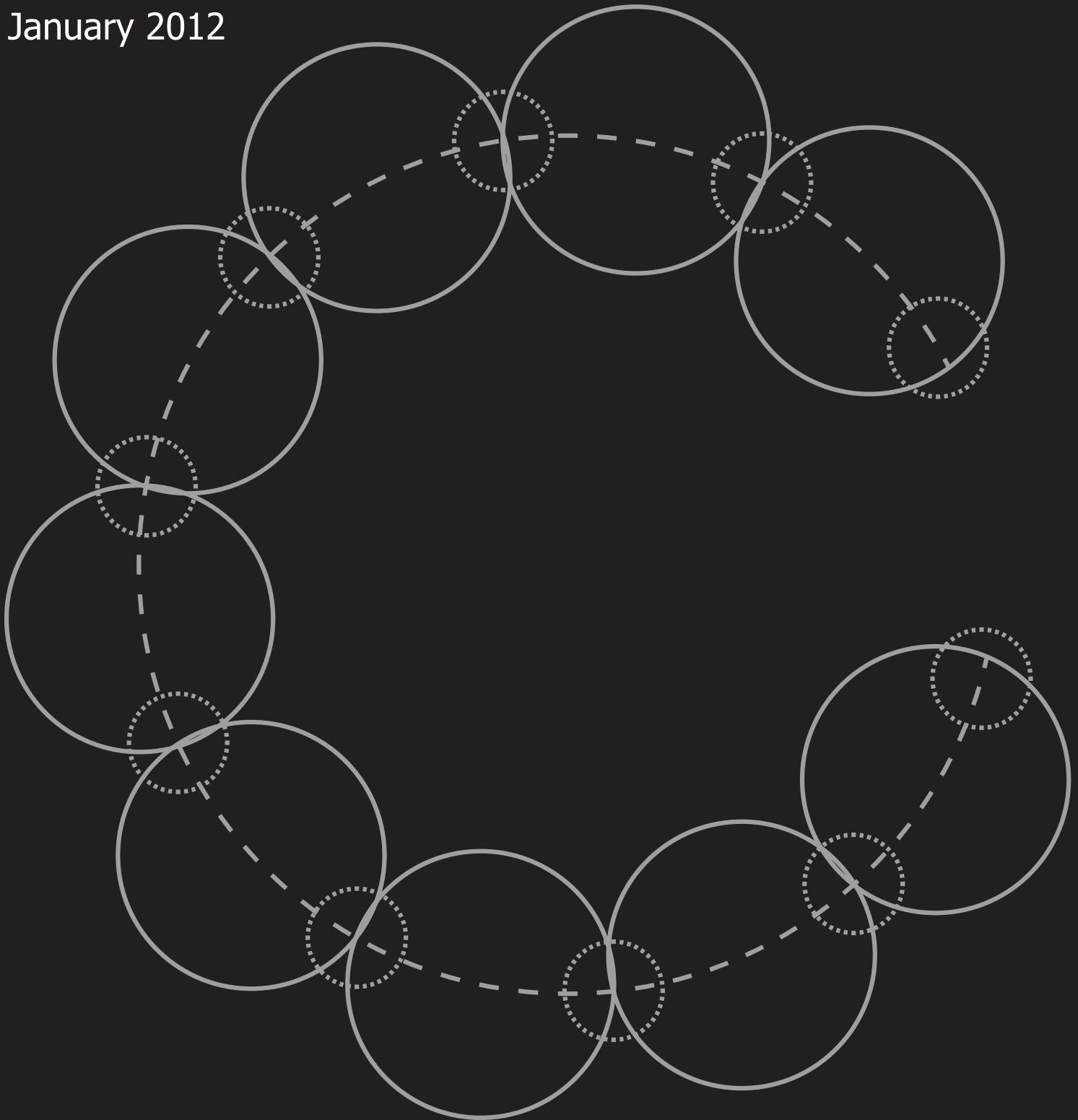


ABERDEEN HARBOUR

Development Framework

DOCUMENT SUMMARY

January 2012





SEA TROUT

ALLIANCE



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1. INTRODUCTION

Purpose

Aberdeen Harbour has played a central role in the identity of Aberdeen and in its economic success, past and present. Latterly it has become the support centre for the North Sea oil and gas industry, but its historical influence and economic importance dates back many hundreds of years.

Aberdeen Harbour Board (who own and operate the Harbour) has engaged with Aberdeen City Council to explore how the Harbour and the City can develop in partnership over the next 20 years. Aberdeen City Council recently prepared the City Centre Development

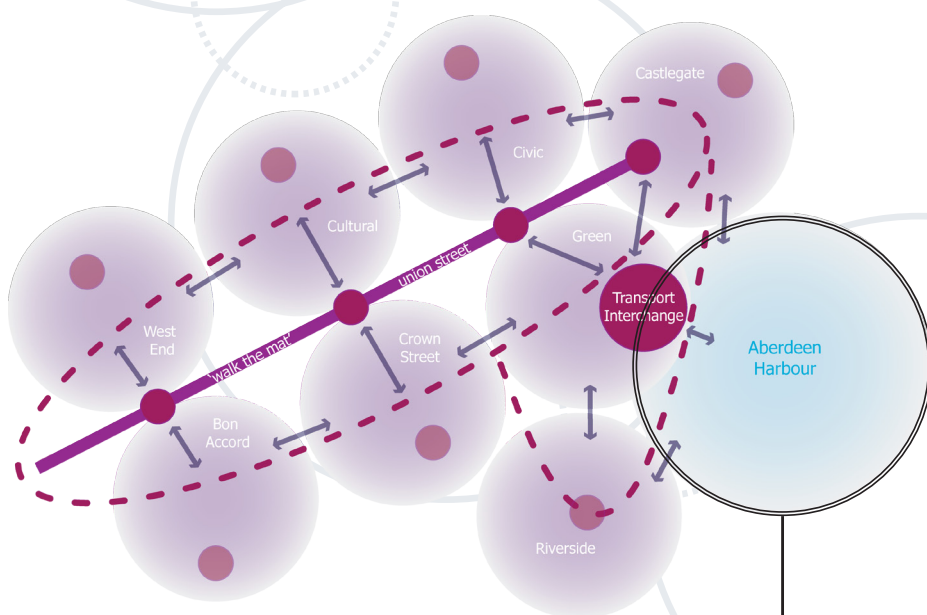
Framework which seeks to better connect areas of the City Centre and improve the environment therein.

The Harbour Development Framework builds on this work and explores the connections between the Harbour and the City, both physical and visual. This document considers how these connections can be improved so that the Harbour can continue to complement and support Aberdeen's economic and cultural growth. It also provides guidance to ensure that the objective for a greater mix of uses at the Harbour can be delivered without impacting on the operation of the port.

Aberdeen City Council Framework and Aberdeen Harbour Framework

Aberdeen City Council recently published its City Centre Development Framework (see diagram below). The Framework seeks to:

- Complement and enhance Aberdeen's unique identity;
- Develop clearly defined character areas;
- Ensure future development understands the existing context;
- Complement the wealth of urban design;
- Celebrate the architectural quality present in the City Centre; and,
- Ensure a co-ordinated and integrated approach to future development.



The ACC Framework identifies nine character areas, including Union Square. Crucially, the document stresses the need to better connect these areas to the City Centre and where possible with each other.

Objectives

The Harbour Development Framework identifies potential areas for investment beyond the Harbour ownership boundary, through community and stakeholder engagement.

The viability of Aberdeen Harbour, and its capability to generate and accommodate economic activity, depends

on its ability to respond to local, national and global trade conditions. This Development Framework has been prepared within this context and recognises the competitive environment in which Aberdeen Harbour operates.

The delivery of the proposed improvements will be implemented over the short, medium and long term.

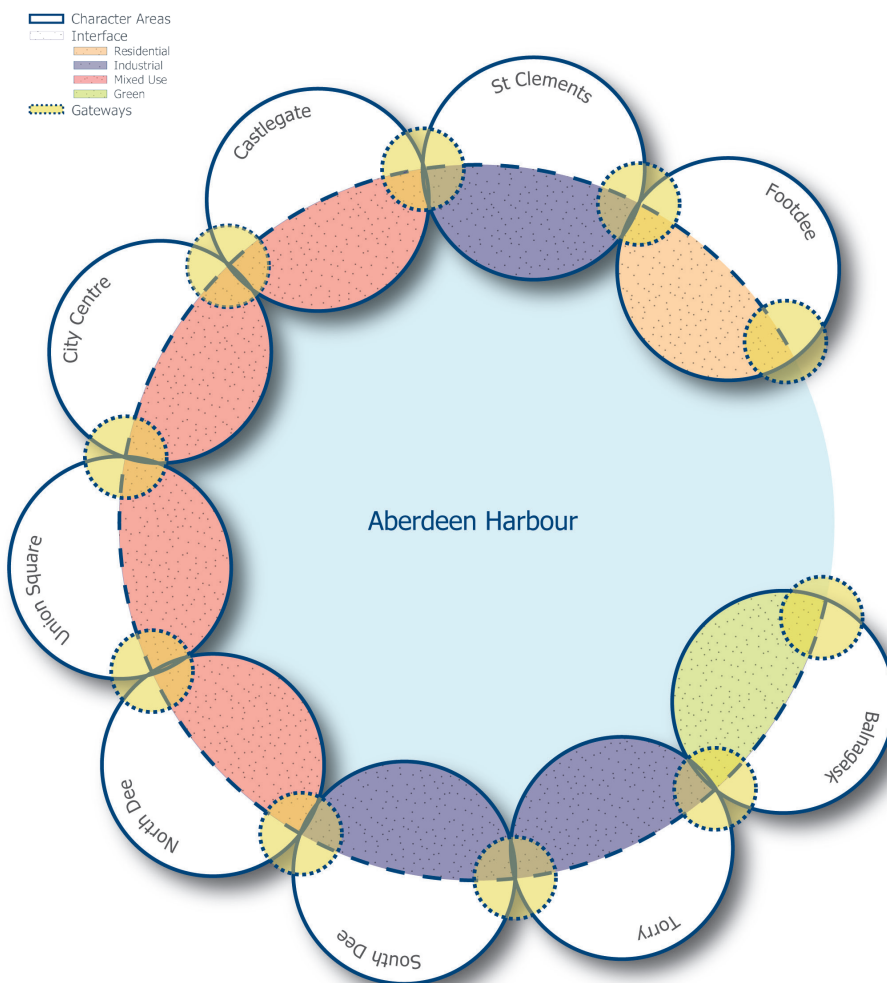
Certain areas identified within this framework are capable of early action, triggered by investment within the next five years. Aberdeen Harbour Board has taken cognisance of public opinions regarding access to the water at certain points.

Other medium term opportunities are dependent upon significant investment, and in some cases decisions on the future of transportation in this part of the City.

There are also a series of longer term opportunities for areas such as North and South Dee. Development in these areas must respond to this guidance. However, redevelopment of these areas is likely to take many years.

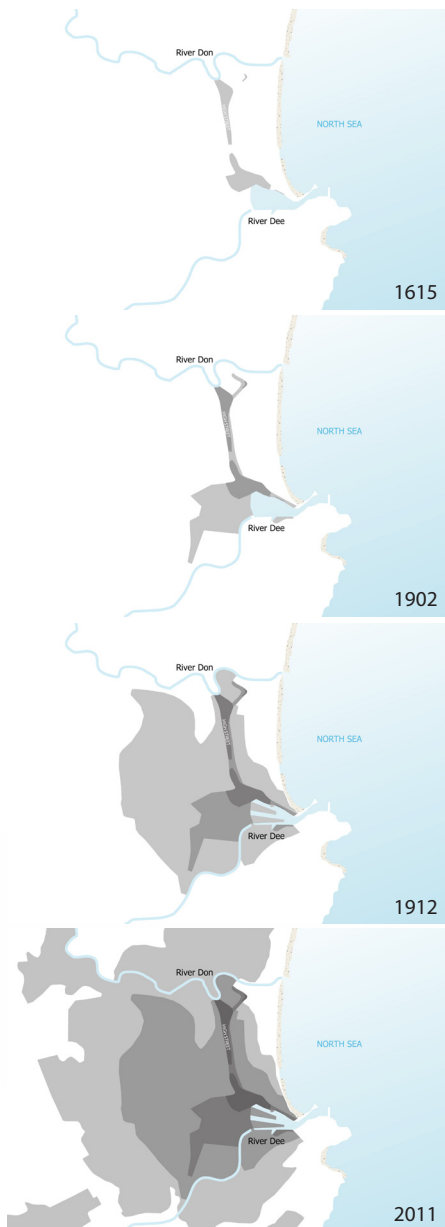
Other improvements, in the form of investment in public realm, lighting, public art and signage and wayfinding, will take place alongside larger development projects. These are detailed in the Action Plan section of this framework.

The successful delivery of what is presented in the framework will greatly depend on partnership working between the Harbour Board, Aberdeen City Council, the development industry and third party land owners.



→ Aberdeen Harbour Development Framework Concept

2. ANALYSIS & VISION



History

Aberdeen Harbour was formally established in the 12th Century at the point where the River Dee meets the North Sea. It was some distance from the original settlement of Old Aberdeen (beside the River Don). Separation between the two settlements (often referred to as the 2 burghs) was a natural response to location but was compounded by topography, with steep inclines running north from the Harbour towards the Castlegate.

In the centuries that followed, significant areas of land were developed around the Harbour, and while there was growth to the north at the River Don, the City that we recognise today grew around the Harbour.

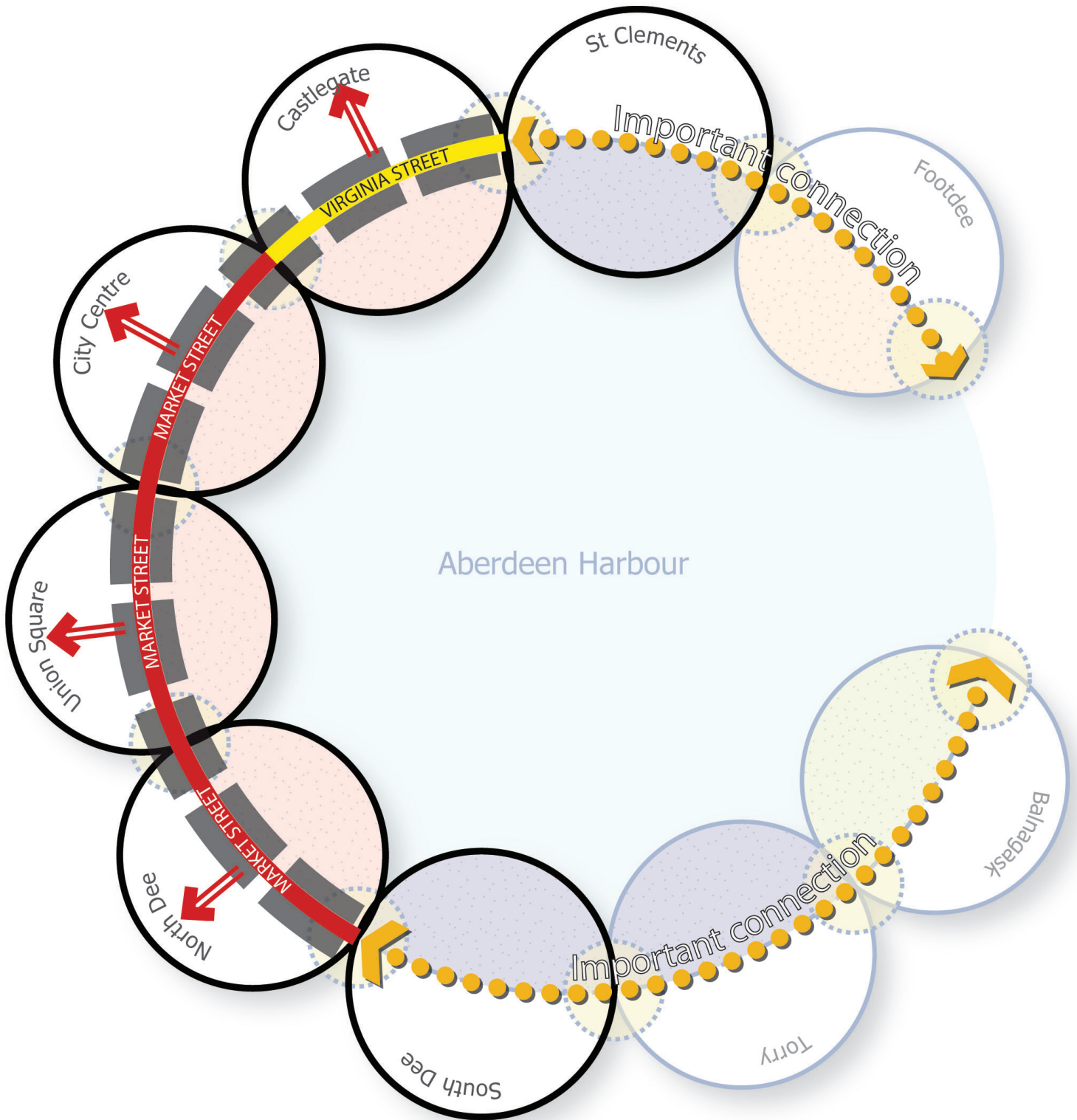
By the 20th Century, following the completion of the Harbour's breakwaters and the diversion of the River Dee, the modern Harbour expanded further and its industrialisation demanded railway and roads infrastructure.

Present Day

Today, the Harbour and City sit side by side. In many cases the edges between them are neither characterised as part of the Harbour or part of the City. This makes planning, developing and ultimately improving these areas quite complex. The needs of the City Centre and those of an operational port are quite different.

Areas within and around the Harbour need to be available to respond to the increasing or changing needs of the Port and its customers. It will be important to balance the continued economic development of the port with the Councils increasing ambitions to embrace the Harbour and exploit where possible the close proximity of the water and areas of open space and recreation that are located close by.





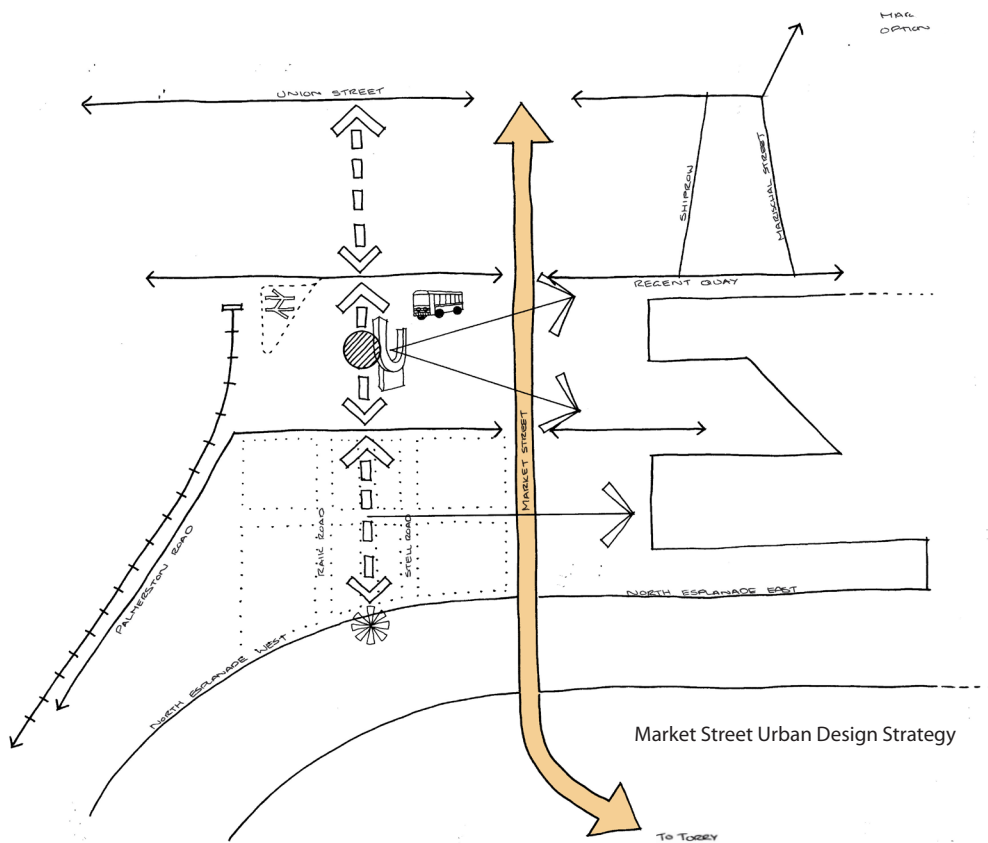
Urban Design Strategy Concept



3. URBAN DESIGN STRATEGY

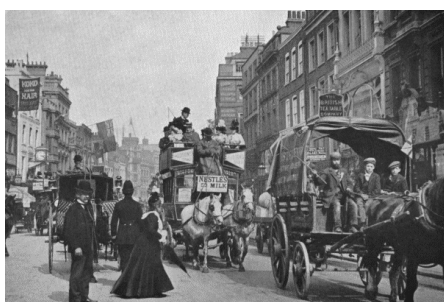
The urban design strategy has connection as its key principle, it identifies six significant strategic proposals in and around the Harbour, as listed below:

- Market Street: A Place
- North Dee: A Sustainable Urban District
- Esplanades, Riverpark and South Dee
- Castlegate, Virginia Street and Regents Quay
- St Clements and the Beach Connection
- The Torry Gateways



Market Street: A Place

Our vision is to introduce a variety of new uses, destinations and spaces along the length of Market Street, from its junction with Union Street south to Victoria Bridge, and integration with the North Dee Sustainable Business District.

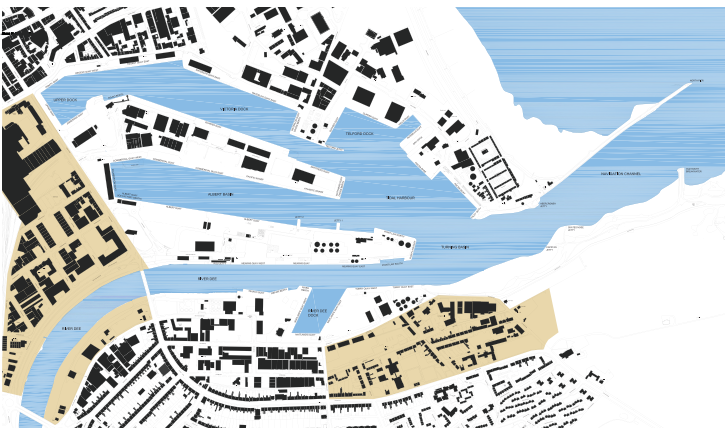
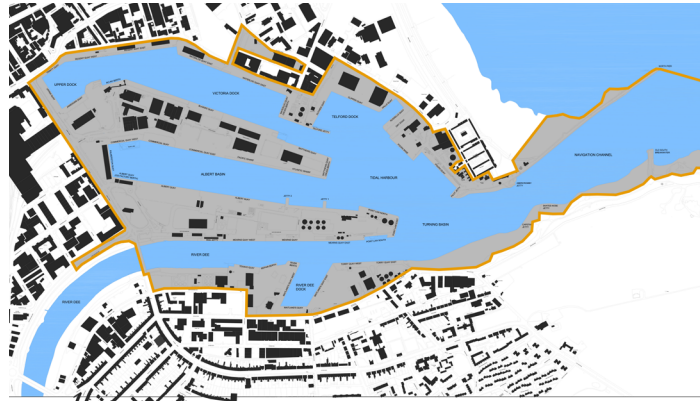


4. DEVELOPMENT GUIDANCE

protect

Objective One:

Consideration of land use, policies, proposals, access and connectivity within the Harbour and adjoining areas, must be aimed at safeguarding the supply of existing industrial and business land.

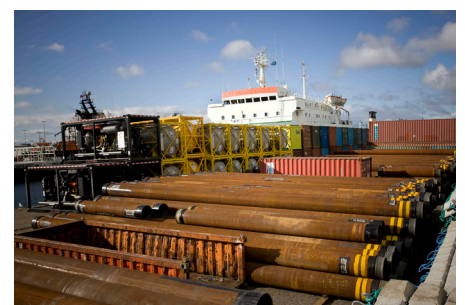


Objective Two:

Housing and mixed use development within this area, must take account of the character of the surrounding area to avoid undue conflict with adjacent land uses. Specifically, residential and mixed use development proposals must be comprehensive, shaped by a consultative masterplan approach and must not impinge upon the viability or operation of existing business in the vicinity.

Objective Three:

Development proposals must seek to protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network within the Development Framework area. Proposals must demonstrate how they improve public access, permeability and links to green space for recreation and active travel.



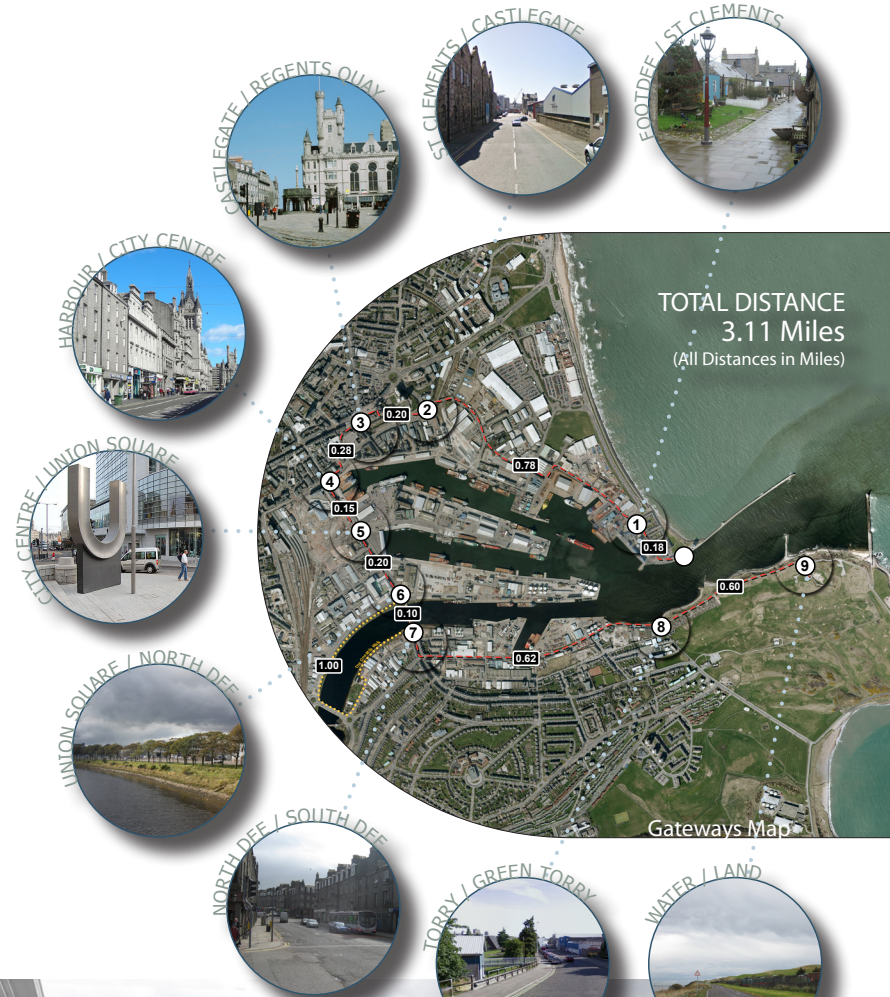
5. ACTION PLAN

improve

The Action Plan sets out detailed proposals for Branding, Wayfinding, Public Realm, Public Art and Lighting, with three key principles of orientation, viewpoints and movement driving each of the elements.

Character Areas

Aberdeen City Council's City Centre Development Framework identified nine separate character areas across the City Centre. Using similar methodology, this framework has identified a number of areas located around the edges of the Harbour which have very different characteristics.

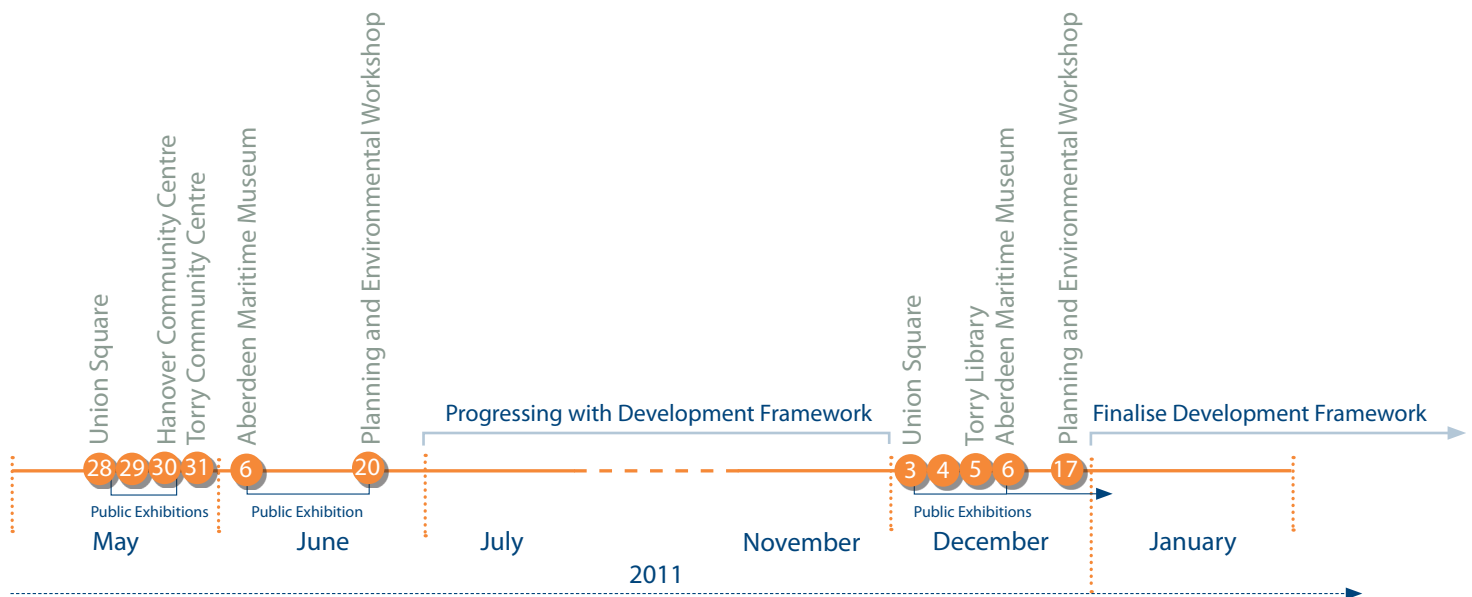


Gateways

Key entry points or gateways are important in any city, or for any area within a city. They contribute greatly to how you experience a 'place'. Therefore, a key aspect of this Framework is not only the identification of distinct areas around the Harbour, but also the gateways between them.



6. ENGAGEMENT & TIMESCALES



The community engagement process thus far, has demonstrated a live and passionate interest in the Harbour from local people and visitors alike.

Those attending and viewing the exhibitions were able to provide feedback either by speaking to members of the project team, and/or by filling out one of the questionnaires provided. Some of the main points coming from the community engagement events were as follows:

- The importance of the relationship between Harbour and City Centre, and the need to better connect the two;
- The value placed upon the economic importance of the Harbour;
- Local peoples appreciation of having a working Harbour in the City Centre;
- Suggestion of an event/ open day for the public to see more of the Harbour;
- The need for environmental improvements, including signage, lighting and security;
- Improvements to 'Green Network';
- The need to improve key gateways to the Harbour, and between the Harbour and City Centre i.e. Ferry Terminal, Market Street etc;
- Ambitions to see viewing areas/platforms and public spaces;
- Redevelopment at North Esplanade West;
- Safeguarding Footdee;
- Traffic flow issues on Market Street/Virginia Street; and,
- Pedestrian movement routes require improvements.

