

The logo for Grandhome, featuring a stylized house icon with a 'G' inside, followed by the word 'Grandhome' in a serif font.

Grandhome

The logo for the Scottish Sustainable Communities Initiative, featuring the text 'scottish sustainable communities initiative' in a sans-serif font with a leaf icon to the right.

scottish
sustainable
communities
initiative

TurnberryPlanning

Grandhome Development Framework

March 2013

SUMMARY



ABERDEEN
CITY COUNCIL

Figure 1: The Development Framework diagram for Grandhome.

- Mixed-Use Buildings
- Office Buildings
- Single-Use Commercial
- Indicative Footprints
- Plots
- Schools
- Civic Buildings
- Existing Buildings
- Open Space
- SUDS
- Site Boundary



The Vision

The vision for Grandhome is the creation of a mixed-use urban extension of Aberdeen, adhering to the principles of place-making and responding to the traditional vernacular of the region.

The key parameters for the development are as follows:

- a total of 6,000 – 7,000 homes, of which 25% will be affordable;
- 5 hectares of employment land, including a technology park;
- seven neighbourhoods, each supported by shops and services;
- three primary schools incorporating sports pitches and community uses;
- a community campus, including an academy, library and sports centre;
- a health centre;
- a network of open spaces, connected to the wider area, including sports pitches, neighbourhood parks and habitat creation; and
- a vibrant high street to support the wider Bridge of Don area.

The vision is underpinned by six core principles:

- 1. Strong Sense of Place**
- 2. Sustainable and Walkable Neighbourhoods**
- 3. A Well-balanced Mixed Community**
- 4. Green Spaces to Breathe**
- 5. Well-Connected Streets**
- 6. A New Centre for the Bridge of Don**

Section 1: Introduction

The vision for Grandhome is the creation of a mixed-use, urban extension of Aberdeen, adhering to the principles of place-making and responding to the traditional vernacular of the region.

The new settlement is envisioned to be an exemplar sustainable development and has been selected for inclusion in the Scottish Sustainable Communities Initiative (SSCI).

Section 2: Site Analysis

Describes the site context and current conditions. Additionally this section outlines the historic and planning context of the site in line with the Local Development Plan (LDP). It further provides a multi-faceted assessment of the constraints and opportunities relating to the site.

Section 3: Consultation

Details the process of consultation that has

taken place thus far including the involvement of the project in the SSCI, public consultations carried out to date and next steps.

Section 4: Masterplan Development

Outlines the evolution of the masterplan through this process and the significant outcomes of each stage of design phase thus far from initial consultation.

Section 5: The Development Framework

This section defines the key components of the Framework which underpin the vision. The approach to design through the transect and local precedents is examined within this section. Key principles are broken down into density, neighbourhood and block structure, mixed-use development, access, street design, open space and landscape strategies as well as the architectural strategy.

Section 6: Character Areas

This section illustrates how the key components of the Framework combined to create distinctive areas within the masterplan.

Section 7: Phasing + Delivery

This section sets out the indicative phasing of the development over the proposed timeframe. It also identifies the key principles and proposals towards delivery of infrastructure and community facilities.

Appendices: I, II, III

The supporting information provided in this section relates to the consultation processes as well as the Development Framework analysis. This section is intended to be read in conjunction with the document and includes:

- Consultation Information
- Consultation Feedback
- Contextual Analysis Definitions

Section 2: Site Analysis

Grandhome is a 320ha greenfield site located 6km northwest of Aberdeen's city centre. The site is owned by the Grandhome Trust, a family-led entity, which has held the land for more than 400 years.

Comprehensive site analysis process has been undertaken to support the development of the Framework.

Summary of Environmental Constraints

Natural topography and drainage: taking a light-handed approach to grading on the site will reduce the impact of development on the natural landscape and help promote workable sustainable urban drainage systems.

Existing trees and woodland areas: where possible trees will be retained whilst new trees will be planted to increase the quality and variety of planting across the site.

Landscape character: the distinctive character of the area will be interpreted and used to influence the design of the development to help develop a clear, unique and locally appropriate sense of place.

Ecology and green space: the planned green space network will link the site to surrounding countryside and Core Paths as well as aiding biodiversity across the site.

Archaeology: the location of all monuments and sites have been considered in the development of the masterplan.

Ground conditions and land contamination: further investigative works will be carried out to determine the potential for land contamination and any constraints will be addressed within the masterplan.

Site Allocation

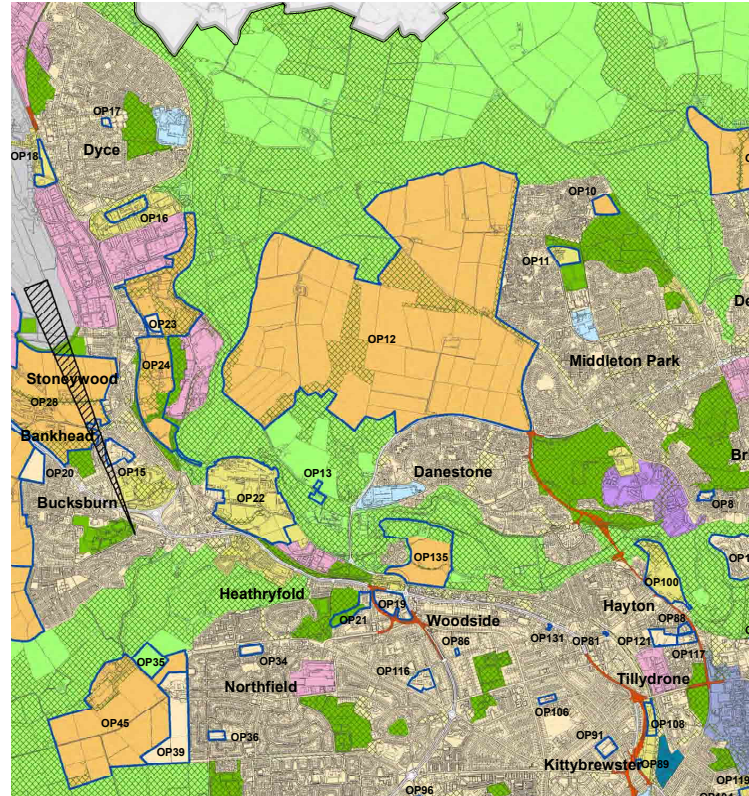


Figure 2: The Aberdeen LDP identifying Grandhome, Opportunity site 12

Site: OP12 Grandhome	Local Development Plan Period		Future Growth
	2007 - 2016	2017 - 2023	2024 - 2030
Housing	2,600 homes	2,100 homes	2,300 homes
Affordable Housing	(650 homes)	(525 homes)	(575 homes)
Employment	5ha		

Table 1: Development at Bridge of Don and Grandhome, Aberdeen Local Development Plan 2012

Key landscape characteristics



Figure 3: The characteristic geometric field pattern with blocks of woodland planting on ridgelines



Figure 4: Gently undulating farmland and blocks of woodland planting



Figure 5: A row of pylons are a conspicuous feature in the south-east of the site

Section 3: Consultation

Consultation has been run in tandem with, and contributed to, the on-going technical development of the Grandhome masterplan. Events have included public meetings, workshops, exhibitions, the distribution of publications as well as the 8-day SSCI charrette.

Many parties have been consulted throughout this process and include:

- Local residents and community groups
- Aberdeen City Council officers
- Local Councillors
- Local architects
- Local universities
- Scottish national agencies
- Architecture + Design Scotland
- The Scottish Government, via the SSCI programme
- Aberdeen Civic Society

Section 3 provides a detailed account of the consultation activity undertaken to date and how the outcomes of this have influenced the masterplan.



Figures 6: Pin-ups, and informal meetings at the SSCI Charrette (in March 2010). The pre-charrette paper, which was distributed to households throughout the area to encourage participation

Section 4: Masterplan Development

Building upon the consultation process and technical work undertaken, there have been four main iterations of the masterplan since 2010. The initial settlement concept was developed through studying existing conditions, context and traces on the land. Next, the principles of the development and location of neighbourhood centres were identified through the SSCI Charrette process in 2010.

As the LDP emerged, design development recommenced in early 2012 alongside the preparation of more technical information. Following public consultation in October 2012, and to meet requirements set out in the LDP, additional rounds of revisions took place between September and December 2012.



Figure 7: SSCI Charrette Final Masterplan, March 2010

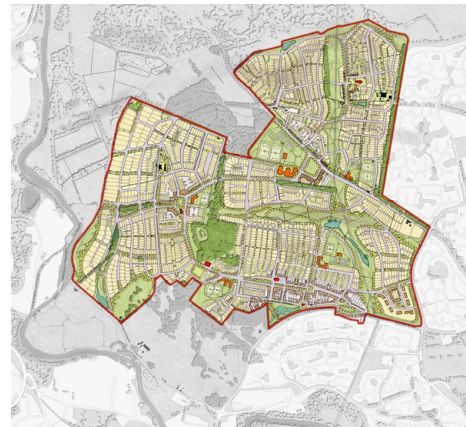


Figure 8: Design Development Masterplan, March 2012



Figure 9: Design Development Masterplan, September 2012



Figure 10: Design Development Final Masterplan, December 2012

Section 5: The Development Framework

Grandhome stems from the principles of place-making and will provide a sustainable, mixed use community offering a range of house types, community facilities, shops and employment opportunities. This approach seeks to lessen car dependency and promote a sense of wellbeing and community. Once fully developed Grandhome will deliver up to 7,000 new homes for Aberdeen.

The masterplan for Grandhome is made up of seven neighbourhoods including a vibrant town centre and business park. Each neighbourhood is designed to be traversed in 5-minutes by foot, from centre to edge, with the town centre spanning a 10-minute walk. Each neighbourhood will include a variety of housing tenure, size and type. 25% affordable housing will be provided on a tenure-blind basis, including provision as set out in the LDP for a Gypsy and Traveller halting site.

Mixed-Use Development

The Grandhome masterplan includes shops and community facilities intended not only to cater for the new residents of Grandhome but also for the wider Bridge of Don community. The character of the town centre will be that of a traditional high street with a mix of commercial uses mainly located on the ground floor of residential units. A number of buildings have been identified within the town centre for specific commercial, retail and leisure uses.

Grandhome will provide three primary schools and one secondary school. These schools will be located on three sites, with the Academy

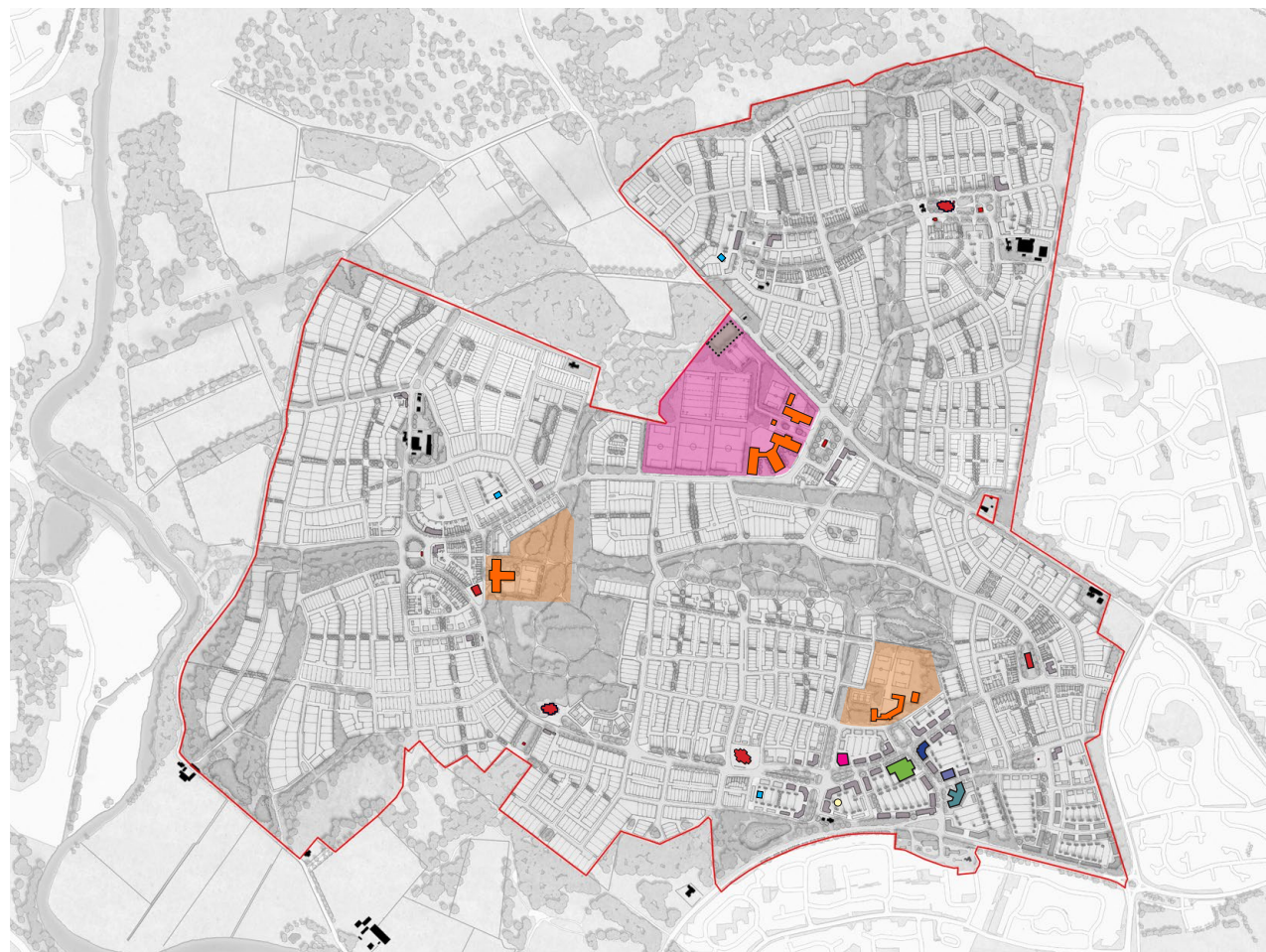
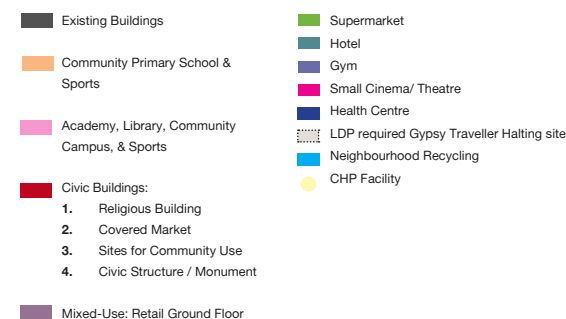


Figure 11: Proposed Indicative Locations of community facilities

and Clerkill Primary School sharing the same community campus.

As per the LDP Action Plan for Grandhome, the provision will be made for a 16 GP Health Centre, which will include four GPs from an existing Practice. Six dental chairs shall also be provided, alongside four community pharmacies.



Transect-Based Design

The Grandhome masterplan is transect-based meaning that the plan's structure is generated by a design tool called the transect. This measures the character of an environment from rural to urban.

Grandhome has been designed to include many different types of environments and includes three Transect zones: T3 (Sub-Urban), T4 (General Urban) and T5 (Urban Centre) as well as Special District (SD) found in the business park.

The Grandhome transect has been specifically calibrated to a scale and character relevant to Aberdeen with local precedents forming the basis of the design response within each T-zone. The Grandhome site will be developed at approximately 30 units/ha, with the highest densities in the town centre, reducing to lower density in the neighbourhood edges.

This transect sets and establishes the principles behind the design and character of the three T-zones, with the transect allowing for a regulated yet flexible approach to long-term design.

Figure 12: An example of the analysis of local precedents that has informed the Grandhome Transect

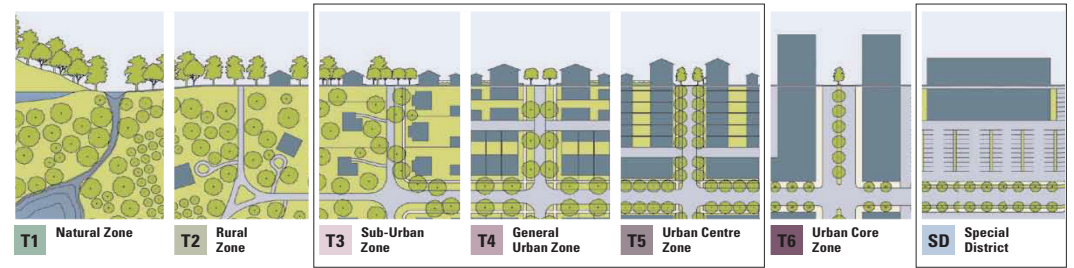


Figure 13: An introduction to the transect zones. Those in Grandhome highlighted (T3, T4, T5 and SD)



Figure 14: Grandhome's Regulating Plan, indicating the distribution of Transect Zones T3,T4,T5 and SD. Civic buildings are identified in red.

Connectivity

The Grandhome street network will be integrated and well-connected, providing ease of movement for pedestrians, cyclists and vehicles.

Pedestrian and cycle links will ensure a high degree of permeability within the development, providing connections to the existing and aspirational core paths network in the surrounding area.

Early discussions with local transport providers and Aberdeen City Council Public Transport Unit have informed the public transport strategy for the site.

The first phase will be served by an access onto Whitestripes Avenue, with future phases served by a main access onto the Parkway. Whitestripes Road will be upgraded.

Street design will be based on place-making principles and will design in traffic speeds of up to 20 mph where possible.

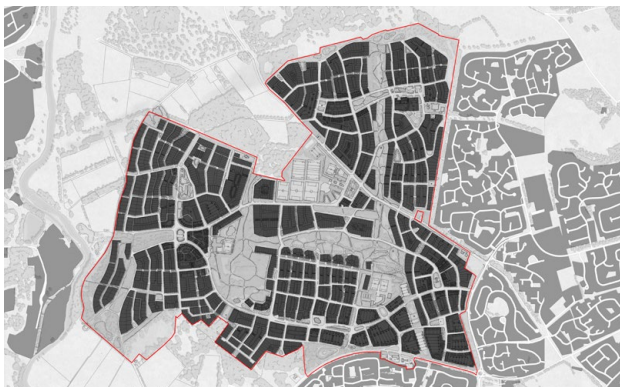


Figure 15: Grandhome masterplan, highlighting the latticed street network connecting the mixed-use neighbourhoods and response to the existing development.



Figure 16: Proposed key paths network



Landscape Framework

Approximately 85 hectares of public open space will be provided within Grandhome which is 40 hectares in excess of Aberdeen City Council's minimum standards. A variety of spaces will be provided designed to support both biodiversity and for a range of both active and passive community uses.

The open space is configured as a connected network within the site connecting to corridors beyond the site, enhancing the Green Space Network (GSN) in north Aberdeen.

Table 3: Grandhome Open Space Provision

Formal Open Space	Number	Appropriate Area
Play Zone/Other Play Areas*	9 No.	4.8 Hectares
Large Scale Play Zone*	1 No.	2,500m2
Outdoor Sports Areas*	3 No.	9.5 Hectares
Allotments or Community Gardens	4 No.	2.3 Hectares
Town Park	1 No.	7.6 Hectares
Neighbourhood Parks North and West	2 No.	4.3 Hectares
Village Greens	5 No.	1.5 Hectares
Civic Square	5 No.	2 Hectares
Total Formal Open Space		32.2 Hectares

* ACC open space categories as per Figure 5: Categories of Open Space; ACC Open Space Supplementary Guidance

Table 4: Open Space Standards - compliance with ACC Open Space Supplementary Guidance

Informal Open Space				
Natural Greenspace And Green Corridors*	Within 400M>2Ha; 2000M>5Ha	1 Ha	16 Ha	32 Hectares
Other Landscaped Areas				18.4 Hectares
Total Informal Open Space				50.4 Hectares
Total Open Space				82.6 Hectares

* ACC open space categories as per Categories of Open Space; ACC Open Space Supplementary Guidance



Figure 17: Landscape uses within Grandhome



Section 6: Character Areas

The proceeding elements of have been drawn together to illustrate particular areas of the Framework. These are the: Commercial Centres, Neighbourhood Centres, the Community Campus and the Parks. All of these areas aim to reinforce the walkable and accessible nature of the development as well as promote a variety of interactive experiences across the site. These character areas will be further detailed within the phased Masterplan Statements to come.

1. High Street and Town Centre
2. Business Park
3. Whitestripes and Bonnyside neighbourhood centres
4. Community Campus
5. Hilltop Park and Monument Wood



Figure 19: Character Area 1- Grandhome's town centre will be a vibrant destination for both Grandhome residents and the wider Bridge of Don community. It's high street will feature retail, restaurants and shops on the ground floor and flats and offices above.



Figure 18: Grandhome character areas



Figure 20: Character Area 2- Proposed commerical area- a view of the Grandhome business park, from a residential green to the north.



Figure 21: Character Area 4- Grandhome's Community Campus is located in the centre of the site, and will be a hub of activity for the settlement as a whole.

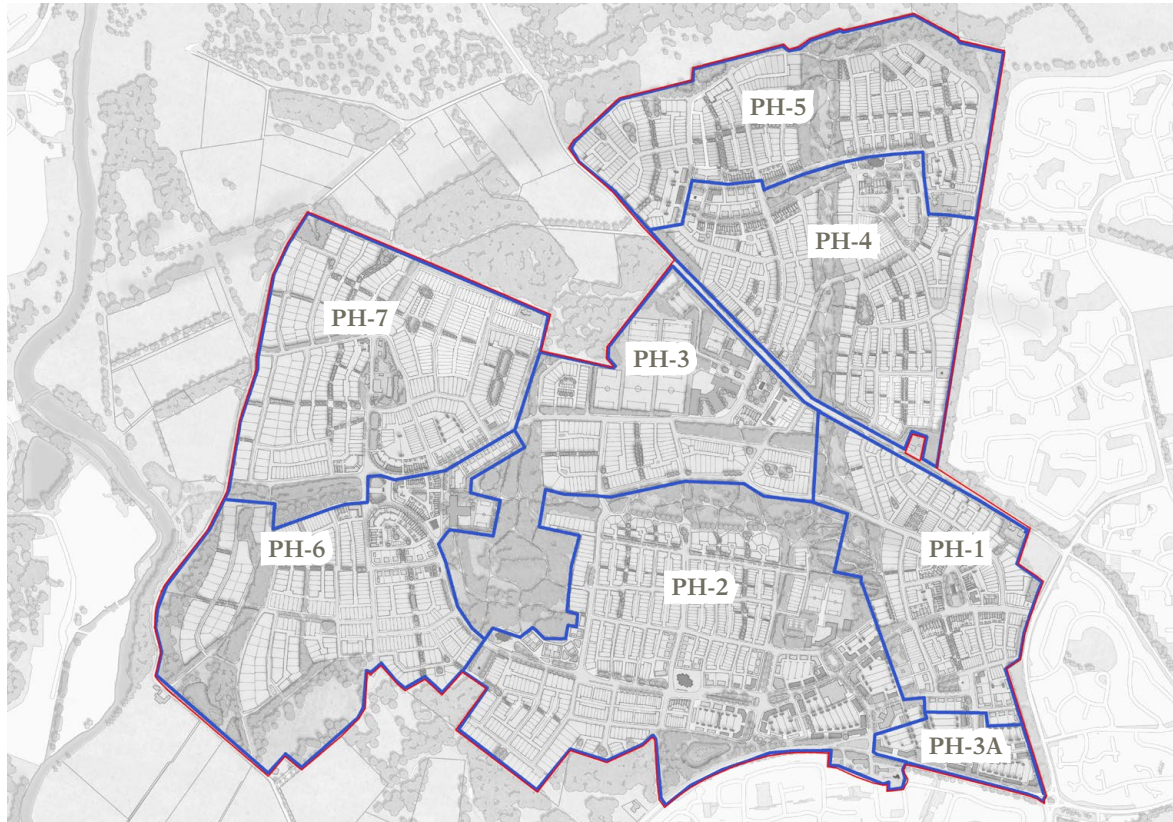


Figure 22: Grandhome Phasing Plan

Section 7: Phasing + Delivery

The full development of Grandhome is likely to span over 30-40 years. In support of this a high level infrastructure phasing plan has been prepared demonstrating a balanced approach to infrastructure delivery: supporting the growing community whilst ensuring that infrastructure is brought forward at a point in time that is proportionate in terms of delivery costs and demand.

The masterplan will be implemented in seven phases, with the first phase comprising a complete neighbourhood. The phasing strategy reflects the housing allocation release as set out in the LDP and in connection to the delivery of the AWPR and 3rd Don Crossing.

Table 2: Infrastructure Requirements: Summary of Delivery and Phasing

Phase	Infrastructure	Delivery
1	Whitestripes Avenue access and upgrade.	Grandhome Trust, ACC
	Whitestripes Road access and upgrade.	Grandhome Trust, ACC
	Core paths and NCR 1 links serving Phase 1.	Grandhome Trust, ACC
	Meadow and parkland including play zones.	Grandhome Trust
	Gas main connection	Scottish Gas
	Small scale biomass or CHP	Grandhome Trust or MUSCO
	Upgrade existing Whitestripes sub-station	Scottish Power
	Public Transport Service Diversion	Grandhome Trust, Bus Operators
	Connection to Bucksburn Telephone Exchange	BT
	Fibre-optic connection (broadband)	BT
	Water Connection to Craigie Reservoir	Scottish Water
	Connection to Persley WWTW	Scottish Water
1-7	SUDs scheme appropriate to each development phase.	Grandhome Trust, SEPA, ACC
2	Grandhome Primary School and sports facilities	Grandhome Trust, ACC
	Library	ACC
	Site for Community Building	Community
	Local park including play zones, and allotments.	Grandhome Trust
2	Civic square/village green	Grandhome Trust
	Upgrade of Craigie Reservoir	Scottish Water
2-3	De-trunking of Parkway. Access from Parkway with associated highway improvement works.	Grandhome Trust, ACC
2-5	Local health facilities including Health centre, Dentistry & Pharmacy	NHS Grampian
2-7	Public Transport Strategy delivered in support of Phasing plan.	Grandhome Trust, Bus Operators
	Installation of a larger capacity substation on-site.	Scottish Power
3	Secondary access point on Whitestripes Avenue to serve the Business Park.	Grandhome Trust, ACC
	Clerkhill Primary School and sports facilities	Grandhome Trust, ACC
	Site for Community Building	Community
	Neighbourhood park	Grandhome Trust
3-4	Additional access points on Whitestripes Road.	Grandhome Trust, ACC
4	Neighbourhood park	Grandhome Trust
5	Neighbourhood park	Grandhome Trust
6	Neighbourhood park and allotments	Grandhome Trust
	Cothill Primary School and sports facilities	Grandhome Trust, ACC
7	Grandhome Academy and sports facilities – merge with Clerkhill Primary School to form Clerkhill Community Campus	Grandhome Trust, ACC
	Neighbourhood park	Grandhome Trust

