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Welcome to the first Chapelton of Elswick exhibition. This exhibition has been designed to provide more information on the evolving Chapelton of Elswick masterplan and the environmental studies which are currently being carried out in support.

Chapelton of Elswick will be a complete new town, which will ultimately comprise seven neighbourhoods, including a town centre and high street. The town is designed to accommodate 4,045 houses at its first stage, alongside all related facilities including shops, schools, business development and parkland. All of these facilities will be built in neighbourhoods designed to be pedestrian-friendly, encouraging residents to walk to work, school and the shops. The masterplan for the community is displayed in detail in this exhibition, alongside introductions to the relevant technical studies underpinning the development of the community.

The exhibition is intended to follow up on the post-charrette paper which was distributed to houses in the Portlethen and Newtonhill areas last month. We hope that the paper and exhibition answer many of your questions about the plans, and we would be delighted to hear your comments and feedback.

Representatives from Elswick Development Company, as well as the consultants managing the planning, environmental and landscape strategies, are available to discuss the proposals and answer questions. Feedback forms are available at the exhibition, and comments are always welcome at info@elsick.co.uk.

Public consultation has been a key element of the development of the Chapelton masterplan, and local residents were extensively involved in the Charrette in September and October, 2010. The input of local residents and professionals is certainly something which we value, and we look forward to this dialogue continuing. We hope you enjoy the exhibition, and that you remain engaged as the planning for Chapelton moves forward.



A concept illustration of the first neighbourhood of Cairnhill, featuring a town square and community buildings at the centre, and agricultural plots on the settlement's edges.

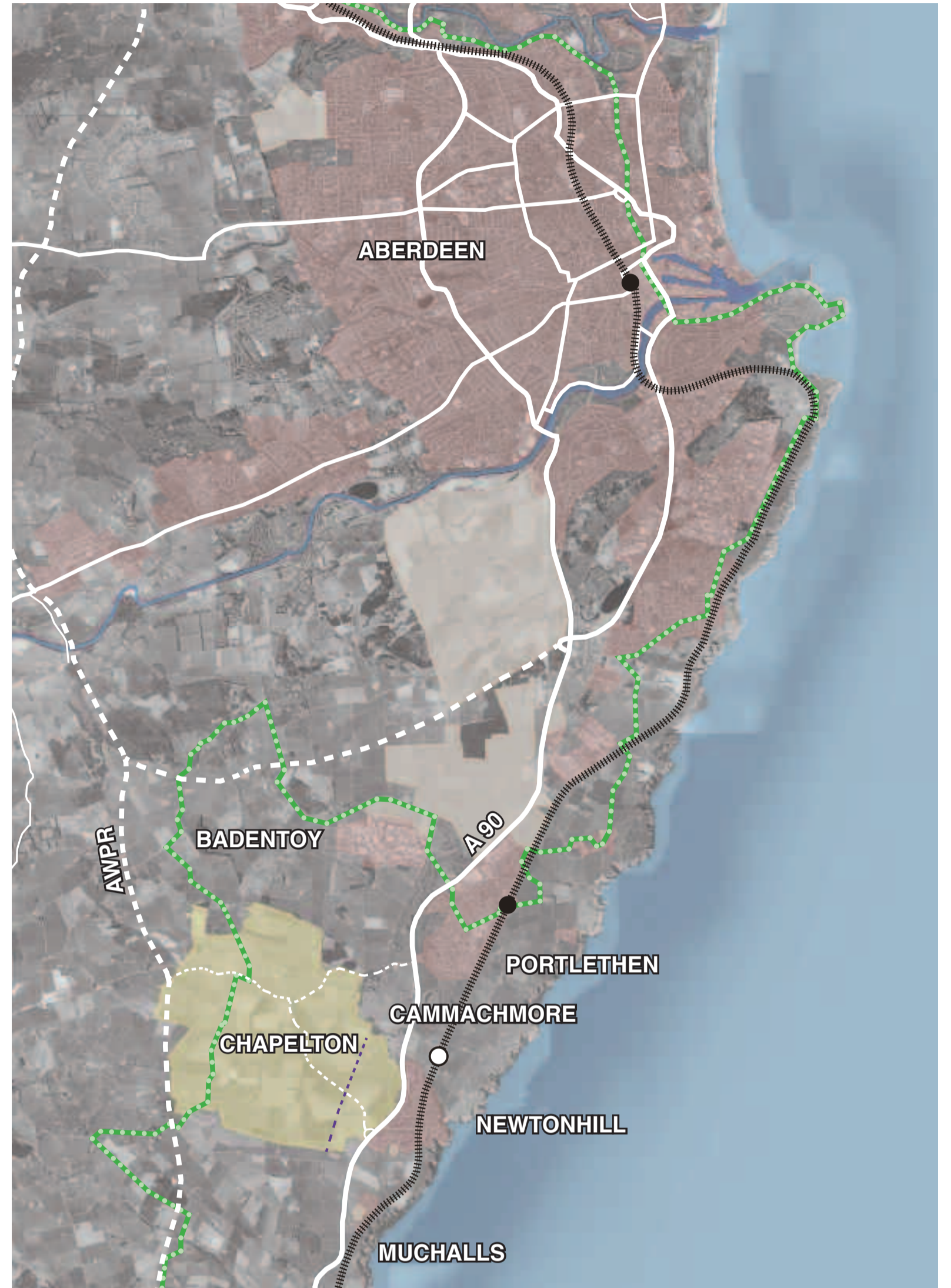
The Chapelton site is located south of Aberdeen, along the A90 corridor, and directly across the A90 from Newtonhill.

The settlements of Portlethen, Newtonhill and Muchalls lie to the northeast, east and southeast, with the industrial estate of Badentoy to the north. The Aberdeen Western Peripheral Route Fastlink is proposed to run alongside the western edge of the site.

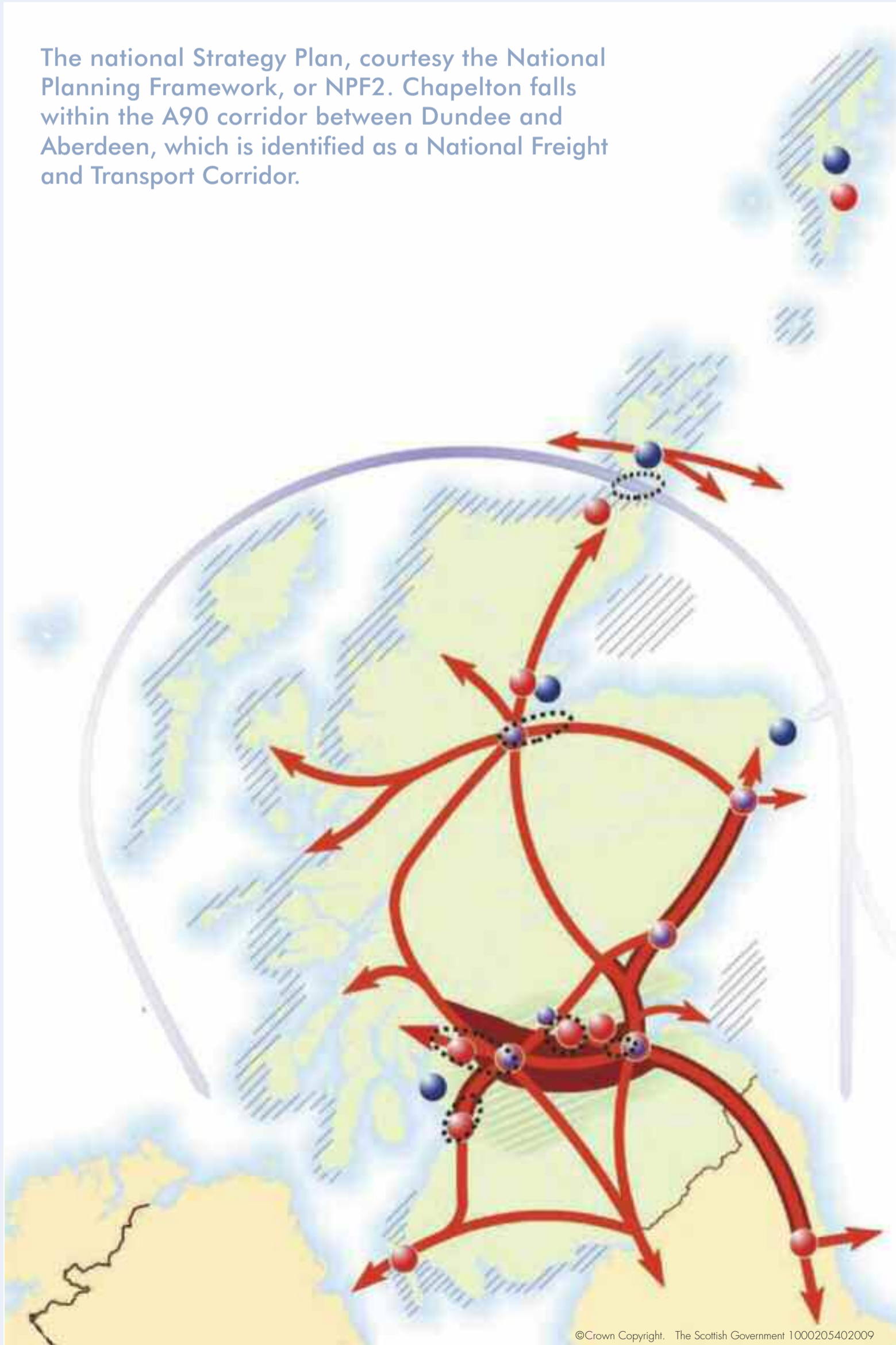
A high portion of the site is enclosed by natural ridges, creating sight barriers and allowing the development to have minimal visual impact on the surrounding area. Indeed, the surrounding ridges create a 'natural bowl' which shields views of the site from many directions. This phenomenon is explained in more detail on Panel 11, which discusses the site's landscape context.

The site has been in agricultural use for many years, and a minor network of roads currently crosses the site, linking Chapelton to the wider network. Many of these roads will be preserved, and the proposed development will also retain much of the agricultural character through the preservation of existing drystone dykes and landscape features. More information on the transport strategy is included on Panel 12.

Chapelton in its regional context: The A90 and the East Coast Railway Line form a strong boundary to the east of the site, whilst the proposed AWPR Fastlink provides a boundary to the west. Regional cycle trails are also mapped.



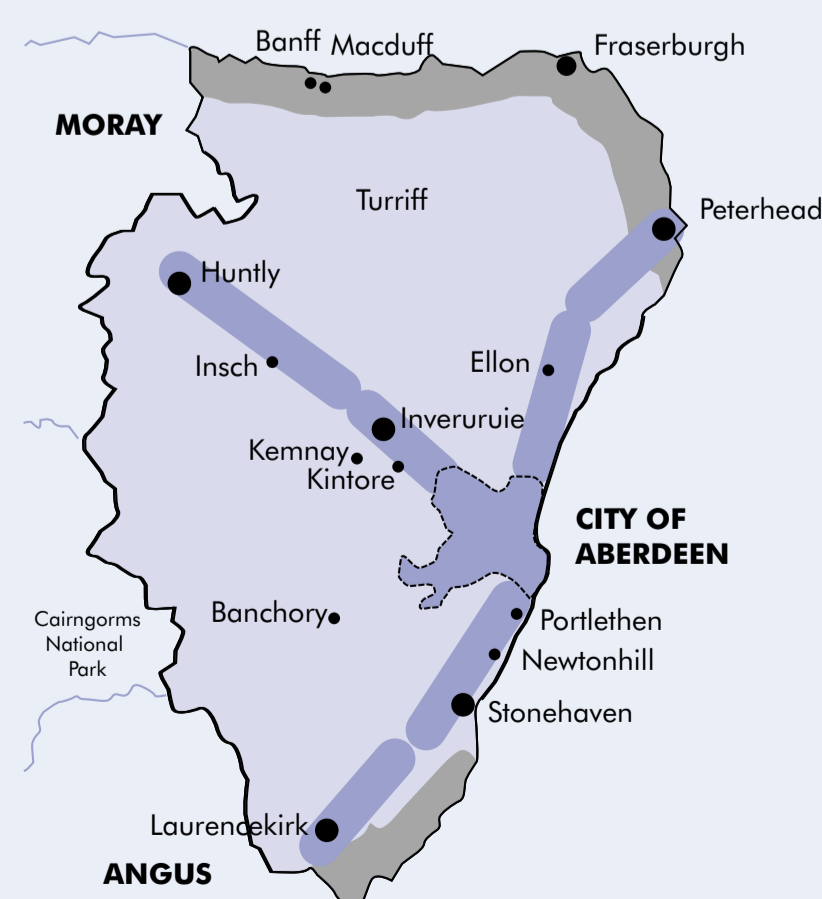
The national Strategy Plan, courtesy the National Planning Framework, or NPF2. Chapelton falls within the A90 corridor between Dundee and Aberdeen, which is identified as a National Freight and Transport Corridor.



Planning Context

The Chapelton site lies within one of three Strategic Growth Areas identified by the Aberdeen City and Aberdeenshire Structure Plan 2009. These Strategic Growth Areas will be the main focus of development 2030. Specifically, Chapelton lies within the 66-mile Growth Area stretch running from Huntly to Laurencekirk.

The proposed Aberdeenshire Local Development Plan (LDP) conforms with the approved Structure Plan. The Chapelton site is allocated within the proposed LDP, for a mixed-use proposal including up to 4,045 houses and 11.5 hectares of employment land. The site has been identified to meet the demand for housing within the Strategic Growth Area, and to provide opportunities for employment.



Aberdeen's Strategic Growth Areas, courtesy the Aberdeen City and Aberdeenshire Structure Plan (August 2009).

The Chapelton masterplan proposes the development of a complete new town for southern Aberdeenshire, which will ultimately comprise seven neighbourhoods including a town centre. Designed to follow the precedent of neighbouring historic towns, the settlement will be compact and mixed-use, with shops, parks and schools within walking distance of all residences. At its first stage, which will be undertaken before 2023, the town will include approximately 4,045 houses, and all related facilities.

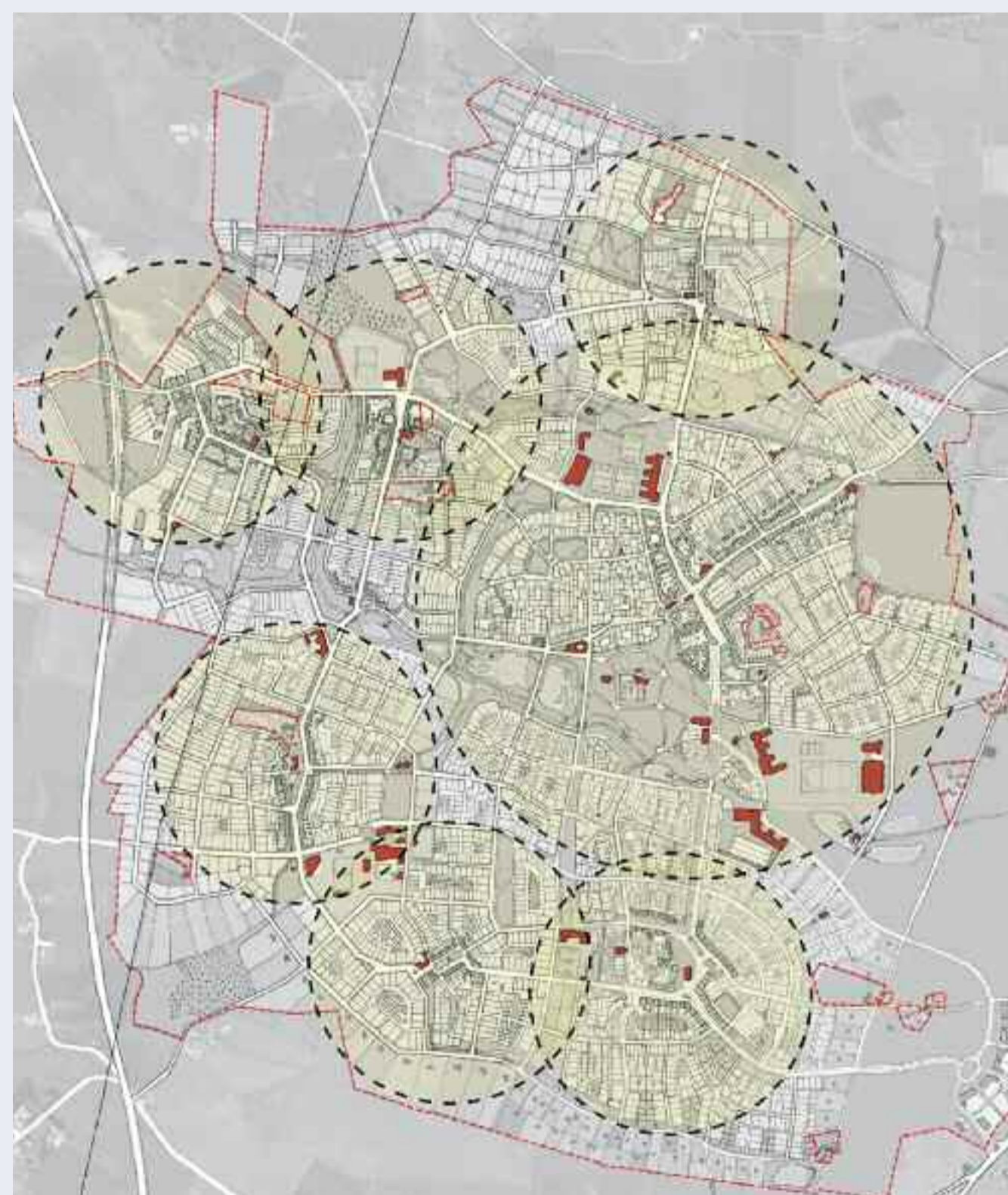
Chapelton offers a strong contrast to single-use suburban development, in which residences are separated from business development, shops and schools. Instead, the masterplan proposes the development of a network of neighbourhoods, each of which will include a variety of facilities. This integrated structure will enable Chapelton residents to lead a less car-dependent lifestyle, and to gain a greater sense of community through use of local neighbourhood shops and parks. Additionally, the scale of Chapelton allows for the development of many amenities which could not have been sustained by many smaller housing estates or urban extensions.

Thus, as a large, stand-alone settlement, Chapelton will function as a new town rather than a bedroom community of Aberdeen commuters, and will ultimately provide a more sustainable alternative to suburban growth. This sensitively-designed, neighbourhood-based approach could serve as a model across Scotland.



Chapelton's Green Network

The town is designed to include a variety of types of green space, some of which are designed for use by residents and others by the wider community as well. The green space is provided in the form of parks, squares, playgrounds and sports pitches, with each type efficiently allocated on a neighbourhood basis.



Chapelton's Neighbourhood Structure

Chapelton is designed to operate as a network of neighbourhoods, offering residents easy access to their daily needs in walking distance. Accordingly, each neighbourhood is designed to include shops, parks and other amenities, and is designed to be traversed in five minutes on foot, from centre to edge. The larger town centre, a destination easily reached from across Chapelton, as well as Portlethen and Newtonhill, spans a ten-minute walk.



Chapelton's Street Network

The Chapelton street network has been carefully designed to build on the existing road network on the site and it connects the future neighbourhood centres with major regional roads. On the diagram the red routes show the current roads intertwined with the proposed routes in black.

Chapelton's neighbourhoods include a variety of densities, from high streets to quieter, rural areas on the settlement's edges. This variety of types of environment and immersive experiences will provide residents with a diverse streetscape and enable Chapelton to sit gracefully within the surrounding natural landscape.

The Chapelton Pattern Book and Design Code, which is introduced on Panel 17, regulates the design of these very different environments by using a tool called the transect. The transect categorises elements of the built environment from rural to urban, including street design, house design and elements of the public realm such as landscaping and street furniture. Specifically, the transect system used at Chapelton categorises the built environment within six zones, from the most urban, Transect Zone 6, to the most rural, Transect Zone 1. The Chapelton Design Code will thus work with this system to ensure that housing types and street types are allocated appropriately within each transect zone.

The following concept blocks illustrate the variety of densities, house types and street types within the new town, with each sketch roughly matched to a transect zone. These blocks are intended to illustrate the differing densities and street types at Chapelton, but do not represent actual block structure or architectural plans.



High Street concept sketch, illustrating Transect Zone 5

High Street

Chapelton's high street will be the centre of the town and provide shops, offices and parkland used by both Chapelton residents and residents of towns nearby. The high street and surrounding blocks will thus be of a higher density, including taller buildings, many of which will have shops on the ground floor and offices or flats above. Parking is accommodated both on the high street, and in car parks hidden within blocks. Whilst the high street area will be dense and vibrant, there will also be significant public facilities and open space, including community buildings, plazas, greens and larger parks.



Urban neighbourhood street concept sketch, illustrating Transect Zone 4

Urban Neighbourhood Street

Chapelton's denser residential streets are typically located in close proximity to the neighbourhood centres. These streets can include a variety of housing types, including detached houses, cottages and terraced houses. Terraced houses may be linked within a network of pends, wynds and closes inspired by traditional Scottish street typologies. These street types provide shared courtyards, and additional parking shielding from the street. Although the houses are densely developed, many feature private gardens.



Quiet neighbourhood street concept sketch, illustrating Transect Zone 3

Quiet Neighbourhood Street

Further beyond the neighbourhood centres, quieter neighbourhood streets include a mix of housing types. These streets are most likely to include houses and cottages, although terraces may also be included at times. Quiet neighbourhood streets are also more likely to be entirely residential, especially given that they are located within walking distance of the local neighbourhood centres. The houses all include private gardens, and often include outbuildings, which can function as storage, garages or even granny flats.



Rural road concept sketch, illustration Transect Zone 2

Rural Road

Rural roads encircle Chapelton, and are designed to provide a transition from the settlement to the fields beyond. These roads include low-density houses, or farmsteads, designed to sit on large plots which can have agricultural components. The scenic edge roads will provide views to drivers or cyclists, and will preserve the rural landscape in close proximity to the settlement.



Environmental Studies

Panel 9

Developments of the size of Chapelton require Environmental Impact Assessment (EIA). EIA is a structured process for identifying the potential environmental effects of a development, and for determining how beneficial impacts can be maximised and how adverse impacts can be minimised. The process requires studies to be carried out across a range of environmental topics, involving the coordination of a multi-disciplinary team of consultants.

The EIA will be reported in the form of an Environmental Statement which will support the Chapelton planning application. As a first step, an EIA Scoping Report has been prepared by environmental consultancy Peter Radmall Associates. Detailed studies of each EIA topic are currently underway, and the results will be available at the second Chapelton exhibition. The scope and focus of each of these studies is as follows:

Agricultural Soils

Since most of the site is in agricultural use, impacts on its soils need to be considered. The Agricultural Soils report will survey and classify soil quality across the site, and will set out a soil management strategy to mitigate the loss of any prime land.

Air Quality

An Air Quality study will review existing air quality around the site and assess any potential impacts from the development. These impacts could include nuisance due to construction dust and changes to local air quality due to emissions from traffic and other sources. Mitigation will be proposed to maintain acceptable standards of air quality where necessary.

Climate Change

The Climate Change study will investigate both the settlement's likely impact on climate change and the risks posed to the development by climate change. The assessment will be based on a carbon footprinting study, considering traffic impacts and energy use, and will propose methods for carbon reduction through energy-efficiency and zero-carbon techniques. The study will be consistent with Aberdeenshire Council's Sustainability Charter and Climate Change Action Plan.

Utilities and Waste

The new settlement will increase demand for water and energy and will increase outputs of waste. The assessment will aim to quantify these impacts, providing a basis for the staged provision of utilities and for the development of energy and waste strategies that will demonstrate how these demands can be met sustainably.

Noise and Vibration

A noise and vibration study will assess potential impacts on existing and future residents from sources such as construction activities and development traffic. Whilst noise is not anticipated to be a constraint on the proposed uses, any need for mitigation will be identified.

Socioeconomics

The new settlement forms part of the strategic vision for Aberdeenshire and will change the socio-economic characteristics of the local area. The study will assess potential impacts on population, housing supply and employment. The demand for social infrastructure will also be considered, allowing the necessary facilities to be incorporated within the masterplan.

Transport

A Transport Assessment will be carried out on the basis of a scope to be agreed with consultees such as Aberdeenshire Council and Transport Scotland. The assessment will consider the potential traffic impact of the new settlement, and how this can be accommodated on the road network. It will also look at the potentially beneficial impacts on public transport and pedestrian/cycle access from increased levels of use and improved connectivity. The masterplan already aims to achieve a high degree of sustainable transport choice, which will be further underpinned by the assessment.

Landscape and Views

Whilst the masterplan aims to respect the most important landscape features of the site, the development will inevitably change its character, as well as affecting views in the surrounding area. A Landscape and Visual Impact Assessment will identify the key impacts and any need for further mitigation as part of an emerging landscape strategy. Information on the landscape strategy is provided on Panel 11.

Flood Risk, Drainage and Surfacewater Quality

The masterplan has responded to the natural drainage pattern of the site; for example, by ensuring that development does not encroach on existing watercourses. A Flood Risk Assessment (FRA) will be prepared in accordance with Scottish Planning Policy, including impacts on surfacewater hydrology and quality. A Sustainable Urban Drainage Strategy (SUDS) will be developed to ensure that stormwater runoff is managed in a sustainable manner.



Cultural Heritage

A desk-based study and fieldwork will be carried out to determine the presence of any heritage assets within the site. Information sources will include the National Monuments Record for Scotland, Aberdeenshire Council's Historic Environment Report, historic OS mapping, the RCAHMS aerial photographic record and the Historic Scotland database.

However, cultural heritage has been considered throughout the masterplanning process, in order to celebrate and incorporate sites of architectural and cultural value into the masterplan. Notably, Elswick House will be preserved for public use, and may be converted into a community centre or an artists' centre.



Geo-environmental and Ground Conditions

Since most of the site has always been in agricultural use, the risk of ground contamination being encountered is considered to be low. This will be confirmed through a desk-top study, which will identify any potential contamination pathways and recommend remedial measures where necessary.



Ecology

A considerable amount of ecological survey work has already been completed on the site, and is ongoing with further surveys relating to badger, otter, red squirrel and other protected species, which have been agreed with Scottish Natural Heritage. The protection and enhancement of the biodiversity of the site has been a key influence on the masterplan, and will continue to be as the settlement is brought forward for planning.

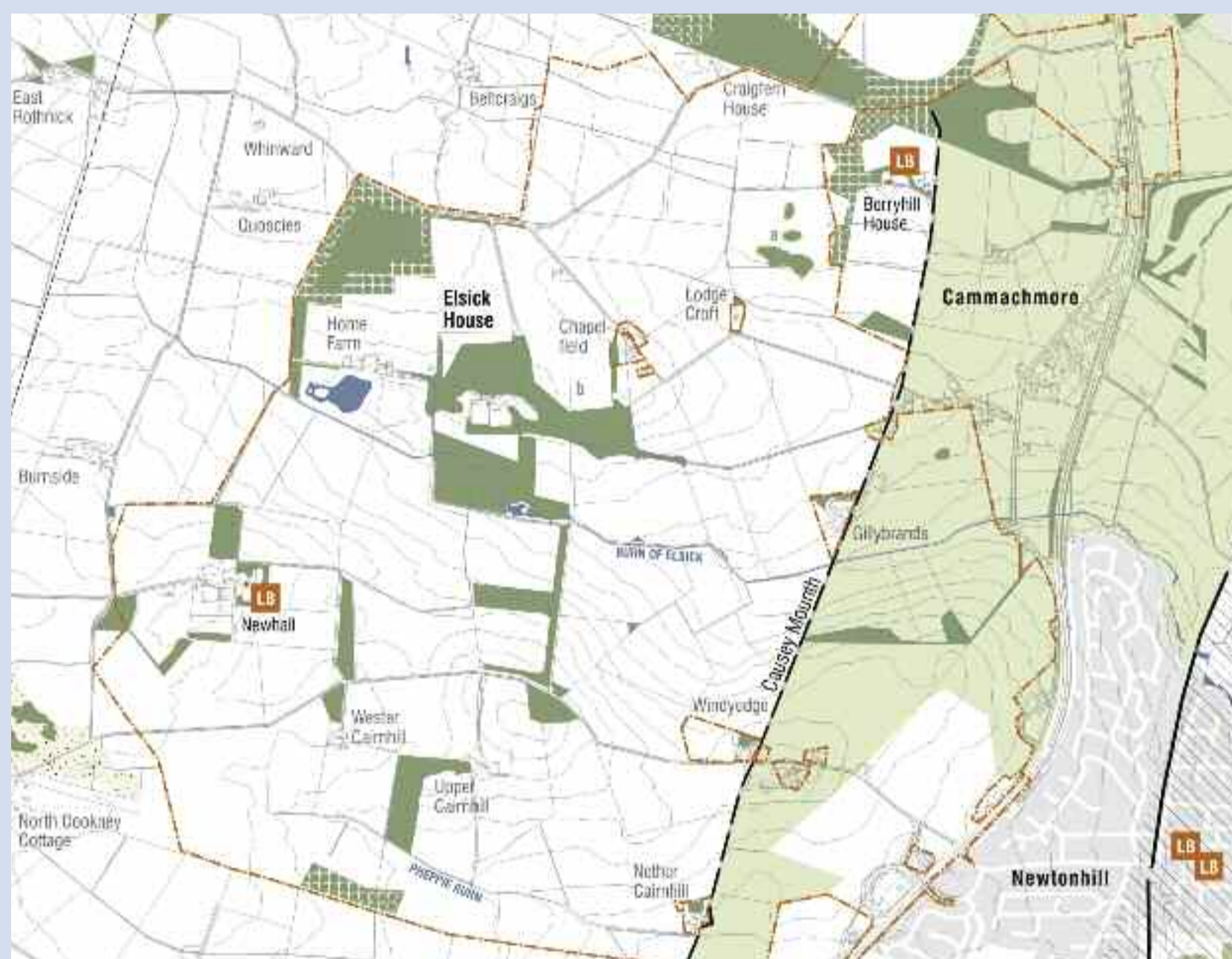


The Chapelton landscape strategy is being designed by Glasgow landscape architect Janet Benton alongside the community masterplan. The plan endeavours to preserve the landscape character of the site, whilst providing a wide variety of recreational green spaces to be used by the community. In addition, planning a network of green 'corridors' or routes for Chapelton, the plan also takes into account views from both within and beyond the settlement.

The landscape plan is currently in development, and a formal landscape strategy will be lodged alongside the Chapelton planning application this summer. This selection of working drawings offers a glimpse into the design methodology and aspirations.

Designations and Features

The Chapelton landscape plan aims to incorporate distinctive elements of the site's landscape in order to preserve these aspects in perpetuity. Notably, monuments and ancient woodlands will be preserved where possible and merited. Other scenic aspects of the site, such as drystone dykes, hedges and distinctive plantings, are also incorporated into the landscape plan. The elements indicated on this 'Designations and Features' plan, including ancient monuments, listed buildings, a chapel and a hut circle, are all preserved and integrated within the layout for the new settlement.



Landscape Matrix

Chapelton is designed to have a generous network of green space, divided into corridors which are integrated with the topography and drainage patterns of the site. These corridors will be a great recreational resource to Chapelton visitors and homeowners, particularly given their alignment with pedestrian pathways and the local and regional cycle networks. Whilst the green corridors will be continuously navigable, the spaces within each will offer different experiences, and will incorporate a full complement of formal parks, neighbourhood parks and sports pitches.

This diagram illustrates a connected matrix of landscape corridors, including the east-west corridors, north-south landscape links and a generous buffer landscape zone between Chapelton and neighbouring residential settlements. The east-west corridors are designed to create continuous landscape corridors along key watercourses. The most substantial of these is the Burn of Elswick, which runs through the proposed Town Park at Elswick House. The north-south landscape links provide secondary landscape connections between the east-west corridors. These links are smaller in size, and primarily run through residential neighbourhoods. Beyond these two types of green corridors, the Green Belt and the buffer zone separate Chapelton from surrounding residential developments and provide attractive countryside views for nearby residents.



Elsick Development Company has commissioned sustainability and infrastructure specialists White Young Green, to develop a Sustainability Strategy for the entire community. The Strategy will look at how a fully functioning and self-contained community can be successfully developed, whilst making a positive impact on the environment:

Community Infrastructure

Consideration will be given to the promotion of community networks and interaction, including the involvement of the community in management of the development, and the facilities necessary to support them such as schools, health and meeting places.

Green Infrastructure

Chapelton of Elswick will be characterised by its wealth and diversity of connected green space which will include a Country Park, a Town Park, a range of smaller neighbourhood parks and play spaces, and community allotments. Opportunities to enhance biodiversity and support the local education curriculum will be explored.

Energy, Water and Waste

The supply and demand of water and energy will be reviewed with an emphasis on minimising the rate of consumption and the amount of waste produced. Low to zero carbon energy strategies will be explored along with water conservation and management techniques. This will include a Sustainable Urban Drainage Scheme to reduce the risk of flooding downstream and to improve the amenity of Chapelton with attractive water features and green spaces.



Transport and Travel Plan

Chapelton will be linked to the wider region by the A90 corridor, specifically two grade-separated junctions at Newtonhill and Bourtreebush. There is the option of a junction onto the Fastlink to the east, and although this is not needed in support of Chapelton, a connection would provide convenient access to the airport and the A93 and A96.

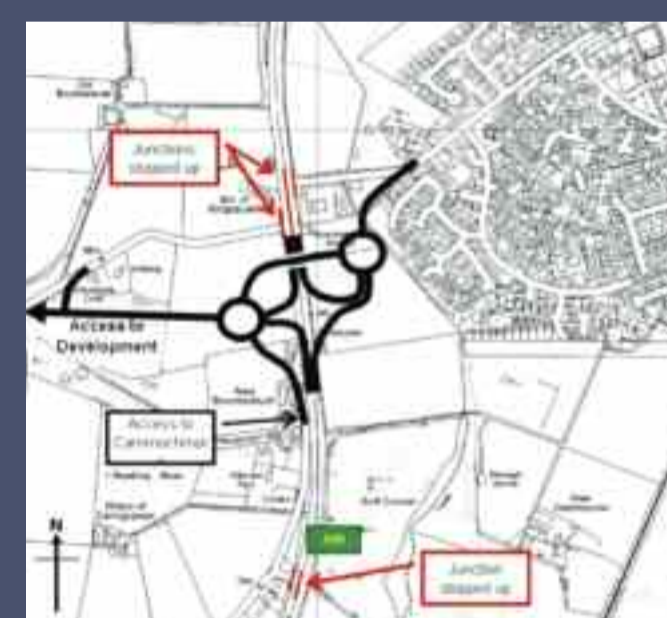
However, the guiding principle for Chapelton is to minimise out-commuting by providing access to employment and services in the town. It is envisaged that people living in nearby towns and villages such as Newtonhill and Portlethen will also come to Chapelton for work and shopping. This will reduce congestion and CO2 emissions in the A90 corridor.

To reduce car-dependency further, a Travel Plan for the entire town will be developed to encourage people to use more sustainable modes of transport, such as bus services around Chapelton and beyond, including Portlethen rail station and Aberdeen.

A network of dedicated cycle paths will be designed in to Chapelton with connections to the National Cycle Network and the Causey Mounth Trail.



Indicative Junction arrangement at Newtonhill



Indicative Junction arrangement at Bourtreebush



Proposed cycle network for Chapelton.

Building from Local Tradition

Chapelton is designed to build from local tradition, utilising both architectural patterns and urban patterns found in northern Scotland. The settlement will thus respond to and complement its surroundings, and reflect the history of the area. The origins of many of the settlement's street and house types are explored further in the settlement's Design Code and Architectural Pattern Book, which is introduced in more detail on Panel 17.

Chapelton also builds from Scottish tradition through the use of a regulating framework for town development. Hundreds of towns in Scotland have been built with masterplans and design codes,

including many of the country's most celebrated settlements, such as Edinburgh New Town. Indeed, Scotland has numerous planned settlements dating from the 18th and 19th century, as well as a history of planned communities harkening back to the 13th century. Chapelton will build from this tradition, whilst working within a 21st century context.

Chapelton's architecture and urban spaces are thus inspired by much of the best loved-architecture in Montrose, Stonehaven, Fettercairn and other nearby historic towns. House, public space and street types which have been inspired by local precedents include the following:

Urban Spaces and Street Types

High Streets

Chapelton's town centre high street will form the centre of the community, and each neighbourhood will also include a smaller retail centre. The lay-out and design of the main high street follows local precedents, offering wide pedestrian access such as at Montrose. The buildings themselves are likely to be bright and colourful, with active shopfronts.



Community Building Placement

Chapelton's main community buildings are placed at focal points in the street plan, and are often visible from across the settlement. Similarly, the Old and St Andrew's Church in Montrose is a landmark on the high street and has come to be symbolic of the town.



Plazas

Small plazas and pedestrian areas, such as this one in Keith, punctuate the dense town centre and provide accessible public gathering spaces.



Community Greens

Neighbourhood greens, such as this green in Fochabers, offer town residents and visitors scenic recreational space. Chapelton includes greens within all of its neighbourhoods, with houses bordering the green designed of complementary scales and styles.



Pends

Pends, such as this one in St Andrews, offer short cuts through streets, often providing residences with direct connections to high street retail.



Closes

Residential closes, such as this quiet close in St Andrews, offer neighbours intimate gathering spaces, with less noise than regular streets and opportunities for benches and plantings.



Architecture

Terraced houses

Terraced houses, which may not be identical in size across a block, are an elegant and efficient housing type. Terraced houses such as those in Montrose inspired the design team. Their proposals build from these traditional prototypes incorporating modern amenities and floor plans.



Cottages

Smaller cottages, such as the cottage at right in Fochabers, also inspired Chapelton's team of architects. The cottages are designed as both detached houses, with private side and back gardens, and in terraces, as at right.



Semi-detached houses

Semi-detached houses, much like those pictured in Stonehaven, will also be designed into each neighbourhood.



Detached houses

Larger houses, such as these detached houses in Fochabers and Keith, offer families more substantial space, as well as private gardens, integrated into the overall urban setting.



Live/work units

Traditional shops, with flats above, such as these buildings in Keith, are located in the Chapelton town centre and the neighbourhood centres. These buildings provide lively frontages on the street, and offer a very affordable alternative to small business owners, who can operate a business and buy a home with a single mortgage.



Chapelton will include houses of many sizes and types, including flats and terraced houses and larger, detached houses on agricultural plots.

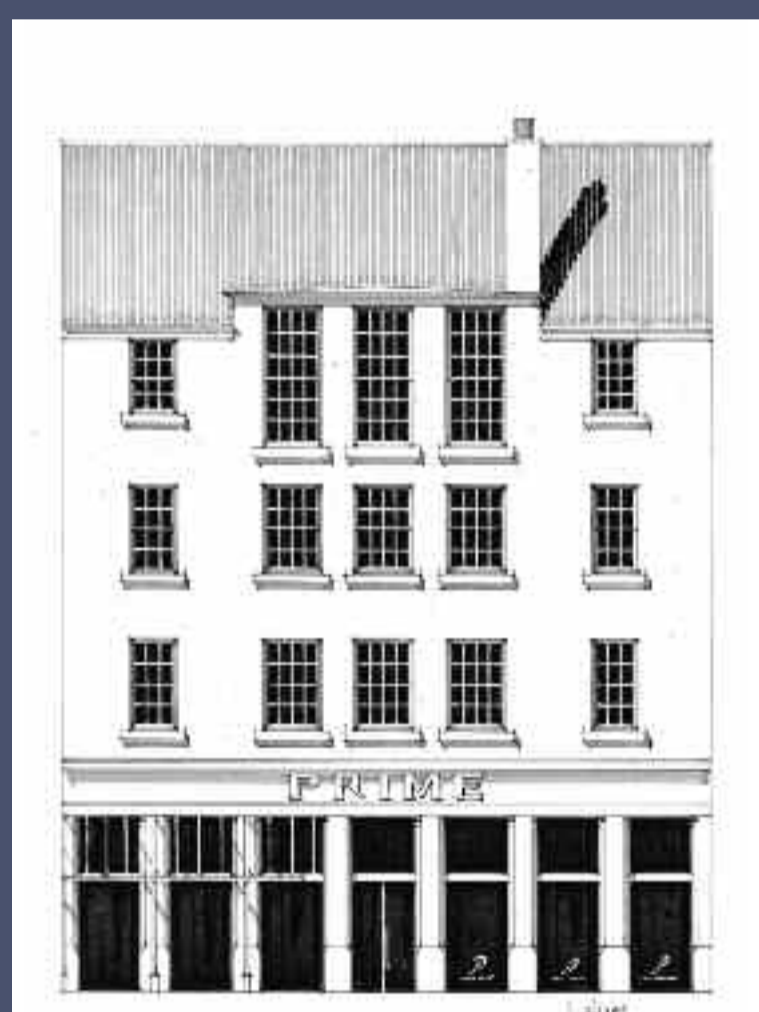
The Design Code and Pattern Book will regulate the placement of the houses, ensuring that the high streets are active, including higher-density building types, and that the settlement's edges are quieter, with larger houses surrounded by open space.

This mix of houses and settings will appeal to residents of many incomes, family sizes and preferences, allowing Chapelton to mature into a diverse community. The housing mix will also enable Chapelton residents to live in Chapelton for the long-term, even if they opt to downsize in retirement or move into larger homes, as their families grow.

A selection of the housing types designed at the charrette and over the following weeks – including those for urban, city centre sites and the rural edge – are presented below. Architects who have designed house types for Chapelton include Benjamin Tindall Architects, Brooks/Murray Architects, Covell Matthews, Lew Oliver and Marianne Cusato. More information on these houses, included detailed housing plans, will be available in the Chapelton Pattern Book and Design Code.

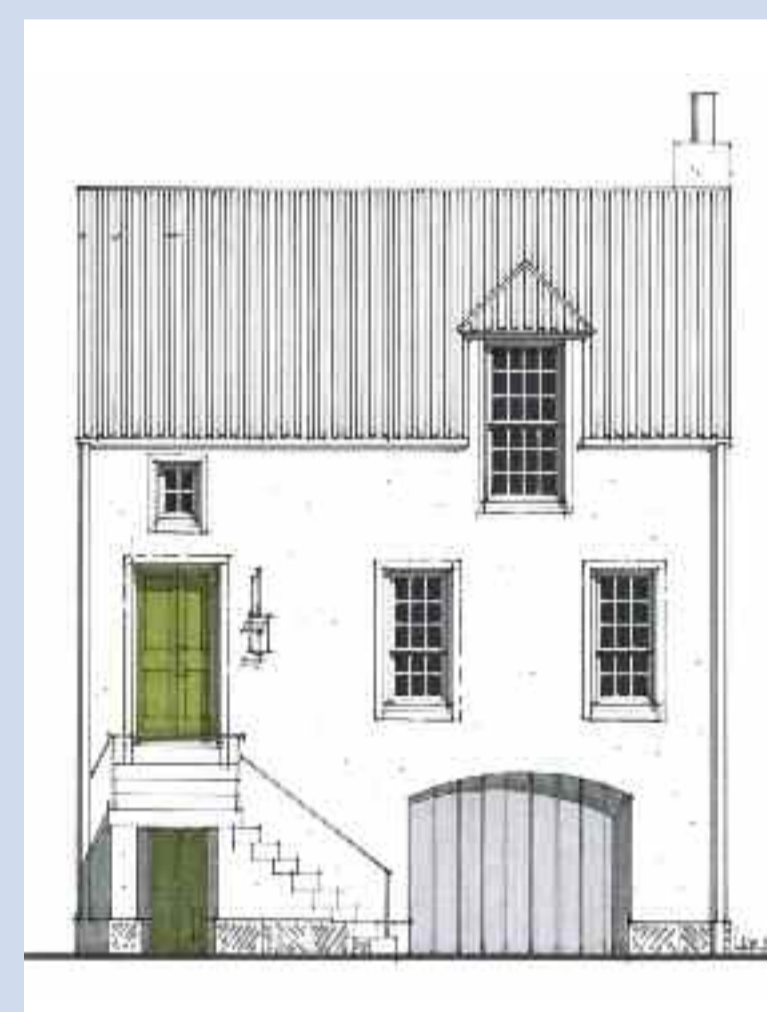
Mixed-Use Building

This mixed use building includes retail at ground floor level and multiple residential units above. The unit is able to provide a rear garden and flats comprising one, two or three bedrooms.



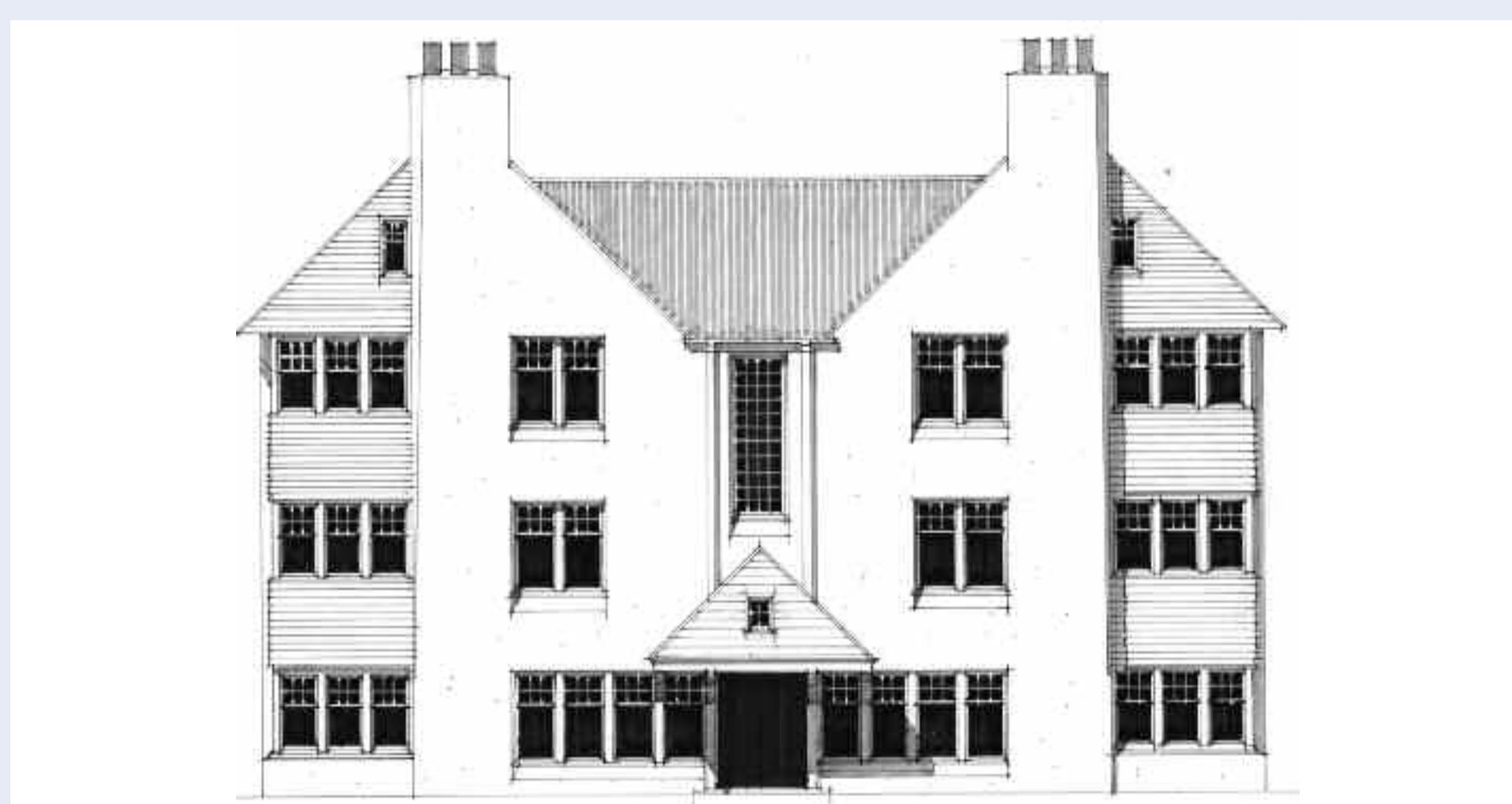
Mews

The Mews house is of a higher density than the semi detached. The unit is of three storeys and provides a garage, but no garden. The disposition, size and character vary considerably, but usually contain three bedrooms, a mixed-use area, balcony and open plan living and kitchen area.



Apartment Villa

The Villa is mixed use with retail on the ground floor and multiple residential units above. Access to the residential units is gained from the rear through sharing a common entry and access to the retail is gained from the front. Residential units comprise three bedrooms, with an ensuite bathroom for the master bedroom and an open plan kitchen-dining area.



Terraced House

The terraced house is a single family dwelling of two or three storeys and has access to a private walled rear garden. The units contain three bedrooms and an open plan kitchen/dining area.



Large House

This is a spacious family dwelling on a large plot, ideal for a more rural location on the edge of Chapelton. The house comprises five bedrooms, a number of flexible rooms to the rear, a separate living space and an open plan kitchen/dining area.



House

The detached house will be situated on a large plot, with a private garden and linking garages to the rear. The house comprises four bedrooms, one flexible room and an open plan living and eating area.



Cottage

The cottage is a single family dwelling of one or two storeys. It is situated on a regular plot with shared ancillary buildings to the rear, and features a large open kitchen and living area.



Semi-detached House

The house is a reasonably spacious single family dwelling which occupies one side of the plot, with a private garden to the side and rear of the house. The house is of two storeys and comprises three bedrooms and separate living, dining and kitchen areas.



Elsick Development Company Ltd (EDC) is committed to delivering the quota of housing and employment land allocated to Chapelton of Elswick within the Aberdeenshire Local Development Plan (LDP) by 2023, adhering to the quality and clarity of the vision which underpins Chapelton.

EDC will therefore develop and consult on its proposals for Chapelton in two ways: Guiding principles for the new town and its constituent neighbourhoods will be developed as Supplementary Guidance under the Local Development Plan system; and In Principle and detailed planning applications will then translate the Guidance and deliver a quick succession of detailed phases of the settlement.

EDC and its team of consultants are working intensively on a number of productions in support of delivering the Local Development Plan allocation as rapidly as possible. These can be divided in to five principal areas of activity:

1. The Chapelton Development Framework – a strategic document that will guide the development of the entire town;
2. Design Code & Pattern Book;
3. An application for Planning Permission in Principle for the entire town;
4. A Masterplan to guide the development of the first neighbourhood at Cairnhill;
5. A detailed planning application for the first phase of Cairnhill.



The Chapelton Development Framework:

Supplementary Guidance within the emerging Local Development Plan (LDP) seeks to raise the standard of design in large developments through the application of a masterplanning and design process. Proposals for substantial residential communities are required under the LDP to submit and agree a framework that guides their layout and design. The depth and breadth of guidance varies with the scale of development proposed: a high level Development Framework is required for very large developments such as Chapelton. Individual Neighbourhoods within Chapelton however, would need a more detailed Masterplan.

This approach precisely reflects the aims of the Charrette process which has driven the design and layout of the masterplan for Chapelton through the production of detailed technical reports and community involvement.

Using this information, a draft Development Framework for Chapelton has been prepared and will be submitted to Aberdeenshire Council. The document addresses all aspects of the new town: the underlying principles of the community; site context and analysis; the structure and layout of the town and how the development will be phased and managed.

Once public consultation is complete, the Development Framework will be amended as necessary and approved on the adoption of the Local Development Plan.

Design Code & Pattern Book

Chapelton's development will be governed by a Design Code and Pattern Book, which will ensure that the town built is in line with the aspirations of EDC. This document will adhere to the standards set by the Development Framework, but will provide more detail on Chapelton's architecture and the detailed block plans.

This document will regulate both the architecture and the overall form of the settlement, providing detailed guidance on Chapelton's street, block and house designs. By managing the scale, configuration and design of buildings within Chapelton's network of neighbourhoods, the Design Code will ensure the harmonious relationship between the town's buildings and public spaces, and enable the development of an exemplar public realm.

The Design Code will be used by housebuilders and others involved in the physical construction of Chapelton, providing them with detailed specifications in line with the principles of the masterplan. In addition, the Design Code will be used by Aberdeenshire Council, to give certainty about the nature of development to occur at Chapelton.

When adhered to, the Design Code will deliver the following:

- It enables the construction of the new town of Chapelton as delineated in the masterplan conceived at the 2010 charrette.
- It integrates the design process across professional disciplines, addressing road design, public space design and architecture coherently.
- It provides a level of certainty over the type and quality of development that will be delivered, thereby encouraging efficiency and improving the design quality of the town.





Planning Permission in Principle:

To ensure that new housing can be brought forward quickly, an overarching planning application for the entire town is being prepared for submission in the summer.

This application will include an Environmental Statement assessing all the likely impacts of the proposed town and how those impacts can be resolved. Panels 9 and 10 provide more information on the topics to be addressed within the Environmental Statement.

Cairnhill Neighbourhood Masterplan

Following the submission of the Development Framework to Aberdeenshire Council, we will concentrate on producing a Masterplan for the first Neighbourhood for Chapelton at Cairnhill. Cairnhill will include around 1,700 homes with a primary school, open space and supporting shops and businesses.

The Neighbourhood Masterplan will be an important milestone in the development of Chapelton, elaborating on the guiding principles within the Development Framework. When various phases of development within Cairnhill come forward as detailed planning applications, they will need to comply with the Neighbourhood Masterplan.

The Cairnhill Masterplan will be submitted to Aberdeenshire Council this Summer in support of the planning applications. Masterplans will be developed for each Neighbourhood as they come forward for development.



Cairnhill – First Phase

The first phase of the Cairnhill Neighbourhood Masterplan is currently being designed in detail and you will have already seen our architectural proposals on Panels 15 & 16. These proposals will be submitted for detailed planning this summer and will include plans for around 800 homes and a covered market, convenience shopping and other businesses to support the development of a new community.



As the Chapelton of Elswick planning process moves forward, there will be more opportunities for consultation and involvement.

The timeline opposite indicates the key points in the planning process, including both consultations and submissions to Aberdeenshire Council and the Scottish Government.

The Chapelton of Elswick website will remain up-to-date about these milestones as planning moves ahead:

www.chapeltonofelsick.co.uk

Key Dates



The purpose of this exhibition has been to update you on the technical work that has been undertaken so far in support of developing proposals for a new community at Chapelton of Elswick.

The work you have seen here today has also informed the Development Framework for Chapelton, which is shortly to be submitted to Aberdeenshire Council.



We will continue to produce detailed technical and design studies in support of the forthcoming proposals, culminating in a further exhibition which will explain the content of the planning applications and the Chapelton Neighbourhood Masterplan, prior to submitting them to Aberdeenshire Council.

EDC has welcomed the involvement and feedback from the community and other consultees at every step of the process and this exhibition is no different. We would like to hear your thoughts on anything you have seen or read today.

Please feel free to ask our team any questions you may have, and/or leave your comments on the forms provided. You can also e-mail your comments to info@elsick.co.uk

Thank you for attending our exhibition.



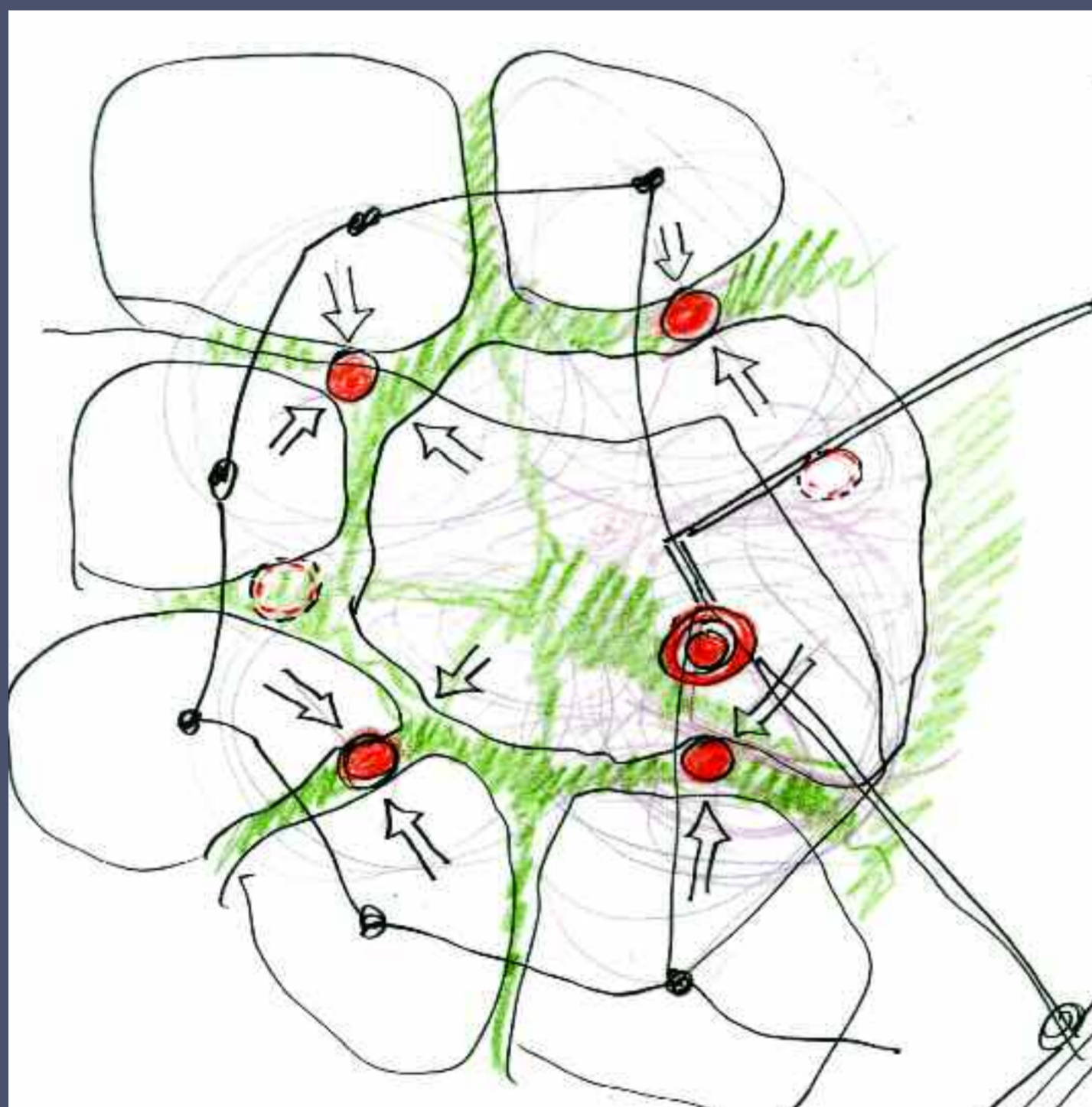


The Design Process

The Chapelton masterplan was created through an intensive community engagement process that was initiated in 2008. The process began with a series of meetings designed to raise awareness of the plans for Chapelton, including Community Council Meetings in Newtonhill, Muchalls, Cammachmore, Portlethen and North Kincardine in 2008 and 2009; a 'Planning for Real' event at the Bettridge Centre in May 2009; a 'Dynamic Drop-in' at the Portlethen Academy in June 2009; and a Public Meeting at Cookney Village Hall in July 2010.

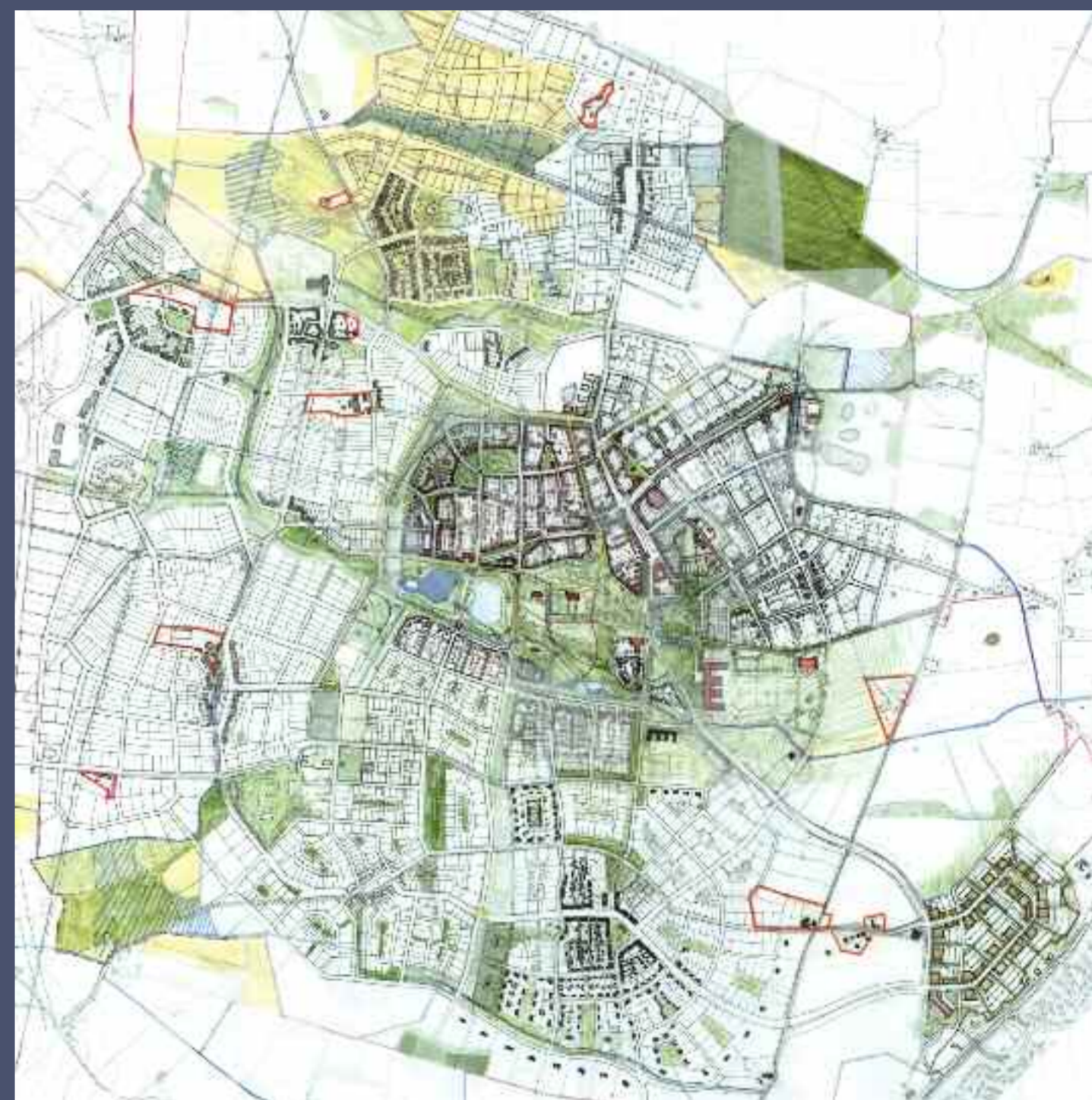
Initial Plan Sketch

The first version of the Chapelton masterplan, which was developed on the first day of the charrette, proposed the overall structure of the settlement that was immediately apparent to the design team. This simple drawing proposes a network of neighbourhoods, including a larger town centre easily accessible from Portlethen and Newtonhill. The neighbourhoods are connected by an internal bus route and an external bus route linking to the A90. The red circles on the plan represent schools, which are located between neighbourhoods. Although the masterplans became more sophisticated throughout the week, this initial concept remained.



Draft Plan, Mid-Charrette

The next version of the masterplan, developed about three days into the charrette, provides a detailed street network, and unique structures for each of the neighbourhoods. The neighbourhoods are designed to comprise a five-minute walk from centre to edge, with the town centre being twice the size. Each neighbourhood centre includes a small public green or square, and the town centre includes a generous high street and town park. The plan was completed by a large team of designers, with a different designer, or pair of designers, focussing on each neighbourhood.



so far



The design process included a 10-day public charrette from 28th September through 7th October 2010, which was led by US design practice Duany Plater-Zyberk & Company. A charrette is a series of meetings, presentations and design sessions, during which a design team generates a comprehensive masterplan and development strategy whilst soliciting the feedback of the general public. The process enables the designers to gain feedback from local professionals and community members and allows for a more transparent design process. In addition,

Panels 3 & 4



the exercise enables planners, elected officials and the public to discuss a development proposal in an open forum.

The Chapelton charrette featured several 'feedback loops,' during which professionals and members of the public discussed and reviewed proposals. Accordingly, members of the public reviewed several versions of the masterplan throughout the week. The masterplan has continued to develop since, and is presented in detail in its current form on the following panels.

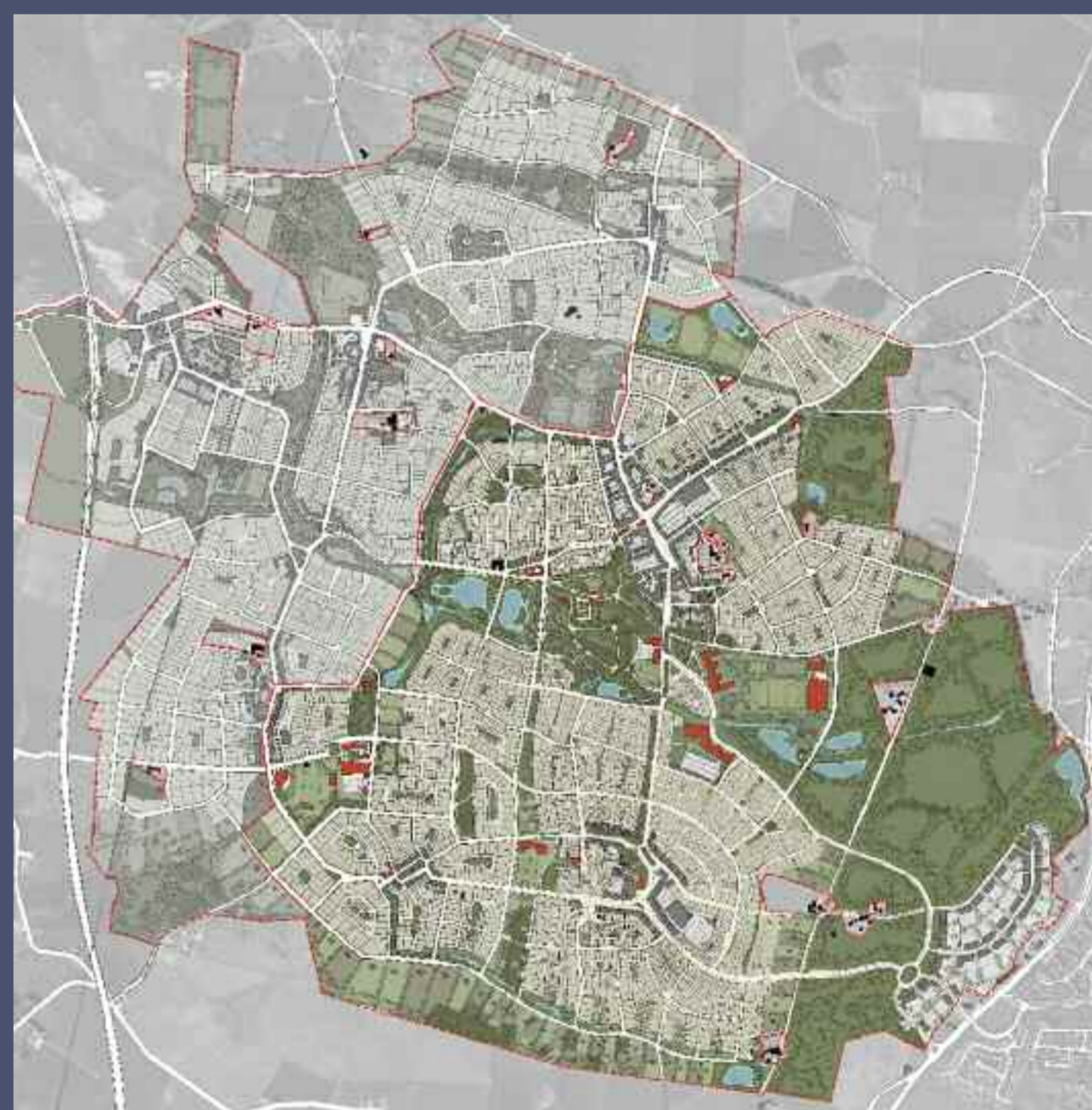
Concept Plan, Mid-Charrette

After four intense days, the design team developed a concept plan for inclusion within the Aberdeenshire Local Development Plan. The plan had evolved from previous versions on account of community feedback, as well as further study of the site and its existing roads, landmarks and contours. This plan indicates not only the basic neighbourhood structure of the settlement, but also the placement of shops and business development, located in two business districts and within each neighbourhood centre. The plan also proposes a more nuanced open space network, including a substantial country park including the burn of Elsieck and other water features.



Final Charrette Masterplan

The final version of the masterplan presented at the end of the charrette provided a detailed vision of Chapelton, taking into account the many comments from experts and the public throughout the process. The settlement includes a significant town centre and quieter retail centres within each neighbourhood, with clear transport links to Portlethen, Newtonhill and greater Aberdeenshire. The plan is drawn to a level of detail which includes plans for the different residential blocks. These are designed in varying densities, with more activity in close proximity to each town centre, and a more rural feel on the settlement's edges.



Garden Close

A wide variety of street typologies have been proposed for Chapelton, including more intimate residential streets such as the Garden Close. This street type includes a shared garden for residents, and may include benches and street furniture. The design typology is modelled on the closes seen in many northern Scottish towns, including St Andrews.



1

Residential Close

Residential closes, such as this one, which is designed without a garden, are designed to offer quieter alternatives in close proximity to the high street.



2

Town Park

The town park is immediately south of the town high street, entered on this picturesque path. The park as a whole features naturalistic landscaping and water features, including one pond sized for kayaking. This view also includes Elswick House, which will be preserved for community use.



3

Cairnhill Crescent

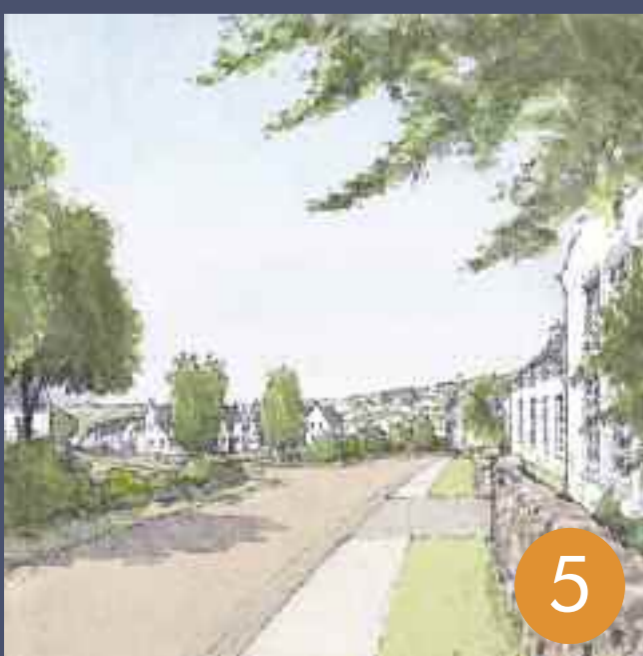
This elegant crescent includes a row of terraced houses illustrating how the properties can vary within the code structure from traditional to more contemporary with slightly varied facades and front gardens. This particular street features views out to the sea, which can be glimpsed in the distance. Around the corner, the Garden Close offers a quieter and more intimate option.



4

Duke's Walk

This street runs along the existing 'Duke's Walk', and the existing shrubs and trees will be preserved in the centre. A primary school sits behind the stone wall, while a secondary school is located on the left, across the green.



5

High Street

The Chapelton high street will be used by residents across all the neighbourhoods, and is likely to become a regional destination. Shops and restaurants line each side of the street, with a church or community hall acting as a focal point.



6

Neighbourhood Square

Quieter streets run adjacent to the high street. This quieter town centre street includes a neighbourhood square, corner shop and post box. The edge of the town park is visible in the distance.



7



Explained

Panels 6 & 7

Cairnhill Neighbourhood Centre

Cairnhill will be the first neighbourhood developed within Chapelton, and will include an active neighbourhood centre with shops and a covered market. The Chapelton illustrator created several options for this neighbourhood square, including a tower building of various sizes and designs. The tower is likely to include flats above a ground-floor shop, and a top-floor restaurant has also been suggested. The building would not only provide views to the sea, but also allow Cairnhill residents an aerial view of the construction of the community.



8

Town Planning

The desire to create compact, walkable mixed-use neighbourhoods will mean that commitments under the emerging Local Development Plan can be accommodated within approximately half of the area identified for development. However, the masterplan design process has looked beyond the current plan period to determine how Chapelton might grow in the future. This has produced a coherent, long term plan for the new town, but not at the expense of the town as it will be in 2023. The greyed-out portion of the masterplan thus illustrates the future development potential of Chapelton. These additional areas would bring the settlement to a total of seven neighbourhoods, all of which would include homes, shops, offices and community facilities.

9

