

## **Appendix 1 – Place Based Investment Programme – Application Summary**

### **Camphill School Aberdeen – Murtle Market**

Camphill School Aberdeen (CSA) will retrofit a disused building on the North Deeside Road (on Murtle Estate) using a sustainable approach and transform this into new sustainable social enterprise Murtle Market - a zero-waste organic produce and refillery store, takeaway café, and heritage hub – open to the public 5 days a week (targeting the 20-minute neighbourhood of Cults Bieldside and Milltimber - 18,000 residents).

In addition to the above it will also create meaningful training, work experience and skills development for an additional 40 young people (aged 16 to 25) with learning disabilities and very complex additional support needs who are not currently accessing services (increasing access to our vocational workshops to over 100, including those from priority neighbourhoods.) By creating the right access to opportunities as young people transition to adulthood, we want to reverse the statistic that only 4.1% of adults with a learning disability are in employment – delivering a truly inclusive approach to the development of the wellbeing economy. Not only will this project be transformational for the young people, but it will have a lasting impact on their families (by supporting parents back into work and reducing poverty risk), the local 20-minute neighbourhood (by providing sustainable circular economy goods and services and promoting behaviour change towards net zero) and the environment (by reducing the communities carbon footprint and promoting active travel and the circular economy).

We have attached a robust business plan for Murtle Market (giving further details on its operations and long-term financial viability)

The young people will be central in all operational aspects including working in the store (serving customers, stock checks, handling cash, etc) and in the supply chain (growing fruits and vegetables, making craft products, baking breads and home bakes, packing and labelling goods, placing/collecting orders, and delivering supplies).

Murtle Market will offer:

- Zero-waste organic fruit, vegetables and meat grown/reared at CSA and locally
- A Refillery for dry goods and environmentally friendly household products (e.g. pasta, pulses, detergent)
- Organic preserves, bakes and other secondary produced goods (mostly made by young people in our workshops and some partnerships with like-minded, zero-waste, local producers).
- Takeaway coffee and tray bakes (made by young people in the Kitchen Workshop).
- A community heritage hub for CSA, promoting our vibrant 80-year history, values, services and ethos, whilst showcasing the traditional arts and crafts made by young people.
- Bike maintenance and upcycling with the potential for bike hire. Deliver local produce to businesses/public using electric bicycles.

### **Refurbishment of Murtle Lodge - Construction and Design**

With planning permission granted from Aberdeen City Council Planning Department (Application Reference: 220533/DPP) and Building Warrant submitted, we will have contracts signed for the building construction March 2023, the construction programme will last six months. The appointed architectural team specialise in creating healthy, integrated environments and inclusive design for people with additional support needs. The retrofit will complement the building's limewashed façade, incorporating a sympathetic marriage of heritage design and modern construction. It will not alter the external walls of the original cottage nor disrupt the current mature trees; all in line with Historic Environment Scotland case studies. We plan to remove the currently dilapidated extension and replace it with a well-insulated fit-for-purpose Scottish larch timber construction reusing the current foundations. The design incorporates a large outdoor south facing meeting area which is sheltered from the road by the new building. The space will be fully accessible under the DDA standards with wheelchair access and toilet facility. The design also includes disability parking and excellent public access on foot along with bike storage. The key focus of the build will be to couple sustainability with accessibility; designing a space that will continue to deliver now and into the future. Heat demand for the building will be sustainably delivered by an air source heat pump into a well-insulated, triple glazed building envelope. A 'fabric first' approach has been adopted, carefully considering the future of the building by including flexible use/longevity of materials (long life / loose fit) if there is ever a requirement for deconstruction, expansion or repurpose. The design utilises low carbon materials throughout including limecrete, recycled geotextiles and hemp insulation; offsetting some carbon from the construction work (please see attached plans).

### **Community Involvement**

This project was developed as a result of participation and engagement exercises conducted with beneficiaries, the wider community and local stakeholders between 2020 and 2022. The people involved in shaping this project came from our community of purpose (children and young people with learning disabilities, Gap Year volunteers and staff) and our 20-minute neighbourhood (places that are designed so residents can meet their day to day needs within a 20-minute walk/cycle or public transport commute from their home). This concept is a flagship policy for the 2020 Programme for Government (Scottish) to deliver the net-zero targets and deliver a wellbeing economy of inclusive growth).

### **About CSA**

Established in 1940 we were the first shared living community in the UK for children with learning disabilities and we are proud to have started the Worldwide Camphill movement that now consists of over 120 independent charities globally. This is something the citizens of Aberdeen can be very proud of. We are a community of purpose based in Lower Deeside which is made up of children with profound learning disabilities, long term volunteers and staff (circa 450)

The mission of our social care charity is to transform the lives of children and young people with learning disabilities and very complex additional support needs, 83% from Aberdeen and Aberdeenshire. Our unique approach integrates education, lifelong learning, expert care, and therapies as part of a sustainable shared living community. We currently empower over 100 young people aged 3 to 25 years to grow in confidence, skills, and independence – helping to reach their fullest potential. Many staff and volunteers live on-site, creating a vibrant family environment, generating positive mutual relationships which enhance the quality of our education and care. Our services include: integrated nursery, primary and secondary school (extending the formal curriculum with a therapeutic approach to education), 10 residential homes, 15 vocational workshops (Learning for Life Services and STARS Awards 16-25 years), therapies, leisure and recreational facilities alongside onsite medical care. Our workshops include an organic farm and walled garden, heritage arts and crafts, kitchen, bike mechanics and a zero waste refillery and organic farm shop (Fruver) which distributes to all our services.

Set over 50 hectares of open space and peaceful woodlands, our unique model delivers unparalleled outcomes for our young people in a safe and nurturing setting. An integral part of our shared living community is mutual care and respect for each other and the environment enabling healthy sustainable lifestyles. This includes growing our own organic produce, reducing waste, decreasing carbon emissions and practising principles of the circular economy. Our skilled and diverse board leads an experienced Management Team, supported by 250 staff and 60 gap year volunteers. We are consistently recognised for our high standards of care through the Care Inspectorate and have been accredited with the National Autistic Society since 2005 as well as holding the Eco-School Status for over 10 years. We were also shortlisted for the National SCVO Awards (2022) in the “Pioneering Project Category” for our pop-up COVID-19 vaccination centre -a testament to our quality and innovative approaches



North Deeside Road (North Facing) Elevation



View from North Deeside Road  
Camphill Schools Aberdeen Design Statement for Social Enterprise project

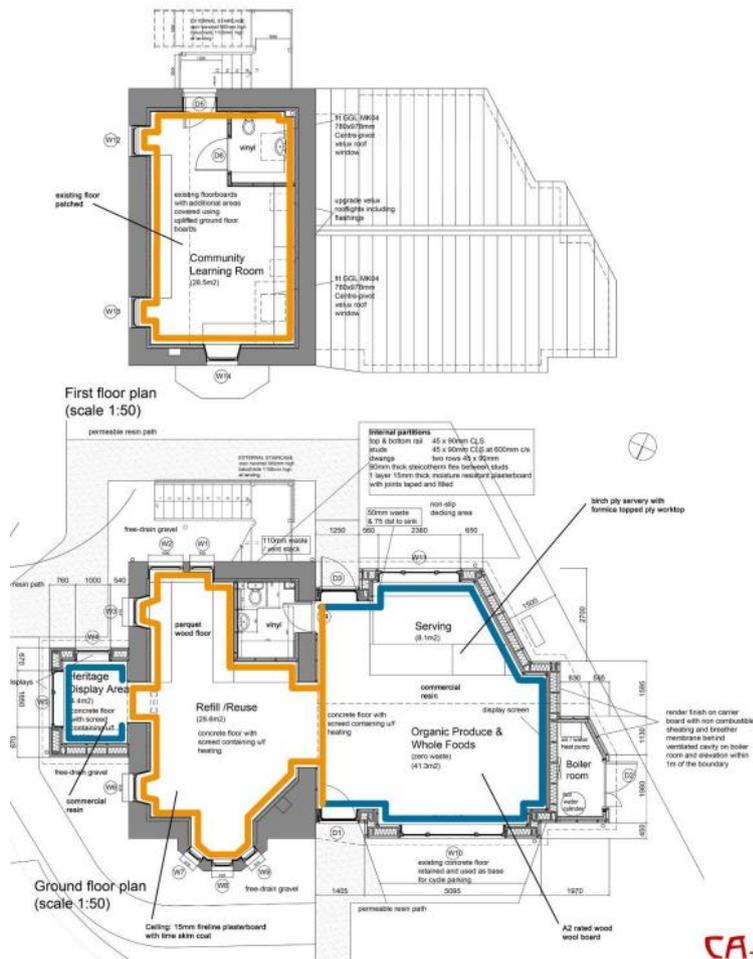


Rear (South Facing) Elevation

**SITE IMAGES**



Rear view of Store & seating area  
Camphill Schools Aberdeen Design Statement for Social Enterprise project



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**Fersands Fountain Community Project – Nursery Garden Improvement Project**

We are seeking to turn a disused concrete car park into a garden area for nursery Children from a disadvantaged area.

The Woodside Fountain Centre is home to Fersands Family Centre which offers Pre School Education to up to forty-six families each day, fifty weeks per year. All of the Families live in a regeneration area or are from families deemed as vulnerable. The families all live in tenement accommodation with little garden space.

The Family Centre moved to the accommodation thirteen years ago but has since increased services considerably and has outgrown the existing garden space. When they arrived at the centre they looked after far less children and for shorter periods of time.

Our existing space was not designed to accommodate so many children for so long periods. The Nursery is now encouraged to offer a “Free Flow” play system where children choose to play in or outside. Recently more and more value is given to outdoor learning and physical exercise for the wellbeing of small children.

We intend to erect a new boundary fence around part of the existing car park, resurface grounds with a range of materials; soft play surface, composite decking, bark etc.

Remove existing windows and install into Woodside Fountain Centre New Patio Doors in Nursery facing Marquis to form a new direct opening on to the new garden area. Above the new [patio doors we intend to erect a shelter to protect this new entrance with Canope .

(Full detailed drawings are available)

Application was submitted for planning permission in September 2022 and has recently been approved on 16<sup>th</sup> November 2022.

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RHHAPGBZJ9D00>

Partners include; Tinto Architects,

Sangsters (Structural Engineers & Quantity Surveying) Fairhurst (Building Warranty). Approval has been gained from

Aberdeen City Early Years Pre School advisors, Woodside Neighbourhood Network, Woodside Community Council.



