

## ABERDEEN CITY COUNCIL

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COMMITTEE	Communities Housing and Infrastructure
DATE	20 January 2016
DIRECTOR	Pete Leonard
TITLE OF REPORT	Station Gateway: Draft Development Brief
REPORT NUMBER	CHI/15/327
CHECKLIST COMPLETED	Yes

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### 1. PURPOSE OF REPORT

To set out the planning, urban design and development principles for Station Gateway, identified as project IN5 in the approved Aberdeen City Centre Masterplan. This takes the form of a draft Development Brief appended to this report.

### 2. RECOMMENDATION(S)

The Committee

- a) approve the Draft Development Brief for consultation with key stakeholders over a four week period commencing 25 January 2016;
- b) report the results of that consultation to the Communities Housing and Infrastructure Committee on 15 March 2016;
- c) authorise officers to work in partnership with Scottish Enterprise to develop an economics and design capacity study for Trinity Centre;
- d) note the intention to report to the Property Sub Committee in early 2016.

### 3. FINANCIAL IMPLICATIONS

The Council has an interest in the area as a landowner in relation to some of the public realm. The Council is also asked to consider entering an agreement with Network Rail for a long (175 year) lease for the airspace and land required for a new deck structure to be constructed over the railway track to help facilitate development of the Atholl House site (identified as site no 1 in Figure 2 in Appendix 1). The detail around this issue is intended to be reported separately to the Property Sub Committee in early 2016. Financial implications of the lease will be covered within the report to Property Sub Committee.

Any costs arising from consulting on this brief will be met from the existing Planning and Sustainable Development budget.

In addition, Scottish Enterprise is offering a modest sum toward the cost of outline options for realising the potential of the Trinity Centre. This may require match funding from ACC, proposed from the existing City Centre Masterplan capital budget. Match funding will not exceed £20,000.

#### 4. OTHER IMPLICATIONS

Redevelopment of Atholl House may have implications for the Council as landowner of neighbouring public realm infrastructure. This is unknown until the full impact of the strategic transport model is determined, which will inform whether land may be required to ensure delivery of transport objectives. Further consideration will have to be given to the long term maintenance and upkeep of public realm and adopted areas. This will have to be considered on a project by project basis.

#### 5. BACKGROUND/MAIN ISSUES

5.1 At their meeting on 15 September 2015, the Finance Policy and Resources Committee instructed officers to undertake a development brief of the Station Gateway intervention area and a review of public realm in the city centre and to report back to the Communities, Housing and Infrastructure Committee in January 2016 (item 28(j)). This report relates to the Station Gateway intervention area only.

#### 5.2 Development Brief Scope of Work

##### 5.2.1 *Strategic need*

The draft Development Brief sets out the relationship to the Development Plan, City Centre Masterplan and Delivery Programme, Sustainable Urban Mobility Plan, City Region Deal, Strategic Infrastructure Plan and any relevant, strategies and commitments from each key stakeholder.

##### 5.2.2 *Relationship to CCMP projects*

Key projects related to this intervention area:	Other project linkages:
Project CM10 Trinity Centre Project EC08 New hotel development Project EC11 Aberdeen works Project IN01 Walkable Aberdeen Project IN03 Cycle highways Project IN04 Cycle hire scheme Project IN05 Cycle hubs Project IN06 Bus priority measures Project IN07 Bus stop infrastructure & bus station Project IN08 Aberdeen Station Project EN02 Guild Street	Project EN05 Union Street Project CM11 Union Street Conservation Area Improvement Scheme Project CM12 Union Square Project EN11 Aberdeen in colour

5.2.3 **Planning and design principles** include scale, massing and urban form, connectivity, public realm, wayfinding, legibility, interaction, and uses.

5.2.4 **Conservation and heritage opportunities** includes challenges and opportunities of the rail and other built heritage, including impact on, listed buildings and structures

5.2.5 **Transport and access** focusses on opportunities to significantly improve the pedestrian environments, access to public transport (bus, rail, taxi, ferry), re-imagine Guild Street whilst continuing to serve ongoing business. Any proposals will have to be measured against the outcomes of the strategic transport modelling exercise currently being undertaken.

5.2.6 **Public realm** describes accessibility, managing topography, linking a series of spaces, lighting and interactive streetscape founded on the key principles of:

Orientation :	create spaces that people want to be in enabling them to get their bearings
Connectivity :	ease movement and wayfinding in favour of pedestrians and public transport
Animation :	create opportunities for activity and live frontage along all routes and spaces between the station and Union Street

5.2.7 **Land ownership, assembly** identifies key stakeholders and **Delivery/phasing** describes an overall programme with short and medium term actions with key project relationships identified.

5.3 A workshop involving key stakeholders including the Council, Network Rail, Scotrail/Abellio (rail operators), Hammerson (Union Square), Byline Group (Atholl House) and Elandi (Trinity Centre) took place on 19 November 2015. The results of that workshop are incorporated into the Draft Development Brief following a Strengths Weaknesses Opportunities and Threats (SWOT) analysis. A summary of the SWOT is included in the draft development brief.

A second workshop, which included Stagecoach, took place on 9 December 2015 to confirm intended content of the draft development brief. It is worth noting the collaborative effort from each of the key stakeholders in the preparation of the brief with time committed to both workshops.

5.4 A strategic environmental assessment (SEA) screening has been carried out for the full City Centre Masterplan and Delivery Programme which has determined that full SEA is not required. As this draft development brief arises from, and is consistent with, the masterplan, it is not necessary to further screen.

## 6. IMPACT

### **Improving Customer Experience –**

*The Draft Development Framework will set guidance, design principles and options for the redevelopment of the Station Gateway area. It also highlights any further work required to support future planning applications in the area. This will improve customer experience in a number of ways including:-*

- *key stakeholders in the area – by ensuring that there is an agreed framework for development, thereby providing more certainty, speeding up planning processes, identifying common ground and potential development delivery efficiencies;*
- *the general public – by ensuring that a co-ordinated development approach is taken to enhancing a crucial gateway to the City, including pedestrian access, public realm and connectivity*

### **Improving Staff Experience –**

*Staff experience could be enhanced by providing a clear strategic direction for this City Centre Masterplan project, ensuring that it provides the framework for a programme of work to ensure clarity on roles and responsibilities. It will contribute to efficiencies in determining future planning applications and a reduction in Council staff time to assess future detailed proposals.*

### **Improving our use of Resources –**

*By demonstrating acceptable forms and uses of new development in the area and the relationships between them, it allows more informed decision making to be made earlier, saving time and resources for staff, applicants and the public. The Development Brief also highlights the expected improvements required to infrastructure, services and resources as a result of the proposed development. The Brief also highlights the key role that the Council plays in terms of facilitating major development delivery in the City.*

*Best use of resources and best value is currently being achieved by working in partnership with the key stakeholders. The draft development brief has the potential to unlock further feasibility funding for detailed project work from Scottish Enterprise*

### **Corporate –**

*The proposal contributes to the following Single Outcome Priorities: 1 – We live in a Scotland that is the most attractive place for doing business in Europe; 2 – we realise our full economic potential with more and better employment opportunities for our people; 10 - We live in well-designed, sustainable places where we are able to access the*

*amenities and services we need; 12 – We value and enjoy our built and natural environment and protect and enhance it for future generations.*

*The proposal contributes to the 5 Year Business Plan in terms of objective – Communication and Community Engagement; sharing our plans and aspirations for the city, – delivering an up-to-date plan, – facilitating new development projects to improve Aberdeen’s living environment and, – support open space initiatives.*

*The proposal contributes towards the Council’s vision for Aberdeen: 2012 – 2017, particularly creating a City which is a great place to live, bring up a family, do business and visit. It specifically contributes to the follows objectives: Governance – encouraging citizens to participate in design and development; Living – improving opportunities for physical activity; Environment – energy efficient design and construction, attractive streetscapes and access to green space; Economy – improve access; Mobility – encourage cycling, walking and promoting a sustainable transport systems which reduce carbon emissions.*

*The proposal is consistent with the Council’s Corporate Plan in particular with regard to delivering high levels of design from all development, maintaining an up-to-date planning framework, sustainable development and open space provision.*

*The proposal will assist in the delivery of the Council’s Strategic Infrastructure Plan by setting out the development parameters for one of the 7 intervention areas identified in the approved Aberdeen City Centre Masterplan.*

*The proposal is consistent with the Planning and Sustainable Development Service Plan, in particular engaging the community in the planning process, and the delivery of Masterplans/Development Frameworks/Planning Briefs in line with the Aberdeen Masterplanning Process.*

**Public –**

*An EHRIA on the Station Gateway: Draft Development Brief report has been submitted. A summary of the EHRIA will be appended to this report.*

**7. MANAGEMENT OF RISK**

7.1 Development Briefs contribute to efficiencies in determining future planning applications and a reduction in Council staff time to assess future detailed proposals.

7.2 If the recommendations are accepted the Council will have to manage the planning application process for the development of the site in line with the Development Brief.

7.3 If the recommendation is not accepted the risk is that piecemeal development will take place in the area with no clear parameters set for the area.

7.4 Further risk analysis to be completed in relation to legals, property and asset management

## 8. BACKGROUND PAPERS

Aberdeen City Centre Masterplan

Finance Policy and Resources Committee draft minute, 15 September 2015, Item 28 (j)

<http://councilcommittees/documents/g3956/Printed%20minutes%2015th-Sep-2015%2014.00%20Finance%20Policy%20and%20Resources%20Committee.pdf?T=1>


Council minute, 24 June 2015, Item 9

<http://councilcommittees/documents/g3487/Printed%20minutes%2024th-Jun-2015%2010.30%20Council.pdf?T=1>

## 9. REPORT AUTHOR DETAILS

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## Appendix 1: Location Plans

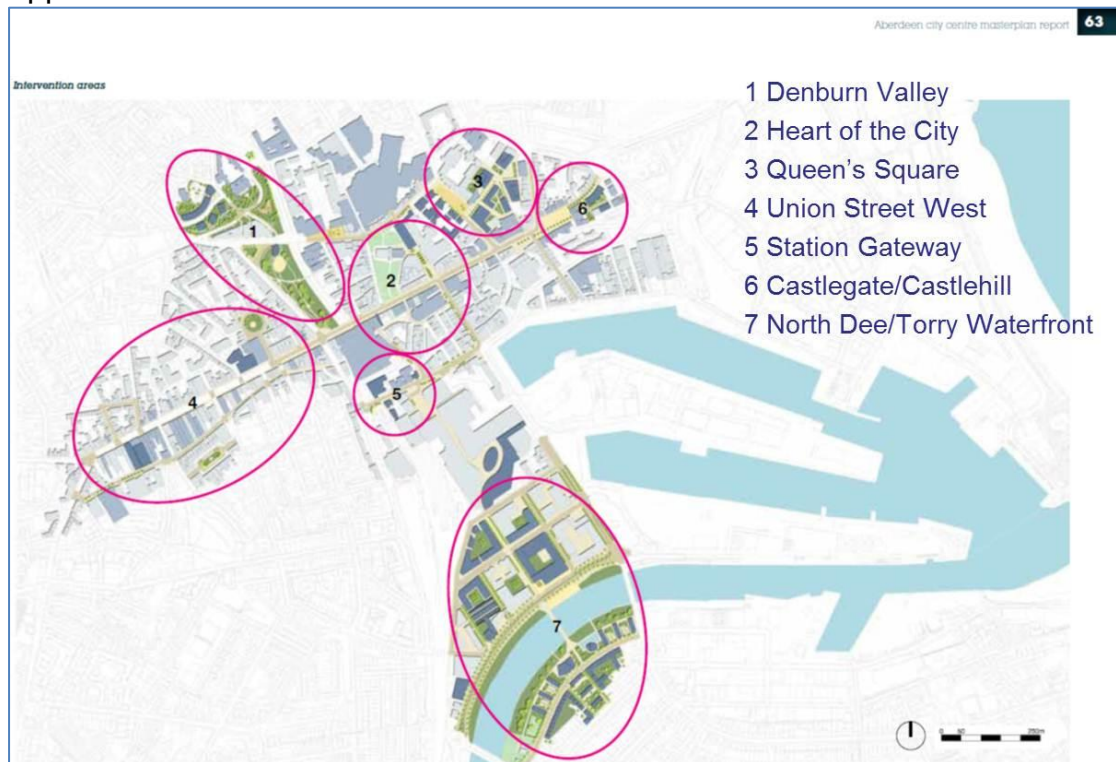


Figure 1: Aberdeen City Centre Masterplan intervention areas



Figure 2: Station Gateway

- 1 Atholl House
- 2 Guild Street Station
- 3 Station Hotel
- 4 Union Square
- 5 Trinity Centre