



# Summary Document

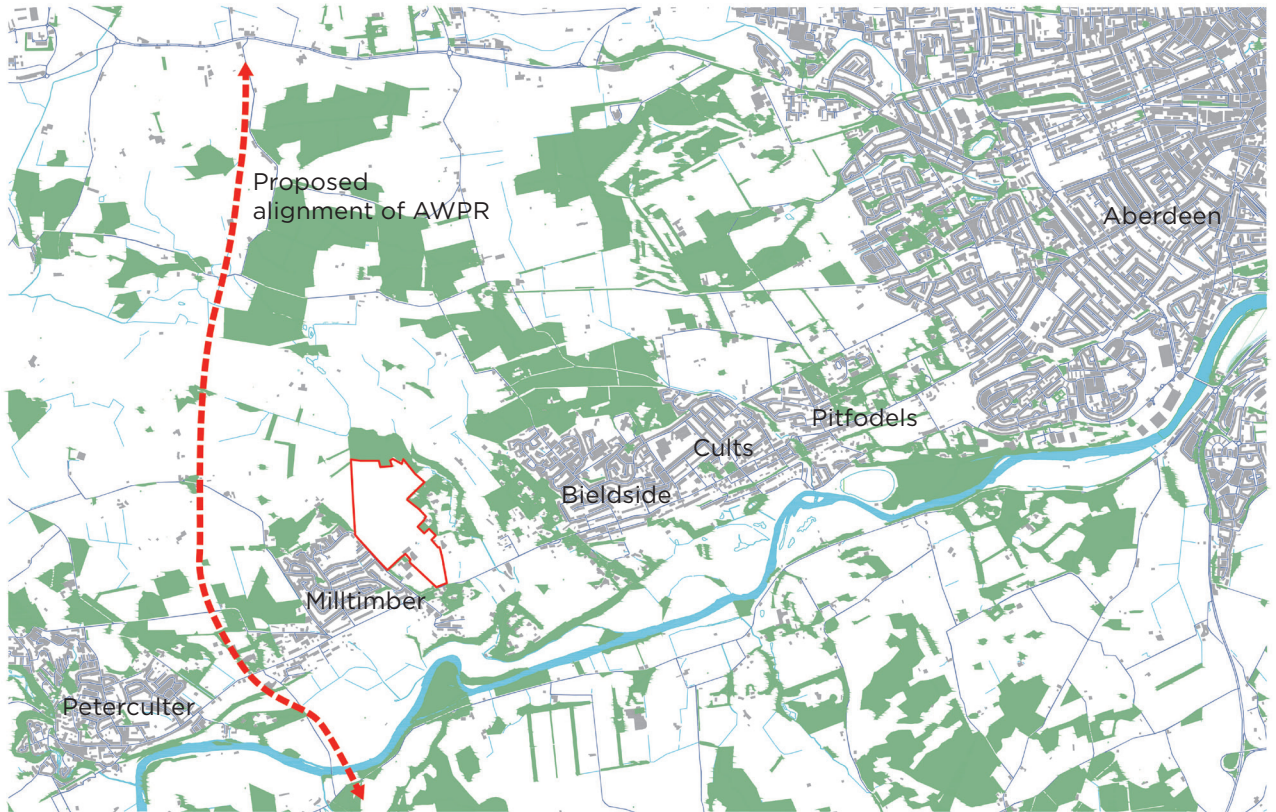
## Development Framework and Masterplan

### Oldfold, Milltimber

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Oldfold - North Deeside Context.



Oldfold - Site Area.

## Introduction to Masterplan

This document has been produced to provide a synopsis of the Oldfold, Development Framework and Masterplan document. The 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.

The site, identified in the Aberdeen Local Development Plan, is located approximately 7 miles to the west of Aberdeen city centre. The site identified as Oldfold is approximately 48 hectares and lies to the east of the main settlement of Milltimber.

The Development Framework and Masterplan describe how a residential led mixed use development of up to 550 residential units, supporting employment and community uses can be developed as an extension to the existing settlement of Milltimber. It is intended that the document will form the basis of Supplementary Guidance (SG) to the Aberdeen Local Development Plan.

The Masterplan document has been prepared on behalf of The Seven Incorporated Trades of Aberdeen Trades Widows' Fund & CALA Homes (East) ('the Promoters'). It outlines the proposals to develop a high quality and deliverable residential expansion to the east of Milltimber. The promoters assembled a multi-disciplinary team to produce the Masterplan for Oldfold.

The design team has 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 benefited from both community consultation and also regular meetings with Aberdeen City Council.



Aerial photo of the site area.

The document sets out a Development Framework and Design Guidance for Oldfold combining to form the Masterplan document. Its aim is to ensure that development of this site creates an attractive, well connected and vibrant new part of the town, providing a number of valuable benefits to the existing community of Milltimber. The document illustrates how development of the site must respect the sensitive landscape setting of the Deeside corridor and provide an attractive expansion to the existing settlement, creating a place that is in keeping with the distinct character along the North Deeside Road.

The Masterplan document is set out in eight key sections:

1. The Masterplan Process
2. Site analysis
3. Technical studies
4. The vision
5. The Development Framework
6. Phasing and delivery
7. Design guidance
8. Consultation summary

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

## 1. Masterplan Process

This section introduces the purpose of the Masterplan document. It describes the site, the planning context and the development process to date.

The Masterplan describes the relevant planning background of the site prior to it being allocated within the Proposed Local Development Plan. Oldfold, is identified within the Aberdeen Local Development Plan (LDP) for 550 house units and 5ha of employment land. The plan identifies the need for the site to be Masterplanned and lists the infrastructure required to support the development. The LDP envisages development in two phases, 2007-16 (400 units) and 2017-26 (150 units). The Council also requires a contribution of 25% of the units as affordable, in accordance with the City-wide policy. The site also is to include a replacement Milltimber Primary School.

The document goes on to explain 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 that 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, importantly with the existing settlement of Milltimber.

This section goes on to explain the promoters' aspiration (subject to approval of the Development Framework and Masterplan document as Supplementary Guidance 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 Supplementary Guidance.

This section also introduces the consultation process undertaken to date, with a full summary of the consultation



Community Consultation, Public Exhibition June 2009

process contained within Section 8 of the Masterplan. The site at Oldfold provides an excellent opportunity to allow the existing community at Milltimber to have a say in how their town can grow sustainably in a well planned manner.

The design team believes that 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 stakeholder workshops, meetings and presentations to the local community councils as well as two full day community exhibitions (June 2011 and November 2011). The comments and suggestions received from these events have 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

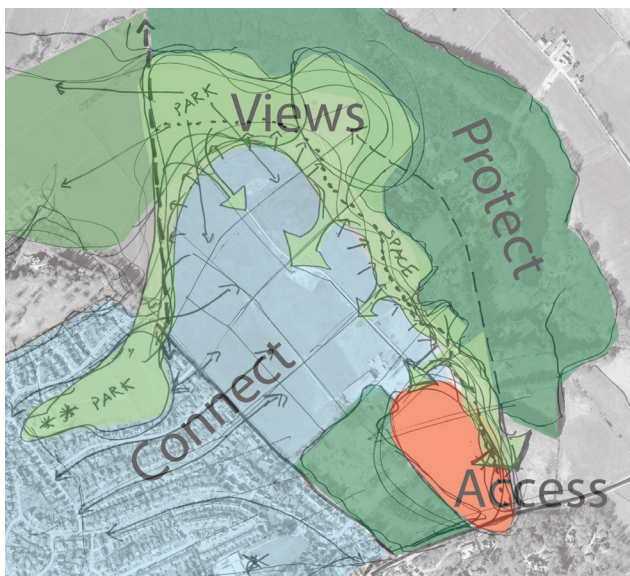
This section of the document illustrates the design team's understanding of an expansion to Milltimber at Oldfold in a City, local and site context and explains how this has informed design proposals.

The site at present is used for agriculture, generally improved grazing, arable land and by a riding stables. The site comprises a series of relatively small fields defined by stone dykes and farm tracks. There are no built or natural designations present on the site that would be affected by the proposed development. The woodland at Den of Murtle adjacent to the site is designated as a Local Nature Conservation Site.

The site analysis has identified the key site influences that will determine the location, shape and character of any development of the site area identified. The analysis not only directs the shape of any development in this area, if respected it will allow the site to be developed with a unique character and 'sense of place'.

## 3. Technical Studies

To support and guide the production of the Masterplan a number of technical studies and reports have been completed, these include a Transport Assessment, Ecological Assessment and Surface Water Management strategy amongst others.



Approach to development

## 4. The Vision

In line with the Aberdeen City Council 'Masterplanning Process' the Masterplan describes CALA's vision for the expansion of Milltimber at Oldfold.

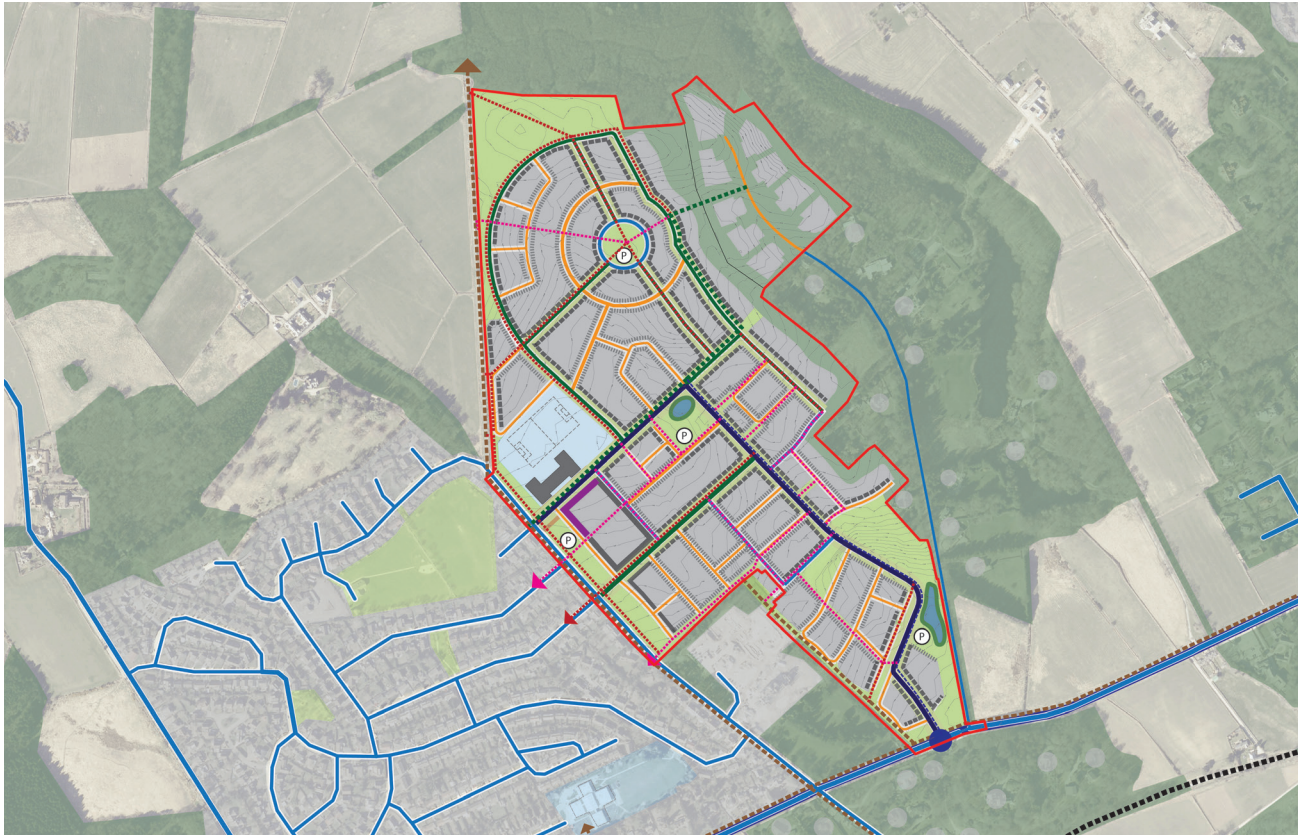
CALA aims to develop an expansion to Milltimber at Oldfold in a manner that reflects the quality associated with the North Deeside area, both in the quality of homes provided but also in the quality of environment. Oldfold will provide new homes in one of the most desirable parts of the Aberdeen, a high quality place to live on the edge of the city.

CALA has high expectations for the site at Oldfold. To create a successful urban expansion at Milltimber, the aspects that make the site unique and attractive must be brought to the fore, the distinct features and characteristics of the site, and must be articulated through the design to create a distinctive new community with a clear identity and sense of place.

Oldfold will be a place in which the houses, streets and outdoor spaces all combine to reflect the high standards and aspirations of not only CALA but also the Council and the existing residents of Milltimber.



Development concept



Oldfold - Development Framework (for annotations and legend refer to final Masterplan document).

## 5. The Development Framework

The purpose of this Section is to describe the concept for the site and how the main aims will be realised through site wide design principles and illustrated through a Development Framework.

This Section describes how the Development Framework has evolved from an analysis and appreciation of the site and its strategic and local context. It explains how in line with the Aberdeen City Council 'Masterplanning Process' the Development Framework 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 Oldfold from which more detailed design can follow. The Development Framework is intended to:

- Establish a clear and exciting future vision for Oldfold;

- Provide a clear and comprehensive spatial framework that describes how the site is intended to be developed;
- Describe and explain the integrated land-use, landscape and transport proposals;
- Set out a clear phasing strategy;

### Layers of the Framework

The document describes the core principles of development at Oldfold, the location and purpose of the elements that make up the Development Framework. These principles are described and explained under the following six headings:

- Part of Milltimber
- Access and Connectivity - Path Network
- Access and Connectivity - Street Network
- Landscape Framework
- Development Blocks
- Drainage Strategy

## **Part of Milltimber**

Creating a sustainable urban expansion that fits within the overall town structure of Milltimber while reflecting the unique character of the site has been a key consideration in the concept for development at Oldfold. This section describes how the various parts of the Development Framework will combine to achieve the aims set out above, integrating Oldfold as part of Milltimber.

### **Access and Connectivity - Paths**

The Development Framework has been designed to actively encourage walking, cycling and use of public transport. A network of pedestrian routes, cycleways and new bus routes has been identified. As part of the path network provision the Framework will provide an important part of the wider Aspirational Path AP10 within the site.

All of the proposed properties and the majority of existing properties in Milltimber are within 800m of the proposed mixed use core and new primary school. Pedestrian connectivity to these has been considered as a priority with a further potential bus loop also identified within the site with all proposed properties within 400m of a potential bus stop.

### **Access and Connectivity - Streets**

The principal vehicular connection to the street network will be provided to A93, North Deeside Road with further connections to Binghill Road. The principle of access to the site from the A93 via a new junction has been established in the LDP and through the masterplanning process the design team has been considering a number of options for the design of the junction, informed by the on-going Transport Assessment.

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 also being designed in accordance with 'Designing Streets' policy and appropriate standards/requirements of Aberdeen City Council.

## **Landscape Framework**

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 the requirements of the Aberdeen City Council - Open Space Interim Supplementary Guidance.

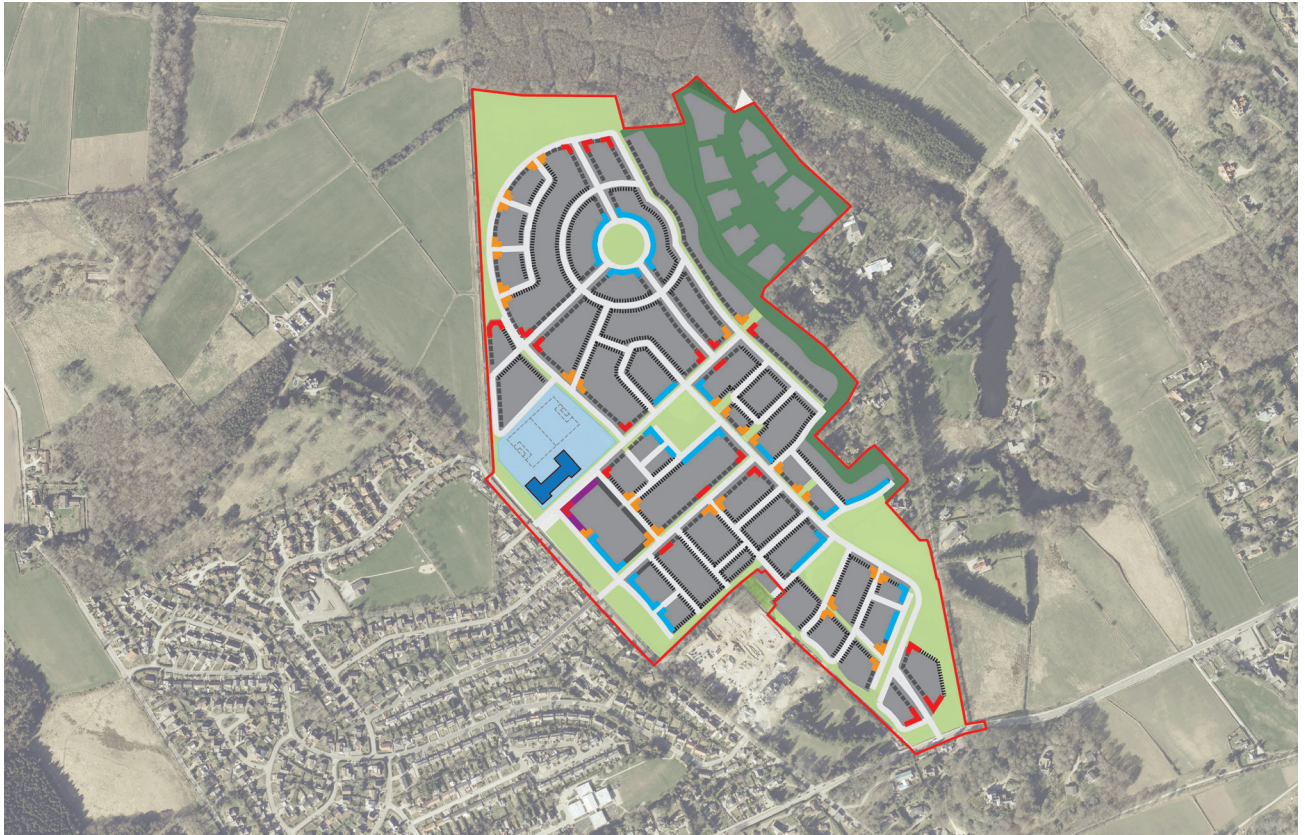
### **Development Blocks**

Areas for residential development, mixed use development and the proposed new primary school are identified (illustrated on the plan opposite). Within the document a proposed number of residential units is described for each block. Over the entire site this presents 550 residential units (including affordable housing) across a range of densities. The Development Framework will provide a mix of building typologies and tenures to help create a diverse and inclusive community structure.

Within the Development Framework a location for a mixed use local centre which could accommodate support services for the new and existing communities at Milltimber has been identified. A site for a new primary school has also been identified as part of the local centre. The location of the primary school, and associated mixed use facilities has been selected to enable it to serve both the proposed and existing wider community of Milltimber. Located together at the centre of the existing and proposed communities, close to the existing Church and Community Centre, all the proposed homes and the majority of existing homes are within a 800m walk of these community resources.

### **Drainage Strategy**

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



Oldfold - Urban design principles (for annotations and legend refer to final Masterplan document).

## 6. Phasing Strategy

An indicative phasing strategy is presented in the document 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 in line with the aims of the Local Development Plan.

### 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.

## 7. Design Guidance

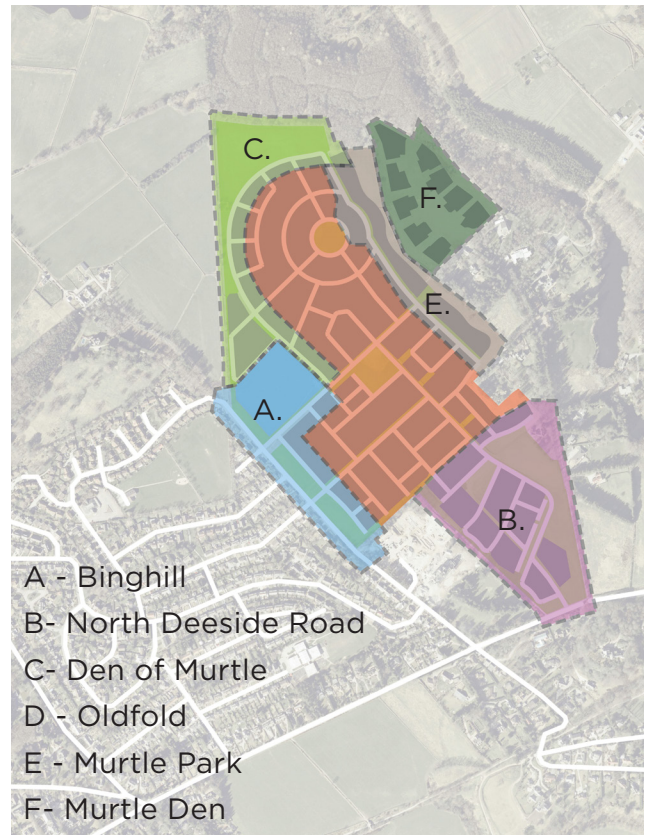
The Masterplan takes the principles set out in the Development Framework section of the document and develops these to provide detailed three dimensional guidance.

This Section of the document looks at how the key design principles that underpin the Development Framework will help character evolve, reflecting the combination of all the principles set out in this document to create an attractive new part of Milltimber. This guidance will therefore assist the developers and their designers, in preparing future detailed applications at later stages in the development process. It will identify the core design principles and character defining elements for a number of character areas, buildings, spaces and routes that when combined will allow the development concept identified within the Development Framework to be realised.





Part of Milltimber.



- A - Binghill
- B- North Deeside Road
- C- Den of Murtle
- D - Oldfold
- E - Murtle Park
- F- Murtle Den

Character Areas.

The design guidance for Oldfold is described through four levels:

### General Design Guidance

Principles of good urban design that should be followed as a matter of course in the development of Oldfold.

### Strategic Design Principles

Specific design principles that apply to the whole Development Framework area. This should be followed to help shape the urban expansion into a unique and desirable place to live.

### Layers Of The Masterplan

This Section describes the aims and parameters of the proposals by breaking the Development Framework into its constituent parts. These layers illustrate key concepts of the Masterplan and how they respond to both the existing site and the Development Framework. Following the principles set out in these layers will ensure that the Oldfold integrates with both Milltimber and the existing landscape.

### Creating Character

In order to ensure that development at Oldfold has a rich and legible character, the Development Framework is then broken down in to character areas.

The guidance for each area is written to focus on the key generators of character, which include key routes, buildings, edges, spaces, uses, and articulate the main design intent. This design guidance considers inter-relationships and connectivity of different areas in terms of design and visual appearance.

The design guidance described in this Section is not intended as a blueprint to be followed rigidly - it should be used as reference to stimulate discussion and control the quality of design by interpreting and applying the principles. This guidance should be considered when dealing with future detailed applications.

**Character Areas.** The site analysis and review has led to the identification of six distinct character areas within the development that have shaped and informed the scale, layout and character of the proposed development. These are;

### Binghill Road

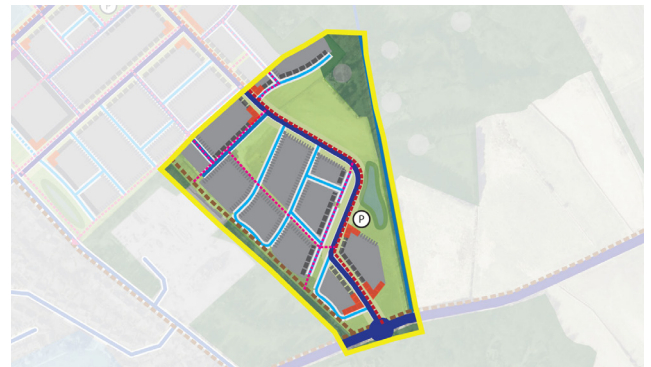
The character of the western boundary, specifically the Binghill Road area, is of particular importance as it forms the interface between the existing and proposed communities and offers the only opportunity to integrate with the existing settlement.



Interface with Binghill Road.

### North Deeside Road

The North Deeside Road area is very important to the overall character of Oldfold Farm as it is the only part of the site viewed from the A93 and forms an important 'gateway' to the extended Milltimber.



North Deeside Road Character Area.

### Oldfold

The Oldfold area is the largest character area of the development and generally will have a higher residential density than the character areas to the north and east which require sensitive treatment to the surrounding landscape. As a result the key character forming elements are streets and spaces.



Illustration of Oldfold Square, Oldfold.

### Den of Murtle

Den of Murtle Hilltop Park ensures that development does not encroach on the higher, more visually prominent land and allows for the largest area of informal public open space within Oldfold to be created.



Illustration of Hilltop Park, Den of Murtle.



Interface of Murtle Park and Murtle Den character areas.

## Murtle Park and Murtle Den

The character of Murtle Park is very important as to how the development should address the eastern boundary to the existing Murtle Den area. This area will be defined by the avenue type street that runs almost the full length of the Murtle Den boundary. Development plots to the east should back on to the structural woodland acting to protect the setting and privacy of the Murtle Den properties.

The character of the Murtle Den area should replicate the existing housing to the south. Very large detached plots set within mixed woodland and accessed from the existing driveway. Development should be limited in this area to respect the existing character and environmental aspects. New woodland should be planted in advance of development to provide the setting for future development.



Illustration of Murtle Park avenue.

## 8. Consultation Summary

Section 8 of the document contains a full summary of the consultation process, including a detailed description of all the meetings, workshops and exhibitions carried out throughout the masterplanning process. It includes a summary of responses and comments made at each of the events.

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

## Summary

The development and refinement of the Masterplan has been the essential first stage of the process of creating a long term, sustainable extension to Milltimber. This will happen over many years as the houses and other facilities will take time to plan, build and mature. Once the Masterplan has been adopted as Supplementary Guidance, a series of planning applications will follow, starting early in 2012 with an application for Planning Permission in Principle for the entire site. Only once this is approved by the Council, will a series of detailed applications start, to show how different phases of the land then will be developed in line with the 'Principle' consent. A proper community can only be created over many years however here we have the advantage of the Oldfold site being part of the existing community of Milltimber and we are working hard to make sure that the new sites can be absorbed and embraced by the current community.

open  
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