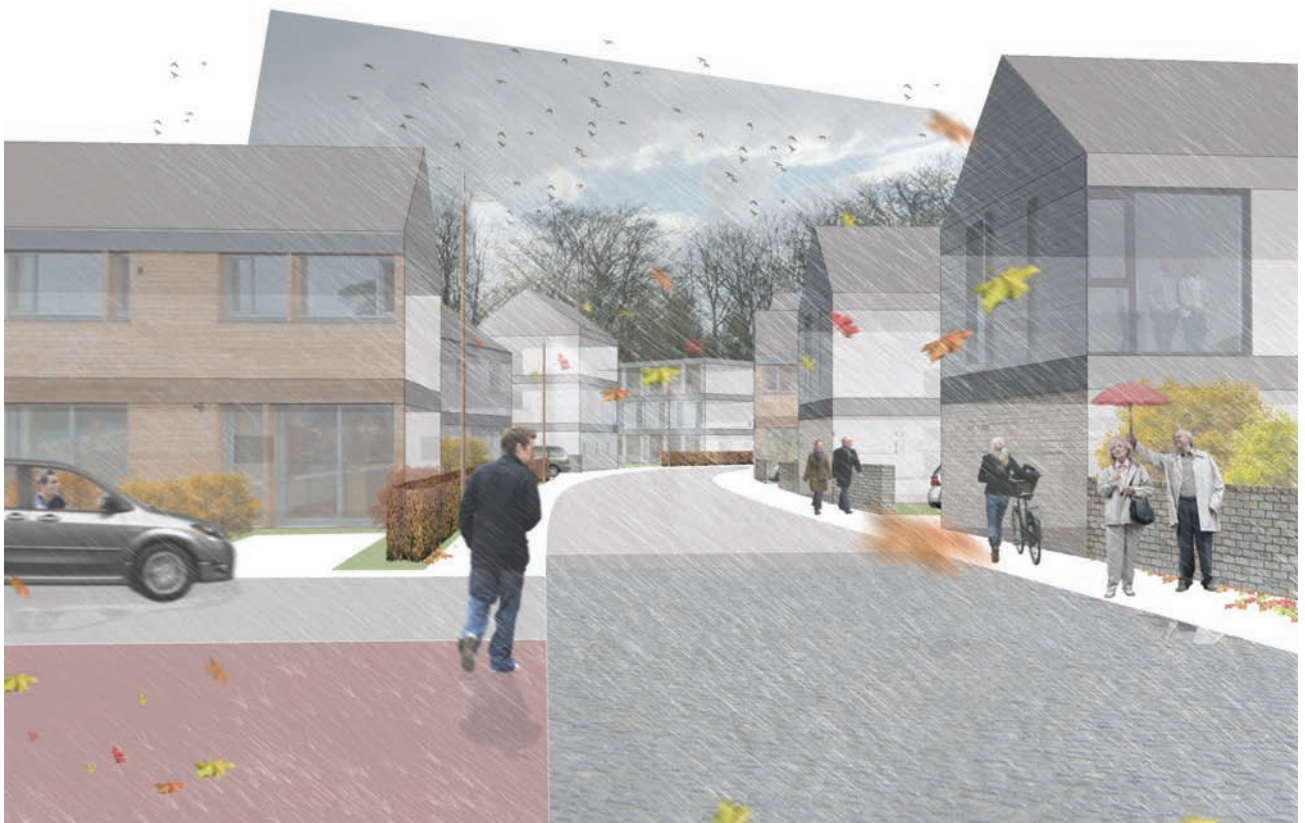
The surface water drainage requirements for the Stoneywood site have been investigated with interested stakeholders. Based on current development guidance the site will be drained via an approved Sustainable Drainage System (SUDS).



Extract of Illustrative Masterplan, below canopy

4. The Masterplan

The Masterplan takes the principles set out in the Development Framework section of the document and develops these to provide detailed three dimensional guidance. This guidance includes information on proposed urban form, architecture, spaces and other design matters and aims to ensure that these are developed with a strong identity responding to both their immediate setting and also to the wider context. This section of the document is based upon the 'illustrative masterplan' shown opposite, this plan is not a definitive plan for the site however it illustrates a possible interpretation of the Development Framework and illustrates key principles of the masterplan. It is intended that this guidance will provide the starting point for detailed planning applications which will follow.



Character image, development block S4

The Masterplan sets out the function and design principles of the seven core public spaces and two civic spaces which were identified within the Development Framework section of the document aiming to ensure that these integrate with development well, benefit from natural surveillance and are pleasant and safe places to be.

The Masterplan then goes on to describe principles which are generic across the development blocks and relate to urban design, architecture and place making.

Viewed as a whole Stoneywood Estate will have a cohesive identity and structure. There will however be considerable variation between development blocks in response to their location, proposed land use and existing context. To this end the document describes in more detail the design principles for each individual development block. These highlight elements that must be retained and how existing features such

as woodland, buildings, walled gardens or listed buildings should be addressed. The principles aim to ensure that each block is rich in character and creates an urban form with a strong sense of place. The document describes how the design of access and connectivity, buildings, spaces, spatial definition, parking and servicing should be approached for each block and includes guidance on building typology, height and architectural style.

5. Summary of Sustainable Design

This section of the document highlights some of the key principles of sustainable design integrated within the Development Framework and Masterplan and illustrates some of the opportunities created for further detailed sustainable solutions. These opportunities should be considered as the development process progresses to ensure that sustainability is embedded at the appropriate design stage throughout the whole project.



3D image of Stoneywood Estate

6. Phasing Strategy

An indicative phasing strategy is presented in the Development Framework and Masterplan to ensure that the build-up of the new community is achieved in a coherent and logical way with the ability for each phase to function independently prior to subsequent phases being delivered. The overall approach to phasing is integrated; in each phase open space provision, streets, services and development are included as appropriate. On completion of the development all phases will combine fulfilling the aims of the Masterplan to create a well structured and cohesive, accessible place.

7. Infrastructure Delivery

The Infrastructure Delivery Statement summarises the requirements of the proposed Local Development Plan and describes, what, how, when and with whom these will be delivered.

Conclusion

The development of Stoneywood Estate provides an opportunity to repair and reinvigorate the existing mature woodland of the Estate, creating an attractive new residential community set within a mature woodland setting, supported by local services and well connected by both walking, cycling and public transport.



open
optimised environments



IronsideFarrar
Environmental Consultants

