

April 2013

Masterplan Report  
Planning Issue  
Carnegie Base Services

# Newwestk



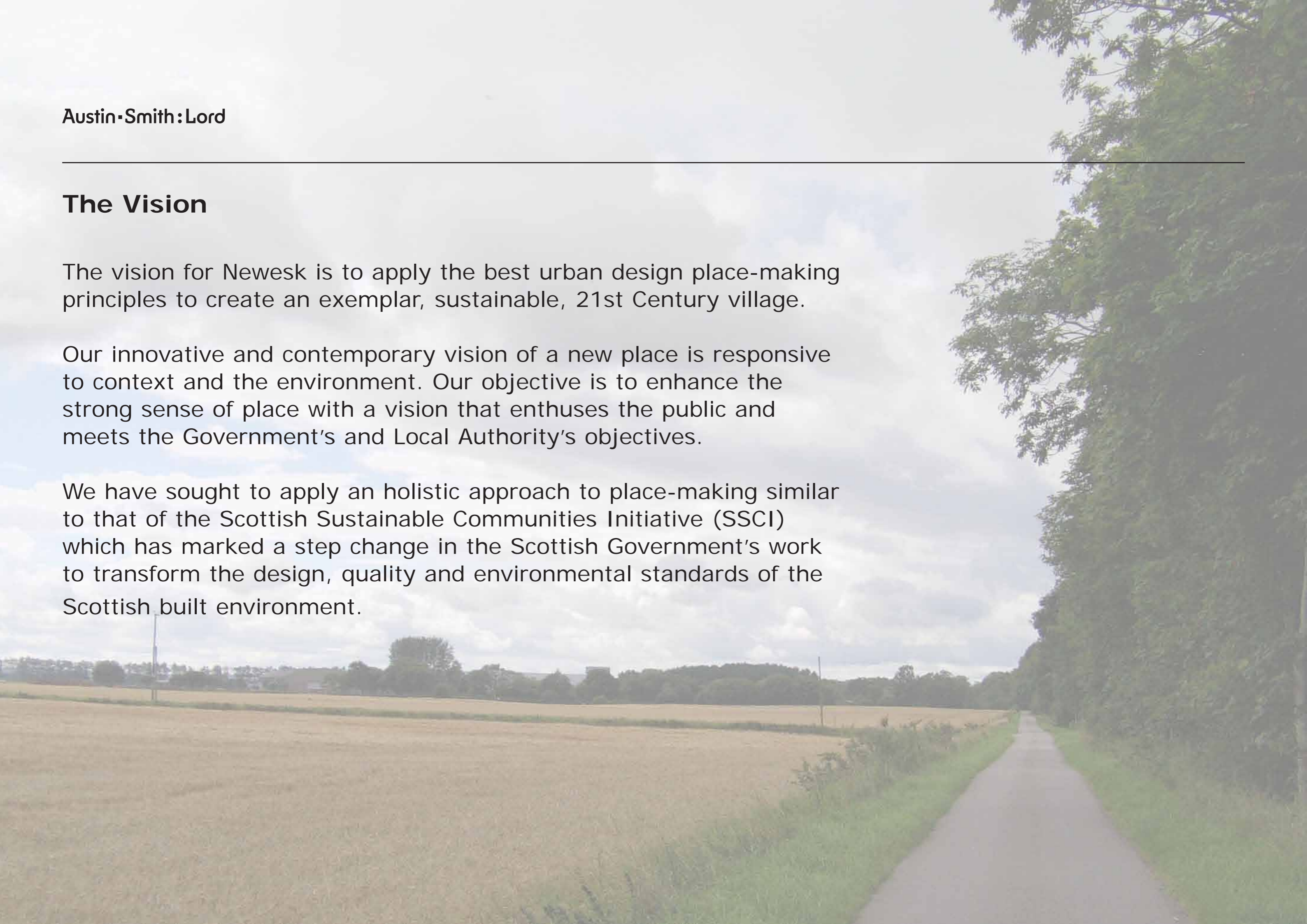
Edzell Base Aerial Photo  
Image © Iain Guthrie

## The Vision

The vision for Newesk is to apply the best urban design place-making principles to create an exemplar, sustainable, 21st Century village.

Our innovative and contemporary vision of a new place is responsive to context and the environment. Our objective is to enhance the strong sense of place with a vision that enthuses the public and meets the Government's and Local Authority's objectives.

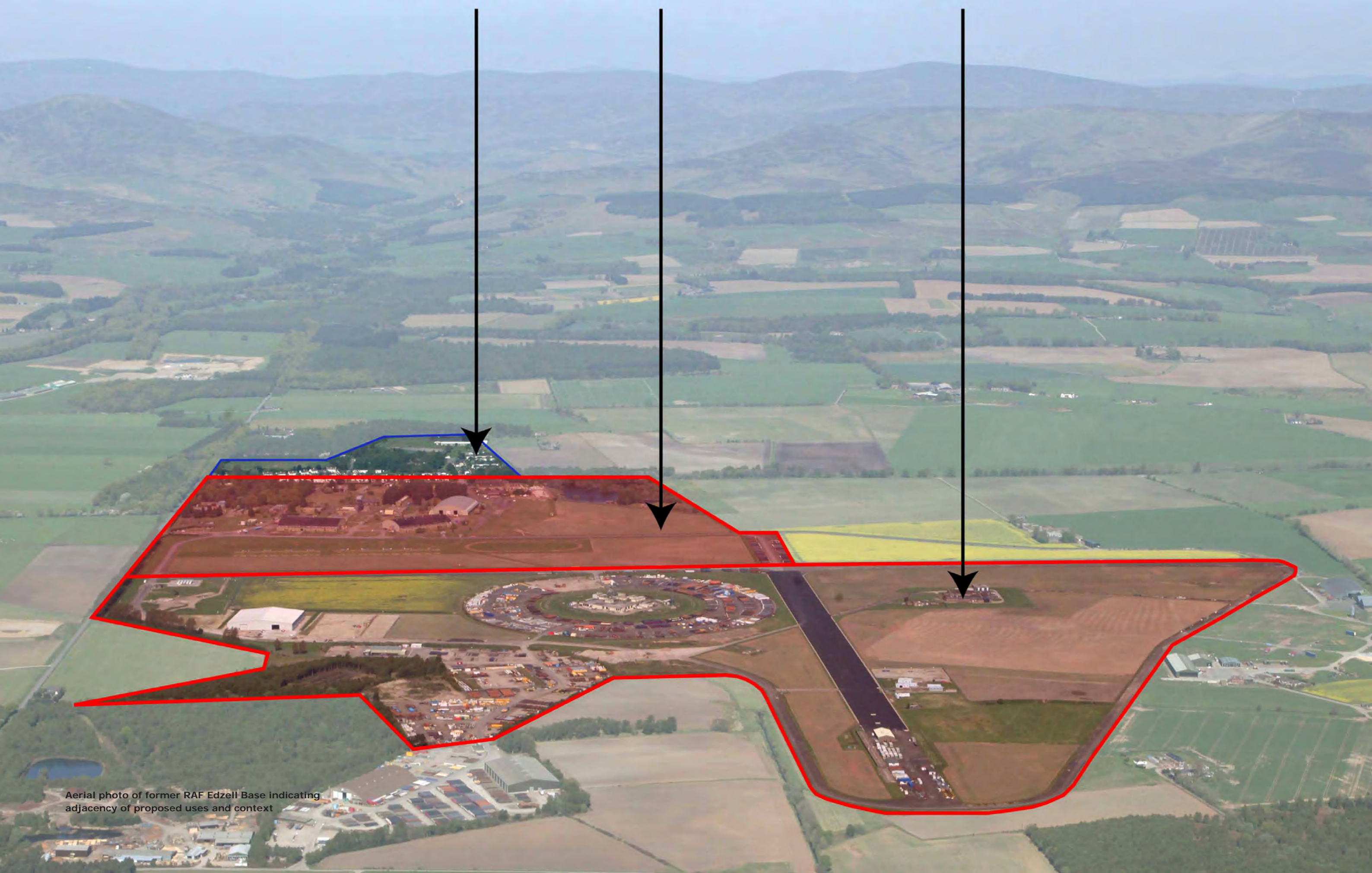
We have sought to apply an holistic approach to place-making similar to that of the Scottish Sustainable Communities Initiative (SSCI) which has marked a step change in the Scottish Government's work to transform the design, quality and environmental standards of the Scottish built environment.



Edzell Woods

Newesk

Edzell Business Base



Aerial photo of former RAF Edzell Base indicating adjacency of proposed uses and context

## Masterplan Objectives

- Newesk village and Edzell Woods to combine to support a sustainable community with access to community amenities, services, retail, transportation and open space provision in a stunning landscape setting
- Significant improvements to infrastructure, including mains water connection + sewerage works serving Newesk village and Edzell Woods
- Employment opportunities to be created in Newesk village and the neighbouring Edzell Base Business and Industry Park
- Immediately available and serviced land to support emerging renewable and existing energy business opportunities



Edzell Base Aerial Photo  
Image © Iain Guthrie

## Why Newesk?

- Major Brownfield site comprising 178 Hectares
- Close proximity to national infrastructure (road, rail and ports)
- National planning policy favours sustainable brownfield development
- Principle of development is already established
- Outline Planning Permission for housing, industrial, business + storage
- Existing established uses on site provide 263,000 sqft of office, industrial and warehousing and 27 Hectares of storage
- 90 people currently employed on the site. Many live locally
- Answers demand and grows the economy: South Aberdeenshire and Angus are underdeveloped in terms of business and industrial facilities / couples new residential development and employment opportunities to create a sustainable mixed use village that responds to this demand



PHASE 1  
(150 units)

PHASE 2  
(150 units)

PHASES INCLUDED IN THE DEVELOPMENT FRAMEWORK





## Newesk 2030

Newesk is a village of its time and place. Taking its name from the nearby River Esk the village demonstrates a new and contemporary approach to planned villages in the 21st Century. It takes a cue from the proud tradition of planned settlements in the region. Nestling in the Mearns landscape the village is imbued with a memorable character which captures the *genius loci* of its setting.

The village sits within a mature landscape, with a backdrop of established woodland and the Angus hills. The site enjoys magnificent vistas across the majestic and flat landscape and provides access to some of Scotland's most appealing countryside.

The village is known for its array of attractive open spaces; from the village square with its seasonal festivals and markets, the village green with renowned pub and restaurant to the beautiful woodland walks in and around the village and Loch Wee. These are the places which give Newesk its memorable identity.

The High Street and village centre offers a selection of shops and businesses creating jobs and services for local people. Many villagers work in the area, especially on the highly successful, neighbouring Edzell Business Base. In the village there is a range of live-work units encouraging business to locate or start up in the village; including workshops, studios and small offices. All of this serves to foster a strong and integrated community and makes for vibrant village life.

The streets and squares of the village encourage walking, cycling and play. The entire village is laid out to encourage walking to get to the shops, to work, to access services or to take public transport. Each of the set piece spaces in the town also encourage the villagers to come together be it at the community hub, the sports pitches or on the banks of Loch Wee.

Newesk is characterised by an enduring sense of quality, diversity and durability. The vision for the village seeks to deliver a lasting legacy which is a positive influence in the wider region. By applying established design principles from the outset the village has a timeless quality that will endure. Low energy design principles have also delivered a settlement which is resource efficient, cost effective and has open space environments with appealing microclimates.

In seeking to create a sustainable place Newesk not only supports the local economy and community to thrive but also for its residents to progress through village life. Each of the neighbourhoods have a blend of houses which cater for all stages of life, from young people embarking on life in their first home, through family life, to later years and homes for the elderly. Adaptability and diversity of housing in the village allows residents to find their place in Newesk.







## Contents

This report is set out in three chapters. Chapter 1 introduces the projects and provides background the policy and strategic context. Chapter 2 outlines site analysis. Chapter 3 considers the design philosophy and overarching design concepts for the masterplan.

This masterplan report should be read in conjunction with the Technical Appendices and large format drawings that accompany this report.

<b>1.0 Introduction</b>	<b>13</b>
1.1 Purpose of the Report	14
1.2 The site and its context	15
1.3 Strategic & Local Plan context	17
1.4 Relationship between Newesk Village and Edzell Business Base	18
<b>2.0 Site Analysis</b>	<b>19</b>
2.1 RAF Edzell Air Base	20
2.2 Cultural Heritage & Archaeology	23
2.3 Existing Land Use	24
2.4 Planning Policy & Guidance	25
2.5 Existing Consents/Legal Agreement and Section 75	26
<b>3.0 Masterplan Concept</b>	<b>27</b>
3.1 Local Context	29
3.2 Appropriate Village Scale	30
3.3 Site Capacity	31
3.4 Points of Access / Links	32
3.5 Spatial Setting	33
3.6 Design Precedents	35
3.7 National Policy Precedents	41
3.8 Consultation	44
3.9 Design Philosophy	46
3.10 Design Development	49





# 1.0 Introduction

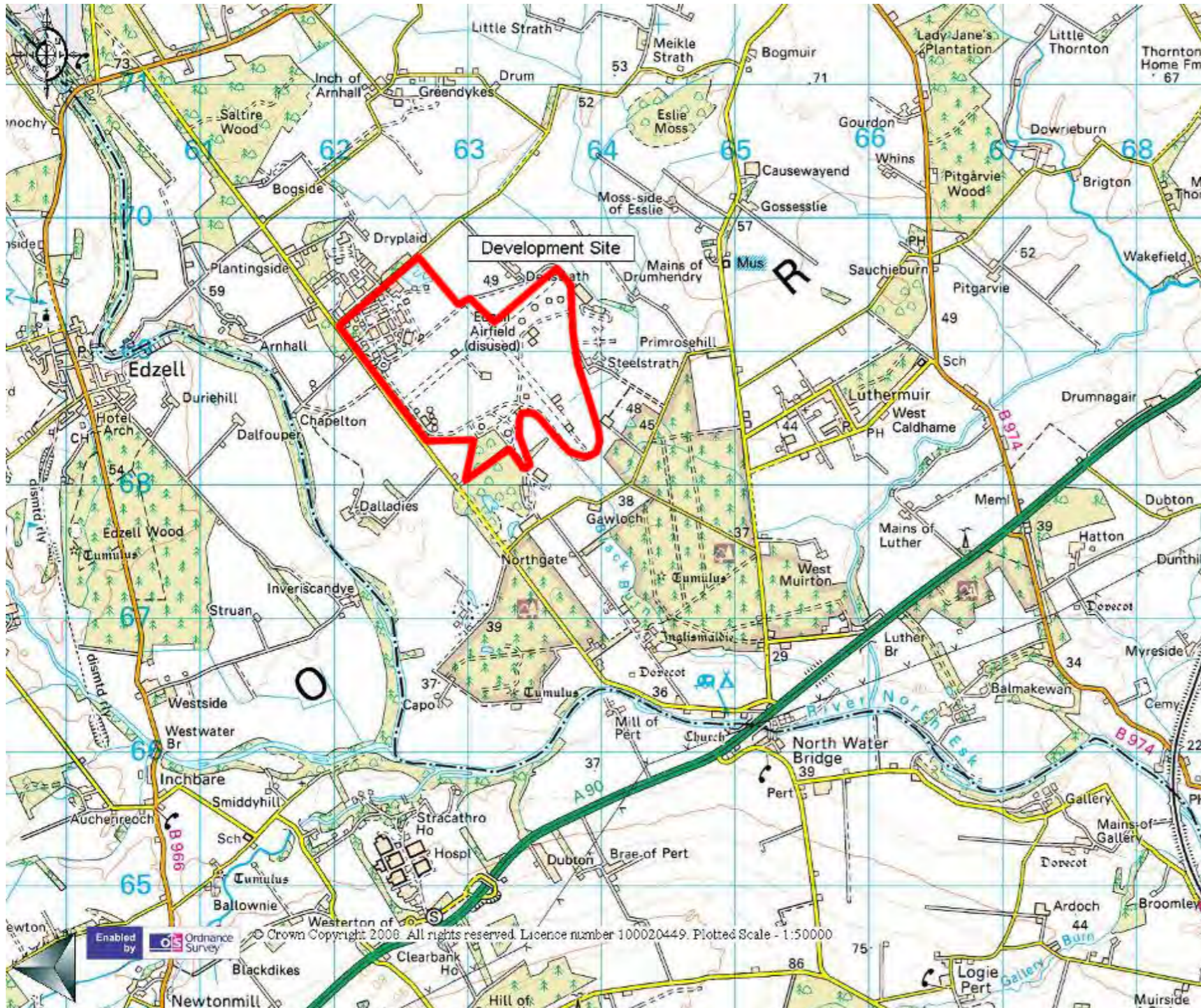


Figure 1.1.1 Site Location

### 1.1 Purpose of the Report

This report sets out an urban design masterplan vision for a new village settlement at the former RAF Edzell airbase in southern Aberdeenshire. The report assesses the site context and outlines the masterplan concept.

The report is illustrated with a range of drawings and images defining the ambition and vision for major brownfield development on a site with significant potential for sustainable development.

The masterplan has been developed to support application for the necessary statutory consents and has been prepared following the input of an interdisciplinary team and consultation with the local community and stakeholders.

The Masterplan team includes:

- Client **Carnegie Base Services**
- Project Director **George Massie**
- Masterplanners **Development Consultant**
- Planning Consultants **Austin-Smith:Lord LLP**
- Property Agents **Archial**
- Traffic + Transportation **F G Burnett**
- Engineering Advice **MVA**
- PR Consultants **Mott MacDonald**
- Legal Consultants **The BIG Partnership**
- **Maclay Murray Spens**

### 1.2 The site and its context



The former RAF Edzell Airbase (Figure 1.2.1) has a site area of 179ha and is located in southern Aberdeenshire, lying within 1 kilometre of the boundary with the Angus Council area. It is approximately 2 kilometres to the east of the village of Edzell, and 2.3 kilometres to the north of the A90 trunk road. Its location is illustrated in Figures 1.2.3 - 5.

The entire site is predominantly flat with swales and some earth bunding in locations within the Business Base. The site is currently accessed from the Lang Stracht on the western edge of the site, via a secure entry point. The site is fully secured with a perimeter fence.

The site allocated for the Newesk village is 62.5ha. The Business Base Site is 116.5ha.

The surrounding land use is predominantly agricultural, however extensive areas of woodland also exist. The topography surrounding the base is framed to the north-west by the Angus hills and glens and the Howe o' Mearns to the north-east, as shown in Figure 1.2.2.

The base was established over 65 years ago and was used by the RAF during World War Two. It was then subsequently leased to the United States Armed Forces and accommodation on site included 144 dwellinghouses, a barracks, retail outlet, school, cinema, pub, baseball pitch together with other recreational facilities. All of the infrastructure which supported this community remains intact, most notably in the form of a private sewage treatment plant, which still serves the 144 dwellinghouses, which are now in private ownership to the north of the base. Following sale of the base in 1999 to DM Carnegie, it has become used for a mixture of commercial activities.



Figure 1.2.1 Aerial view of Edzell Base highlighting boundary



Figure 1.2.2 Edzell Base with backdrop of Angus Glens

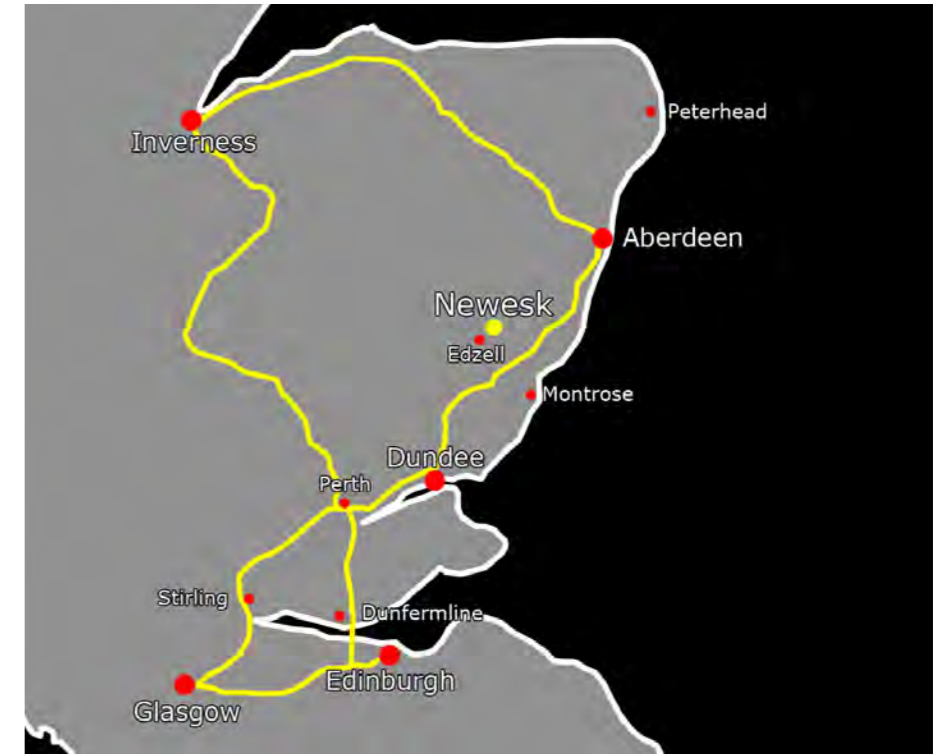


Figure 1.2.3 Site Location: National

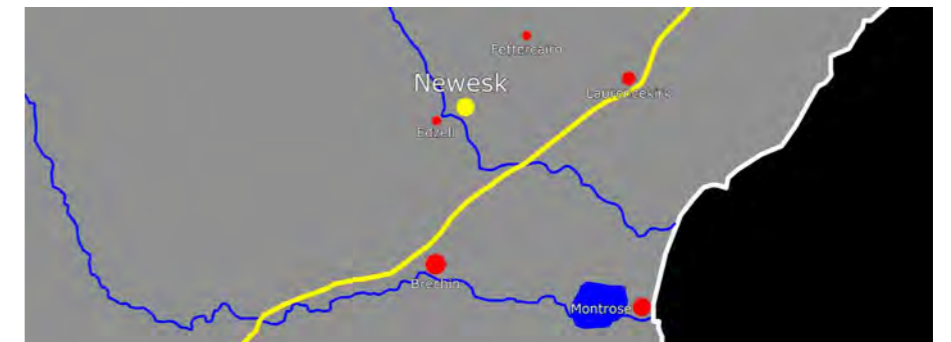


Figure 1.2.4 Site Location: Regional



Figure 1.2.5 Site Location: Local

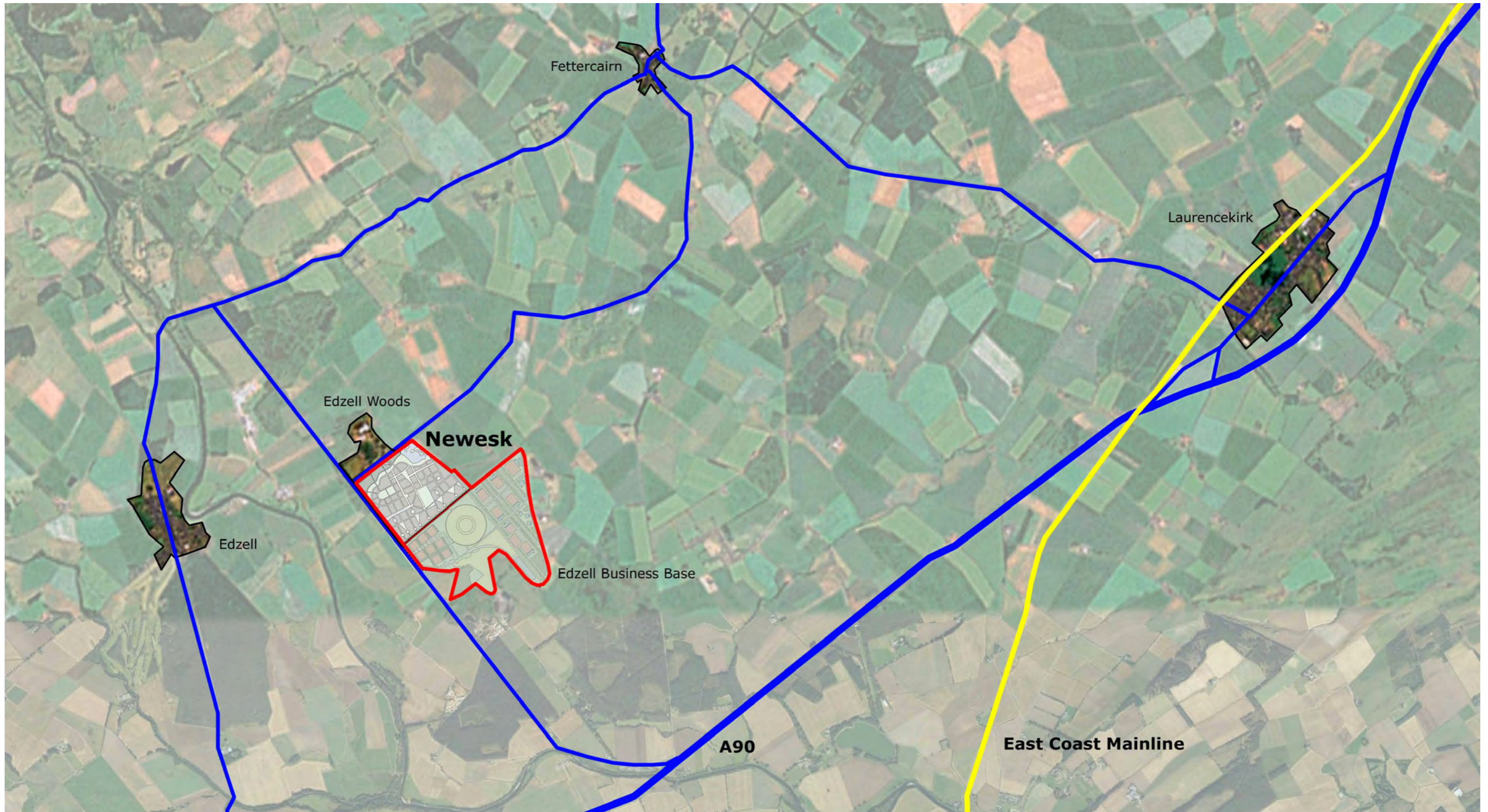


Figure 1.3.1 Newesk and Edzell Business Base in the local context





### 1.3 Strategic & Local Plan context

The statutory development plan for the area comprises the Aberdeen City and Shire Structure Plan 2009, and the Aberdeenshire Local Development Plan 2012. The Structure Plan provides the broad strategic direction for development within Aberdeen City and Shire, with the local plan containing specific allocations for the range of settlements throughout the local authority area.

The detailed allocations for Newesk are included in the Aberdeenshire Local Development Plan 2012. A detailed description of the policy guidance contained in these plans, which is relevant to the Newesk site, is contained in Section 2.4 of the report.

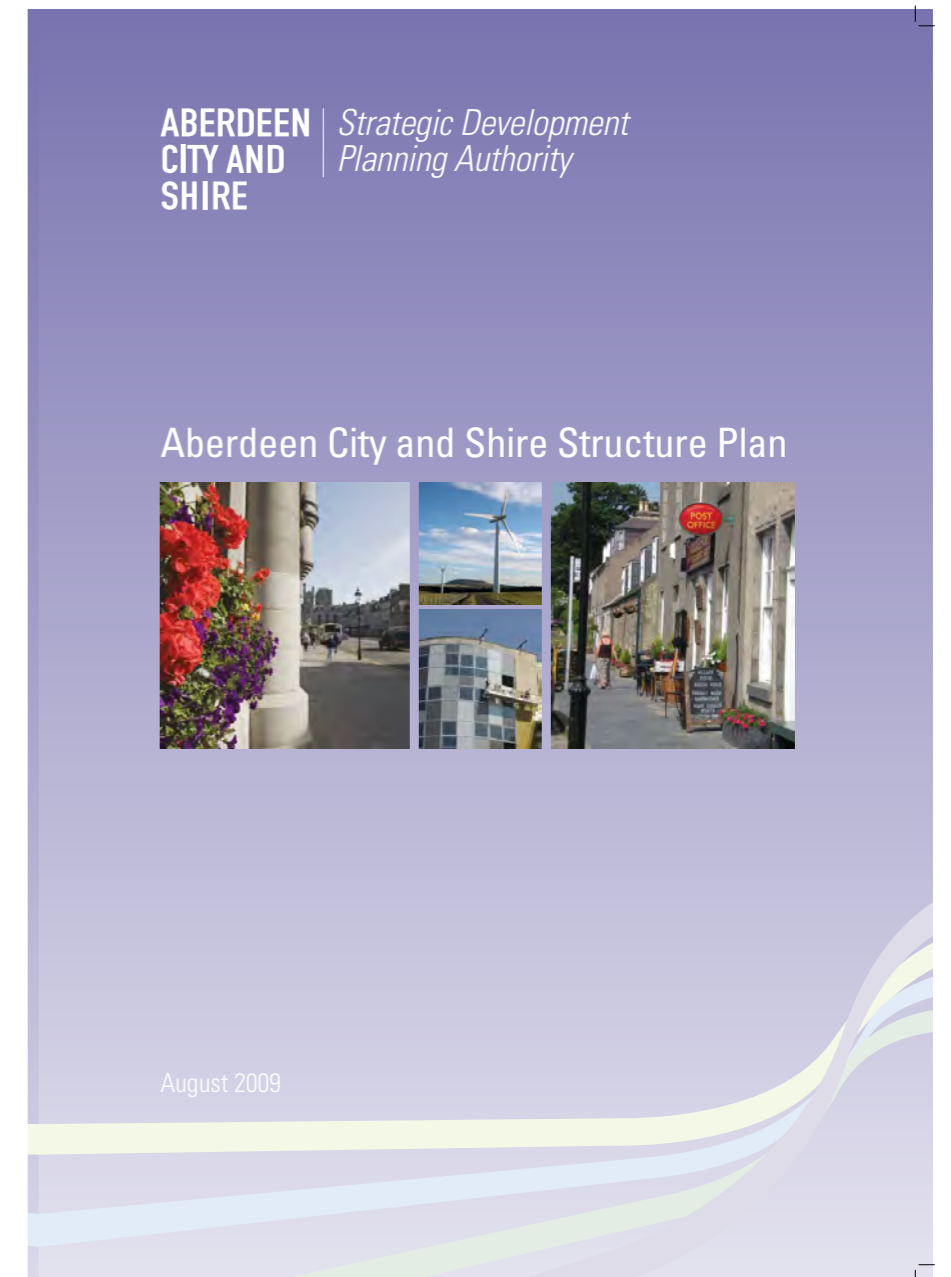


Figure 1.3.2 Aberdeen City and Shire Structure Plan 2009



#### 1.4 Relationship between Newesk Village and Edzell Business Base

The proposals allow for 62.5ha of the site to be allocated to the Newesk Sustainable Urban Village, and 116.5ha of the site to be allocated to Edzell Business Base.

The relationship between Newesk Village and Edzell Business Base requires to be considered on several levels.

Firstly there is an economic relationship between the two. Currently the base provides employment for around 90 people living locally. These are employed across the site by about 35 companies including Peterson SBS, Geokey, Hunting and Carnegie Fuels. With the establishment of Newesk, and as a key element of the sustainability strategy, the promotion of the Business Base as a source of local employment would be welcomed particularly if it reduces the requirement for lengthy, car based, commutes.

Secondly, how village and base visually relate to each other remains of paramount importance, especially with regards to the embedding of the settlement into the Mearns landscape. Consequently the landscape strategy for the proposal is critical to its success as a sustainable long term community as it needs to ensure that the attractive visual qualities of the existing landscape are complemented and added to by the new developments.

However a key requirement of Carnegie Base Services' brief is that the Edzell Business Base is a secure facility and is not open to the general public. The reason for this is the use of large areas of the base for open storage of oil industry infrastructure equipment.

Figure 1.4 Indicative Masterplan illustrating Edzell Woods, Newesk, and Edzell Business Base



## 2.0 Site Analysis

## 2.1 RAF Edzell Air base

With its twin 1,500 metre, north south and east west, runways, and prominent air hangers the former RAF Edzell Air base remains a significant landmark within the Mearns landscape.

Established as an airfield during World War I, the base was initially disbanded in 1919. Re-opened in the 1930's it operated as a civilian airfield. However the outbreak of hostilities in 1939 saw its return to active service as RAF Edzell. During World War II the base acted as a maintenance facility. At one point it was home to some 800 reserve aircraft.

After the war the base's history is complex. At one point in the early 1950's the base housed a small detachment of USAF members of the 10th Radio Squadron Mobile out of Chicksands RAF near Bedford, England. In the late fifties the site was used, for a short period, as a motor racing circuit with one race being won by the future double World GP Champion Jim Clark.

In 1960 the base was reopened to form a key part of the United States Navy global High Frequency Direction Finding network. The base became home to the US Navy security group's Oceanographic Monitoring Station, monitoring submarine movements in the North Sea and coastal water to the north of Scotland. Prominent features on the base include items such as the Circular Disposed Antenna Array, one of only 16 such structures in the world. This was used to track the movements of submarines.

With the collapse of the Soviet block, and the ending of the Cold War, the High Frequency network was rendered obsolete by advances in technology. As part of the 'swords into ploughshares' dividend generated in the post cold war era the base was decommissioned in October 1997 and then marketed for sale. The closing of the base marked the end of 37 years of US Navy operations and 85 years of RAF service.

At the height of USN activity the base had approximately 3000 staff. By the time of its closure this has dropped to 1000 of which 300 personnel were recruited from the locale. The consequent economic impact of the closure on the locale was significant. To help limit the damage and loss of business confidence the Edzell Task Force was set up as part of a package of measures in a joint initiative by Angus and Aberdeenshire councils with £4 million made available through the Central Challenge Fund.



Figure 2.1.1 Site & Setting: Interface with Edzell Woods



Figure 2.1.2 Site & Setting: Lang Straight at Edzell Woods



Figure 2.1.3 Site & Setting: flat topography and expansive views



Figure 2.1.4 Site & Setting: Entrance from Lang Straight



Figure 2.1.5 Site & Setting: views to Angus Hills



Figure 2.1.6 Site & Setting: existing road network and buildings



Figure 2.1.7 Site & Setting: existing road network and buildings



Figure 2.1.8 Site & Setting: Northern Boundary at Edzell Woods



Figure 2.1.9 Site & Setting: former school at Edzell Woods



Figure 2.1.10 Site & Setting: Edzell Woods to the North



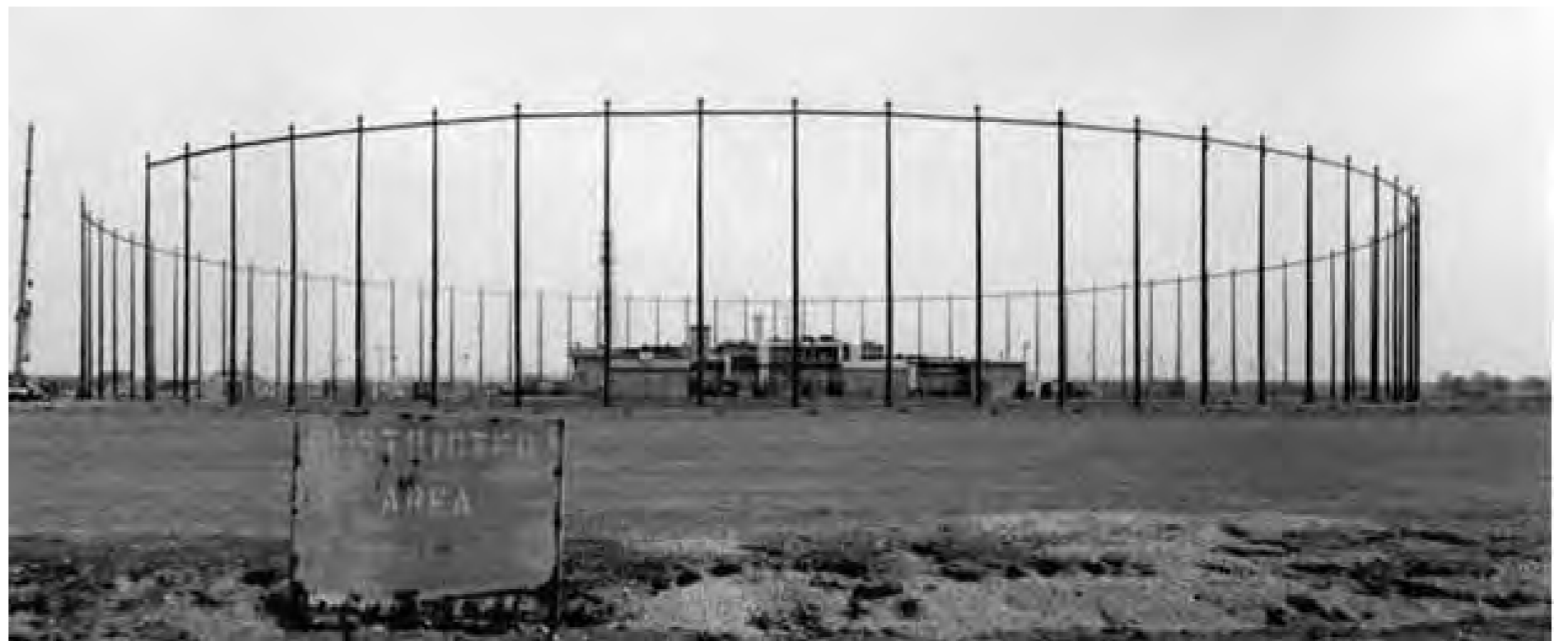
Figure 2.1.11 Site & Setting: Loch Wee and access to nature



## 2.2 Cultural heritage & Archaeology

The site contains no listed buildings or other protected cultural heritage features. It does contain a broad range of buildings which were used by the US Air Force between 1965 and the mid 1990's, with particular relevance to the Cold War (Refer to figures 3.4.1 and 3.4.2). The property was inspected by Historic Scotland in 2009, who confirmed in writing to Aberdeenshire Council that it was not their intention to list any of the buildings.

Consultation with Aberdeenshire Council's Archaeology Service has indicated that the runways should be maintained as part of any masterplan. Moreover the wartime buildings should be recorded prior to their demolition. Also an evaluation of crop markings should be carried out.



Top: Figure 2.2.1  
Edzell Air Base

Lower: Figure 2.2.2  
USAF Circular Disposed Antenna Array



Figure 2.3.1 Former Array site adapted to storage use for the Oil and Gas sector



Figure 2.3.2 Aerial photo of former RAF Edzell Base indicating existing uses.



Figure 2.3.3 New Warehousing at the Edzell Business Base

## 2.3 Existing Land Use

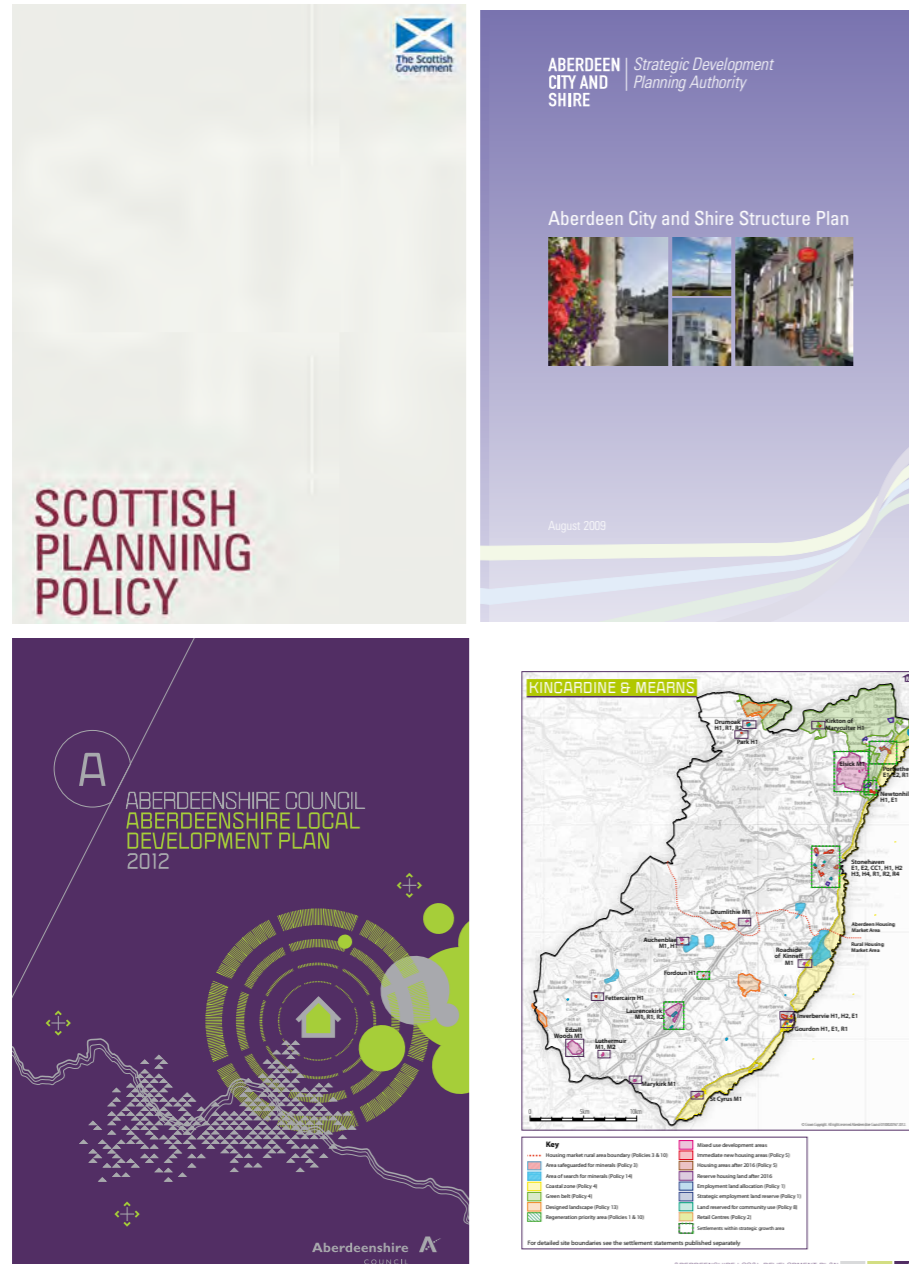
Following purchase of the area of the former RAF Edzell Base, adjacent to Edzell Woods, by DM Carnegie in 1999, it has been developed for a broad range of commercial uses, and it is identified in Aberdeenshire Council's Employment Land Audit as one of the largest brownfield sites in Kincardine and Mearns. The most extensive commercial land uses on the base are linked to the oil and gas sector with the former runways being used to store pipes, plant and equipment. A large yard area has also been formed to the south of the base and is used for this purpose.

A range of businesses also operate within the former hangars, with planning permission granted for Class 4, 5 and 6 uses. Permission has also been granted for the construction of 2 large warehouses towards the south-west corner of the base. The bulk of the businesses are linked to the oil and gas sector, however a food manufacturing business is also established in the former galley building.

Areas of woodland exist to the northern and southern extremities of the site. Loch Wee is located on the northern boundary, and this comprises an ornamental pond and associated open space.

Many of the former airbase buildings are located towards the north-west corner, next to Edzell Woods. Other than the hangars, the majority of these buildings are redundant. The network of roads linking these buildings remains intact, and has been well maintained since closure of the base. The infrastructure from the base including water supply and private sewage treatment plant also remains and is operational.





## 2.4 Planning policy and guidance

The planning policy and guidance which is applicable to the site exists at a hierarchy of levels, ranging from national to regional and local.

### Scottish Planning Policy

National planning policy is included in the Scottish Planning Policy (SPP) document. This contains relevant guidance in relation to the redevelopment of brownfield land. The SPP states that decisions on the location of new development should promote the regeneration and re-use of previously developed land (paragraph 38). Further support is included in paragraph 80, which states that the redevelopment of urban and rural brownfield sites is preferred to development of greenfield sites, and when identifying locations for housing, planning authorities and developers should consider the reuse of previously developed land before development on greenfield sites. The SPP therefore provides a clear national policy directing development towards brownfield sites.

### Aberdeen City and Shire Structure Plan 2009

The structure plan sets out the broad parameters for development within the city and shire. It contains housing and employment land allocations for 3 strategic growth areas (SGAs), which includes the A90 corridor between Aberdeen and Peterhead. Housing allocations are also contained in the Local Growth and Diversification Areas, which are located outwith the the SGAs.

General policy guidance is contained in the structure plan in relation to development on brownfield land. Paragraph 3.20 recognises that the opportunities for development of brownfield land within the Shire will vary, but that they should be a clear priority. Moreover, within the section on Sustainable mixed used communities, paragraph 4.28 states that:

*“land brought forward for development should be used efficiently, and brownfield sites and regeneration areas should be given priority.”*

### Aberdeenshire Local Development Plan 2012

The current allocation for the base contained in the Local Development Plan includes the designation of 300 dwellings over 2 phases and 100 hectares of employment land. The first local plan phase runs between 2011 and 2016 and the second between 2017 and 2023, with 150 units allocated within each phase.

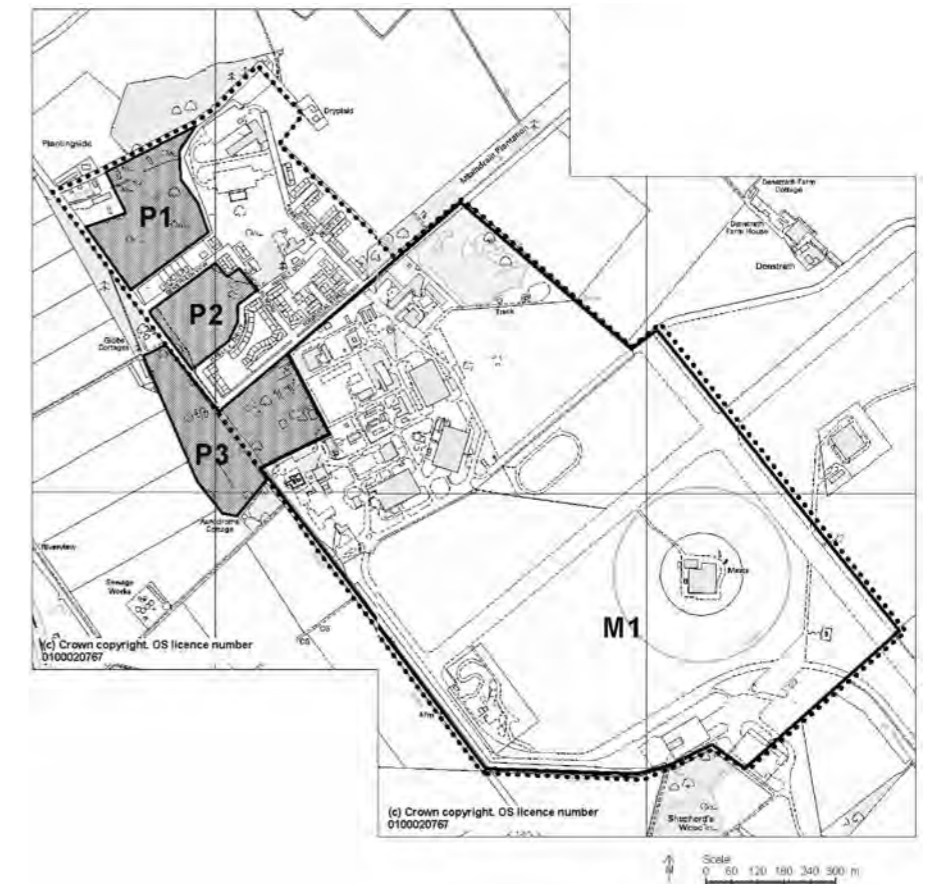


Figure 2.4.2 Extract from Aberdeenshire LDP 2010 Supplementary Guidance VolH Kincardine and Mearns-11 indicating designations for the former RAF Edzell Base

Figure 2.4.1 Planning Policy and guidance documents

## 2.5 Existing Consents / Legal Agreement and Section 75

Planning permission was granted in October 2010 for a major mixed use development on site (ref S990791PP). The content of the development is set out by the Section 75 agreement, which indicates that a minimum of 250 dwellinghouses shall be constructed. The development shall be carried out in phases. A mixture of employment uses are also contained on the approved site plan. These are as follows:

- Storage & Distribution (Class 6) – 106 hectares
- Business Park (Class 4) – 12 hectares
- General Industrial (Class 5) – 22 hectares

A number of planning gain contributions are contained within the Section 75 agreement. These include the provision of a site for a primary school and a range of improvements to the local roads network. These apply as the phases of the development progress and include:

- Improvement of the right turn lane at the North Water Bridge junction of the A90
- Surfacing improvements and verge strengthening on the C2K route linking the site with the A90
- Creation of a grade separated junction at the North Water Bridge junction of the A90
- Formation of a roundabout at the main entrance to the development
- Provision of a 3 metre wide footpath link between the entrance of the site and Denstrath Road

It is anticipated that a fresh planning gain agreement with be required as part of the current application.



Figure 2.5.1 Former RAF Edzell Base hangars

### 3.0 Masterplan Concept

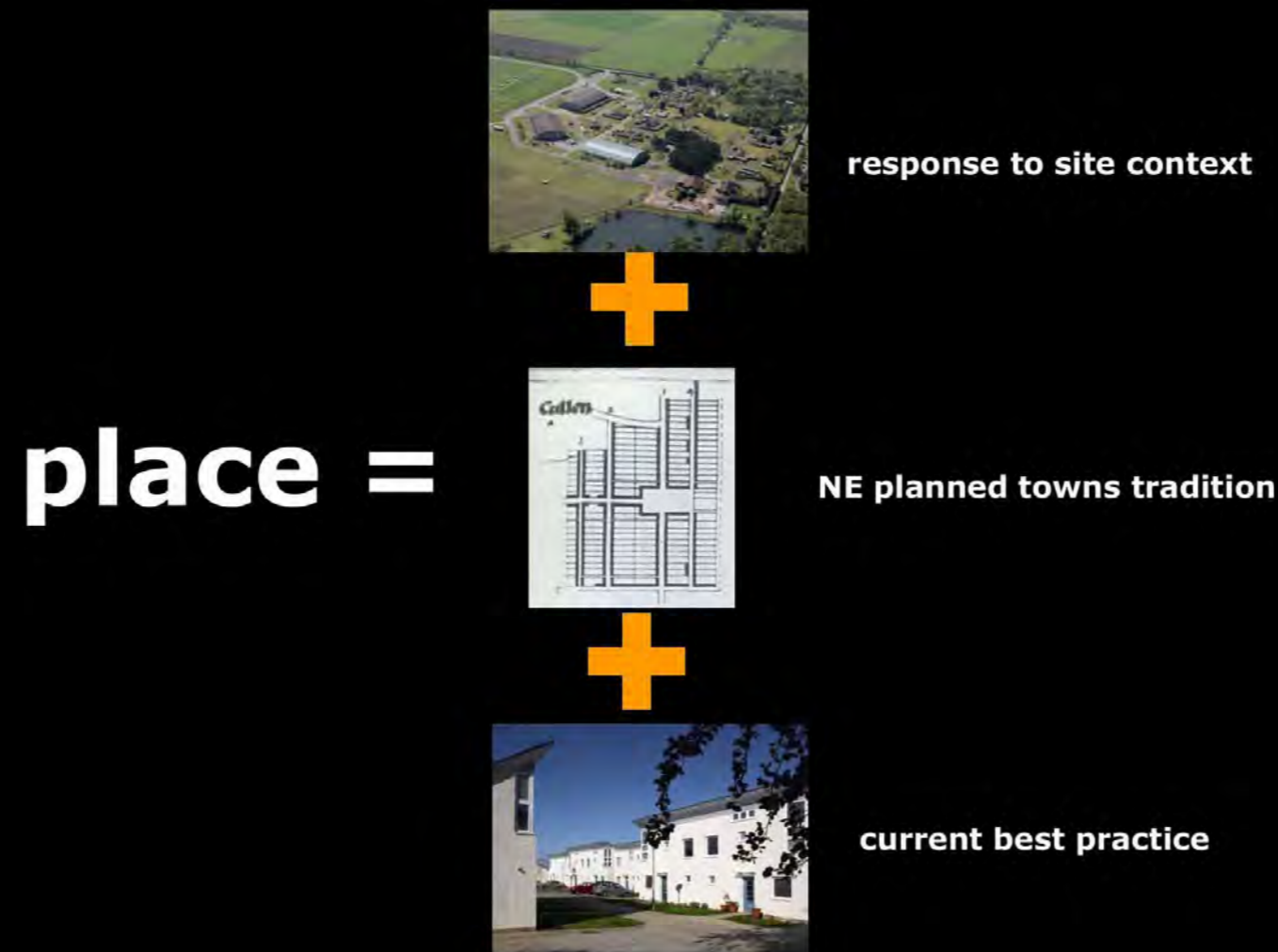




Figure 3.1.1.1 Mearns Landscape with backdrop of the Angus Glens: the large open landscape



Figure 3.1.1.2 Mearns Landscape: structure tree planting provides strong sense of enclosure

### 3.1 Local Context

#### 3.1.1 The Mearns landscape

Mearns landscape provides a highly attractive and characterful backdrop to the new settlement. Analysis of the landscape of the Howe o' the Mearns has allowed us to fine tune our approach to the landscaping of the new village.

The Mearns is characterised by a large open landscape of gently undulating topography set against the backdrop of the mountains and glens of Angus.

This large landscape of open fields and open skies is ideal for an aerodrome, no doubt the reason why the site for the former RAF Edzell Base was originally selected.

The landscape is divided up and contained by tree belt structure planting. The dense tree belts often shelter and contain the settlements that sit within the Mearns landscape. For instance the approach to Edzell from the south is characterised by a long street avenue flanked by dense tree planting either side. Edzell itself, though a highly urban village with strong sense of enclosure, provides relief from the spatial containment of the dense tree planting.

It is these characteristics that we intend to pick up on in the new settlement i.e. containment and enclosure by tree planting but also the counterpoint of the visual release and relief of open views.

Refer to the Landscape and Visual Impact Assessment for further commentary.



Figure 3.2.1 Settlement scales:  
Amenity provision from local scale to City Scale  
(Richard Rogers, Urban Task Force 1999)

### 3.2 Appropriate Village Scale

Research and analysis revealed certain thresholds required in order for a settlement to be truly sustainable. Any proposed development would need to be of sufficient size in order to supply basic amenities that the residents require without them having to resort to seeking these further afield and thereby generating car trips and unnecessarily increasing carbon footprints.

The conclusion of our research was that a settlement, or neighbourhood, supplying circa 1000 homes, in addition to the 144 homes already at Edzell Woods, would be able to support amenities residents required and provide the enhanced amenity and facilities that Edzell Woods currently lacks. Provision of these will transform the settlements prospects to make it sustainable long term.

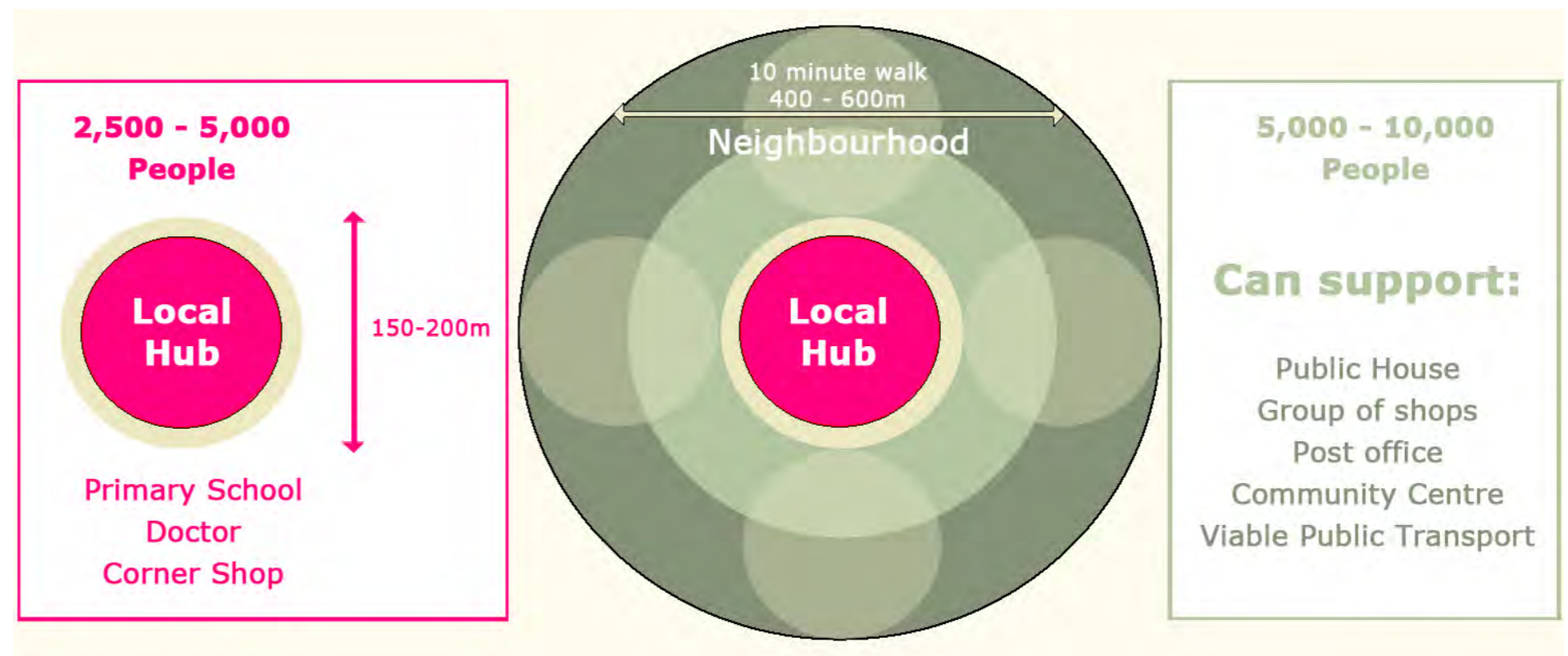


Figure 3.2.2 Sustainable Place-making:  
Walkable neighbourhoods and amenity



Figure 3.3.1 Site Capacity:  
Edzell village imposed on the proposed site

### 3.3 Site Capacity

To establish the site's ability to accommodate a village settlement of the scale being considered the site was tested to see if it could accommodate settlements of equivalent size. As can be seen from the diagram super imposing Edzell village (the best local comparator) on to the site demonstrates that an attractive settlement with appropriate density and open space amenity can be accommodated comfortably within the site allocated for the Newesk village.

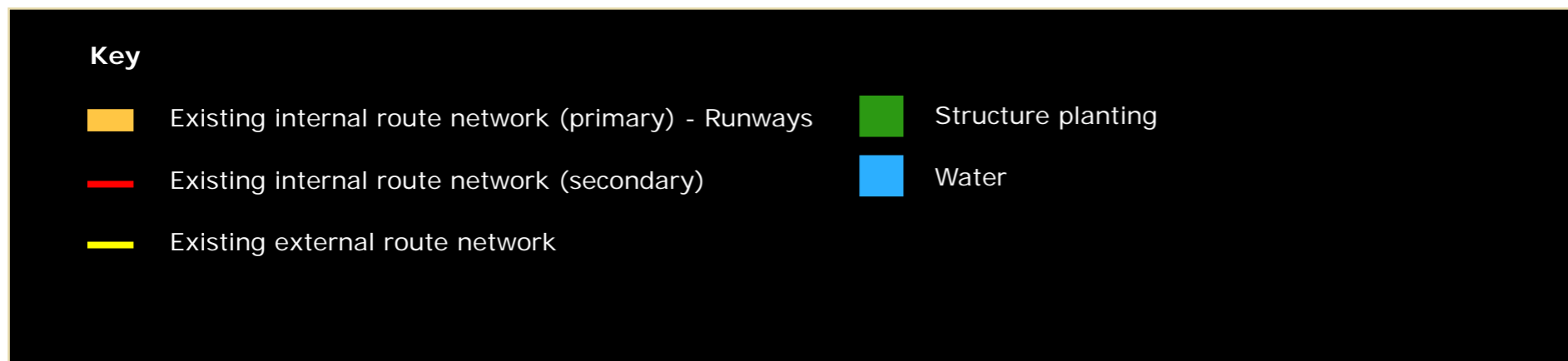


Figure 3.4.1 Points of Access / Links:  
Main routes, roads and paths outwith and within the proposed site

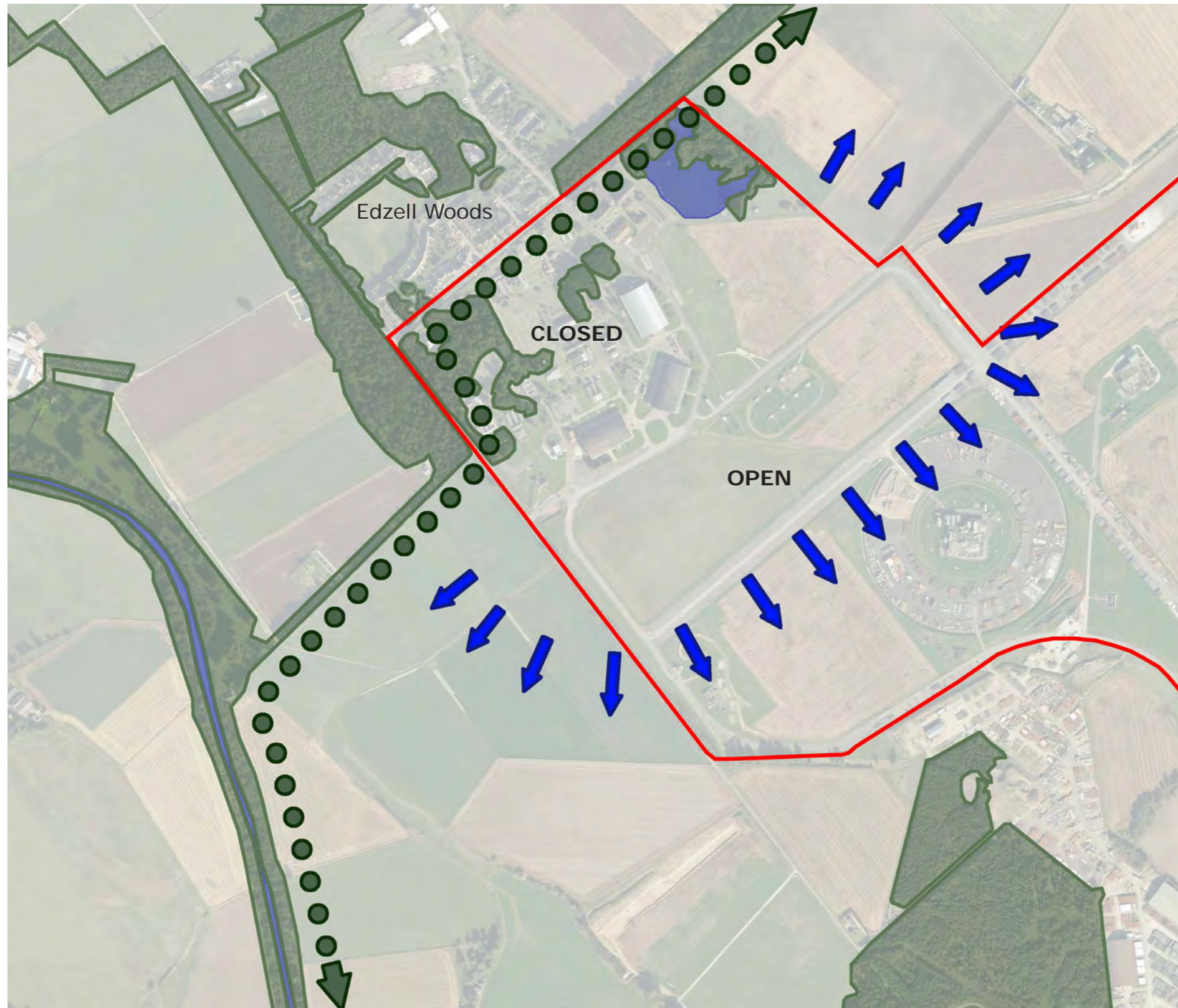
### 3.4 Points of Access / Links

Key routes in the both the area surrounding, and within, the former RAF Edzell Base were plotted and key points of access noted on both the Lang Straight and Denstreath Road.

Ascertaining the impact of these routes on the proposed new village led to the establishment of key gateways into the site.

Examination of the possibility of re-using existing routes and infrastructure within the site, such as the base's taxiways and roads, allowed for the incorporation of these into the overall masterplan.





### 3.5 Spatial Setting

Analysis of the Mearns landscape surrounding the former RAF Edzell Base also informed the masterplan approach. Tree belts are used as a structure planting device through out the region and in this case form a north - south backdrop to the west of the base allowing more open view across the Howe o' the Mearns to the North and East.

Figure 3.5.1 Spatial setting:  
Tree belt enclosure of , + open views from, the proposed site



Figure 3.6.1 Aerial view of Edzell - planned village



Figure 3.6.2 Aerial view of Forres - historic burgh



Figure 3.6.3 Aerial view of Crail - vennels and closes



Figure 3.6.4 Aerial view of Fettercairn - incremental development



Figure 3.6.5 Aerial view of Tomintoul - planned village



Figure 3.6.6 Aerial view of Gifford - planned village



### 3.6.1 Design Precedents: Local

#### 3.6.1.1 Edzell

Edzell is a late Georgian / early Victorian planned village with a broad main street (the High Street) off which open a grid of side streets. The settlement dates from between 1818 and 1839 when the Earl of Panmure remodeled and enlarged the existing village of Slateford. It took its name from an earlier, abandoned, hamlet sited 1.5 miles to the west. In 1818 the construction of a new parish church led to the official renaming of the village as Edzell

The enlarged settlement is largely a Victorian and Edwardian creation and is richly endowed with villas, hotels and public buildings from those eras. Architectural styles range from simple vernacular, through arts and crafts, Scottish Baronial and Gothic. The Dalhousie arch marks the gateway to the village from the woodlands to the south. The pinch point the arch supplies encourages traffic to slow down after the long straight approach along the B966

The broad High street is characterised by a variable, occasionally asymmetric, street section The first stretch of the street comprises large villas, with tree lined front gardens. Thereafter vernacular one and two storey cottages and terraced houses, with small front gardens for privacy, address both sides of the street. Interspersed amongst these are shops, a post office, tearooms, a bank, two hotels, and the Inglis Memorial Hall. Many of the buildings are of red sandstone. The street has a good sense of enclosure with gives onto the open expanse of Edzell Muir with parkland and playing fields to the south west, and the recently built Edzell Primary School to the north east.

#### Lessons for Newesk:

- Size and Scale in the landscape
- Range of architectural styles homogenized by a common material
- Asymmetric street section with strong sense of enclosure
- Scale of place with prominent gateway and notable landmark buildings



Figure 3.6.1.1.1 Edzell Main Street



Figure 3.6.1.1.2 Edzell: Typical Vernacular Cottage



Figure 3.6.1.1.3 Edzell: Typical Vernacular Villa



Figure 3.6.1.2.1 Fettercairn: The Arch



Figure 3.6.1.2.2 Fettercairn: The Square



Figure 3.6.1.2.3 Fettercairn: The Cross

### 3.6.1.2 Fettercairn

Further along the B966 lies the smaller settlement of Fettercairn. Similar to Edzell a castellated gothic memorial arch, erected in 1864 to commemorate the 1861 visit by Queen Victoria and Prince Albert, announces the gateway to the village.

Though smaller, Fettercairn is far older than Edzell. Made a burgh in 1504 it became a thriving settlement before being sacked by the Marquis of Montrose in 1645. Many of its listed vernacular buildings were reconstructed during the 19<sup>th</sup> Century.

The village has a more organic layout than Edzell largely due to its location at the crossroads of B966 and the B974 'Cairn o' Mount' road from Deeside. The Fettercairn Public Hall is prominently located at this crossroads. The alignment of these roads defines the layout of the village.

At the heart of the village sits a 60 x 20 m rectangular space known as 'The Square'. Strongly defined by 1 and 2 storey red sandstone buildings with slated pitched roofs, this was where the market was located. Its centre is denoted by a multifunctional Mercat Cross which serves as sundial, stocks, and supplies the standard measure for the market traders. The urbanism is softened by the inclusion of small, no more than 1m wide, front gardens which supply privacy to the residences within the buildings whilst also adding charm to the square. Bay windows and external staircases break up the elevations of the buildings whilst adding detail and character.

#### Lessons for Newesk:

- Intergration of the market square into the heart of the village
- Range of architectural styles homogenized by a common material
- How small strips of garden soften the urbanism and add privacy for the houses.

**3.6.1.3 Edzell Woods**

In 1999 the married quarters accommodation for servicemen and women during the base's operational years, which comprises approximately 150 houses, was sold to a private developer and became an independent settlement known as Edzell Woods. It is classified as a private estate — leaving the householders themselves responsible for the infrastructure.

The housing is disposed along a series of roads, drives and courts with names derived from well known US Navy figures such as Commander Matthew C Perry (Perry Road), Admiral George Dewey (Dewey Court), Chief of Naval Operations Claude Ricketts (Ricketts Court), US Secretary of the Navy James Forrestal (Forrestal Road), and Fleet Admiral William Halsey (Halsey Drive). Denstrath Road and Denstrath View are the only roads named after local antecedent neighbouring Denstrath Farm. Road widths are generally around 4.5 metres with the exception of Perry Road which, as the spine road linking into the base's main taxi way, is 10.3 metres wide.

In general the housing positively addresses the road network with principal elevations overlooking streets in a manner now being encouraged by Designing Streets policy. The housing is two storeys terraced or semi detached housing with painted rendered walls and projecting eaves. Front gardens vary from 2.4 metres minimum to 10 metres.

**Reference to Lessons for Newesk:**

Edzell Woods has infrastructure issues. In particular the sewage plant is ageing and is taking in excess water, leading to potential flood risk. Determining the source of this infiltration is the purpose of a flooding study recently awarded a grant from the LEADER rural development programme.

Whilst Edzell Woods is not, per se, a design precedent we have had to pay cognisance to it as part of our response to local context. In formulating our masterplan approach we have also treated the hamlet as though it were a neighbourhood within the wider whole of the proposed new village.



**Figure 3.6.1.3.1**  
Forrestal Road, Edzell Woods



**Top: Figure 3.6.1.3.2**  
Perry Road, Edzell Woods



**Lower: Figure 3.6.1.3.3**  
Denstrath Road, Edzell Woods

### 3.6.2 Design Precedents: International

#### 3.6.2.1 Vauban, Freiburg

Freiburg's Vauban district is internationally recognized as an exemplar sustainable neighbourhood,

Originally developed as a military base in 1936, it was taken over after World War II by the French forces occupying the region. The base was vacated in 1992. Following battles with the city council, squatters won the rights to four of the original twenty barracks while Forum Vauban won the right to develop the site in an eco-friendly way. The remaining 38 hectares were acquired by Freiburg City Council, who delegated the mandatory community consultation to Forum Vauban. This collaboration led to the masterplan with its car-free concept.

The site was subdivided into smaller plots which in turn were sold to Baugruppen (co-housing groups) whose bids were assessed against criteria favouring families with children, older people and Freiburg residents. Some Baugruppen were formed by architects, others by prospective residents planning varying elements of self-build, still others were sold to private developers.

Planning for the district started in 1993 and following three development phases, the project was completed in 2006. The site is now home to more than 5000 inhabitants and 600 jobs. The main goal of the project was to create a city district in a co-operative and participatory way, meeting ecological, social, economic and cultural requirements.

The City of Freiburg, is responsible for the planning and development of the site. This has been characterised by a 'Learning while Planning' principle allowing flexibility in reacting to development proposals and through extended citizen participation.

Although the development plan included some regulations for the design and layout of the homes, a variety of structures exists and builders have had the freedom to design and develop the homes they aspire to. Coherence is provided through the extensive use of ecological measures and the 'car-free' and 'parking-free' concepts of living.

#### Lessons for Newesk:

- Emphasis on community participation
- Subdivision of larger sites in to smaller plots
- Regulation offset against freedom to develop homes to suit individual needs
- Pedestrians and cyclists take precedence to cars.



Figure 3.6.2.1.1 and Figure 3.6.2.1.2 Vauban, Freiburg



### 3.6.2.2 Nagele, Netherland, masterplanned by Aldo Van Eyck

Nagele, a village in the Dutch province of Flevoland, was designed by architects 'De 8' between 1948 and 1954.

The final design in collaboration with Aldo van Eyck was displayed at the CIAM 8 meeting of 1956

Van Eyck proposed that the village be designed around three principles:

1. non-hierarchical organization with mixed social groups,
2. windbreaks of trees to give spatial enclosure and prominence in the flat polder landscape,
3. an open green center.

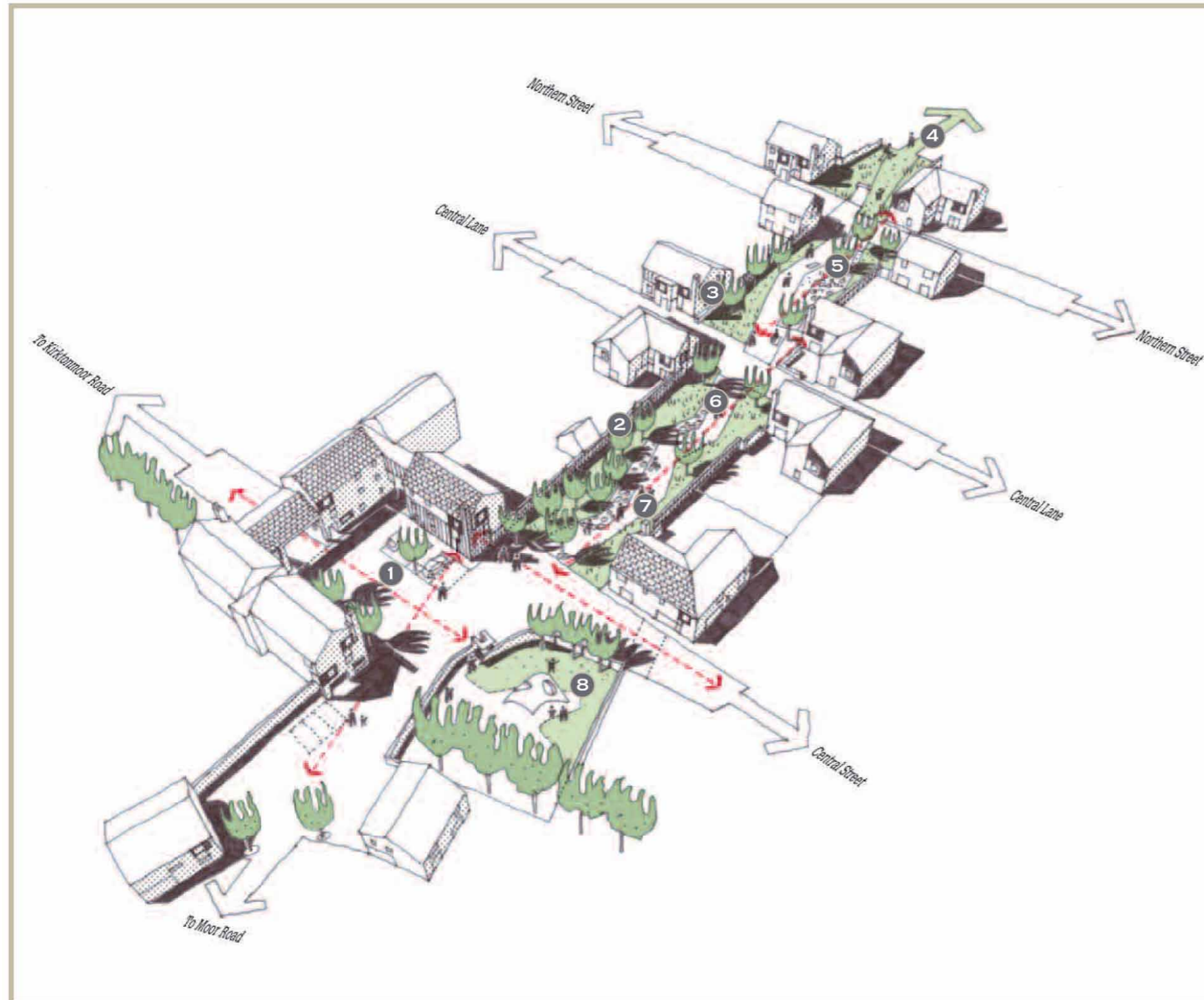
In Van Eyck's completed design the dwellings cluster together into small courtyards that are distributed around, and open onto, the main village green.

#### Lessons for Newesk:

- Use of tree belts as structure planting to contain the village
- Discrete placement of industrial area providing employment but screened from the village for aesthetic reasons
- Range of scales of open space from larger to more intimate.

Figure 3.6.2.2 Nagele, Flevoland, Netherlands





### 3.7 National Policy precedents

#### 3.7.1. Polnoon, Eaglesham

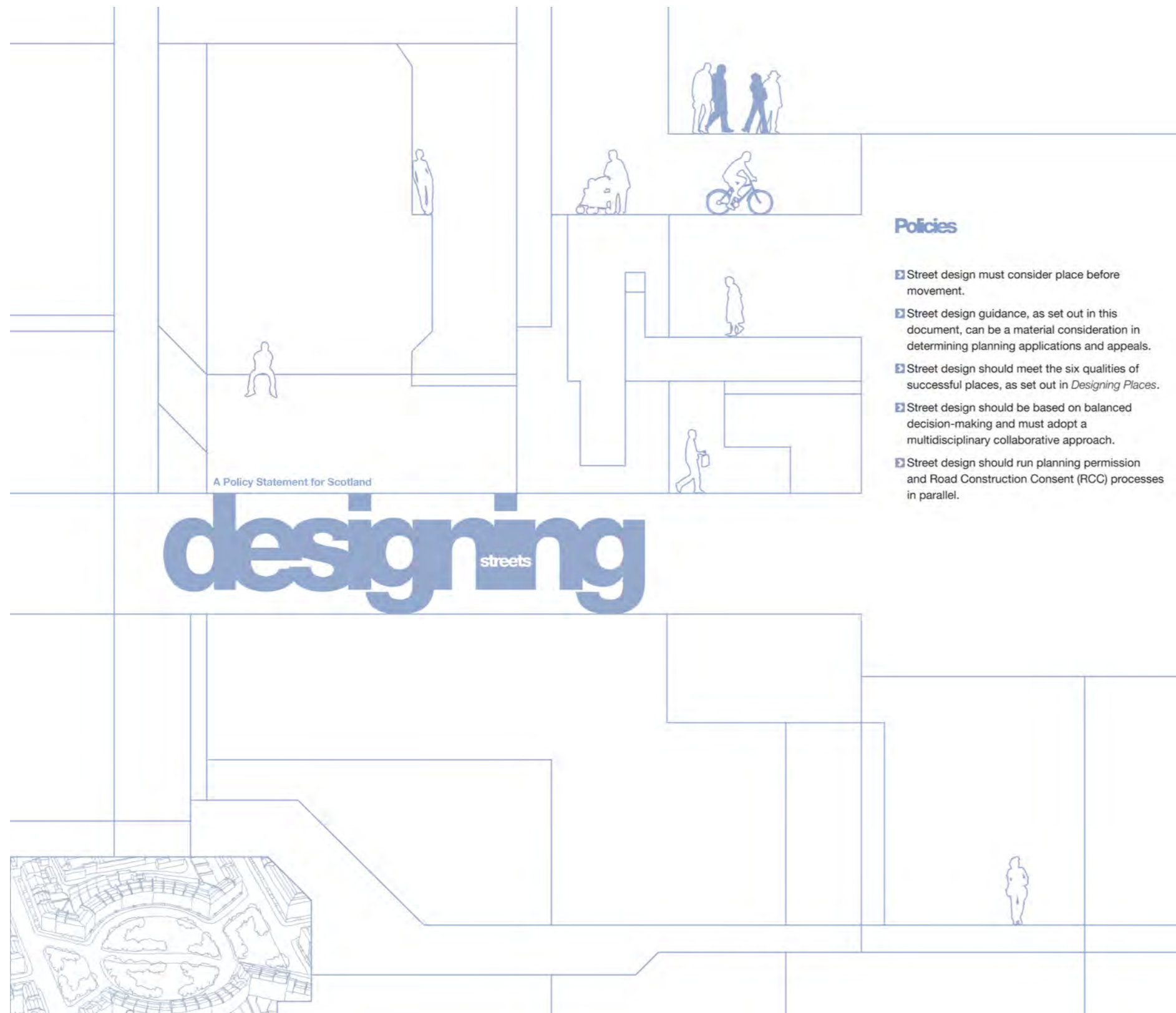
Polnoon is a Scottish Government led project which was created to champion good design. The aim was to take the Government's design advice, in particular Planning Advice Note (PAN) 76 on Residential Streets and turn theory into practice, with the long-term ambition of building a Conservation Area of Tomorrow

House builders Mactaggart & Mickel Ltd, supported by the Scottish Government and East Renfrewshire Council, commissioned a masterplan from Proctor and Matthews Architects and engineers Waterman Boreham with the aim of delivering a national exemplar of good design and sustainability.

#### Lessons for Newesk:

- houses being configured to give a strong sense of place and identity
- higher densities at the heart of the plan
- careful consideration given to the design of the streetscape
- integration of SUDS

Figure 3.7.1.1 Polnoon Masterplan by Proctor Matthews Architects for MacTaggart and Mickel, key place-making diagram. (credit: Proctor Matthews Architects)



**3.7.2 Designing Streets.** A policy Statement for Scotland

Newesk will pay cognisance to new Scottish Government policy which puts place and people before the movement of motor vehicles. It promotes the following:

- Street design must consider place before movement.
- Street design guidance can be a material consideration in determining planning applications and appeals.
- Street design should meet the six qualities of successful places, as set out in *Designing Places*.
- Street design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.
- Street design should run planning permission and Road Construction Consent (RCC) processes in parallel.

Figure 3.7.2.1 Designing Streets, a Policy Statement for Scotland

# Delivering Better Places in Scotland

A guide to learning from broader experience



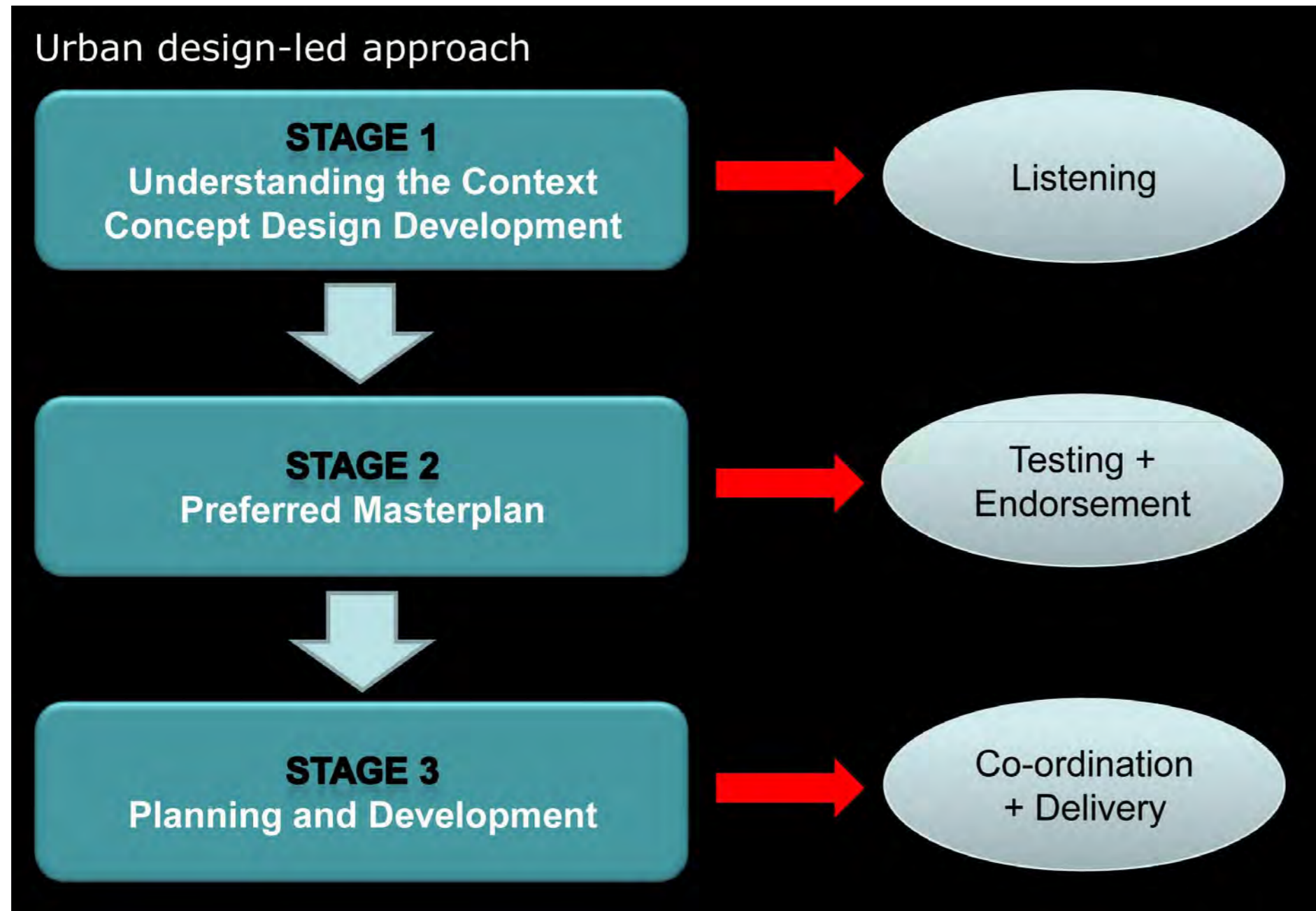
### 3.7.3 Delivering Better Places in Scotland

The Delivering Better Places in Scotland report (Scottish Government Dec 2010) considers lessons learnt from exemplar regeneration and masterplan projects and recommends certain approaches which are liable to enhance the likelihood of successful implementation. Key findings in the report include the need to;

- Ensure Good Leadership
- Co-ordinate Delivery
- Control the Spatial Development Framework
- Achieve quick and co-ordinated regulatory approvals
- Exercise ownership power
- Attract funding for advance infrastructure provision
- Secure design quality through procurement strategies
- Provide stewardship over time

Given Carnegie Base Services longstanding roots in the area it is a stated aim of this project that Newesk delivers a very positive and enduring legacy for the area, one delivered through careful stewardship over time. CBS and their advisors are working to apply the lessons from this key document in the development of the former RAF Edzell Base.

Figure 3.7.3.1 Delivering Better Places in Scotland



### 3.8 Consultation

For the Newesk masterplan pre-application community consultation the design team have adhered to PAN 3 2010 Community Engagement in formulating methodology and approach.

Initial meetings occurred with the Edzell Woods Occupants Group on 23rd August 2010. Two further public engagement exercises with key stakeholders, businesses, and all members of the Edzell Woods community occurred thereafter:

- Stage 1 'Listening' Newesk Community consultation workshop 1 on 14th December 2010.
- Stage 2 'Development and Confirmation' Community consultation workshop 2 on 24th January 2010.

The communication strategy has also taken the form of:

- Press releases at key project stages
- Targeting of key media outlets: BBC Scotland News, Press and Journal, Dundee Courier & Advertiser, and Angus local newspapers such as the Brechin Advertiser.
- Preparation of Posters for advertising Community Consultation workshops
- Establishment of website

Further information on the consultation outcomes and how this informed the Newesk masterplan can be found in Appendix. However, suffice to say that the communities input and ideas were most welcome and did have a positive impact on the masterplan

Figure 3.8.1 Community Consultation strategy  
An urban design led three stage approach



Figure 3.8.2 / 3.8.3 Community Consultation 14th December 2010

# £250million airbase development plans praised by Edzell residents

**'IT WAS A VERY PROFESSIONAL PRESENTATION WITH GOOD DIALOGUE BETWEEN AUDIENCE AND PLANNERS'**

BY GARY CRUDEN

More than 60 people turned out last night to comment on plans for a £250million development in south Aberdeenshire.

The RAF Edzell airbase, on the border between Aberdeenshire and Angus, is to be transformed into a residential and business community called Newesk under plans drawn up by Carnegie Base Services.

Last night, the company held a second public consultation event to allow people to raise any concerns about the development. Concerns included who would manage woodland parts of the site once it was completed, traffic, the density of planned housing and whether there would be any upgrade to the Edzell junction on the A90 Aberdeen to Dundee road.

People were also concerned by how the settlement would be served by public transport. The project team is to study the points raised before drawing up a masterplan for the site, which it hopes to submit to Aberdeenshire Council in early April.

Resident Sandra Thomson, of Foresthill Street, Edzell Woods, said: "It's super. It looks wonderful. The vision is fantastic, but there are a lot of things to be ironed out."

Another resident, who did not wish to be named, said: "I'm happy with it. It's something better than leaving the base lying to rot."

Mearns Community Council chairman David Nelson said: "It was a very profes-

sional presentation with good dialogue between audience and planners. "The audience made very supportive comments towards the development. They have gone about it in the right way - they have consulted and given locals the chance to have an input into the plan."

Project director George Massie said: "We had a super turnout at the first community meeting. You're never sure with these things. We thought seating for 70 would be too much, but we have filled every seat."

"The feedback was very supportive, but raised issues of concern. We think we have solutions to most worries. "There are issues of infrastructure improvement. The sewage treatment works will have to be upgraded, if not replaced, and roads have to be improved and adopted."

"We'll be happy if we start on site in 2013."

Plans for the 444-acre site include 300 acres for business use, with the remainder for up to 1,000 new homes.

The developer claims the project would attract £250million of investment and create more than 1,000 jobs.

Feedback about the plans can be submitted to Carnegie Base Services until Friday, February 11. To comment, e-mail [info@newesk.co.uk](mailto:info@newesk.co.uk)

For more information, visit [www.newesk.co.uk](http://www.newesk.co.uk)



PACKED MEETING: Residents at the consultation listen to George Massie, standing, left, and Graham Ross from Austin-Smith Lord. Photograph: Kenny Elrick

Figure 3.8.4 Press and Journal Article 25th January 2011

### 3.9 Design Philosophy

An overarching design philosophy has emerged through dialogue with key stakeholders and informed by the interdisciplinary design team approach which dovetails with current best practice and policy.

The placemaking concepts outlined in the Newesk Masterplan are summarised in the next three pages.

Firstly this masterplan seeks to enshrine sustainable placemaking as being the successful combination of the social, economic and physical aspects of a 21st Century village. This triple-bottom line sustainability approach echoes Patrick Geddes' Folk / Work / Place dictum.

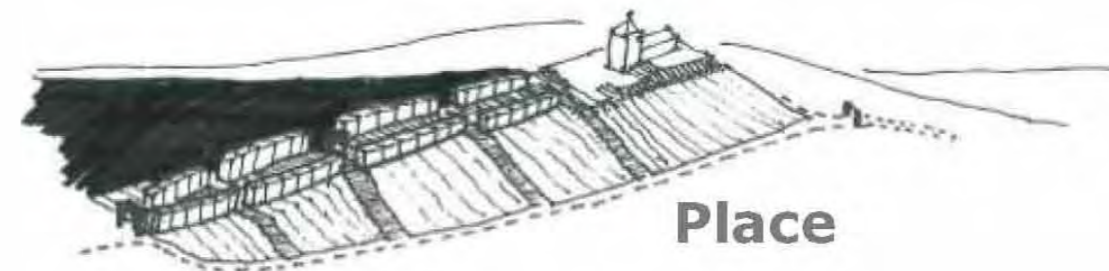
place =



Folk



Work



Place

Figure 3.9.1 Design Philosophy 1: Place = Folk + Work + Place

Secondly there is an acknowledgement that placemaking takes time and the sense of place should be imbued with an understanding of the site's past, address contemporary issues of the present and project and positive and ambitious vision of the possible future.

place =



past



present



possible

Figure 3.9.2 Design Philosophy 2: Place = Past + Present + Possible

Lastly, the vision at Newesk seeks to fuse a sensitive response to the site context, with a design response which emulates the ambition of the planned towns tradition of the north-east and applies contemporary best practice.

**place =**



**response to site context**



**NE planned towns tradition**



**current best practice**

Figure 3.9.3 Design Philosophy 1: Place = Response + NE Planned towns tradition + Current best practice





Figure 3.10.1 Indicative Masterplan Early Sketch Plan Version 0



Figure 3.10.2 Indicative Masterplan Version 1



Figure 3.10.3 Indicative Masterplan Version 2

### 3.10 Design Development

As with any masterplan the design has developed incrementally in response to new design ideas, technical advice and consultation feedback. The Newesk plans has evolved subtly from the initial Version 0

Version 0 established the basic framework of streets and spaces, utilising exiting landscape features and Loch Wee along with the road infrastructure to create a new village layout

Version 1 developed the original themes with refinements to the urban grain and edge conditions in particular. This resulted in a stronger use of the established trees at the interface between Newesk and Edzell Woods, a refinement of the feathered green wedge courtyards along the southern boundary and an enhanced level of detail for the street network and plot layouts throughout the plan.

Version 2 emerged following feedback from consultees regarding the northern site boundary and the Newesk / Edzell Woods interface. This resulted in the community facility provision being located in the village wood thereby acting as the gathering place of the existing and new neighbourhoods. Other adjustments sought to play done the scale of the avenue east of the triangular village green and the provision of sports / play facilities in the eastern corner of the site.



The current Version 3 of the Masterplan incorporates some adjustments to the urban structure whilst retaining the overall design principles. Key changes from the previous version include;

- relocation of the village green
- reduced emphasis of the avenue and increased emphasis on the High Street
- reworked village / market square
- revised treatment to northern area at Lock Wee
- inclusion of water features and swales in line with SUDs strategy
- modified urban grain in north eastern area to introduce an additional street
- general refinement of homezone and greenspace networks

Figure 3.10.4 Indicative Masterplan Version 3



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