

Hub North Scotland Limited

Aberdeen City Council | Carmelite Street Public Realm Enhancements Summary of Outline Proposals, January 2026

BACKGROUND & PURPOSE

Hub North Scotland Ltd (“hNSL”) have been supporting Aberdeen City Council in the delivery of the City Centre and Beach Masterplan, with live projects on site in both the beachfront and city centre. The City Centre Masterplan includes various phases of streetscaping works prepared in 2022 and updated in 2024. Union Street Central is now under construction as the first phase. The Market Streetscaping proposals form future phases of the approved Masterplan, delivering enhanced public realm in the area around the Market including the Guild Street junction, Carmelite Street and Carmelite Lane amongst others.

An exercise has been undertaken to consider opportunities for an early activation of part of the Market Streetscaping plans to improve connectivity between the Guild Street junction serving Union Square to the Aberdeen Market and wider city centre through improvement of the public urban realm space around the Guild Street junction and surrounding streets. These proposals should be sympathetic to the Masterplan to avoid abortive or additional works during future Market Streetscaping works. A budget of £300,000 has been set, inclusive of design fees and costs.

DEFINITION OF BRIEF

In defining the brief upon which this proposal is based, hNSL have engaged their proposed Design Team (assembled from the City Centre Streetscape Masterplan and Union Street Central commissions) to provide options from within the Market Streetscaping proposals. The following potential work areas were identified:

Guild Street:

Proposals to improve the junction at Guild Street and Carmelite Street were considered. These proposals were discounted due to the budget required being in excess of the budget available, and the nature of the works being disruptive to city centre users when carried out in isolation of the wider streetscaping proposals and at a time other major streetscaping works are being undertaken in the city centre.

Carmelite Lane:

Improvement works were considered to Carmelite Lane which would involve catenary lighting, installation of moveable planters within existing parking bays and general surfacing repairs / cleaning. This was discounted due to the temporary parking restrictions already enforced in the area due to the ongoing construction of the new Aberdeen Market project.

Carmelite Street (North):

Design interventions were considered for Carmelite Street (North) involving the refurbishment of existing planters, new planting, repairs / cleaning to existing surface finishes and installation of new catenary lighting and wayfinding signage. These proposals achieved the following criteria:

- Estimated costs prepared by the Cost Manager indicate that the project can be delivered within the £300,000 budget, inclusive of design fees, surveys, risk allowance and statutory approval costs
- Works minimize disruption in construction and operation phases
- Design is viewed as sympathetic to wider Masterplan, avoiding future abortive works

CARMELITE STREET (NORTH) OPTION

In considering all of the above, this Summary of Outline Proposals is put forward on the basis of developing the design proposals for Carmelite Street (North).



Carmelite Street (North) Proposals

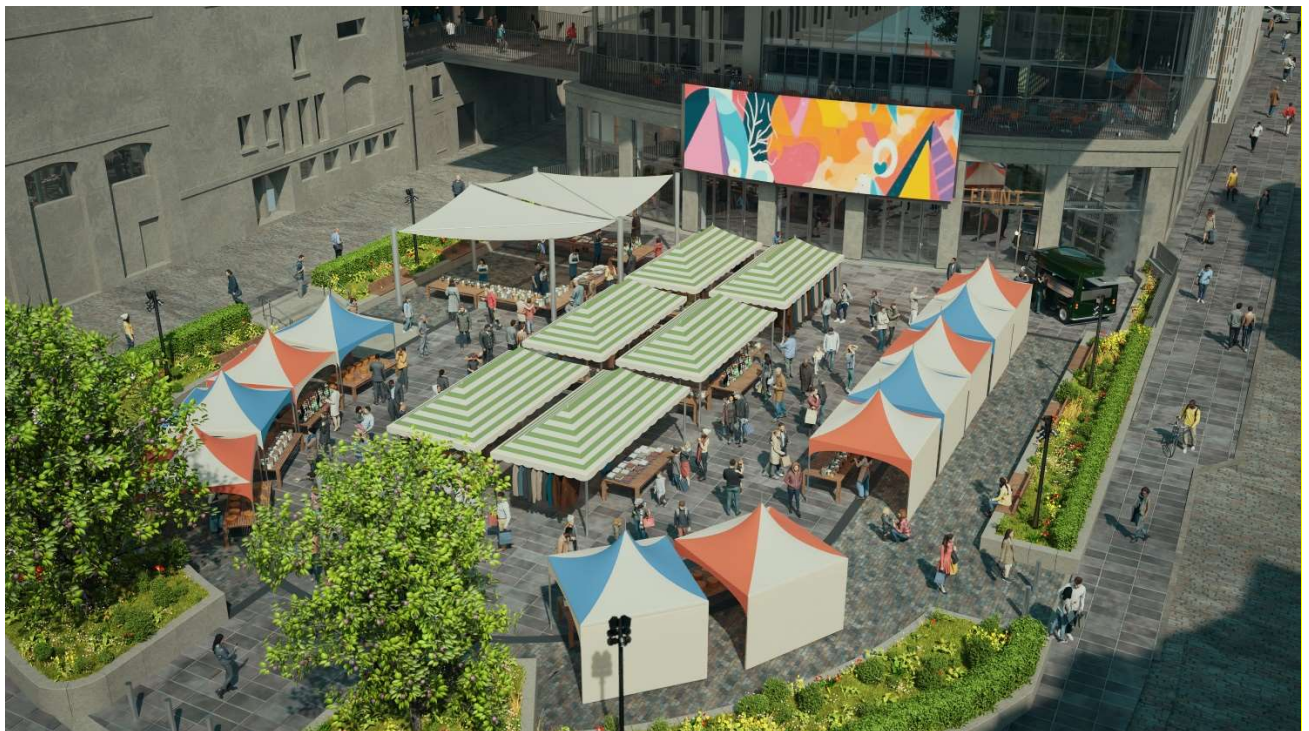
The outline proposals for Carmelite Street would be complimentary to the wider approved Market Streetscaping masterplan proposals and are envisaged, subject to design development, as follows:

Planters:

Works to be undertaken to repair and refurbish the existing planters, maintaining their current location. Design of the planters will be developed with reference to the fixed planter designs proposed for the plaza border around the Green as part of the new Market project and also from the moveable planters being installed in Union Street Central to provide consistency in appearance. Examples of these design references for Market and Union Street Central are shown below to provide some context pending design development.



Union Street Central Streetscaping Design References



Market Plaza Design Reference

Soft Landscaping:

The proposal is to remove and replace the existing planting on Carmelite Street. Planting will be specified to reflect species on Market and Union Street Central projects with consideration given to maintenance and hardiness.

Hard Landscaping:

Existing surface finishes will be repaired following a condition survey and cleaned on completion of the works to improve the appearance of the existing hard landscape surface finishes. Vegetation, moss, etc will be removed with any grouting / pointing repairs undertaken. It is not envisaged to alter depths, falls or cross falls of existing paving, nor to disrupt or alter any existing drainage or services tied into the hard landscaping.

Ornamental Lighting:

A concept design will be developed for catenary lighting installations which are a feature throughout streetscaping projects included within the City Centre Masterplan. Statutory Consents will be obtained where required through liaison with the Planning Authority.

Wayfinding Signage:

Improvements to wayfinding signage, adopting the concepts developed for Union Street Central, to improve connectivity to the Market and City Centre.

STAKEHOLDER ENGAGEMENT

Stakeholder and Community Engagement has been undertaken as part of the development of the approved City Centre Masterplan incorporating the Market Streetscape plans. The programme allows for a further period of engagement in the development of these proposals for Carmelite Street