

### **ACC - Tolbooth Museum External Improvements and Structural Repairs**

The Tolbooth Museum has been closed since the start of the pandemic. Unlike other cultural venues (such as Aberdeen Art Gallery and Maritime Museum) it has not reopened. The primary reason for this is due to a large crack to an internal archway on the ground floor, which is considered a potential risk to health and safety. Furthermore, there are extensive repairs required to external areas, including the roofs, stonework, parapets and pointing. These requirements have now been initially assessed and a scope of work has been established.

Parts of the Tolbooth Museum date back to 1615 and is one of the oldest buildings in Aberdeen. It is a grade A-listed building located on Castle Street. The Council has a duty to maintain Listed Buildings in its ownership. Failure to maintain the exterior would create a risk of falling masonry, slates and leadwork. The internal condition of the building is also being affected by the water penetration. Lack of action would see further deterioration of internal finishes. The work will protect a historically important asset and allow it to be brought back into use.

The proposed works to be completed are as follows:-

- Structural repairs to archway.
- Loose surfaces to stonework to be brushed down.
- Removal of rusting embedded metal in stonework.
- Removal of previous mortar repairs and replace with lime based mix.
- Repointing.
- Lead covered spire to be stripped and new sheeting installed.
- Repair or replacement of flat roof.
- Renewal of timber louvre infills.
- Refurbishment of clockfaces.

This work will require an extensive scaffolding system to be put in place for a number of months to allow the work to be carried out. Listed building consent will be required. Officers within the Capital team have extensive experience of working with Historic Environment Scotland with regards to projects associated with listed buildings.

The key benefits of the project would be the protection of a Grade A-listed building and the reopening of the museum, part of the City's cultural offering. A reopened popular visitor venue enhances the heritage portfolio of the city, making the Broad Street end of the city centre a key location for visitor flow, advancing post-covid city centre economic recovery and the emerging cruise market offer, as well as increasing city dwell.

### **ACC – The Street Design Project - Woodside Gateway**

The Tilly-Wood Street Design Project was led by The Street Design Steering Group, Sustrans and Aberdeen City Council. The project area focusses on Hayton Road and Don Street with the aim of making Tillydrone and Woodside a more attractive place to live, work and move around independently by strengthening the corridor between Great Northern Road and Tillydrone Avenue.

The Street Design project encompasses a larger design area to that applied for and this is summarised briefly below to help with understanding the context.

After 12 months of engagement, the initial designs are split into key areas:

**Design Overview:** reduce vehicle speeds to 20pmh; discourage through traffic calming improvements; improved safety crossing the road; improve and widen pavements; and enhance the public space

**Woodside Gateway:** create a slower, welcoming entrance into Don Street and Western Road from Great Northern Road that prioritises walking, cycling, and wheeling

**Don Street Bridge:** the design options for this aim to remove or reduce to an absolute minimum through traffic but maintain residential and business access across the neighbourhood. (Preferred options highlighted)

- Option 1: modal filter (no vehicle access over bridge)
- Option 2: one-way (eastbound)
- **Option 3: split road**
- **Option 4: traffic lights**

**Hayton Road Underpass:** The design for this area looks at improving visibility for people crossing, entrance into and aesthetic improvements to the passageway through the railway underpass from Hayton Road.

**Hayton Road Centre:** The design for this area looks to create a vibrant destination for the community and businesses.

**Hayton Road Gateway:** The design for this area looks to create a slower, welcoming entrance into Hayton Road from Tillydrone Road that prioritises walking, cycling, and wheeling.

**Tillydrone Gateway Project:** proposed sculpture located at the Diamond Bridge on the NCR1 route to promote traffic calming, raise awareness of entry to residential area and increase walking and cycling.

The summary below illustrates one of the main non-infrastructure elements of the project.

## 1. The Woodside Gateway



feature,



The above design was identified in partnership with residents and community groups who helped to develop the concept design. The main aim is to make Woodside a more attractive place to live, work and move around in through streetscape and infrastructure improvements.

It is worth noting that the stakeholder involvement in the community engagement delivered was significant for locality areas as described in the brief summary below:

[https://commonplace-cloudfront.s3-eu-west-1.amazonaws.com/resources/projects/tillywoodproposals/SDABN\\_SESS4\\_Round+the+room\\_for+Web-compressed.pdf](https://commonplace-cloudfront.s3-eu-west-1.amazonaws.com/resources/projects/tillywoodproposals/SDABN_SESS4_Round+the+room_for+Web-compressed.pdf)

Please note the above link which summarises the responses from the wider community on the design proposals.

- Over 3,000 people engaged during the project through 38 events and activities.
- 3000 Postal survey – 164 responses returned and 14 online responses
- During **March and April 2019**, we held a 6-week consultation on the initial designs for the project. During this time, we engaged with 1,200

people and collated 452 feedback forms and 157 comments through our project website which helped refine and shape the design proposals.

<https://tillywood.commonplace.is/>

(Please note the consultation link above which was used to gather online responses)

**Bold highlights below indicate the Woodside specific organisations**

**Community organisations involved:**

The Street Design Steering Group (local reps and residents)

Riverbank Primary School

St Machar Academy

Local Councillors

Tillydrone Community Council

**The Woodside Network**

**Woodside Community Council**

**Woodside Nursery**

Tillydrone Community Flat

Donside Village Association

**Clifton Court Sheltered Housing Complex**

**Health Walks Group**

**NHS Health and Support**

**Printfield Project Management Committee**

**Printfield Forum**

Aberdeen Lad's Club

**Fersands and Fountain Community Project**

**Station House Media Unit**

Over 55's lunch club

Tillydrone Community Centre Management Committee

Tidier Tilly Group

The project has already secured £41,000.00 for phase 1 of the project which covered the design and creation of the poles. The project still requires funding for the Woodside gate which aims to:

- Phase2: to cover tender package, installation works, hard & soft landscaping including moving and installation of the fountain light to its original location.
- The above will help create a slower, welcoming entrance into Don Street and Western Road from Great Northern Road that prioritises walking, cycling, and wheeling.

## **Aberdeen Social Centre – Aberdeen Alternative Arts Festival**

The Aberdeen Alternative Arts Festival is a two-day event to enrich Aberdeen's local art scene by providing an alternative art of local Aberdeen-based early career artists and performers and creating highly accessible cultural experiences. It is a distinctive showcase celebrating a variety of art forms and alternative ideas from and or Aberdeen. It brings together emerging artists and thinkers together to inspire each other and audiences in an extensive programme of public events. Discussion, performance and interactive events will be prominent features of the festival,

complementing the more traditional interview-style conversations, presentation and talks. The festival aims to be a powerful forum for the public to exchange views with artists, activists and experts on a wide range of issues: social, ethical and political as well. At the heart of the Aberdeen Alternative Art Festival approach is an integrated approach to creative learning and education, with the aim of expanding participation in democratic discussion, fostering community wellbeing and developing engaged, knowledgeable audiences of all ages and backgrounds.

The Aberdeen Social Centre, with its track-record of bringing together local activists and communities, has partnered with early career artists and performers from RGU working closely with local organisations to create events and activities tailored to the area and the needs of Aberdeen's local communities. We are planning to use one of the empty store fronts to revitalise Aberdeen's city centre and make the Arts Festival accessible for a public that is disenfranchised from traditional art venues and events.

### **Camphill School – 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 and guidance. 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.

## **Tillydrone Community Development Trust SCIO - Benholm's Tower and Gateway**

The overall project vision is to revitalise the derelict Benholm's Tower by community ownership and developing it into a facility with a community café on the ground floor, a multipurpose meeting/exhibition hall on the first floor and flexible workshop/office space on the upper floor. The hall will be available for hires, community groups, events etc., and the office space is intended for small business, start-ups or artists to be able to have affordable workspaces within the community, helping to develop the local economy.

The area around the tower will be developed to include a sensory, all-inclusive play trail – the first of its kind in the North of Scotland. By opening the Tower and providing facilities within Seaton Park this also allows the community and visitors to remain in the park area for longer and to make use of the greenspace and the proposed sensory play trail equipment.

At this point funding is sought for the development of the café space, restoration of utilities to the tower and construction of a glazed extension to the rear of the building, as well as regrading to the tower grounds to allow outside seating. Works to develop the rest of the plans will require additional funding but as the groundfloor facility, the Café can be operational and self contained in the initial development phase and by being delivered first will drive the financial viability of the rest of the project. With entrances in both the main door and at the rear of the extension area, the café will be wheelchair accessible with the exception of a small mezzanine floor in the extension. It is intended that the café will be managed by a franchise company and expressions of interest have been received from prospective franchisees This proposal has been developed by Tillydrone Community Development Trust over several years and has attracted significant media and community interest resulting in letters of support from Tillydrone and Old Aberdeen Community Councils, Donside Village, Friends of Seaton Park, The University of Aberdeen and St Machars Cathedral.

A planning permission application has been made, but has been temporarily withdrawn to allow further reports to be produced following advice from planners on additional investigations required. A Community Asset Transfer application has been submitted and a response is expected in the Summer.

The Tower is now on a main arterial route since the opening of the Diamond Bridge and given the high traffic past the site this is very much a Place-making opportunity with the intent to help Benholms Tower identify the community of Tillydrone, help in economic regeneration and define the area as a destination, not just a transit corridor.